



LIGHT INDUSTRIAL LAND FOR SALE

0 NC 56 Hwy

Franklinton, NC 27525

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RALEIGH DURHAM

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PROPERTY HIGHLIGHTS

78.89 acres for sale in Franklin County, located conveniently off US 1 Hwy with frontage and access on NC Hwy 56 (W Green Street).

- » 78.89 acres
- » Light Industrial Zoning (Town of Franklinton)
- » Franklin County Parcel Number 008005
- » [Access off US 1 via American Legion Road](#)
- » Sale Price: \$2,000,000 (\$25,352/acre)

LIGHT INDUSTRIAL (IL) DISTRICT

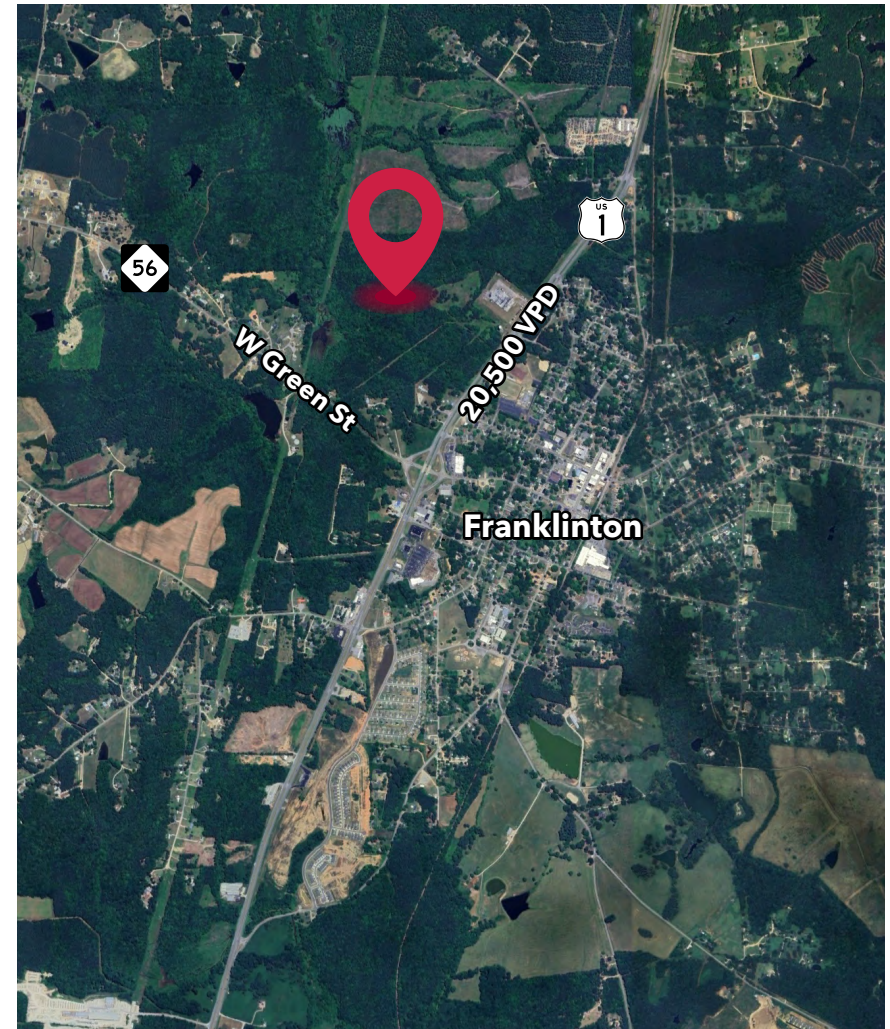
The IL district is intended to provide for light manufacturing, warehousing, and other industrial activities that can be a nuisance (noise, smoke, odor, etc) on the surrounding residential and commercial areas, are conducted primarily indoors, and have limited outdoor storage.

https://www.franklintonnc.us/sites/g/files/vyhlf6516/f/uploads/udo_t2_8.6.24.pdf

| | | |
|--------------------------------------|-----------|---|
| Minimum Lot Area | 40,000 SF | Lots with no public water and sewer subject to Section 3.1.4A.2, <u>Lot Area in the Absence of Public Water and Sewer</u> |
| Minimum Lot Width | 20' | |
| Minimum Lot Depth | 150' | |
| Minimum Front Yard | 30' | No off-street parking allowed within the front yard. |
| Minimum Side Yard | 15' | |
| Minimum Rear Yard | 20' | |
| Maximum Height | 35' | |
| Maximum Lot Coverage (% of lot area) | No Limit | |

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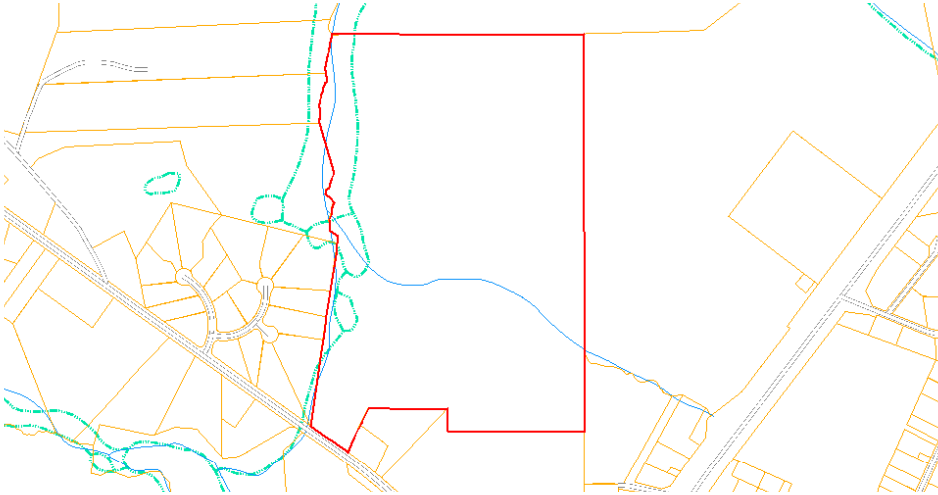
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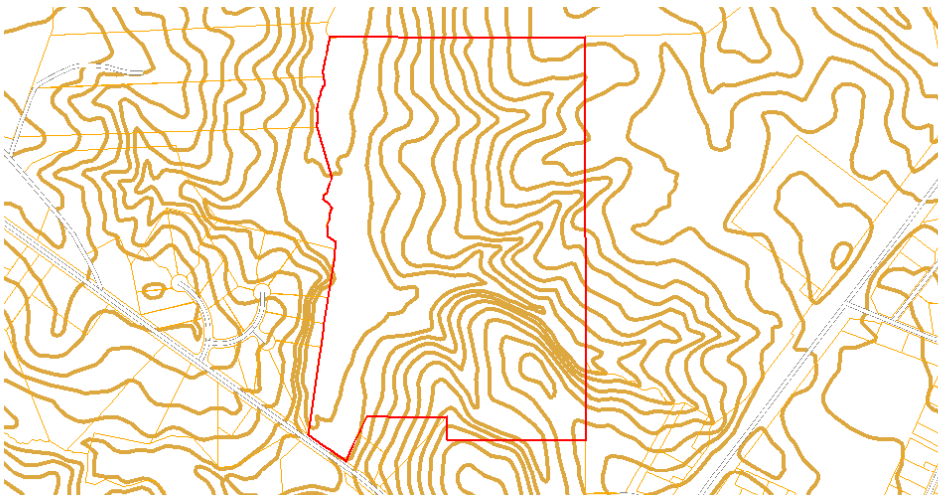
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Streams/Wetlands



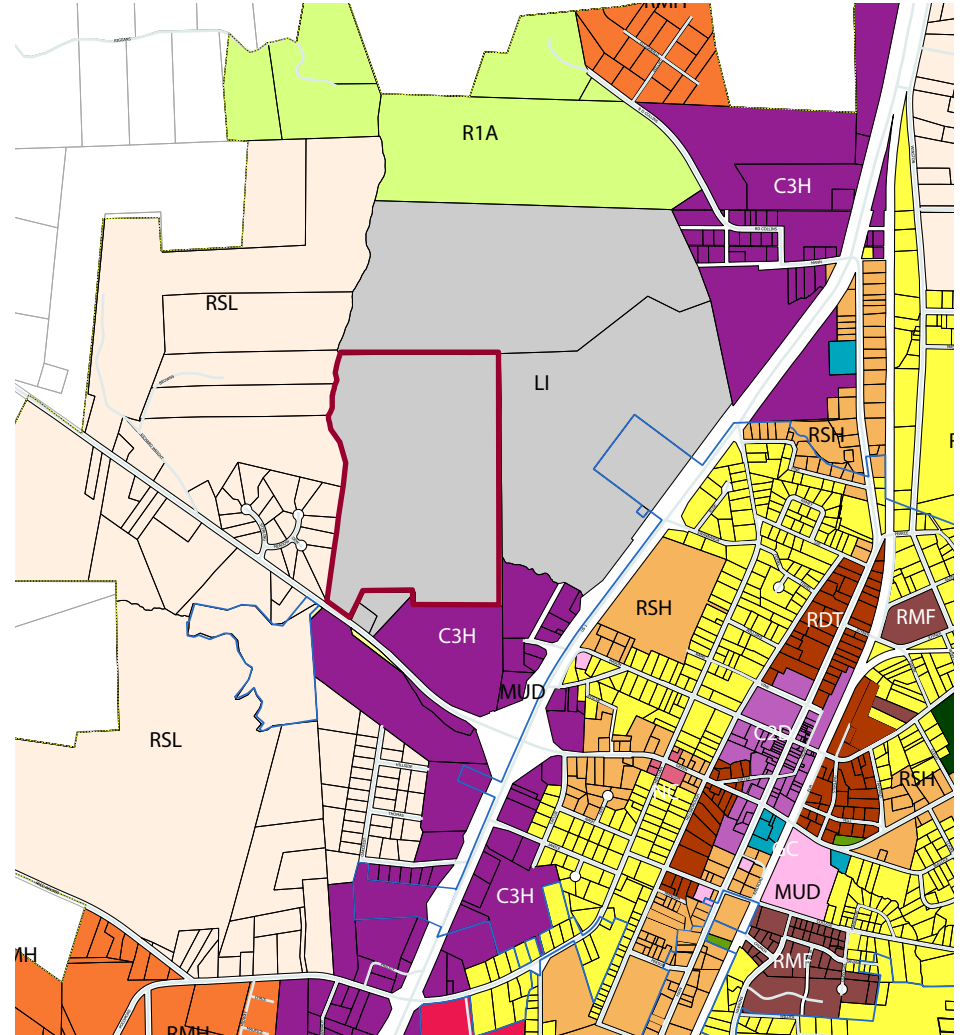
Topography



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Zoning



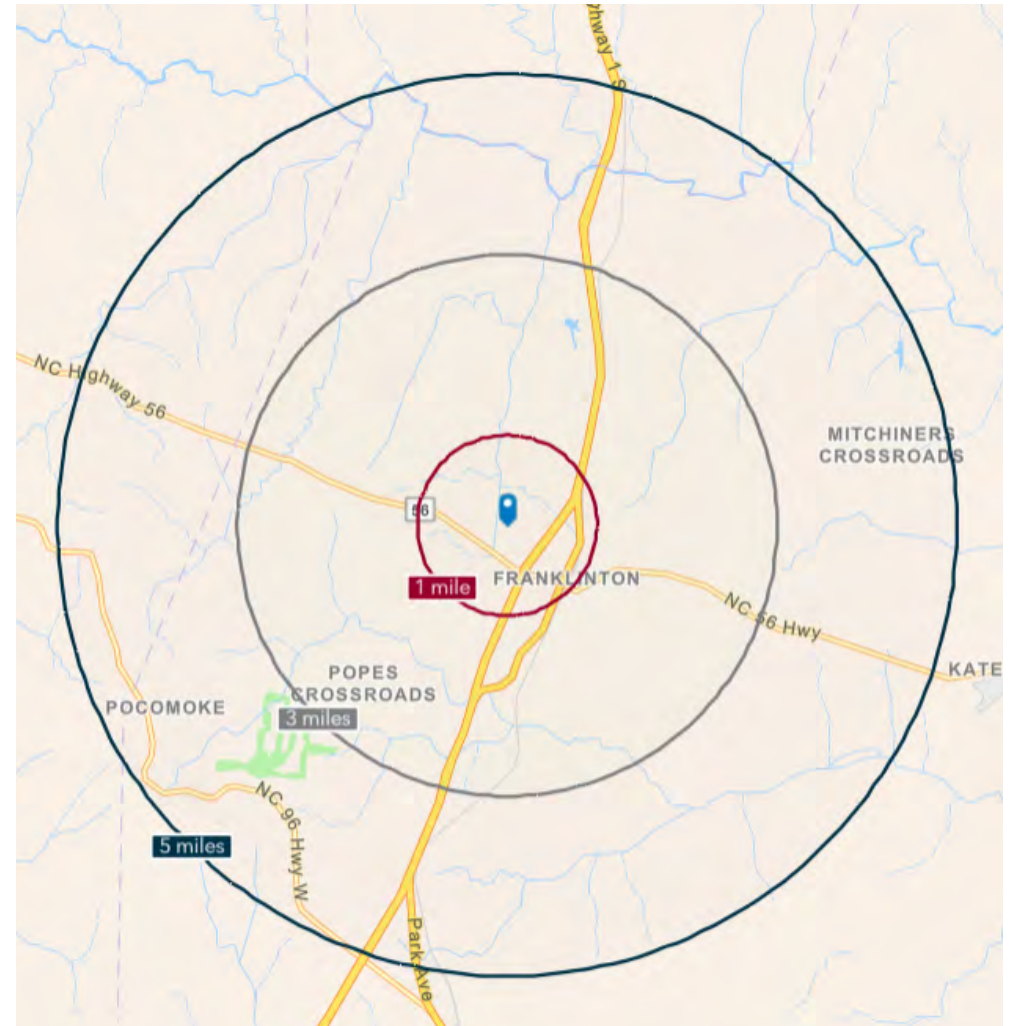
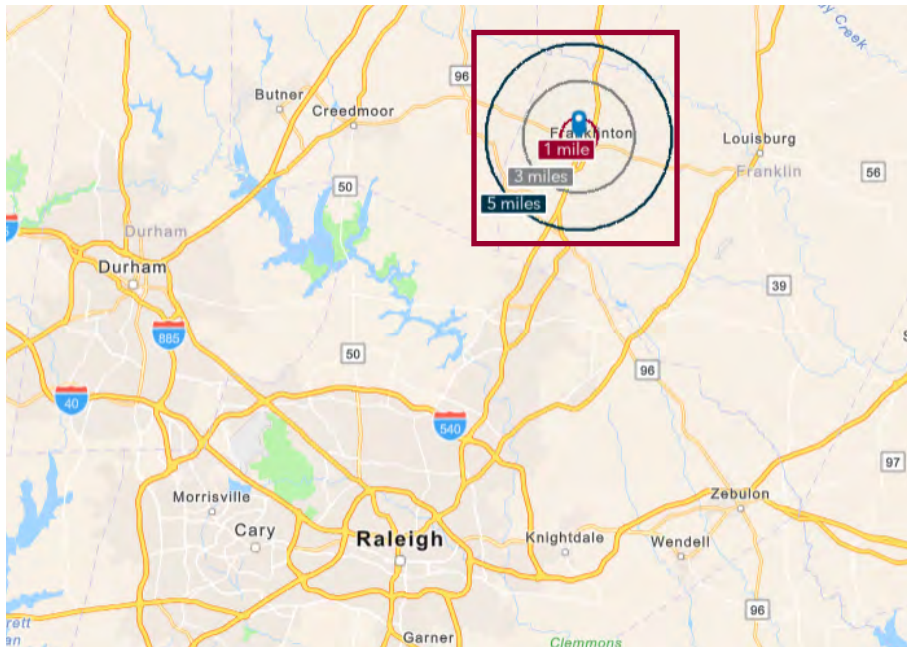
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| | 1 MILE | 3 MILES | 5 MILES |
|-----------------------------|-----------|-----------|-----------|
| Population (2024) | 1,076 | 8,100 | 20,051 |
| Median Age | 39.2 | 39.0 | 39.7 |
| Average Household Income | \$90,958 | \$74,165 | \$89,249 |
| Average Home Value | \$324,573 | \$275,550 | \$316,811 |
| Bachelor's Degree or Higher | 33.1% | 20.5% | 28.5% |



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