



LIGHT INDUSTRIAL LAND FOR SALE

0 NC 56 Hwy

Franklinton, NC 27525

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LEE & ASSOCIATES
COMMERCIAL REAL ESTATE SERVICES
RALEIGH DURHAM

All information furnished regarding property for sale, rental or financing is from sources deemed reliable, but no warranty or representation is made to the accuracy thereof and same is submitted to errors, omissions, change of price, rental or other conditions prior to sale, lease or financing or withdrawal without notice. No liability of any kind is to be imposed on the broker herein.

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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).

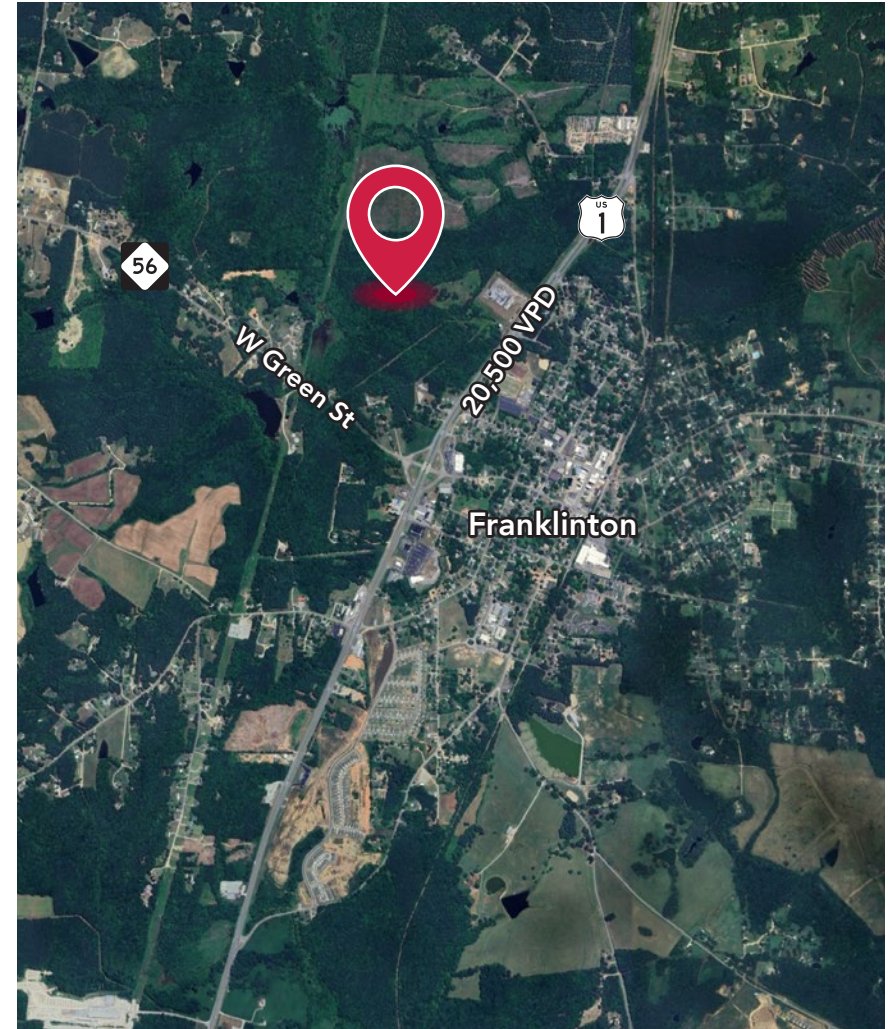
- » 78.89 acres
- » Light Industrial Zoning (Town of Franklinton)
- » Franklin County Parcel Number 008005
- » Access off of Hwy 56
- » Sale Price: \$2,000,000 (\$25,352/acre)

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/vyhlif6516/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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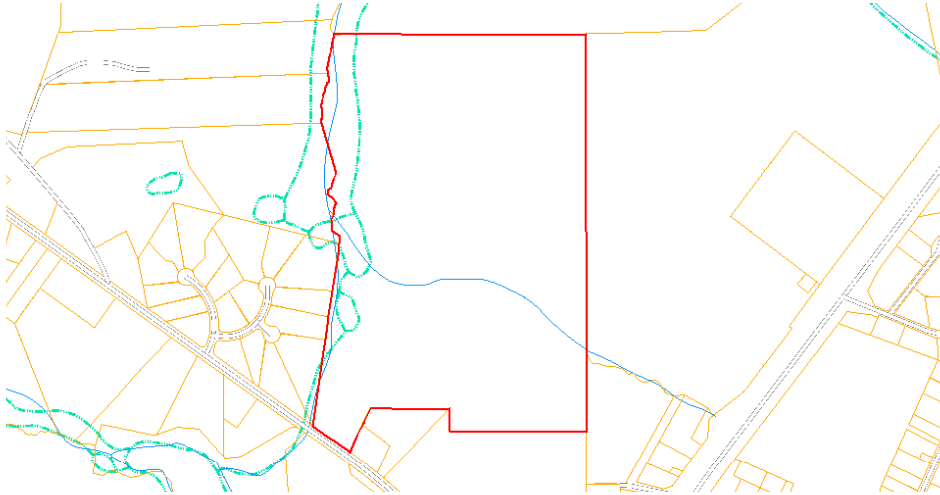
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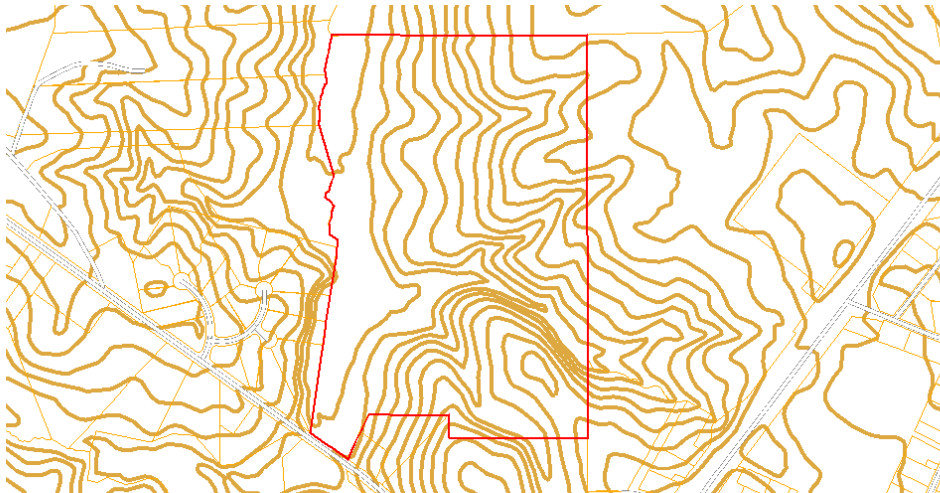
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Streams/Wetlands

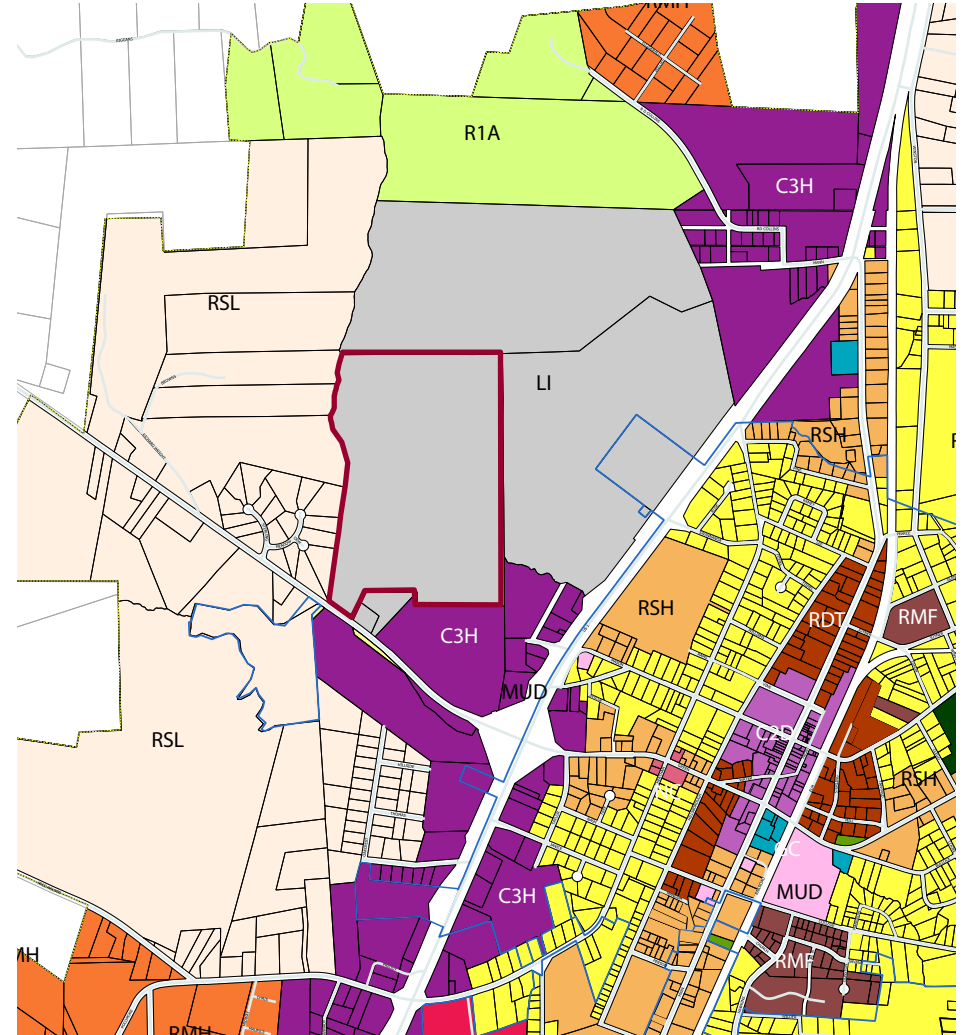


Topography



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Zoning



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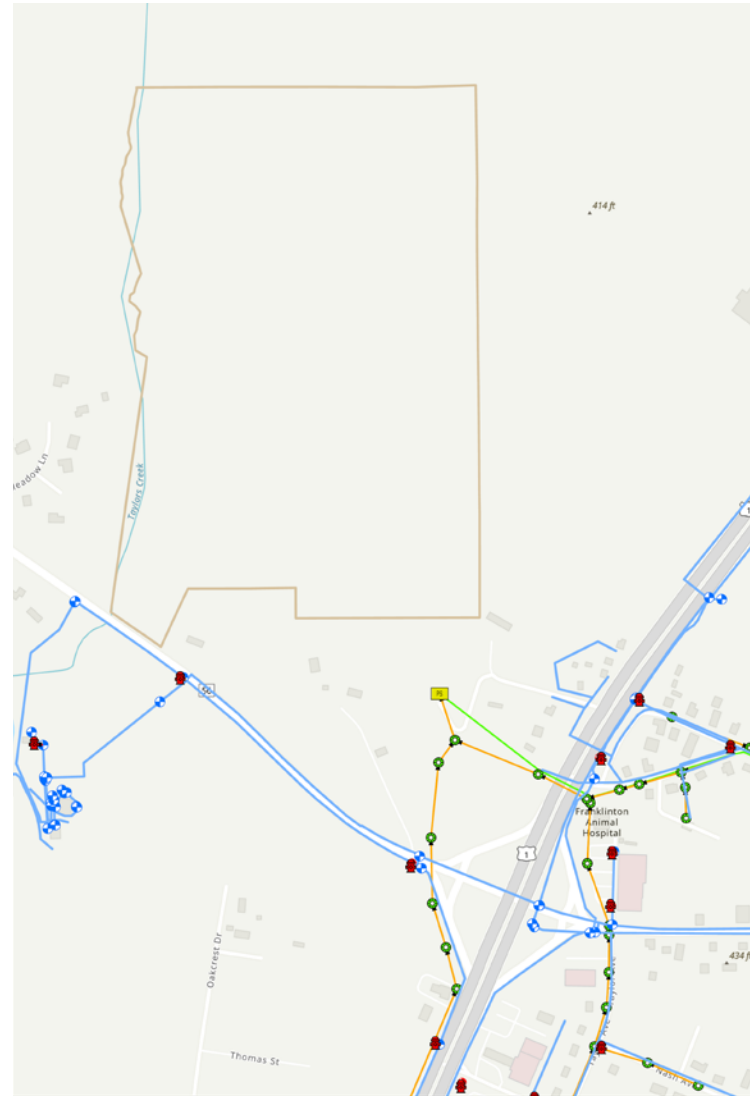
Franklin County
NORTH CAROLINA
A Research Triangle Region Community

**PRELIMINARY
NOT FOR DESIGN**
All utilities must be confirmed in the field

Prepared: 3/23/2026 SMW

- Fire Hydrant
- Hydrant Valve
- Hydrant Leg
- Water Valve
- Water Main
- SS Manhole
- Force Main
- Gravity Sewer
- SS Pump Station
- Parcel Boundary

0 200 400 Feet
1:4,800



Public Utilities - PARID 008005

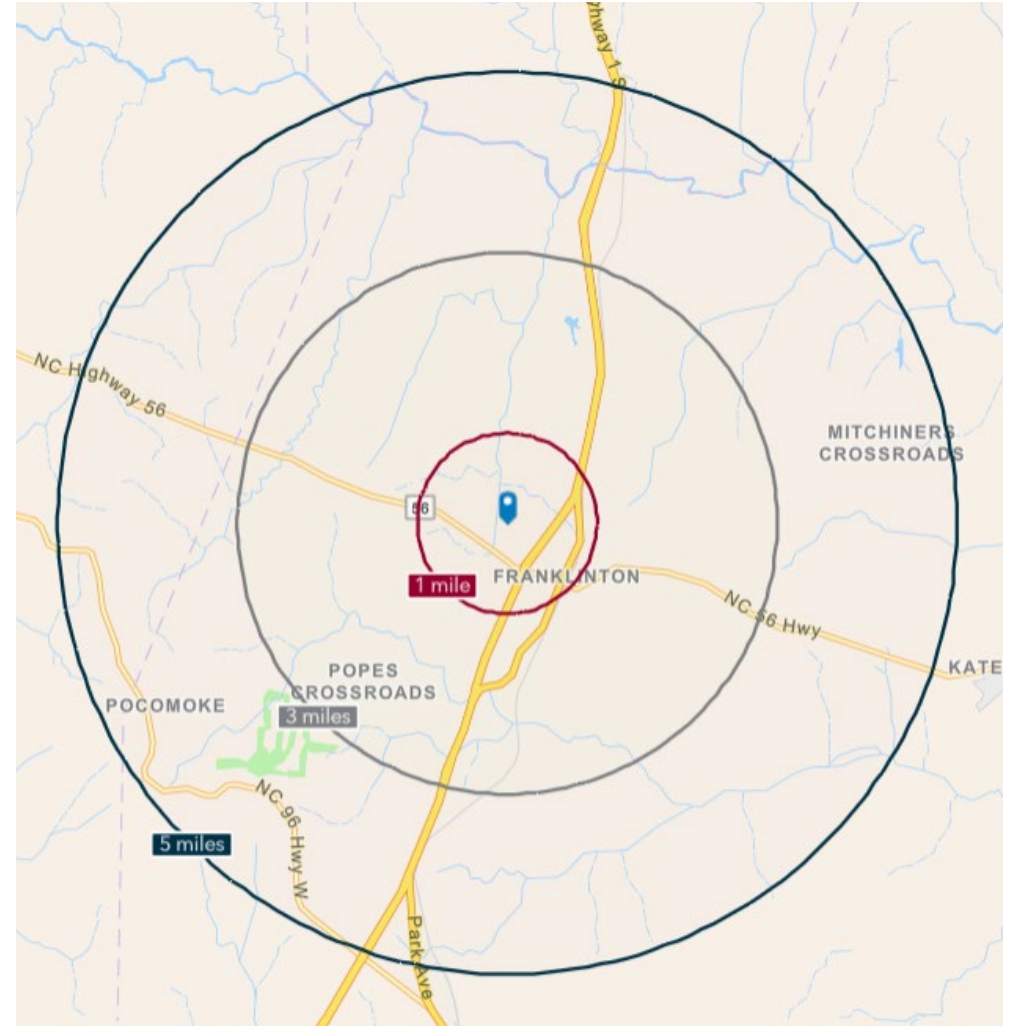
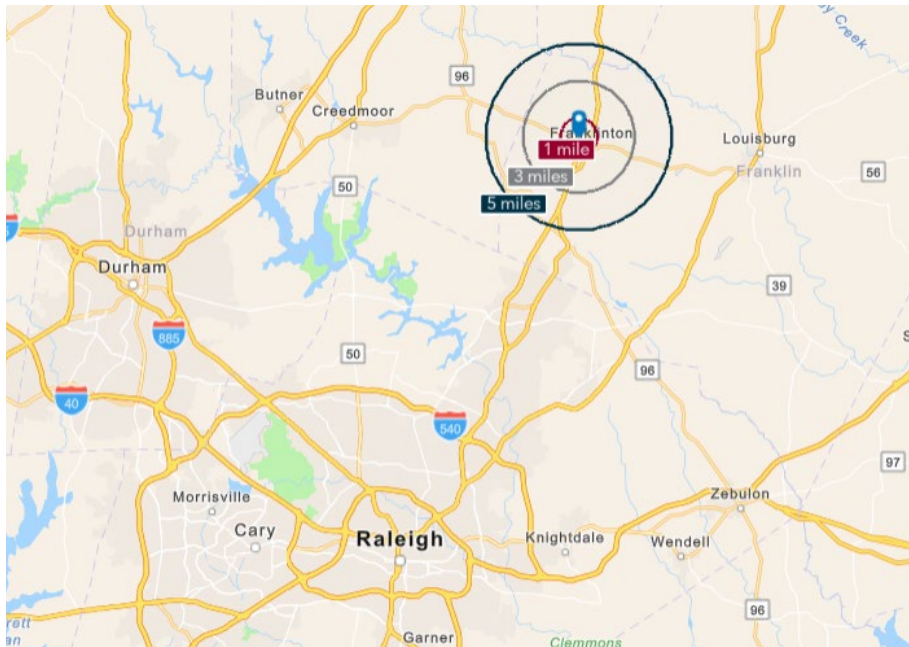
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	1 MILE	3 MILES	5 MILES
Population (2024)	1,076	8,100	20,051
Median Age	39.2	39.0	39.7
Average Household Income	\$90,958	\$74,165	\$89,249
Average Home Value	\$324,573	\$275,550	\$316,811
Bachelor's Degree or Higher	33.1%	20.5%	28.5%



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