



LIGHT INDUSTRIAL LAND FOR SALE

0 NC 56 Hwy

Franklinton, NC 27525

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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 US 1 via American Legion Road](#)
- » Sale Price: \$2,000,000 (\$25,352/acre)

LIGHT INDUSTRIAL (IL) DISTRICT

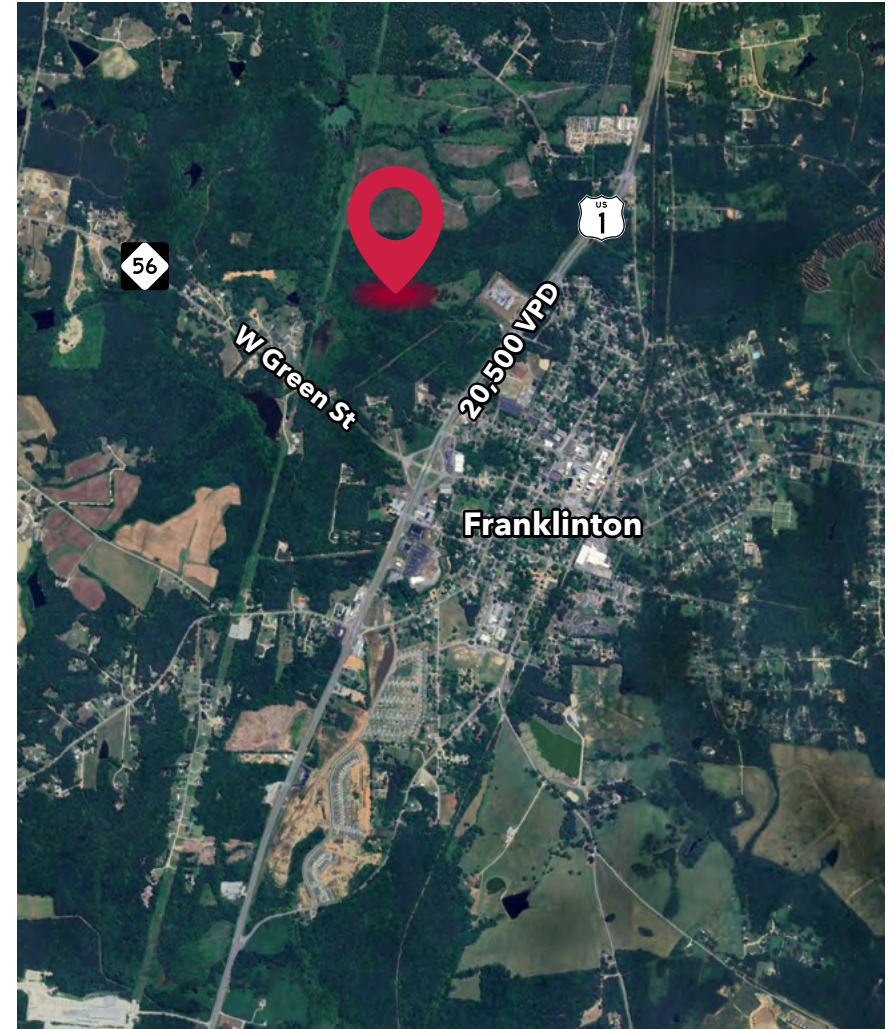
The IL district is intended to provide for light manufacturing, warehousing, and other industrial activities that can be a nuisance (noise, smoke, odor, etc) on the surrounding residential and commercial areas, are conducted primarily indoors, and have limited outdoor storage.

https://www.franklintonnc.us/sites/g/files/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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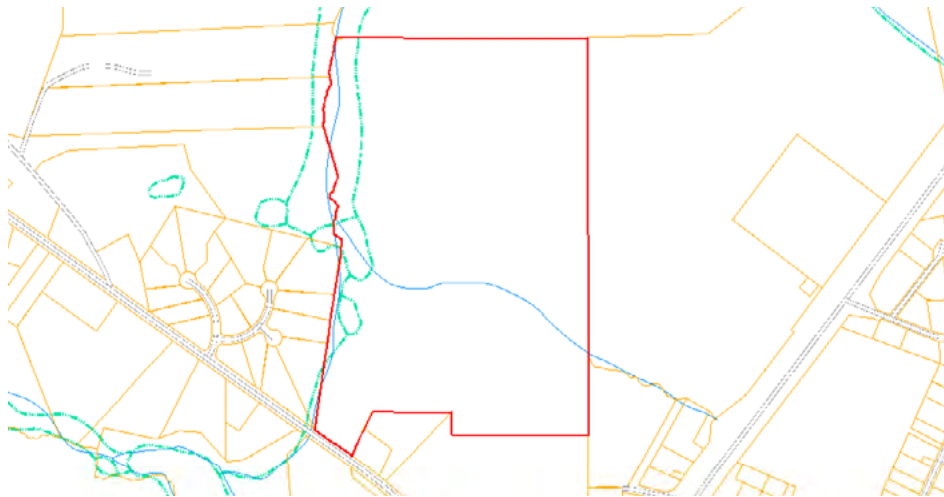
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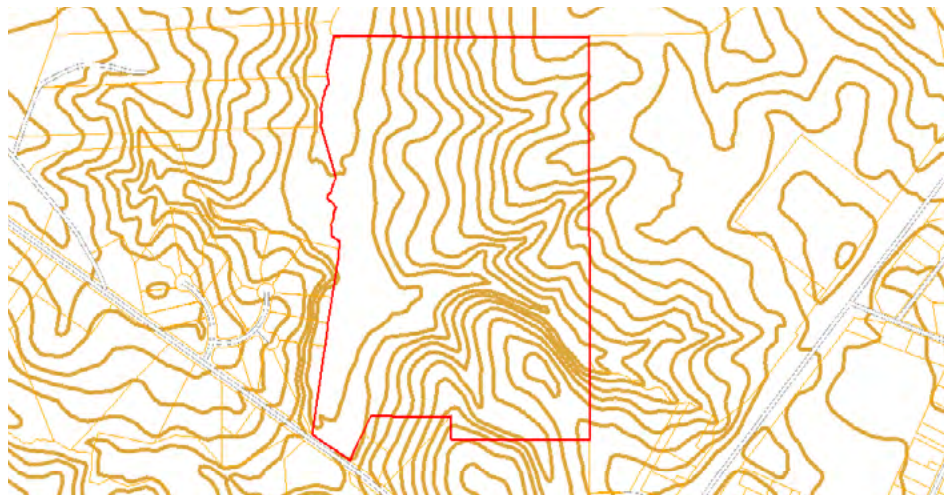
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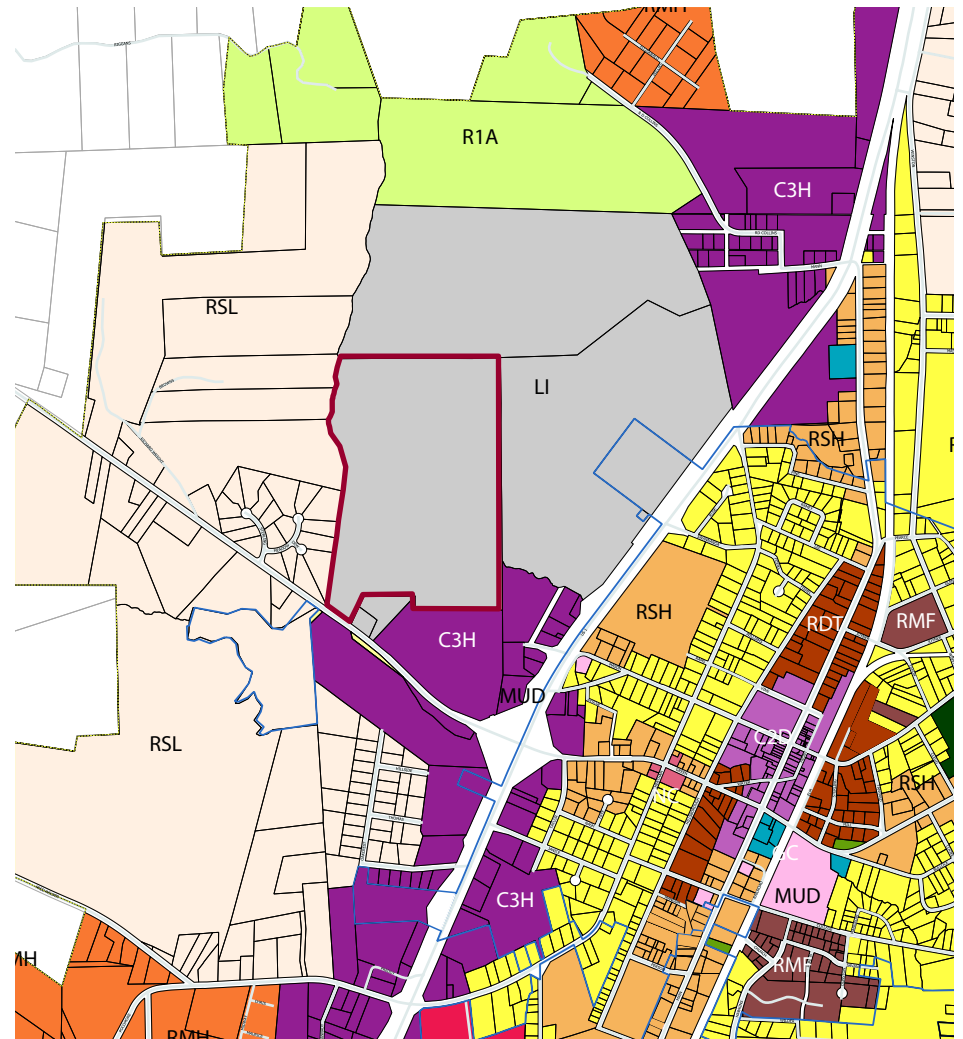
Streams/Wetlands



Topography



Zoning



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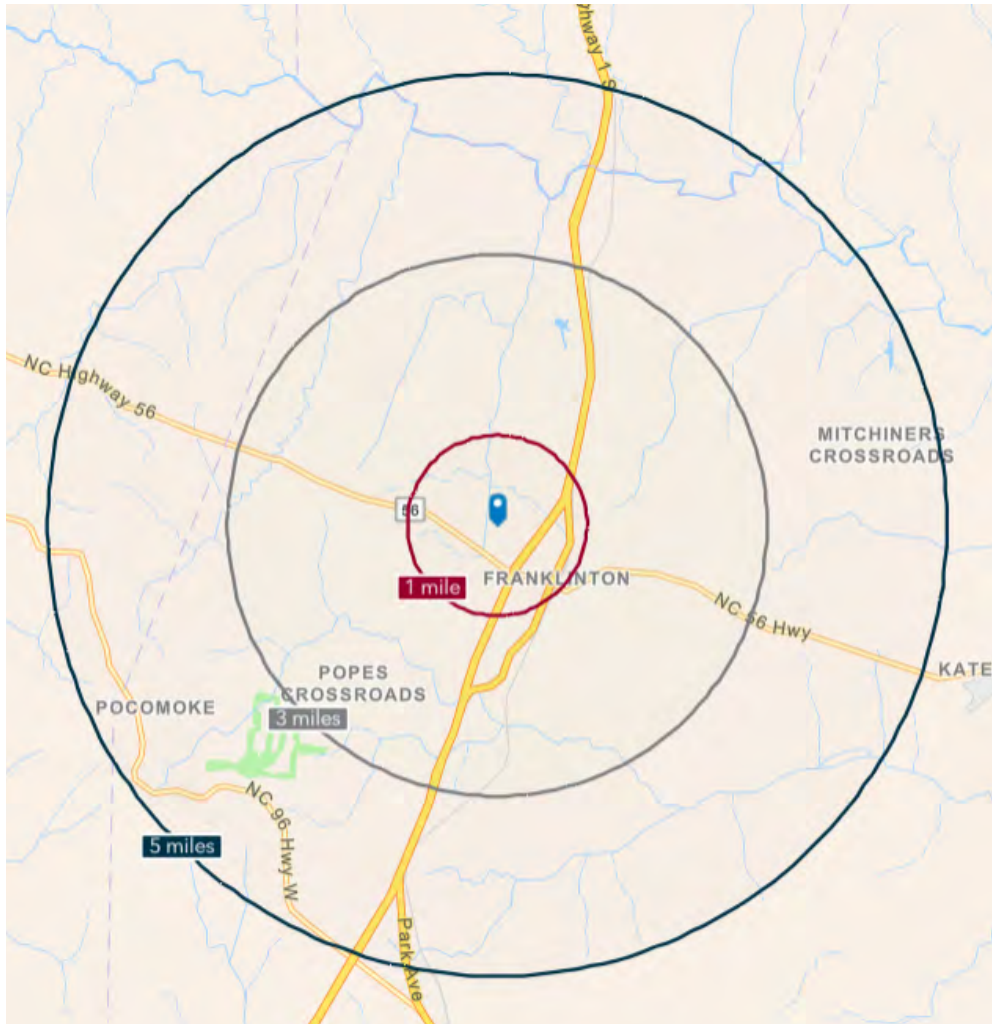
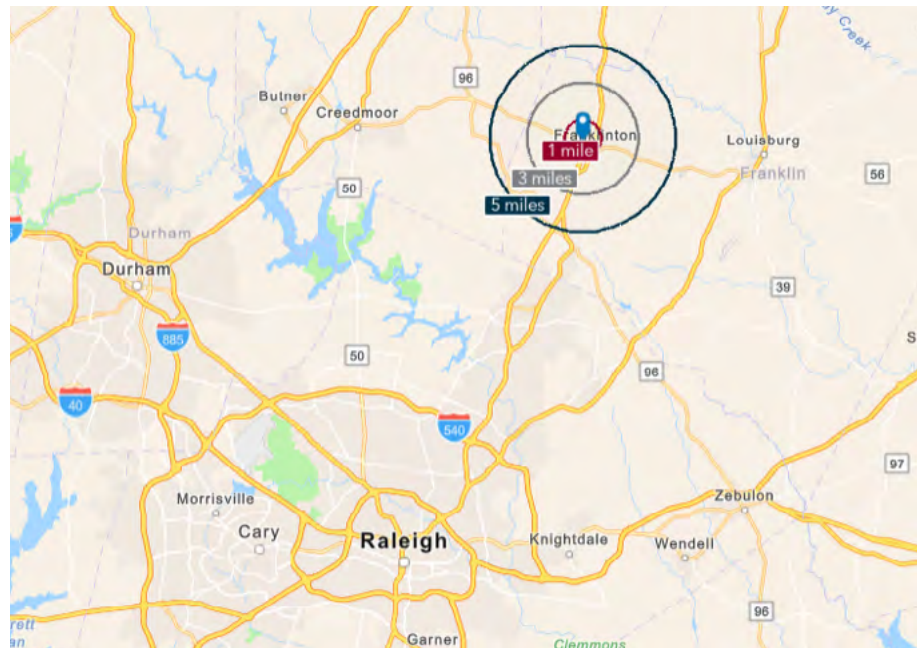
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	1 MILE	3 MILES	5 MILES
Population (2024)	1,076	8,100	20,051
Median Age	39.2	39.0	39.7
Average Household Income	\$90,958	\$74,165	\$89,249
Average Home Value	\$324,573	\$275,550	\$316,811
Bachelor's Degree or Higher	33.1%	20.5%	28.5%



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