



COMMERCIAL PROPERTY FOR SALE

PROPERTY OVERVIEW

PRICE | \$1,300,000

PARCEL ID | 00041122 & 20060260

ACREAGE | 7.22 +/- DEEDED ACRES

SQUARE FEET | 23,000 +/- SF

PLAT | BOOK 13, PAGE 253

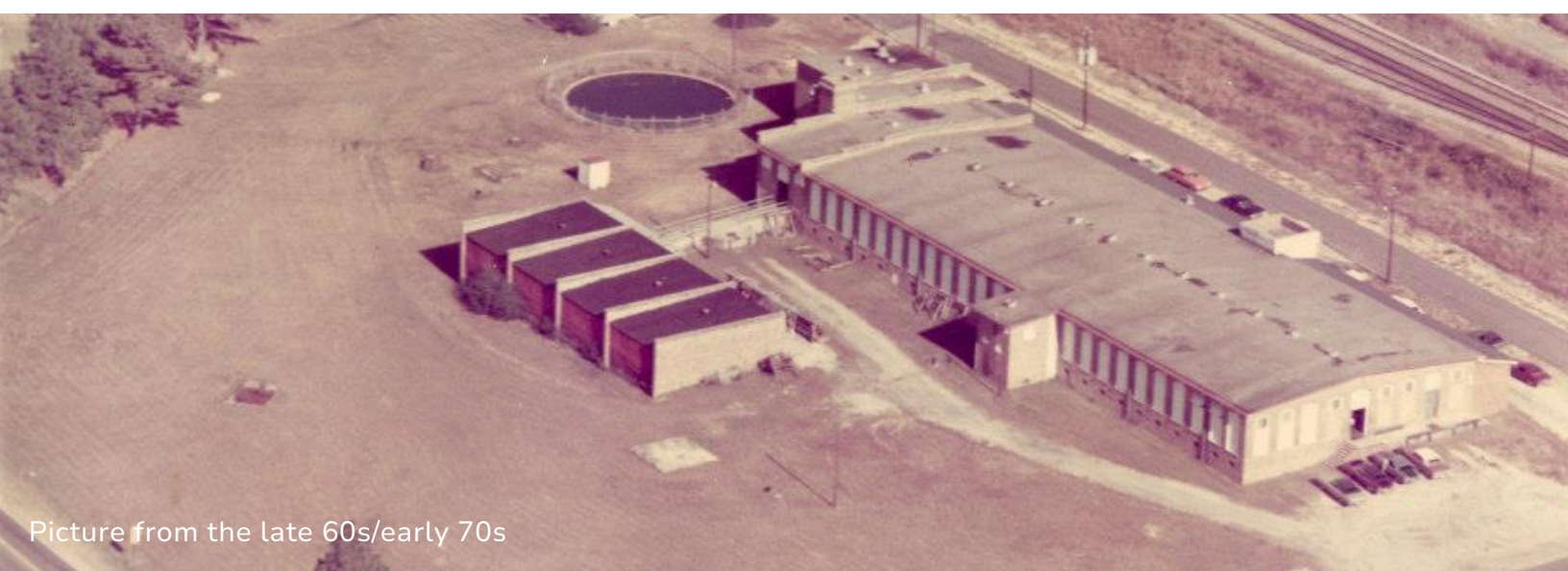
ZONING | MIXED USE & R-1 & R-2

Commercial property for sale in Vass, NC, on the signaled corner of US Hwy 1 BUS & James St, across the street from Vass-Lakeview Elementary School. Property consists of 2 parcels totaling 7.22 +/- deeded acres with multiple buildings of approx 23,000 +/- total SF & a large pavilion. The primary building (15,000 +/- SF) was built in 1901 & was home to a textile mill. The CSX railroad runs through rear of property. Located within 15 min of the world class golfing communities of Southern Pines/Pinehurst, 25 min of Ft. Bragg, 35 min of future site of VinFast, and 60 min of future site of Toyota. A confined area behind the main warehouse was damaged in a 2021 fire.

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Picture from the late 60s/early 70s

PROPERTY HISTORY

The Vass Cotton Mill, located in the town of Vass, North Carolina, has a rich history dating back to the late 19th century. The mill was founded in 1899 by the Cameron and McIntyre families, who were prominent businessmen in the region.

The mill began as a small operation but quickly grew to become a major employer in the area.

Throughout its history, the Vass Cotton Mill played an important role in the local community. It provided jobs and economic opportunities for residents of Vass and the surrounding area and helped to shape the town's identity.

However, like many textile mills in the United States, the Vass Cotton Mill began to decline in the latter half of the 20th century. The rise of foreign competition and the decline of the American textile industry led to a gradual decrease in production and employment at the mill.

In 2008 Carolina Crate & Pallet purchased the property and put it back into productive use until Carolina Crate & Pallet was sold in 2021. In recent years, there has been renewed interest in the history and potential of the Vass Cotton Mill. Efforts are underway to restore the historic buildings and transform the site into a mixed-use development that will include residential and commercial spaces.

Today, the Vass Cotton Mill stands as a testament to the rich history of North Carolina's textile industry and the enduring spirit of the people who built and sustained it.

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PHOTOS



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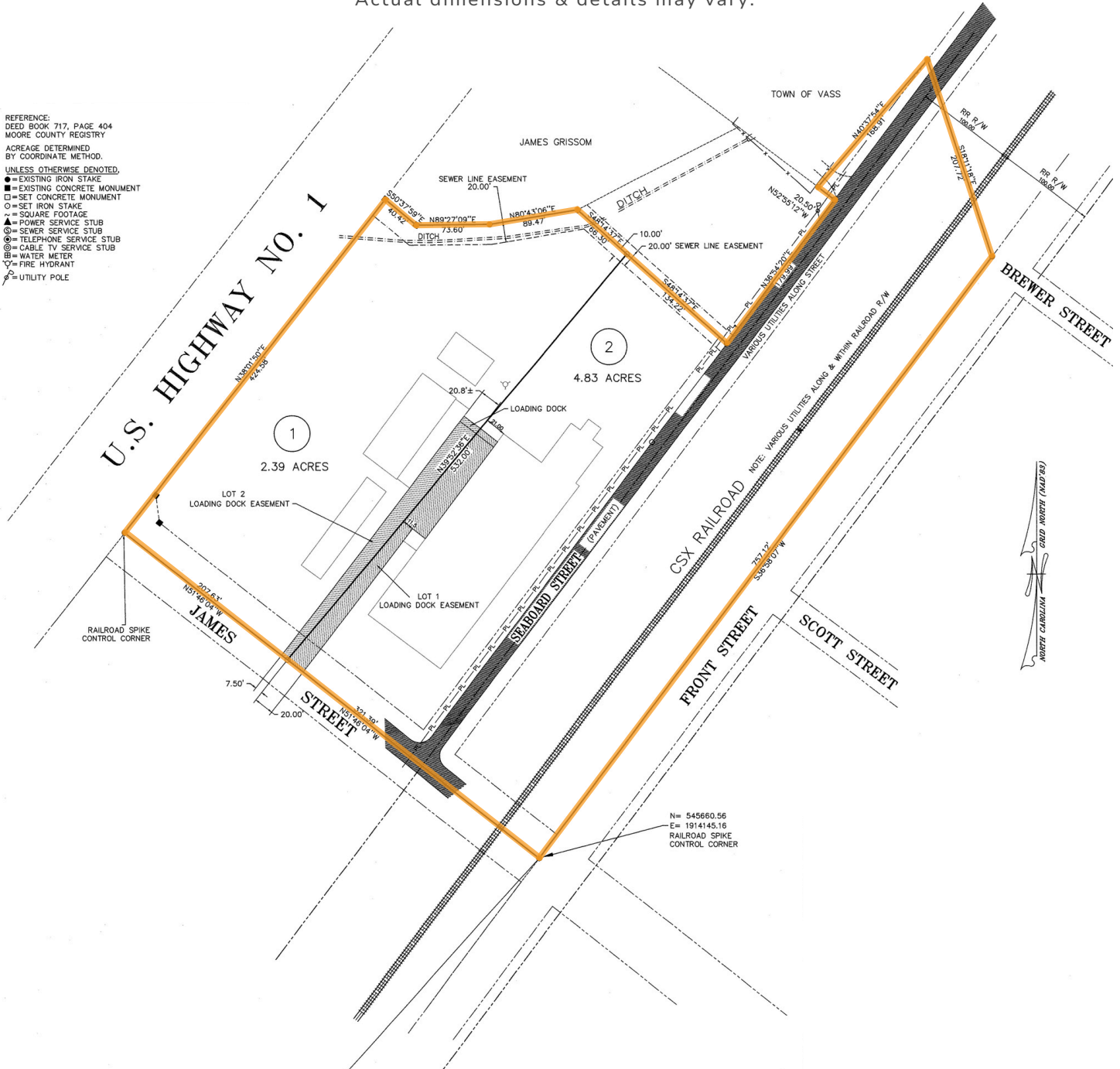
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PLAT

NOTE: Plat is for illustrative purposes only.
Actual dimensions & details may vary.

- REFERENCE:
DEED BOOK 717, PAGE 404
MOORE COUNTY REGISTRY
- ACREAGE DETERMINED
BY COORDINATE METHOD.
- UNLESS OTHERWISE DENOTED,
● = EXISTING IRON STAKE
■ = EXISTING CONCRETE MONUMENT
□ = SET CONCRETE MONUMENT
○ = SET IRON STAKE
~ = SQUARE FOOTAGE
▲ = POWER SERVICE STUB
⊙ = SEWER SERVICE STUB
⊕ = TELEPHONE SERVICE STUB
⊖ = CABLE TV SERVICE STUB
⊗ = WATER METER
⊘ = FIRE HYDRANT
⊙ = UTILITY POLE



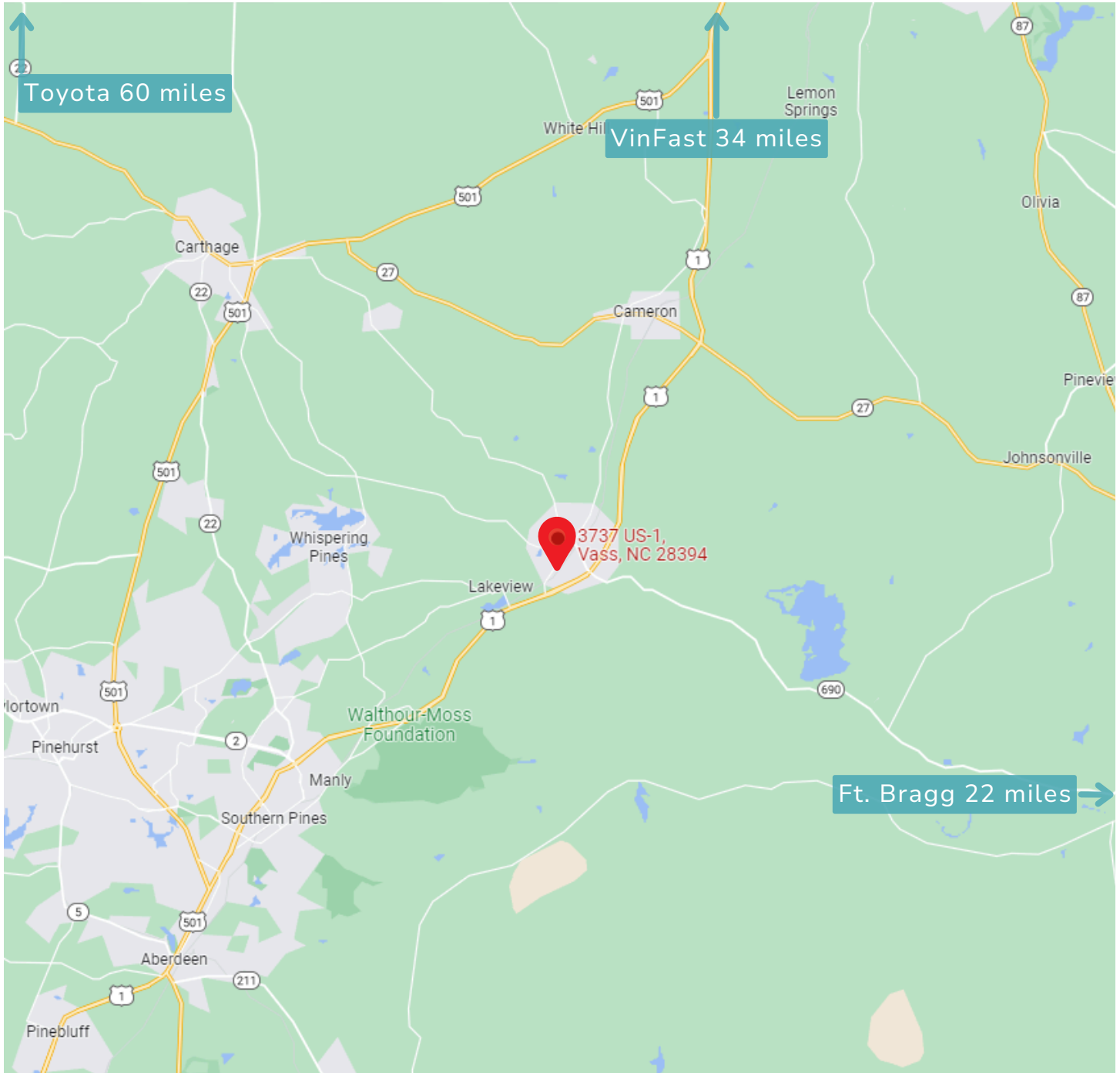
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LOCATION MAP



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