

Educational/Office Building For Sale

CWI Building | 5910 Clyde Rhyne Drive, Sanford, NC 27330



Offering Process

5910 Clyde Rhyne Drive, Sanford, NC 27330

OFFER TERMS	All offers must indicate price, due diligence contingency length, financing details, anticipated closing costs and timing of any deposits.
BUYER QUALIFICATION	Buyers must identify principals involved and include proof of funds to close including verification of equity and debt sources.
TOURS	By appointment only. Contact Hunter Stewart to schedule.
UPSET BIDS	Not less than ten percent (10%) of the first one thousand dollars (\$1,000) and five percent (5%) of the remainder. (160A-269).
SELLER TERMINATION	Pursuant to Statute 160A-269, the college reserves the right to reject any and all offers at any time.
OFFICIAL NOTICE	Buyers are responsible for reading the Official Notice by Seller in The Sanford Herald.

NOTES:

All Furniture, Fixtures & Equipment and technology (server, switches, cameras, Wi-Fi points, phones, etc.) will be removed from the property (cabling remains in place) except as specifically noted. All door/key systems, including key fob system, will be removed and will be replaced with generic keys.

For details on North Carolina General Statutes relevant to this process:

NCGS Sections:

115D-15:

https://www.ncleg.net/enactedlegislation/statutes/html/bysection/chapter_115d/gs_115d-15.html

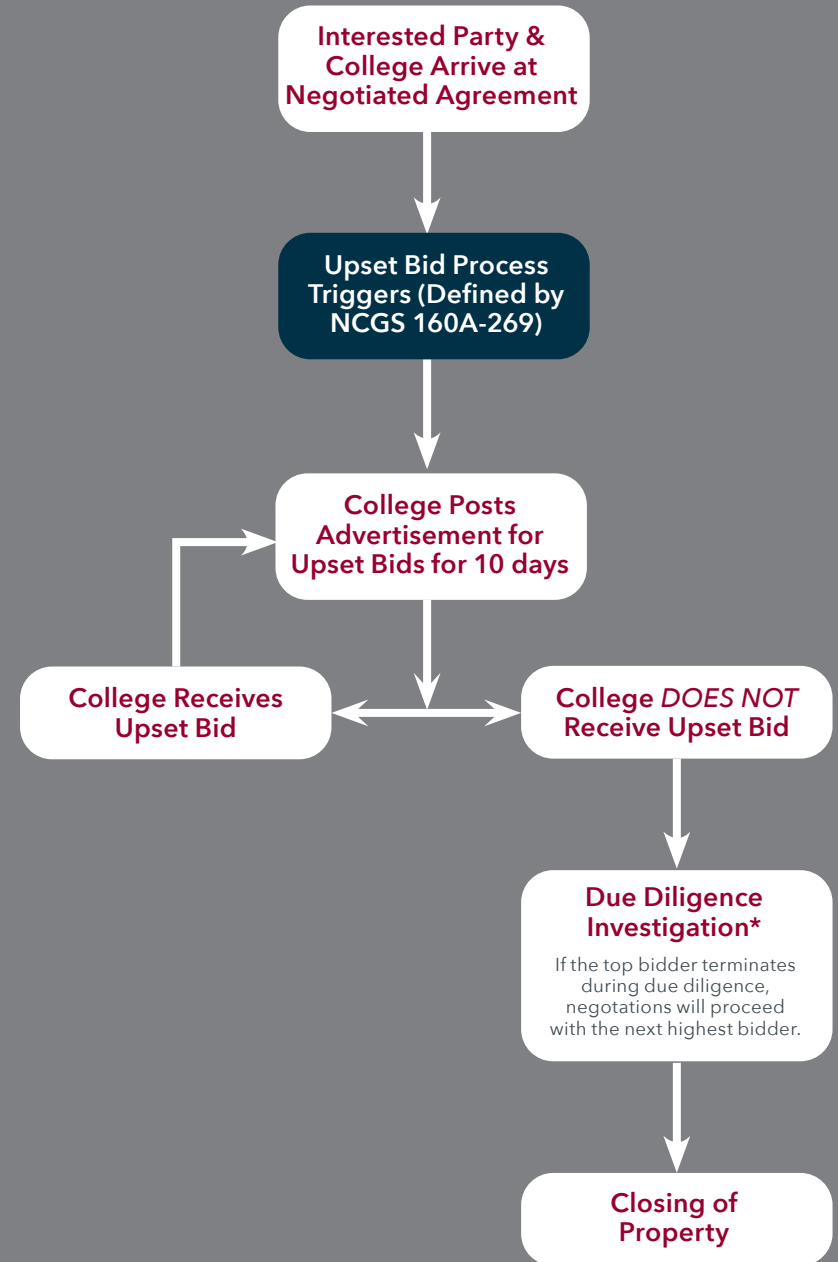
160A-266

https://www.ncleg.net/enactedlegislation/statutes/html/bysection/chapter_160a/gs_160a-266.html

160A-269

https://www.ncleg.gov/EnactedLegislation/Statutes/PDF/BySection/Chapter_160A/GS_160A-269.pdf

Upset Bid Process



Property Summary

TOTAL SIZE

±19,770 SF

ACREAGE

18.16 AC

ZONING

Light Industrial

TYPE

Educational/Office

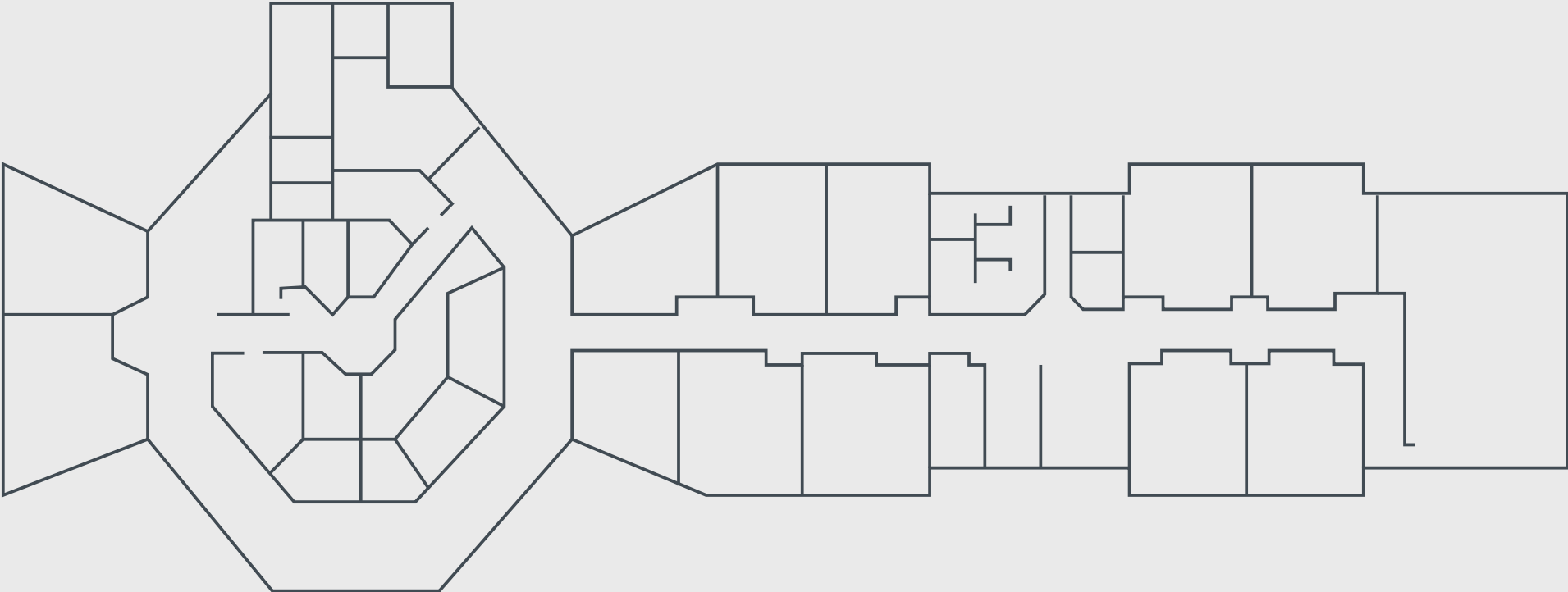
Property Overview

- Built 2003
- Municipal Water and Sewer
- Parcel ID: 9645-76-8196-00
- Infrastructure in place to support modular classrooms
- Single-Story Educational/Office building
- Current Buildout Includes:
 - » 12 classrooms
 - » large multi-purpose room
 - » administrative offices
 - » 2 sets of Men's/Women's bathrooms
- Acoustic Tiles used throughout
- Tar and Gravel roof, with metal roofing in specific locations such as primary doors
- 8 HVAC units of unknown age and viability



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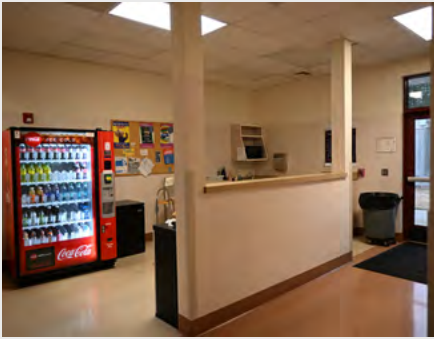
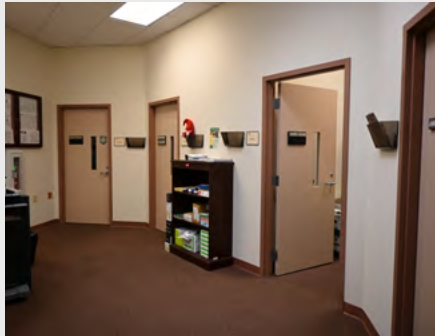
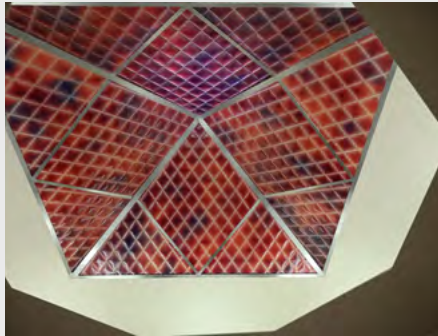
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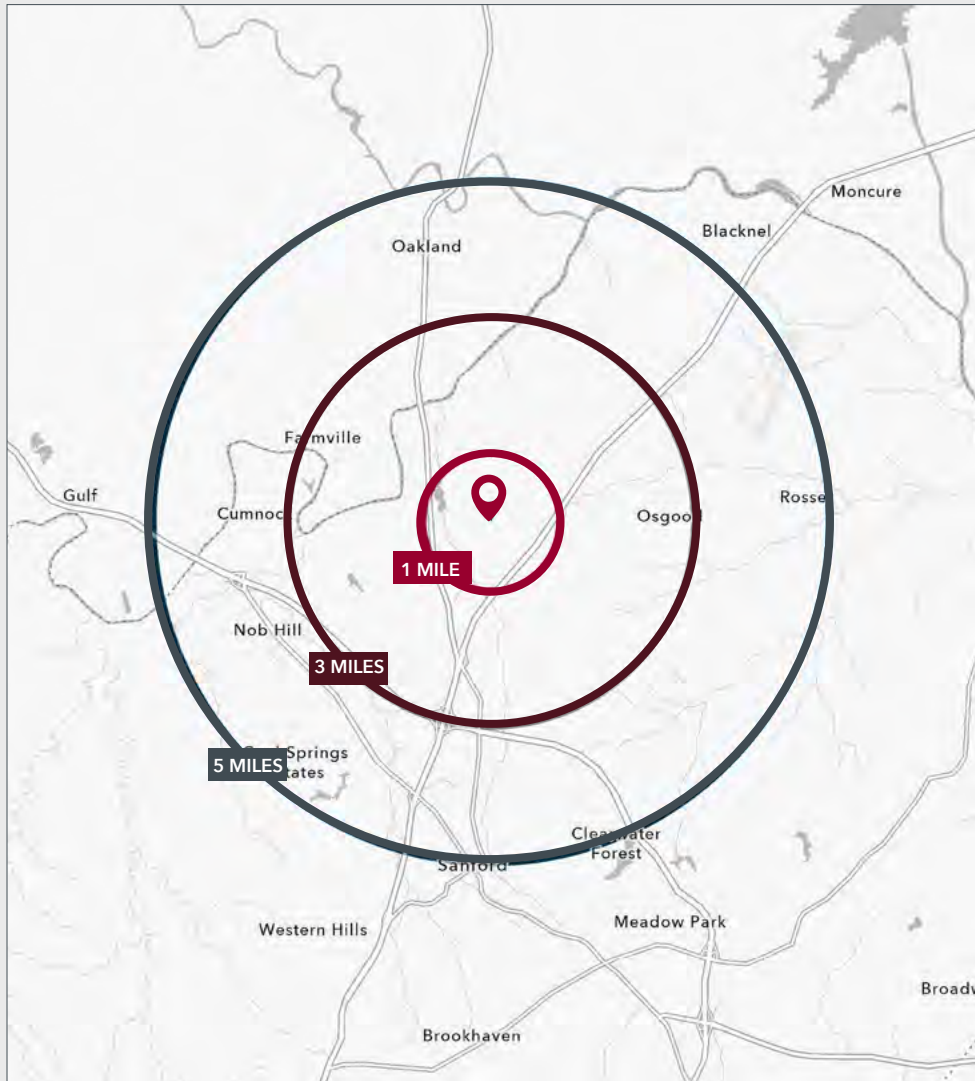
Floor plan scale and door locations are approximate and for illustrative purposes only.

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Demographics



	1 MILE	3 MILES	5 MILES
Population (2025)	579	3,501	15,784
Daytime Population	1,252	4,038	17,640
Population 0-4 Years	5.7%	6.2%	6.1%
Median Age	43.2	40.2	40.1
Total Businesses	40	145	583
Total Employees	620	2,500	7,387
Median Home Value	\$329,885	\$293,750	\$276,429
Average Household Income	\$78,527	\$80,935	\$86,816
Average Household Size	2.41	2.405	2.551
2025-2030 Annual Rate	1.76%	4.46%	2.4%
Average Family Size	2.82%	2.84%	3.05%

Area Information

BURT'S BEES



 **Red Hat**







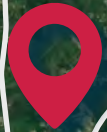



 
  






SITE



 North Carolina could get a new interstate as part of a newly-passed federal infrastructure bill. It would be known as Interstate 685 and potentially have a big impact for the Carolina Core region, including Lee and Harnett counties. The plan is for a road that would start in the Triad and end in Dunn at Interstate 95, just minutes away from Fayetteville. **U.S. Highway 421 would become designated as I-685** in the future, however, there are still a few crucial steps needed in order for the change to become a reality.

Triangle Overview

REGIONAL POPULATION



70%

POPULATION GROWTH (2000-2018)



37

MEDIAN AGE



64

PEOPLE MOVING TO THE REGION EVERY DAY



1.1 M

REGIONAL LABOR FORCE

CONNECTIVITY

Centrally located between New York and Miami, the Research Triangle Region is easily accessible by Raleigh-Durham International Airport, six regional airports, two ports, and multiple interstates that span from Florida to New York and North Carolina to California.

RDU RANKED THE MOST CONNECTED MEDIUM-SIZED AIRPORT IN THE US



15.4

MILLION PASSENGERS IN 2025

55%

INCREASE SINCE 2015

400+

DAILY FLIGHTS
Over 79 nonstop destinations
14 international destinations
17 major airlines



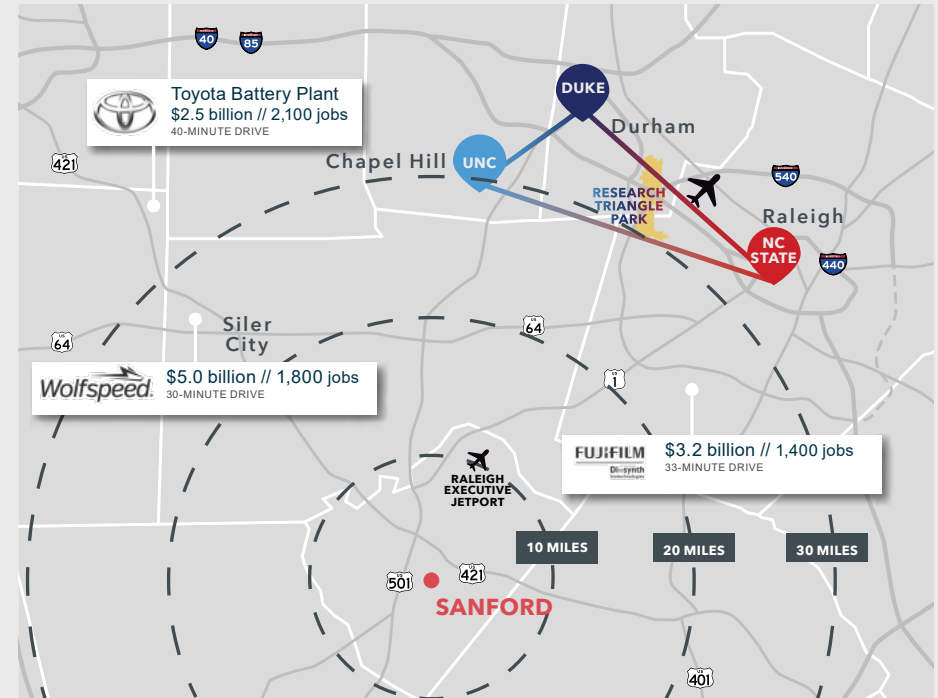
RAIL

CSX, NORFOLK SOUTHERN, AND NORTH CAROLINA RAILROAD COMPANY



ACCESS

LOCATED IN BETWEEN NEW YORK AND MIAMI
INTERSTATES: I-40, I-95 AND I-85
LESS THAN THREE HOURS TO TWO DEEP WATER PORTS



EDUCATION

Located in the heart of North Carolina, the Research Triangle Region gets its name from Research Triangle Park and three Tier 1 research universities — Duke University, North Carolina State University and the University of North Carolina Chapel Hill — located only minutes apart.

The region is comprised of ten member counties and the Research Triangle Park. A diverse business ecosystem, talented workforce, and high quality lifestyle are major factors in the area's continued growth.



176,000

TOTAL STUDENTS ENROLLED IN HIGHER ED



65,000

ANNUAL GRADUATES



\$2.9B

R&D RESEARCH CONDUCTED AT TIER 1 UNIVERSITIES

Lee County Overview

Lee County is home to some of the nation's best-known companies, including Moen, Pfizer, Coty, Tyson, Caterpillar, Bharat Forge, and Astellas. Frontier Yarns and Static Control Components, two global industry leaders, were also founded here. Static began as an entrepreneurial startup in a basement workshop and has since grown to employ well over a thousand people.

The county offers worldwide access through a strong transportation network, supported by a highly skilled workforce and exceptional industrial training programs. This foundation positions businesses to achieve results quickly and efficiently.

Lee County also provides an outstanding quality of life, blending the conveniences of small-town living with easy access to Raleigh, Durham, and the broader Research Triangle region.



807K

Labor Force

Raleigh-Durham-Cary CSA
(2024)

2.3M

Population

Raleigh-Durham-Cary CSA
(2024)

50.1%

Bachelor's Degree or
Higher



The Raleigh-Durham market is one of the leading locations for life science cluster in the United States. While the Research Triangle Park and Downtown Durham are the dominant submarkets, nearby Sanford is quickly gaining momentum as a prime destination for new life science investment. The Research Triangle Region is the fourth largest cluster of life science companies in the United States. This includes Pfizer, Astellas Gene Therapies, and Kyowa Kirin who broke ground in 2024 on a \$530M facility expected to create more than 100 jobs in Helix Innovation Park at the Brickyard.