

# LAND FOR SALE TRIANGLE NORTH FRANKLIN BUSINESS PARK

Airport Rd, Louisburg, NC 27549

**LEE &  
ASSOCIATES**

COMMERCIAL REAL ESTATE SERVICES  
RALEIGH • DURHAM • WILMINGTON



## PROPERTY HIGHLIGHTS

- ±6.0 to 17.5 acre lots, zoned LI making up the Kerr Tar Regional Economic Development Industrial Site in Franklin County
- The property can be subdivided for the appropriate development based on the needs of the prospective user
- Water and sewer serve the site
- Strategically located off Hwy. 401 with access to Louisburg, Youngsville, Raleigh and the Research Triangle Park
- The property is adjacent to the Triangle North Executive Airport, to provide just in time deliveries for critical manufacturing
- Located in an OPPORTUNITY ZONE making this an attractive location to develop a business and benefit from the gains deferrals allowed in this zone
- Excellent location near Raleigh, Research Triangle Park, I-85, Hwy. 1, Hwy. 98 and Hwy. 401
- Sale price: \$35,000/Acre

## LOCATION DESCRIPTION

Triangle North Franklin County is part of the Kerr Tar Regional Economic Development Corporation, located adjacent to the Triangle North Executive Airport in Louisburg, NC. The industrial park consists of 204 acres with water and sewer and located in an Opportunity Zone. Land is divisible with ±4.3 acre minimum.

## OFFERING SUMMARY

|             |                    |
|-------------|--------------------|
| Sale Price: | \$35,000/acre      |
| Lot Sizes:  | ±6.0 to 17.2 Acres |

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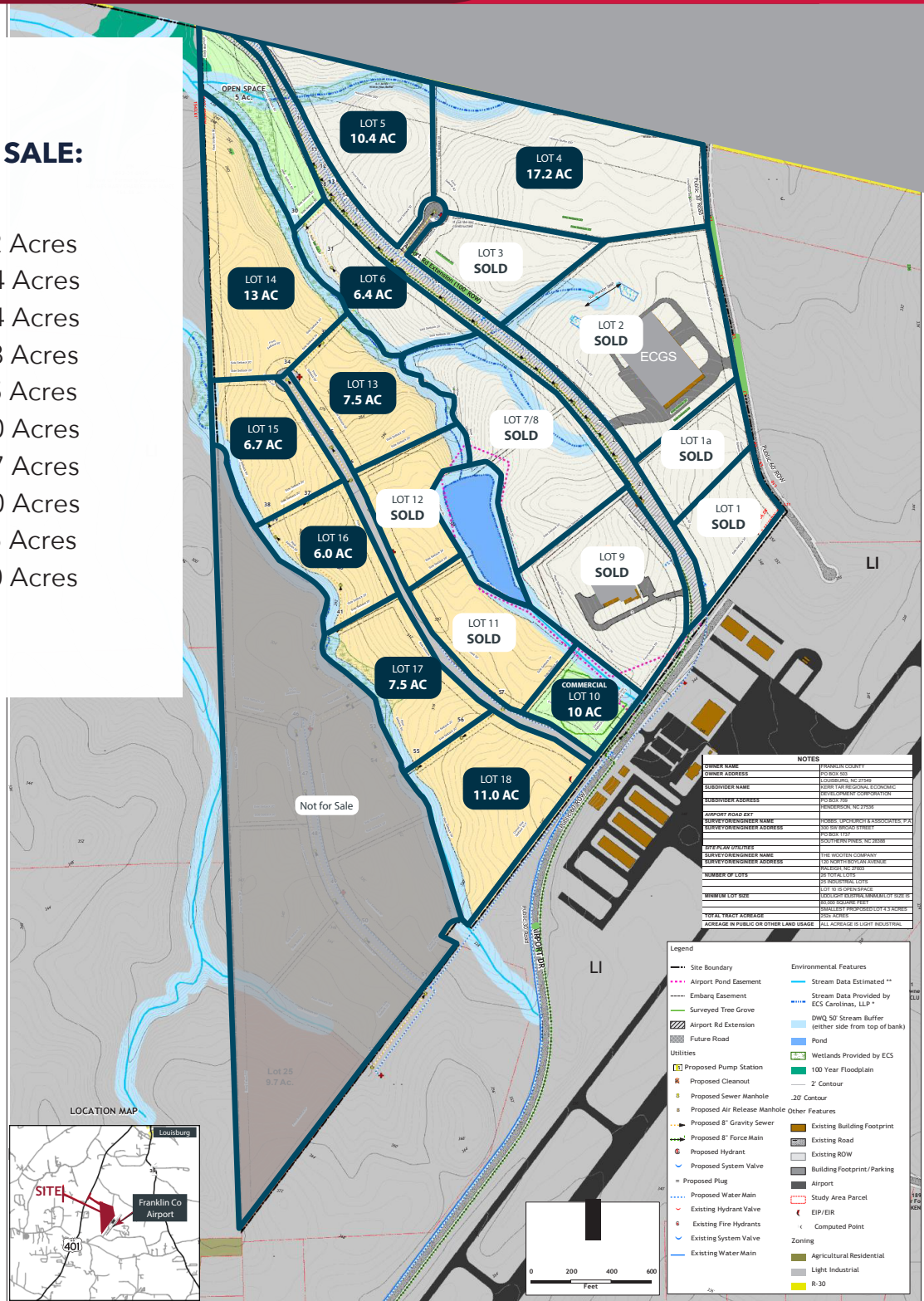
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## LOTS FOR SALE:

- Lot 4 17.2 Acres
- Lot 5 10.4 Acres
- Lot 6 6.4 Acres
- Lot 10 9.8 Acres
- Lot 13 7.5 Acres
- Lot 14 13.0 Acres
- Lot 15 6.7 Acres
- Lot 16 6.0 Acres
- Lot 17 7.5 Acres
- Lot 18 11.0 Acres



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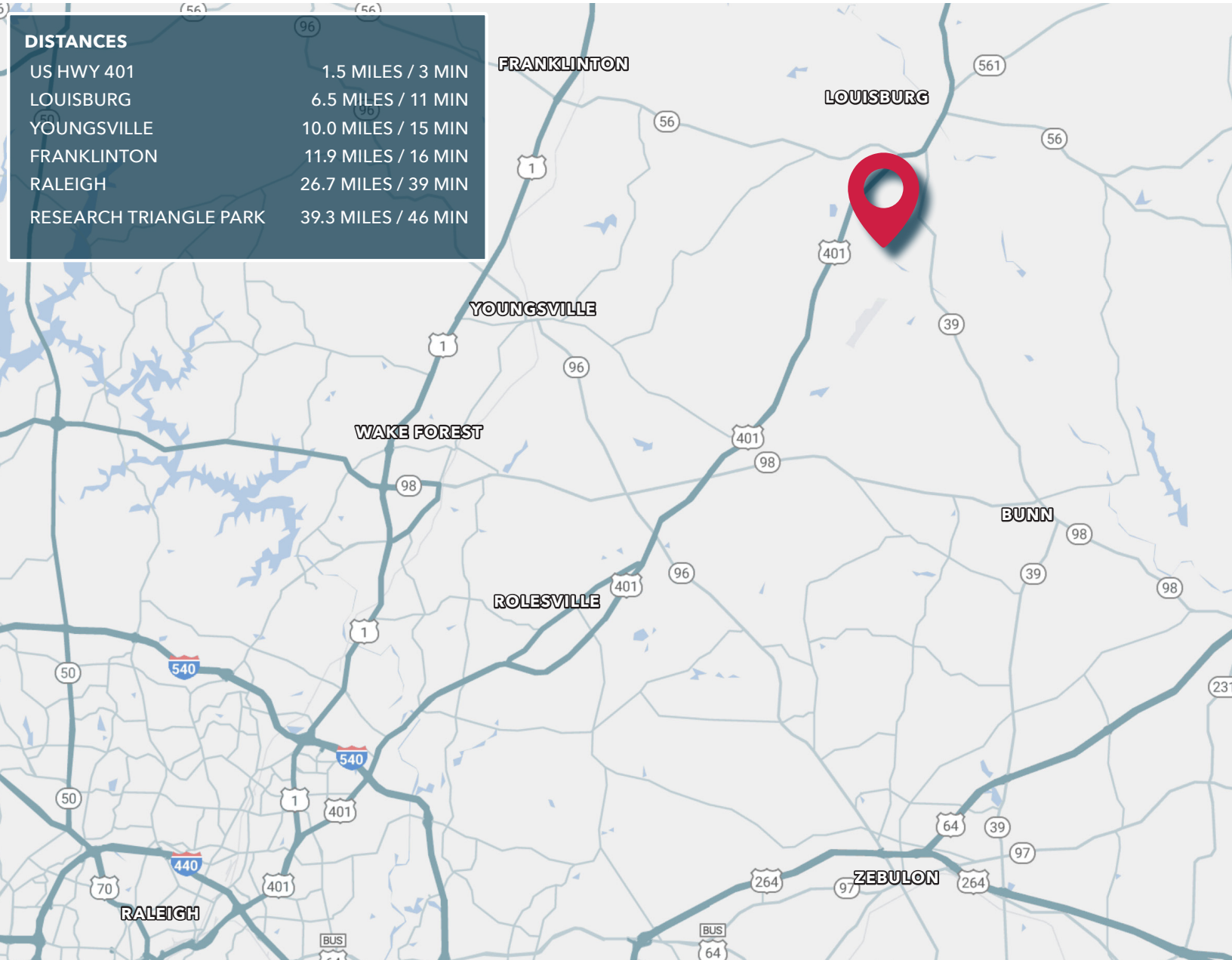
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## DISTANCES

|                        |                     |
|------------------------|---------------------|
| US HWY 401             | 1.5 MILES / 3 MIN   |
| LOUISBURG              | 6.5 MILES / 11 MIN  |
| YOUNGSVILLE            | 10.0 MILES / 15 MIN |
| FRANKLINTON            | 11.9 MILES / 16 MIN |
| RALEIGH                | 26.7 MILES / 39 MIN |
| RESEARCH TRIANGLE PARK | 39.3 MILES / 46 MIN |



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