

Partnership. Performance.

INDUSTRIAL LAND FOR SALE

Opportunity

A prime interstate industrial development tract is available for purchase. The 138.5-acre site, which is zoned for industrial use, has utilities adjacent to the parcel (servicing the 1.4M-sf Rooms to Go property) and reasonable topography for cost effective development. A new service road, parallel to I-95, has been constructed to support heavy, tractor trailer traffic. A portion of the site has I-95 visibility. State and local incentives are available and depend on the number and type of jobs created.

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453

Rooms To Go Way

Dunn, NC 28334

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Rooms To Go Way Dunn, NC 28334

Available for Sale

Sale Price	\$20,000 per acre
Parcel Size	138.5 acres (divisible)
Other	Zoning: I-100 Additional acreage is available across West Core Road

Utilities

- Existing 12" water main and 12" sewer extended to the north end of Rooms to Go property
- Water: 12" DI water main and hydrant flow of \pm 1138 gpm
- Sewer: 12" DI & PVC gravity sewer

Demographics

	3 Miles	5 Miles	10 Miles
Population	11,100	20,959	52,496
Number of Households	4,626	8,551	20,617
Average Household Income	\$44,597	\$45,434	\$48,799

Traffic Counts

	Vehicles Per Day
I-95 & Jonesboro Road	46,000 cars per day
I-95 & E Cumberland Street	45,000 cars per day



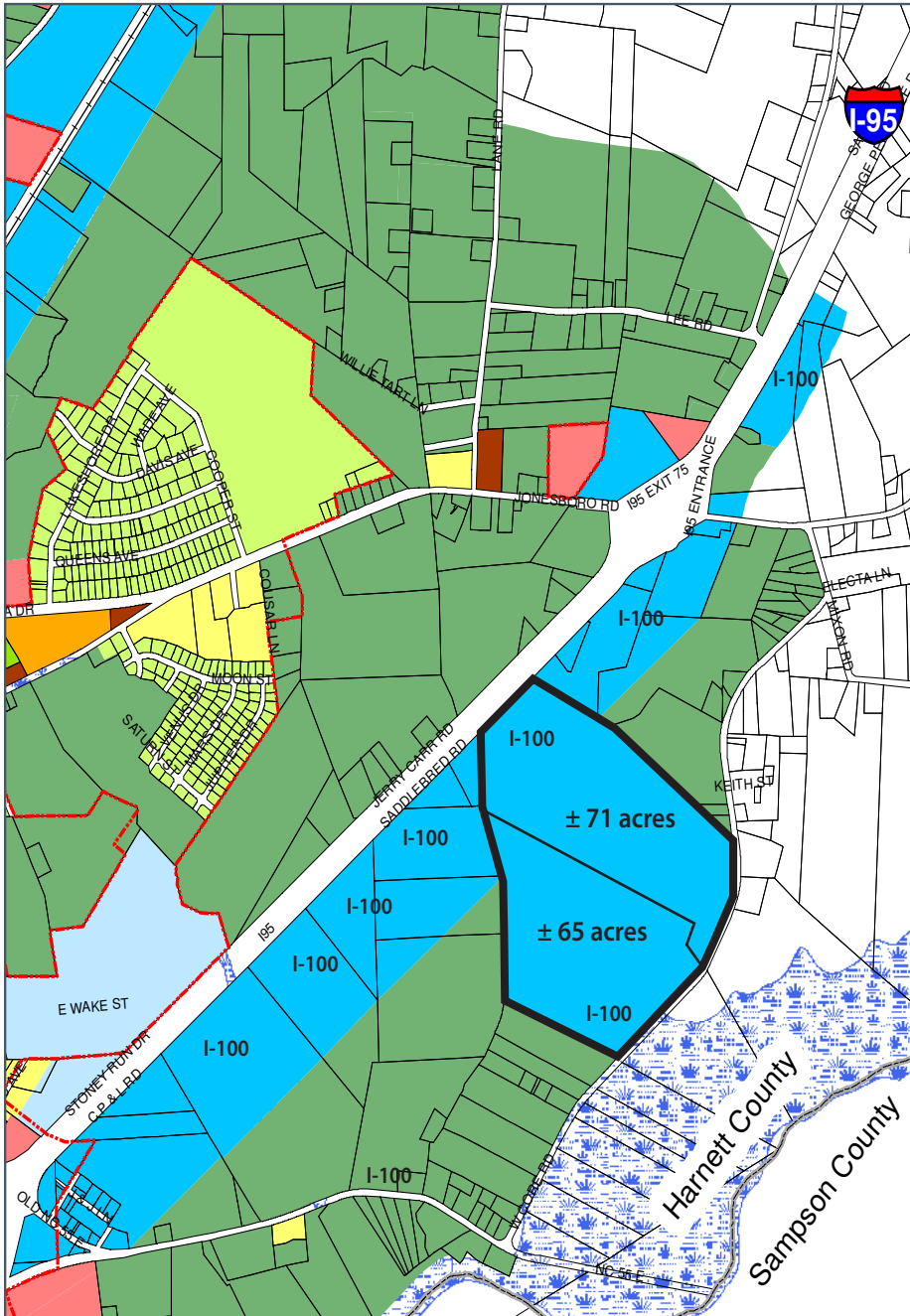
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Zoning Map



Legend

- DUNN
- C-1
- C-2
- C-3
- C-4
- I-10
- I-100
- OI
- R-10
- R-20
- R-7
- RM
- RA-40

Rooms To Go Facility



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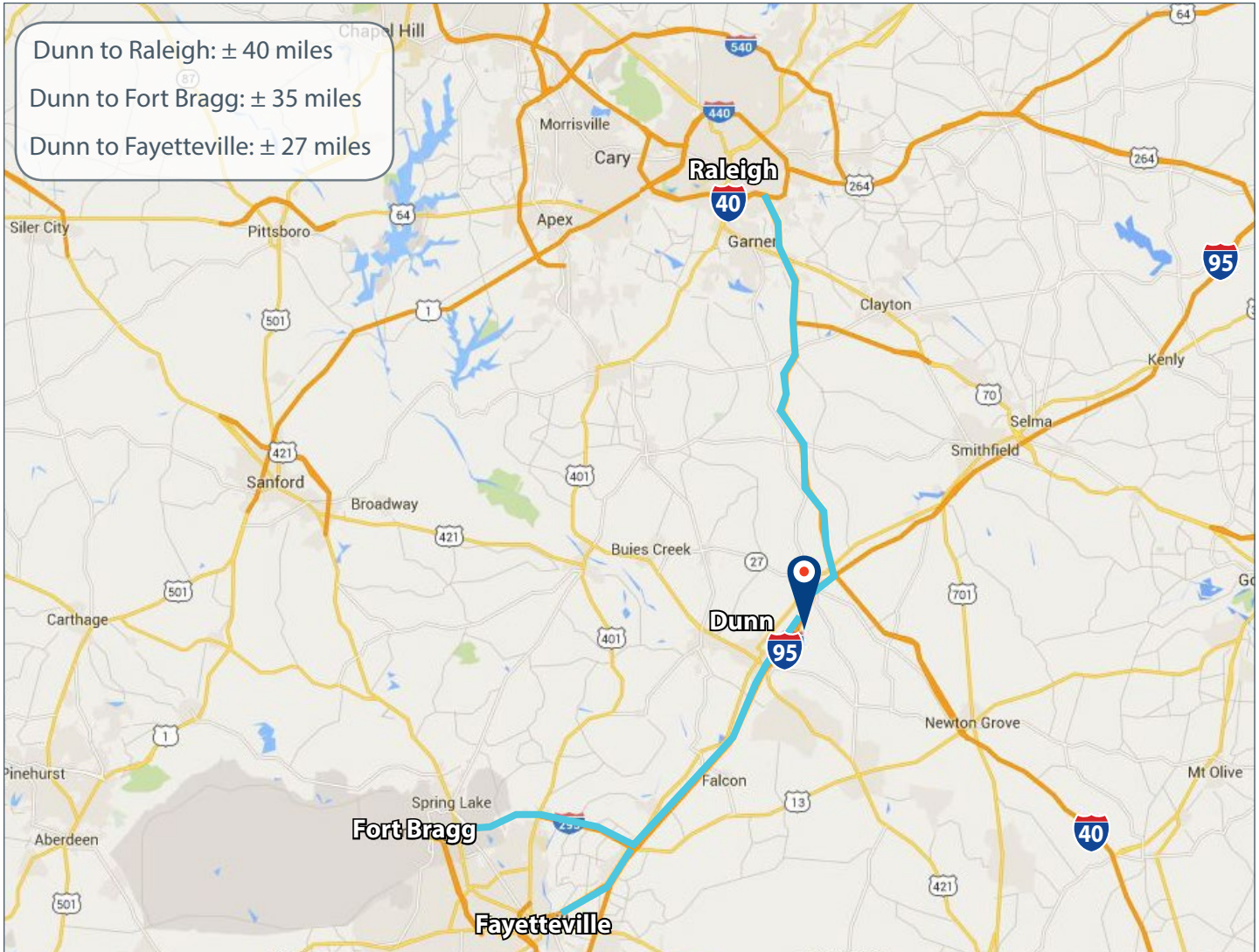
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Location

The subject property is just seven miles south of the I-95 and I-40 interchange, and is within the city limits of Dunn, NC. The property is adjacent to the new, 1.4M-sf Rooms to Go facility which opened in October 2015. The distance from the subject property to Raleigh, NC is approximately 40 miles. The distance from the subject site to Fort Bragg is approximately 35 miles, and the distance to Fayetteville is approximately 27 miles.



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