

**AVISON
YOUNG**



COMMERCIAL LAND FOR SALE

Cherry Lane/I-40 Tract

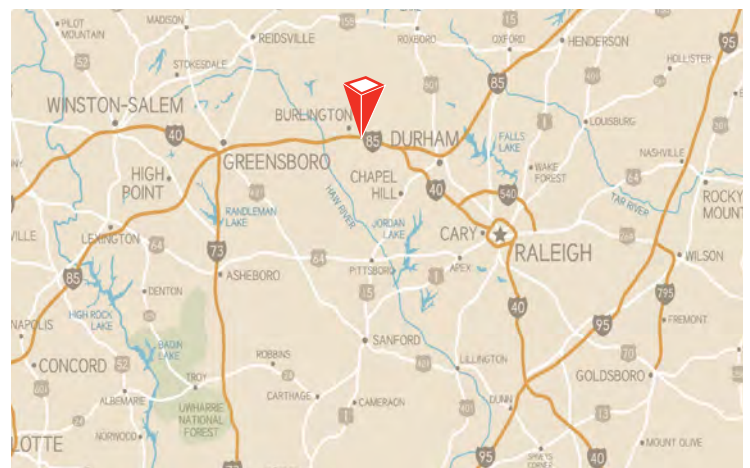
0 Cherry Lane

Haw River, NC 27258

Partnership. Performance.

Opportunity

Approximately 56.37 acres of land, zoned for industrial, is available for purchase in Haw River. Situated along I-85/I-40, this site has over 2,430 feet of interstate frontage and access via Trollingwood Hawfield Road Exit 152 only 1.65 miles away.



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Platinum member

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Close Up Aerial | Land Tract



Available for Purchase

Type	Industrial Land
Size	56.37 acres
Location	Located in Haw River near I-40/I-85
Parcel ID	153027
Zoning	Industrial
Pricing	\$825,000

Alamance County at a Glance

- Economy** The unemployment rate in Alamance County is 5.8% (U.S. average is 6.3%). Recent job growth is positive.
- Cost of Living** Compared to the rest of the U.S., Alamance County's cost of living is 10.2% lower than the average.
- Growth** Since 2000, Alamance Country has had a population growth of 15.6%.



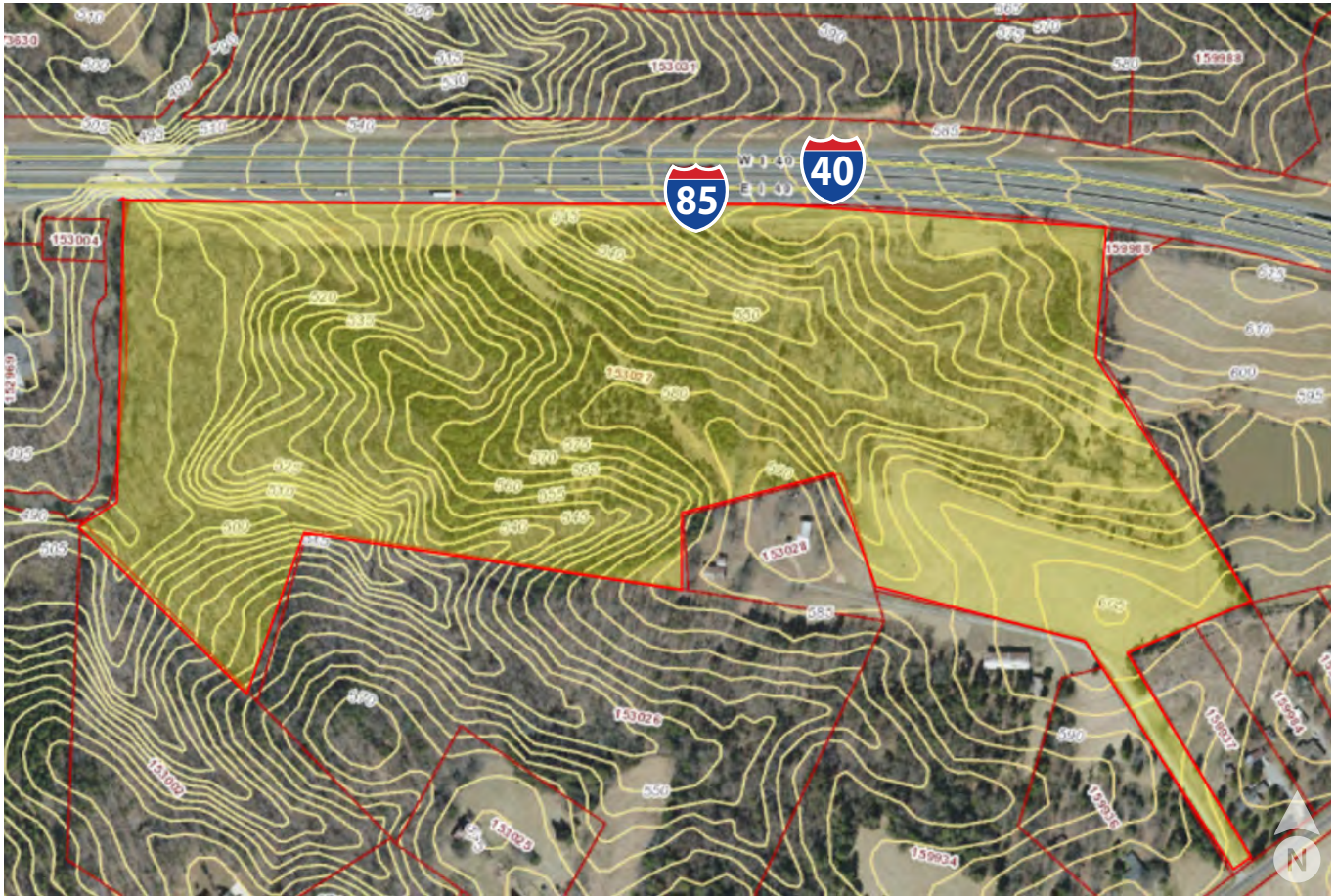
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Topography Map



Utilities

12" public water and 8" sewer are located approximately 200' west of the property, across Back Creek.



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Location Aerial



Drive Times (minutes)

Burlington	±16
Greensboro	±28
Durham	±30
Raleigh	±50

Demographics (ESRI 2018)

	1 Mile	3 Miles	5 Miles
Population	1,228	22,165	64,452
Households	497	9,155	25,226
Avg. Household Income	\$60,254	\$57,176	\$57,472



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