

**AVISON  
YOUNG**

**Walmart**  
SUPERCENTER

Hugh M Cummings  
High School

East Hanover Road

Southern Railroad

CHALLENGE  
GOLF CLUB

GRAHAM

Graham  
High School

Alamance  
Christian School

**LAND FOR SALE**



U.S. 70 & East Hanover Rd. | Graham, NC 27253

Partnership. Performance.

## Opportunity

Approximately 22 acres of land located in Alamance County is available to purchase. The majority of the land is located in the City of Graham with the eastern ±6.5-acre parcel located in the Town of Haw River. The property has frontage on East Hanover Road with the Southern Railroad along the

southern border. It has convenient access to U.S. Highway 70, I-40 and I-85 making it ideal for light industrial or business zoning and use. Property is currently zoned R-7 (Single Family Residential). The site has access to public water and sewer service.

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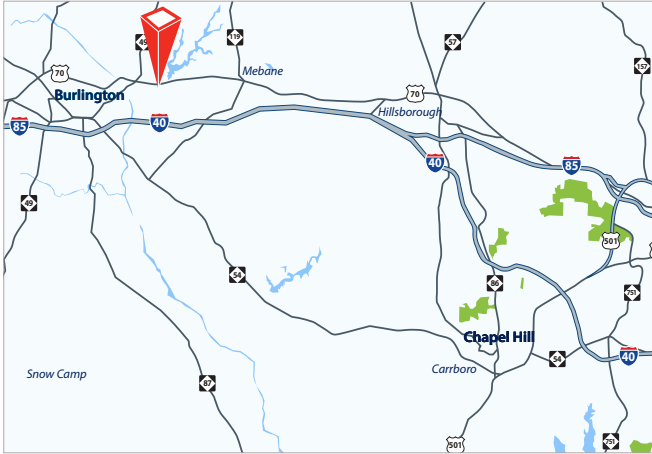
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# U.S. 70 & East Hanover Rd.

Graham, NC 27253

## Location



## Available for Purchase

Type	Vacant Land
Size	±22 Acres Total
Location	In Alamance County within the City of Graham and Town of Haw River
Jurisdiction	City of Graham and Town of Haw River
Parcel ID(s)	149595, 149526, 147589, 149527
Current Zoning	R-7 Single Family Residential
Utilities	Water and Sewer
Pricing	Call for pricing information



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## Concept Plan



## Alamance County at a Glance

### Economy

The unemployment rate in Alamance County is 5.80% (U.S. average is 6.30%). Recent job growth is positive.

### Cost of Living

Compared to the rest of the U.S., Alamance County's cost of living is 10.20% lower than the average.

### Population Growth

Since 2000, Alamance County has had a population growth of 15.58%.



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