

## DEVELOPMENT OPPORTUNITY

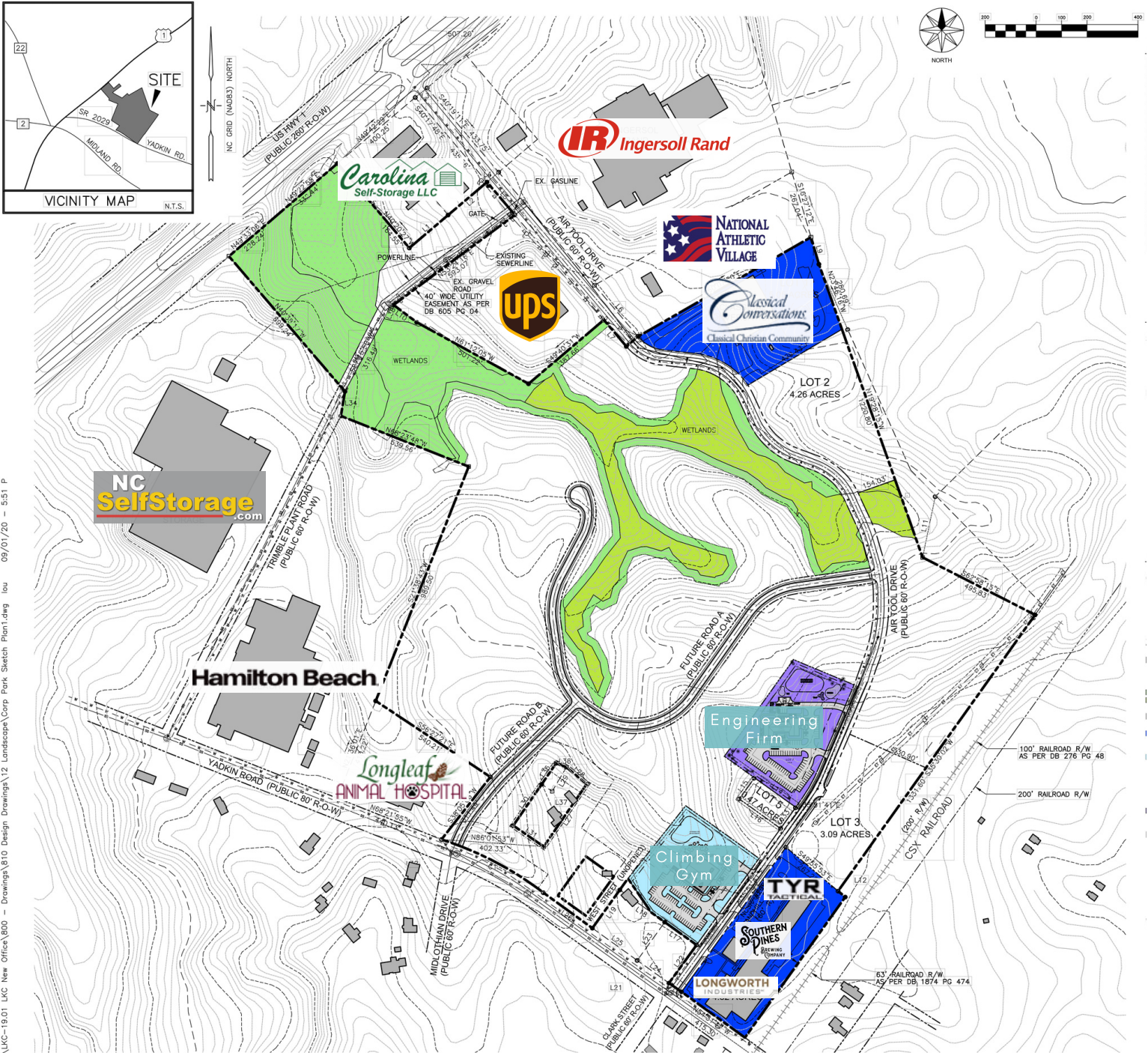
85 +/- acres available in upscale business park directly located on Air Tool Drive in Southern Pines. The property is zoned Planned Development (PD) and offered at \$85,000 per acre. It features two available phases with sewer & natural gas available to both phases and water available to Phase I. Easy access to both Southern Pines downtown area as well as US Hwy 1. The original uses included primarily manufacturing, warehouse, distribution, storage-oriented, and large facility uses. General sales or services including office is now permitted. The business park is home to UPS, Ingersoll Rand, TYR Tactical, Southern Pines Brewing Company, National Athletic Village, an Engineering Firm, and a future Climbing Gym.

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### CURRENT BUSINESSES



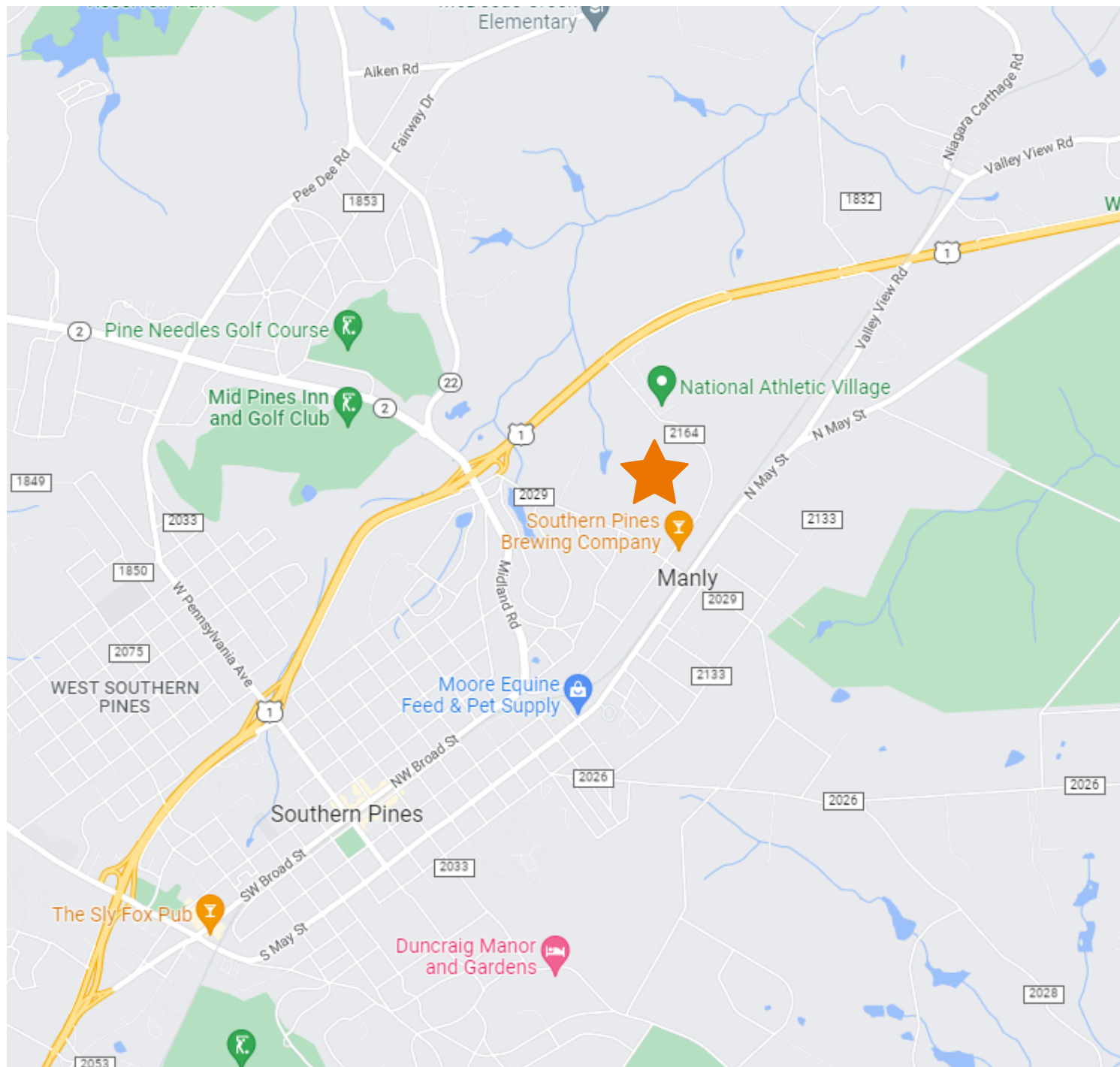
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## LOCATION MAP

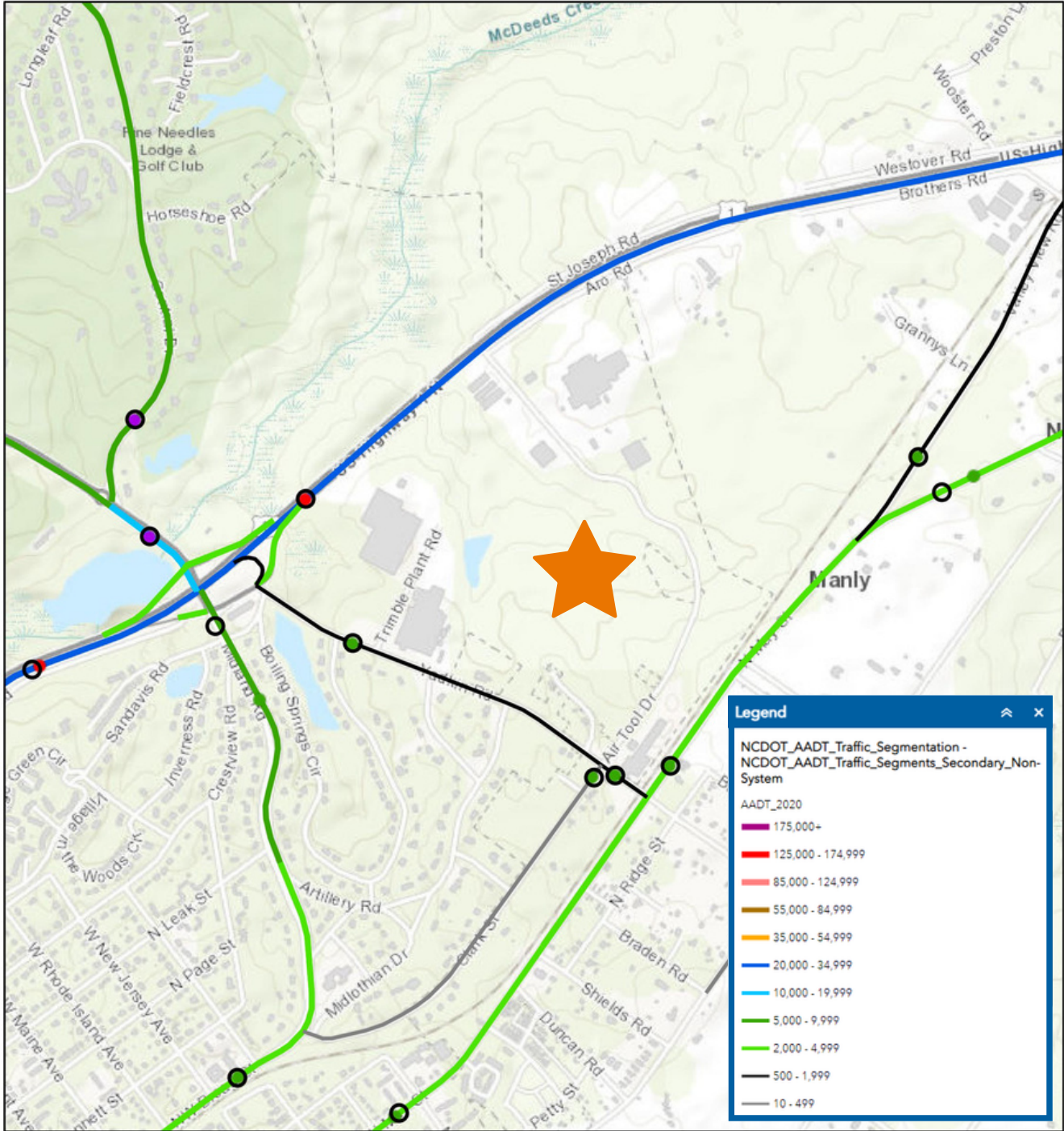


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## TRAFFIC COUNTS



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