



*Industrial
Land*

US HWY 74 W
POLKTON, NC 28135

Presented by
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Full Service Real Estate Company

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Images are for illustrative purposes only and do not depict the actual property

CONFIDENTIALITY & DISCLAIMER

This Offering Memorandum has been prepared solely for the purpose of providing prospective purchasers with general information about the property located at US Hwy 74 W Polkton, NC 28135. All materials, projections, financial summaries, and descriptions contained herein are based on information provided by the seller and other reliable sources. However, they are presented without any representation or warranty as to the accuracy or completeness of the information by Carolina Summit Group or its agents.

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This is not an offer to sell or lease any property, and no agreement shall be deemed to exist unless and until a definitive purchase and sale agreement has been fully executed by all parties.

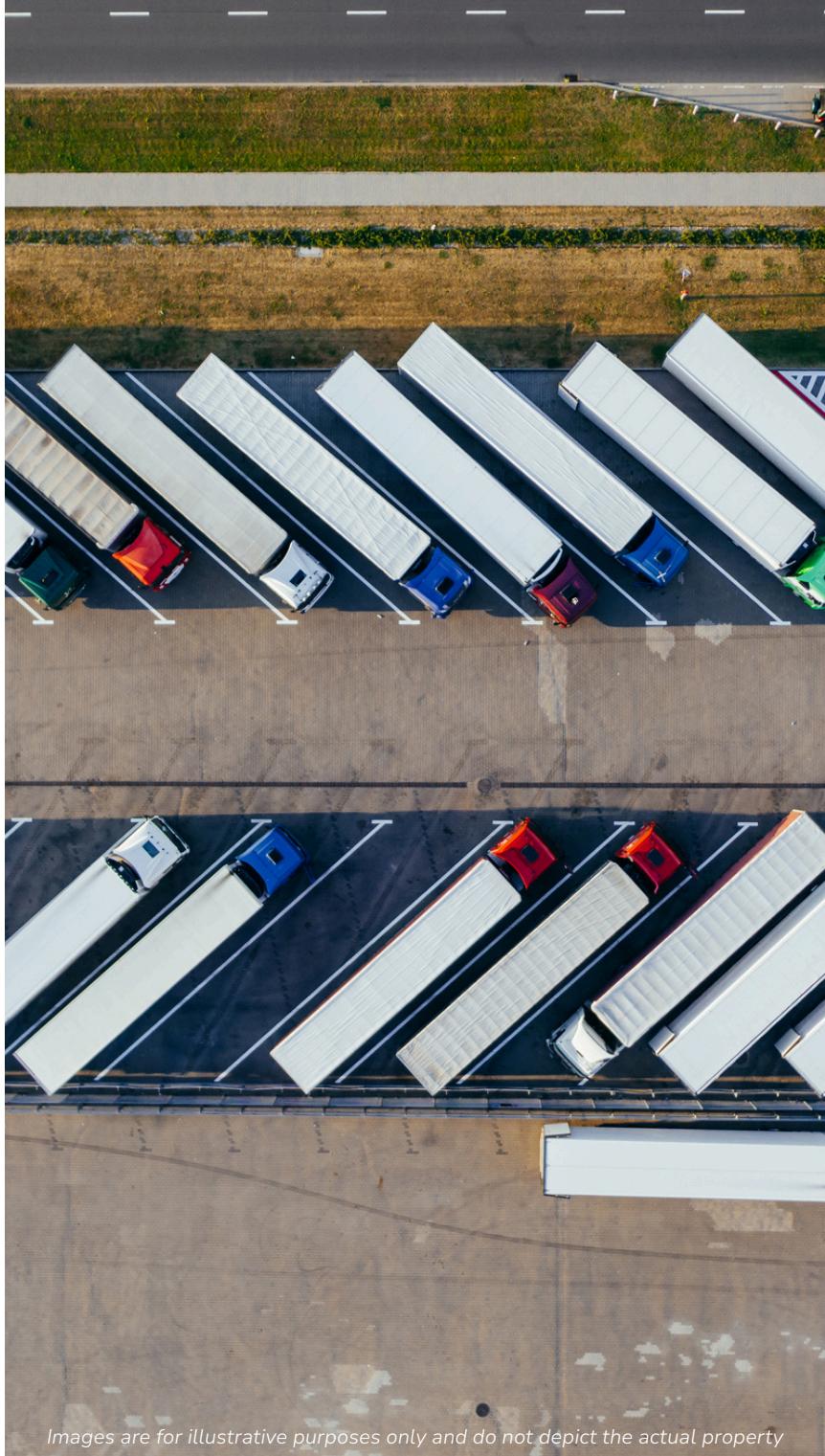


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OFFERING

This 50.97-acre commercial site presents a unique opportunity for investors or developers seeking access to a regional corridor. Situated along US Highway 74 with a 2023 AADT of 21,000, the site offers highway visibility and convenient access to I-73/I-74 and I-485. Its Light Industrial zoning and proximity to existing utilities provide flexibility for future development, while being approximately 30 miles from the Energy Way Industrial Park, the future location to Amazon Web Services' \$10 billion data center campus.

Asking Price:	\$799,000
Address:	US Hwy 74 W, Polkton, NC 28135
Type:	Industrial Land
PIN:	645500034982
Lot Size:	+- 50.97 acres
Zoning:	L-I, Light Industrial District



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PROPERTY SUMMARY

The property consists of approximately 50.97 acres located in Anson County along US Highway 74. Zoned L-I (Light Industrial District), the site has water and sewer lines along the highway frontage. The parcel is approximately 18+ miles from I-73/I-74, 24+ miles from Rockingham, 35+ miles from I-485, the Charlotte Outerbelt.

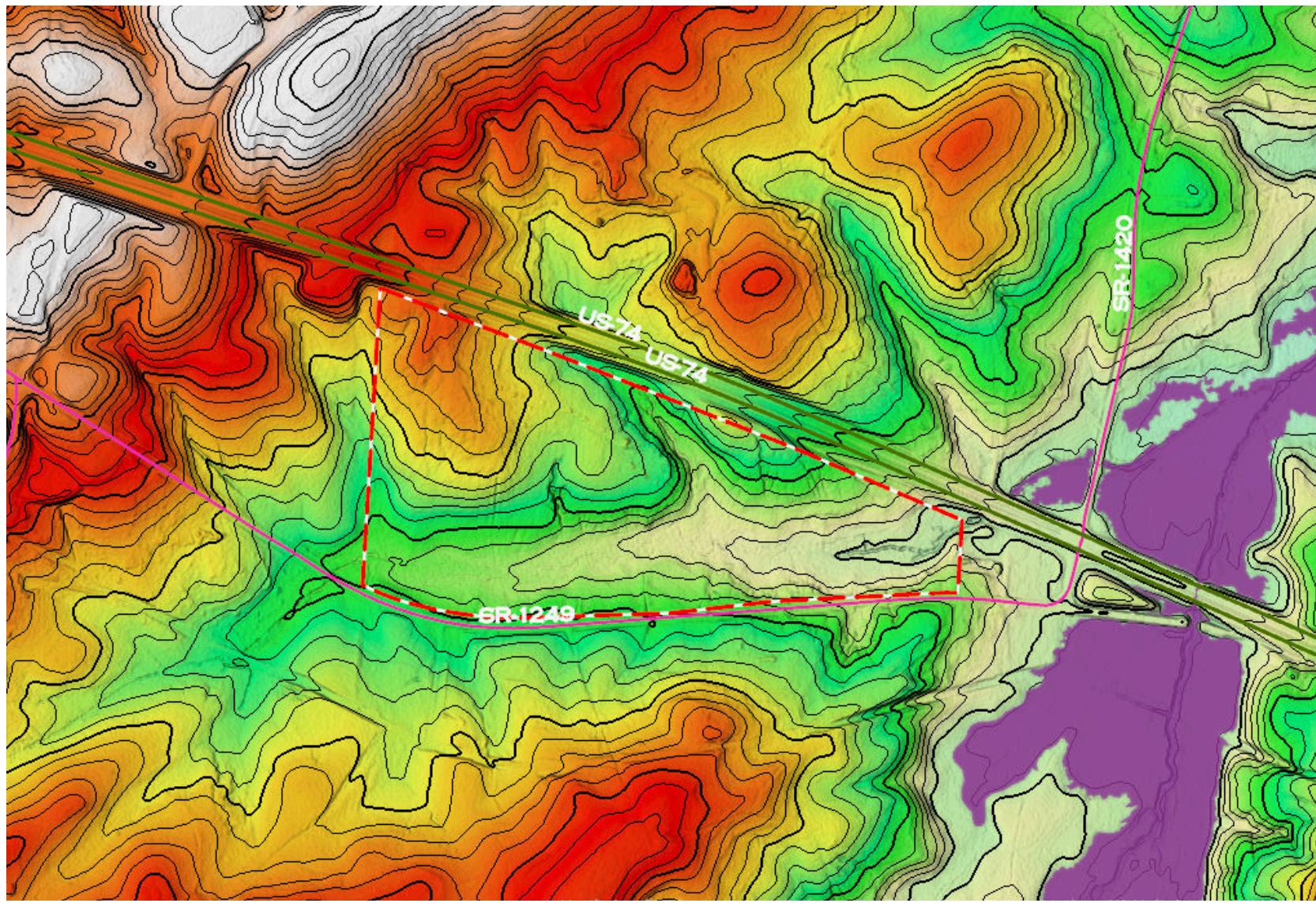
HIGHLIGHTS

- Development Opportunity
- Regional Connectivity
- Traffic Counts of 21,000 AADT (2023)
- Over 2,600 feet of Highway 74 Frontage
- L-I, Light Industrial District Zoning
- Utility Access on 74
- 30+ miles from Future \$10B Amazon Data Center

AERIAL

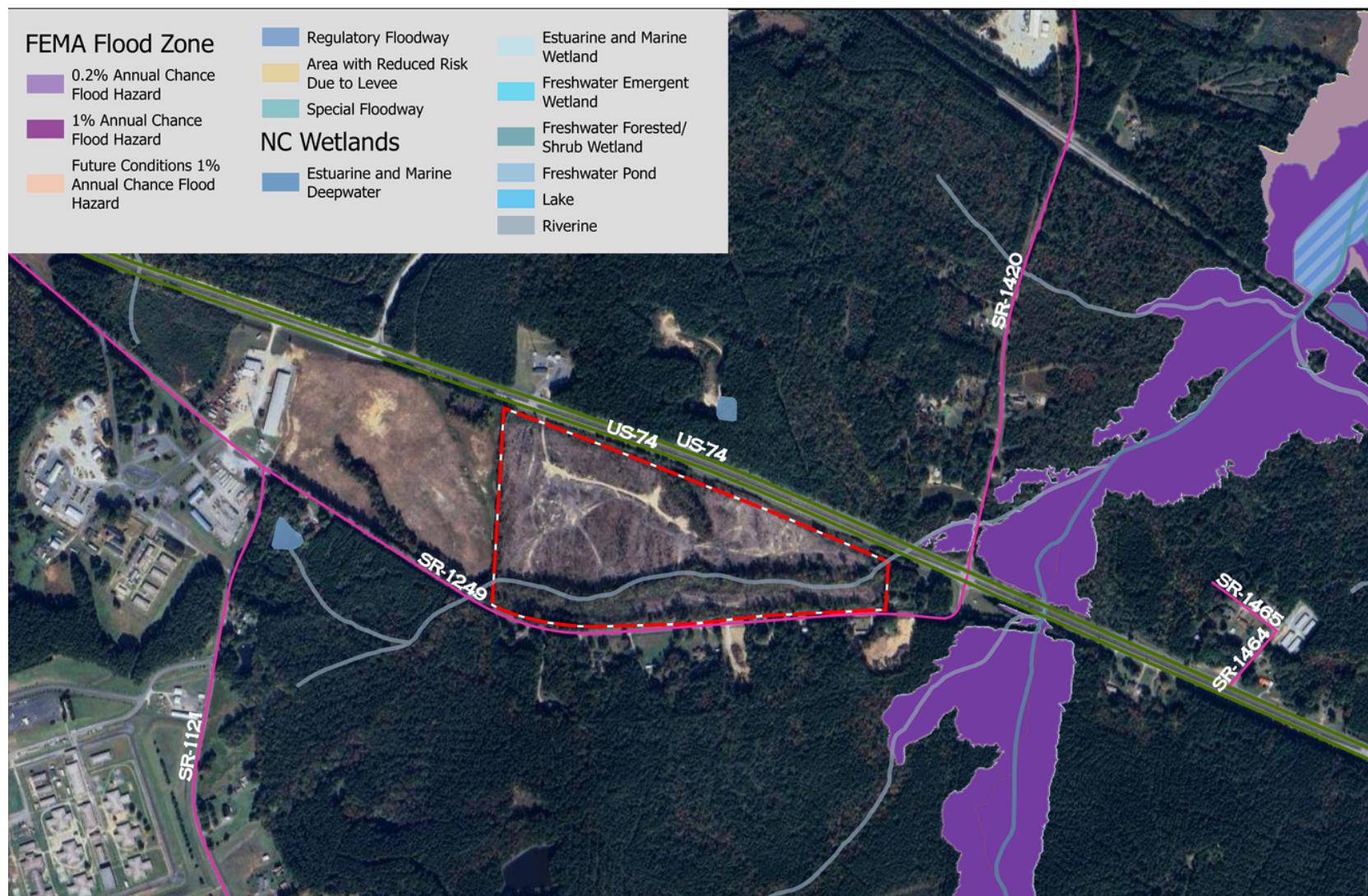


TOPO MAP



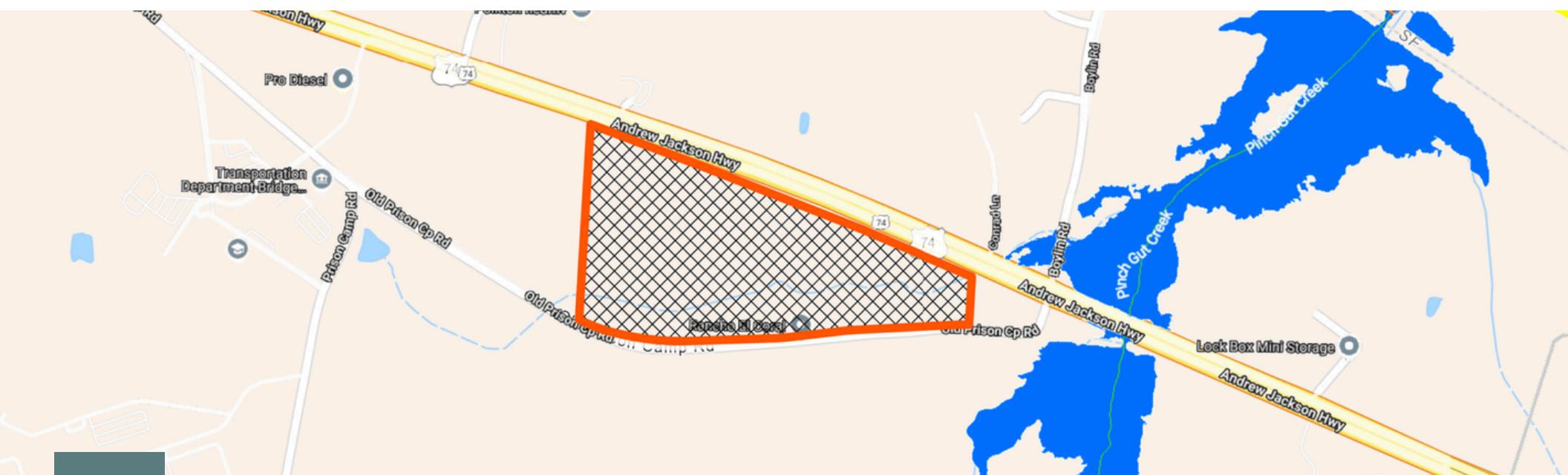
FLOOD ZONE MAP

+/- 50.97 ACRES - PIN 645500034982 - ANSON



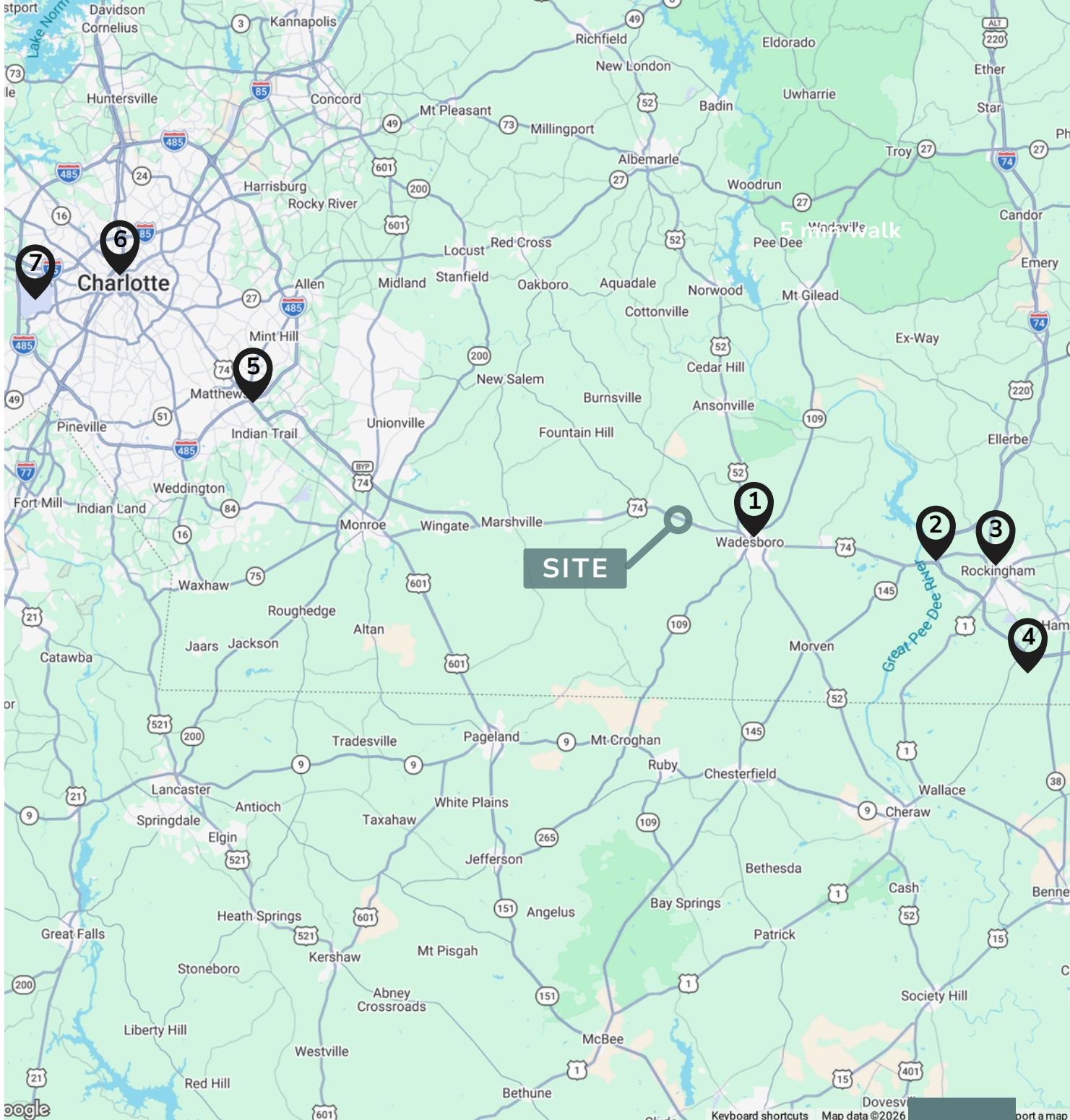
DEMOGRAPHIC SUMMARY

2024 SUMMARY	1 Mile	3 Mile	5 Mile
Population	1,660	3,053	5,446
Households	40	608	1,580
Avg. Household Size	2.30	2.40	2.30
Owner Occupied Housing Units	29	411	1,040
Renter Occupied Housing Units	11	197	540
Median Age	42.90	42.70	43.10
Median Household Income	\$48,749	\$50,417	\$38,287
Avg. Household Income	\$58,167	\$61,038	\$54,706
Median Home Value	\$199,999	\$165,028	\$141,571



LOCATION OVERVIEW

- 1** 5+ miles
Wadesboro, NC
- 2** 18+ miles
exit 306 to I-73/I-74
- 3** 24+ miles
Rockingham, NC
- 4** 30+ miles
Energy Way Industrial Park,
the future site of Amazon
Web Services' (AWS) \$1
data center campus
- 5** 35+ miles
I-485 (Charlotte Outerbelt)
- 6** 48+ miles
Charlotte, NC
- 7** 63+ miles
Charlotte Douglas
International Airport



TEAM OVERVIEW

With deep knowledge of the Sandhills region of North Carolina and a strong track record in real estate transactions, we provide insights and guidance to help clients navigate the market successfully.



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BROKERAGE COMPANY

At Carolina Summit Group, we specialize in delivering exceptional results in commercial real estate. With decades of experience, we offer comprehensive solutions in commercial and residential services, development, leasing, land acquisition, and investment management.

Our Services Include:

- Commercial Brokerage & Leasing
- Commercial Real Estate Development
- Residential Real Estate
- Land & Timber Brokerage and Investment Advisory

Why Work With Us?

With over six decades of combined expertise, CSG has earned a reputation for excellence, delivering exceptional results in commercial and residential services, real estate development, leasing, industrial spaces, land acquisition, and investment management across Moore, Hoke, Cumberland, Lee, Harnett counties, and beyond.

We are committed to your success. Whether you're buying, selling, or repositioning an asset, Carolina Summit Group delivers the insight, resources, and dedication to guide you every step of the way.

Call us today!

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