



COMMERCIAL BUILDING FOR SALE

PROPERTY OVERVIEW

PRICE | \$595,000

PARCEL ID | 20060260

ACREAGE | +/- 5.04 DEEDED ACRES

SQUARE FEET | +/- 20,000 SF

PLAT | BOOK 21, PAGE 277

ZONING | MIXED USE & R-2

Commercial building for sale in Vass, NC, located just off US-1 Business at the corner of James Street and Seaboard Street. The property consists of approx. 5.04 deeded acres and features a +/- 20,000 SF industrial building originally constructed in 1901 as a textile mill. The CSX rail line runs along the rear of the property, offering potential rail-served industrial advantages. Conveniently located within 15 minutes of Southern Pines and Pinehurst, 25 minutes from Fort Bragg, and approximately 60 minutes from the Toyota Battery Manufacturing facility and Raleigh. A confined area behind the main warehouse sustained fire damage in 2021.

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PROPERTY HISTORY

The Vass Cotton Mill, located in the town of Vass, North Carolina, has a rich history dating back to the late 19th century. The mill was founded in 1899 by the Cameron and McIntyre families, who were prominent businessmen in the region.

The mill began as a small operation but quickly grew to become a major employer in the area.

Throughout its history, the Vass Cotton Mill played an important role in the local community. It provided jobs and economic opportunities for residents of Vass and the surrounding area and helped to shape the town's identity.

However, like many textile mills in the United States, the Vass Cotton Mill began to decline in the latter half of the 20th century. The rise of foreign competition and the decline of the American textile industry led to a gradual decrease in production and employment at the mill.

In 2008 Carolina Crate & Pallet purchased the property and put it back into productive use until Carolina Crate & Pallet was sold in 2021. In recent years, there has been renewed interest in the history and potential of the Vass Cotton Mill. Efforts are underway to restore the historic buildings and transform the site into a mixed-use development that will include residential and commercial spaces.

Today, the Vass Cotton Mill stands as a testament to the rich history of North Carolina's textile industry and the enduring spirit of the people who built and sustained it.

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PHOTOS



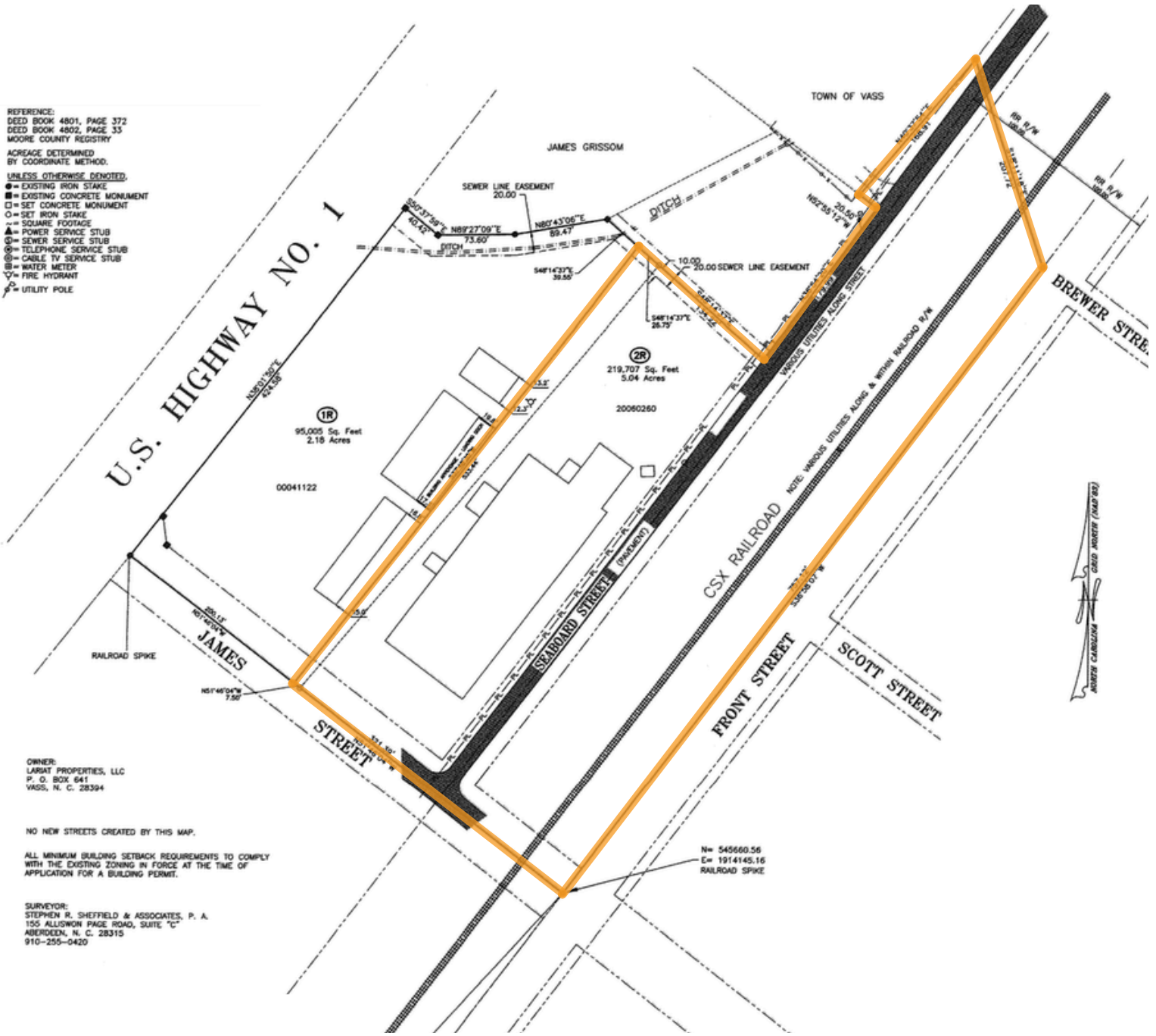
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PLAT

NOTE: Plat is for illustrative purposes only.
Actual dimensions & details may vary.

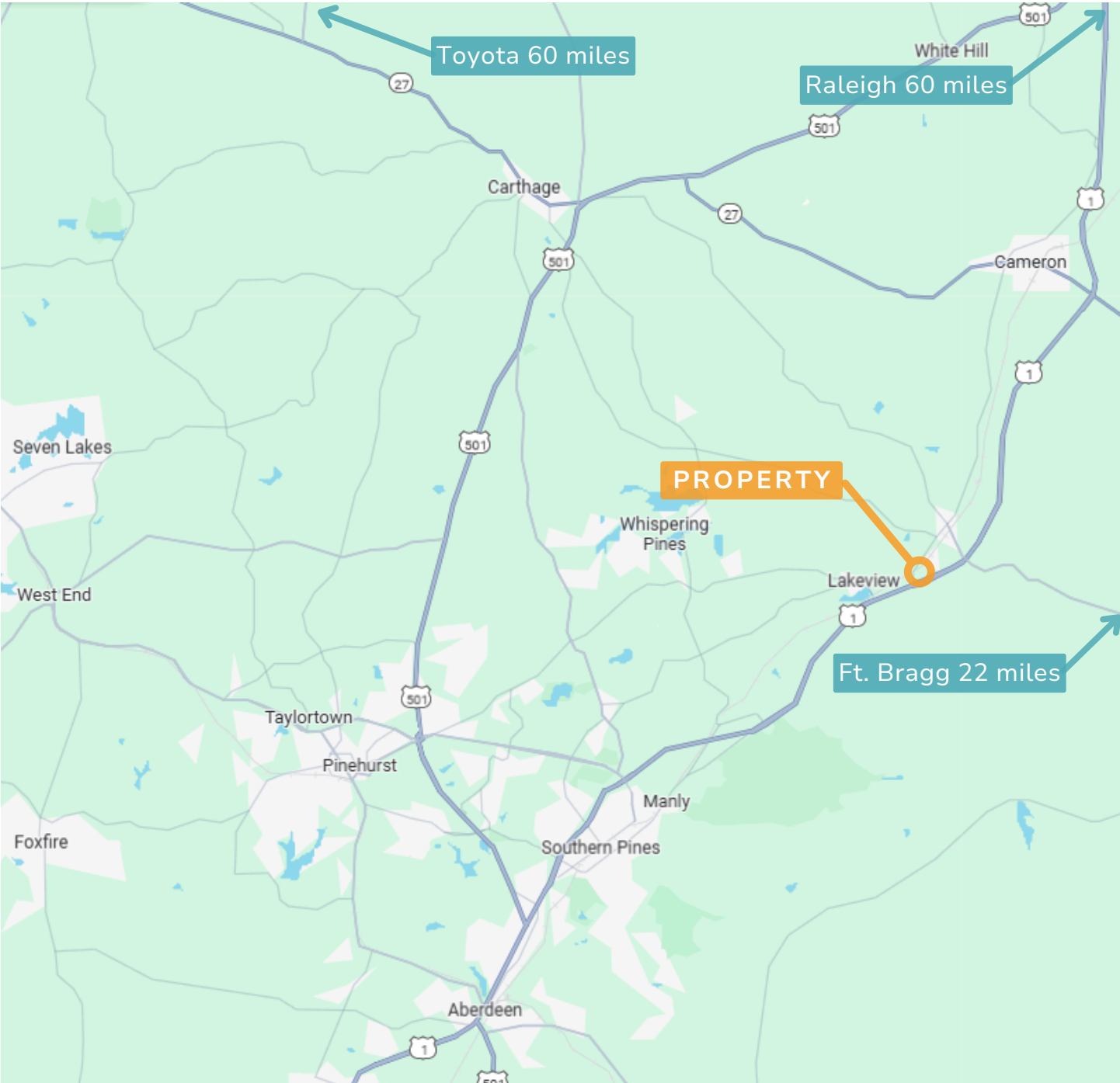


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LOCATION MAP



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