



PROPERTY OVERVIEW

- 1.56 Acres
- Zoned LI (Light Industrial)
- PIN#: 9682-32-7853-00
- Water, power and sewer onsite
- Zoning allows for a variety of industrial, flex, and retail uses
- Site can accommodate two freestanding buildings
- Lease rate: \$2000/month
- Sale price: \$375,000

PERMITTED USES



PROPERTY DESCRIPTION

Excellent Industrial Outdoor Storage (IOS) opportunity in the growing Broadway/Sanford market. This 1.56-acre Light Industrial (LI) site features water, sewer, and power onsite, making it ideal for contractors, truck and trailer parking, equipment storage, fleet operations, and other industrial service users. Conveniently located just 10 minutes from Downtown Sanford, US Highway 421, and NC Highway 42, the property offers flexible zoning and strong development potential in one of the region’s expanding industrial corridors.

DEMOGRAPHICS

	1 MILE	3 MILES	5 MILES
Total Population	1,550	5,381	12,746
Daytime Population	1,306	4,207	14,714
Median HH Income	\$58,769	\$64,727	\$61,334
Median Age	44.0	40.7	41.5
Median Home Value	\$274,844	\$262,697	\$276,250

Source: ESRI 2024

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CONCEPT PLAN 1



CONCEPT PLAN 2



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CONCEPT PLAN 1 RENDERING



CONCEPT PLAN 2 RENDERING



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0 N MAIN STREET
BROADWAY, NC 27505

INDUSTRIAL / COMMERCIAL
LAND FOR SALE OR LEASE



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COMMERCIAL REAL ESTATE SERVICES

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**INDUSTRIAL / COMMERICAL
 LAND FOR SALE OR LEASE**



685 North Carolina could get a new interstate as part of a newly-passed federal infrastructure bill. I-685 could potentially have a big impact for the Carolina Core region, including Lee and Harnett counties. The planned road would start in the Triad and end in Dunn at I-95, minutes from Fayetteville. **U.S. Highway 421 would become designated as I-685** in the future, however, there are still a few crucial steps needed in order for the change to become a reality.

astellas Pfizer
CATERPILLAR BHARAT FORGE KALYANI

VINFAST **FedEx**

SITE

DISTANCES	
DOWNTOWN SANFORD	7.8 MILES
RALEIGH EXECUTIVE JETPORT	13.5 MILES
TRIANGLE INNOVATION POINT	14.7 MILES
NC 540	24.1 MILES
RDU INTERNATIONAL AIRPORT	41.8 MILES

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