

Located off of **HWY 24-27**
TROY, NC

FOR SALE
±60 ACRES
LIGHT INDUSTRIAL



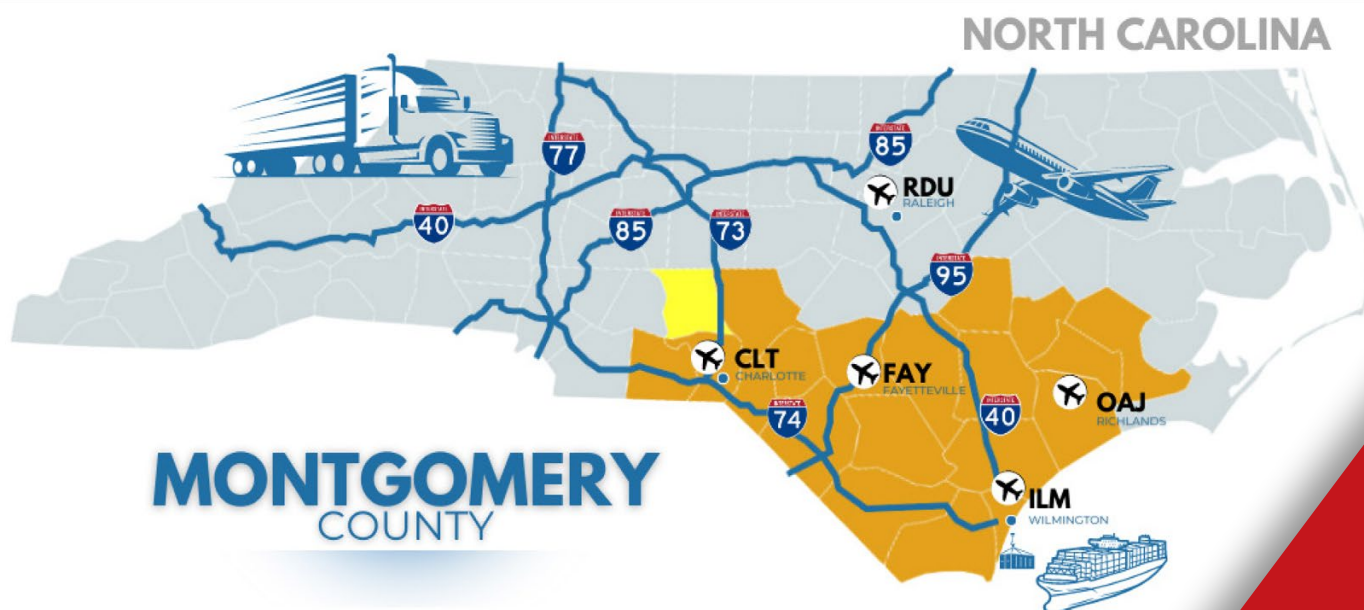
NAI Piedmont Triad

Commercial Real Estate Services, World Wide

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Uwharrie Business Park FEATURES

- Direct access to NC 24/27 Bypass
- Large parcels suitable for healthcare-related development
- Light industrial zones for warehouse and distribution companies
- Flex space for new and expanding businesses
- Outparcels and lots designed for complementary hospitality concepts, such as a hotel and restaurant
- Flexible master plan that offers creative design freedom

UWHARRIE BUSINESS PARK

TOWN OF TROY

Designated a North Carolina Main Street Community, the Town of Troy offers a quaint downtown and a jumping-off point for a region that attracts 1.3 million visitors annually. In addition to seven parks, an 18-hole golf course, and a dozen miles of outdoor trails, Troy provides access to Uwharrie National Forest. Visitors to the 51,000-acre national forest can enjoy hiking, cycling, horseback riding, swimming, boating, fishing, camping, and hunting.

The construction of NC Highway 24/27 Bypass, a four-lane median-divided limited access highway, has improved traffic patterns in the region and opened new opportunities for economic development through private investment. Current demographic studies show the demand for new commercial and residential development, particularly in the following categories:



HOSPITALITY

Hotels & full-service restaurants



HEALTHCARE

Medical office buildings & fitness centers



RETAIL

Convenience stores, gas stations, & fast food restaurants



RESIDENTIAL

Multi-family housing

The Town of Troy has purchased almost 100 acres at the intersection of Business 24/27 and the new Bypass. This area, named the Uwharrie Business Park, will be guided by a flexible master plan that promotes the values of Troy's communities while encouraging creativity in the architecture and landscaping of individual sites. Investors will be able to work directly with Town leaders to present development plans that will benefit all parties.

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Montgomery County, North Carolina

Strategic. Connected. Workforce Ready.

Geographic Center of North Carolina

- Access to the growing **Highway 24/27** corridor and **Interstate 73/74**. Less than **1- 1.5 hours** to major metros **Charlotte, Raleigh, Fayetteville, and Greensboro**
- **Rail** access to the shortline **Aberdeen Carolina & Western Railway**
 - Dual connections to **Norfolk Southern** and **CSX**
- **Electric and Natural Gas** from **Duke Energy, Randolph EMC, Pee Dee Electric, and Piedmont Natural Gas**
- **Municipal Water & Sewer** with available capacity
- **Fiber & Broadband** in commercial/industrial zones

Education & Training

Montgomery Community College
North Carolina's community colleges are a direct pipeline to a skilled workforce. With customized programs built around employer needs, hands-on training, and apprenticeship opportunities, they deliver job-ready talent at every level. This flexible system helps businesses grow quickly, adapt to new technologies, and remain competitive — making workforce challenges a problem of the past.



Access to state-of-the-art CTE training facility, located on the Community College and Central High School campuses



Workforce

- Labor shed of **460,000+** workers
- Deep experience in advanced manufacturing and skilled trades
- Labor shed pull from surrounding counties
 - Randolph, Richmond, Moore, Chatham, Stanly, Guilford, Forsyth

Quality of Life

- **Uwharrie National Forest** - hiking, biking, kayaking, hunting, camping, horseback riding, etc.
- Home to **Lake Tillery** and **Badin Lake** for boating, fishing, and water sports
- Safe, welcoming, vibrant small towns
- Conveniently located adjacent to Pinehurst Golfing opportunities
- Affordable cost of living in family-friendly communities

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