

LAND PORTFOLIO FOR SALE | 13.916 ACRES TOTAL

SILER CITY, NC

COMMERCIAL OPPORTUNITY



NAITRI PROPERTIES

PROPERTY OVERVIEW

Rare opportunity to acquire approximately 13.916 acres of strategically located land positioned along three of Siler City's primary transportation corridors: Old US Highway 421 S, US Highway 64 W, and N Second Avenue. The portfolio consists of three separate parcels that may be acquired individually or as a package, offering investors, developers, owner-users, and commercial builders exceptional flexibility for future development.

ADDRESS	Parcels A & B: Old US-421 & N Second Street, Siler City, NC Parcel C: US-64 & Graham Moore Road, Siler City, NC
PARCEL NUMBERS	Parcel A: 0016455 Parcel B: 0014975 Parcel C: 0069892
ACRES	Parcel A: 5.669 Parcel B: 2.617 Parcel C: 5.630 TOTAL ACREAGE: 13.916 acres
ZONING	Commercial & Residential
PRICE	\$55,500/AC
FEATURES	• Offered individually or as a portfolio • Highway-oriented commercial locations with strong visibility • Strategic position within growing Chatham County • Ideal for retail, service commercial, flex, industrial support, hospitality, automotive, or mixed-use concepts (subject to zoning and approvals)

CONTACT

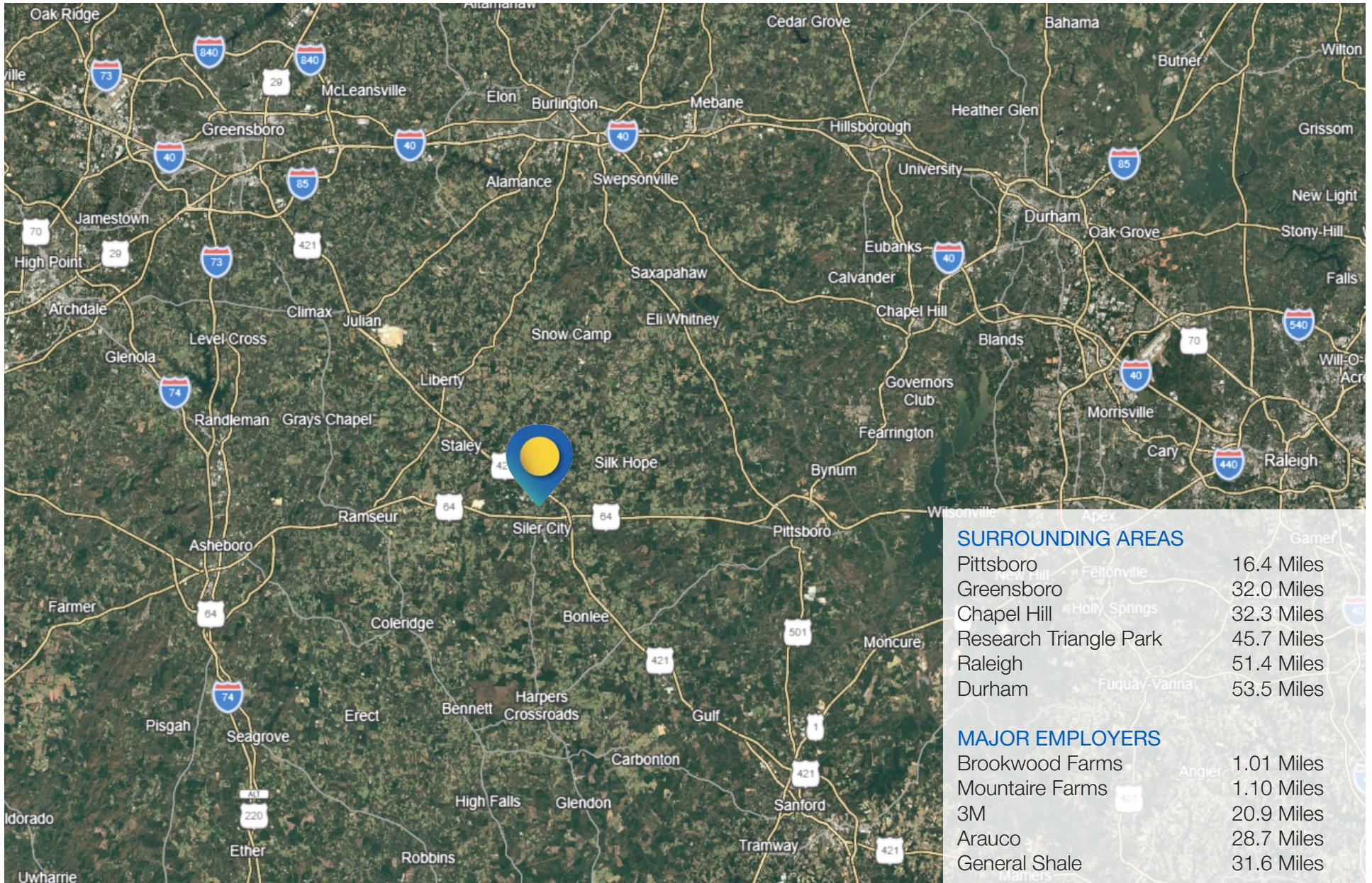
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PAXTON MASSARELLI | 919.271.8040 | pmassarelli@triprop.com

NAITRI PROPERTIES



REGIONAL MAP



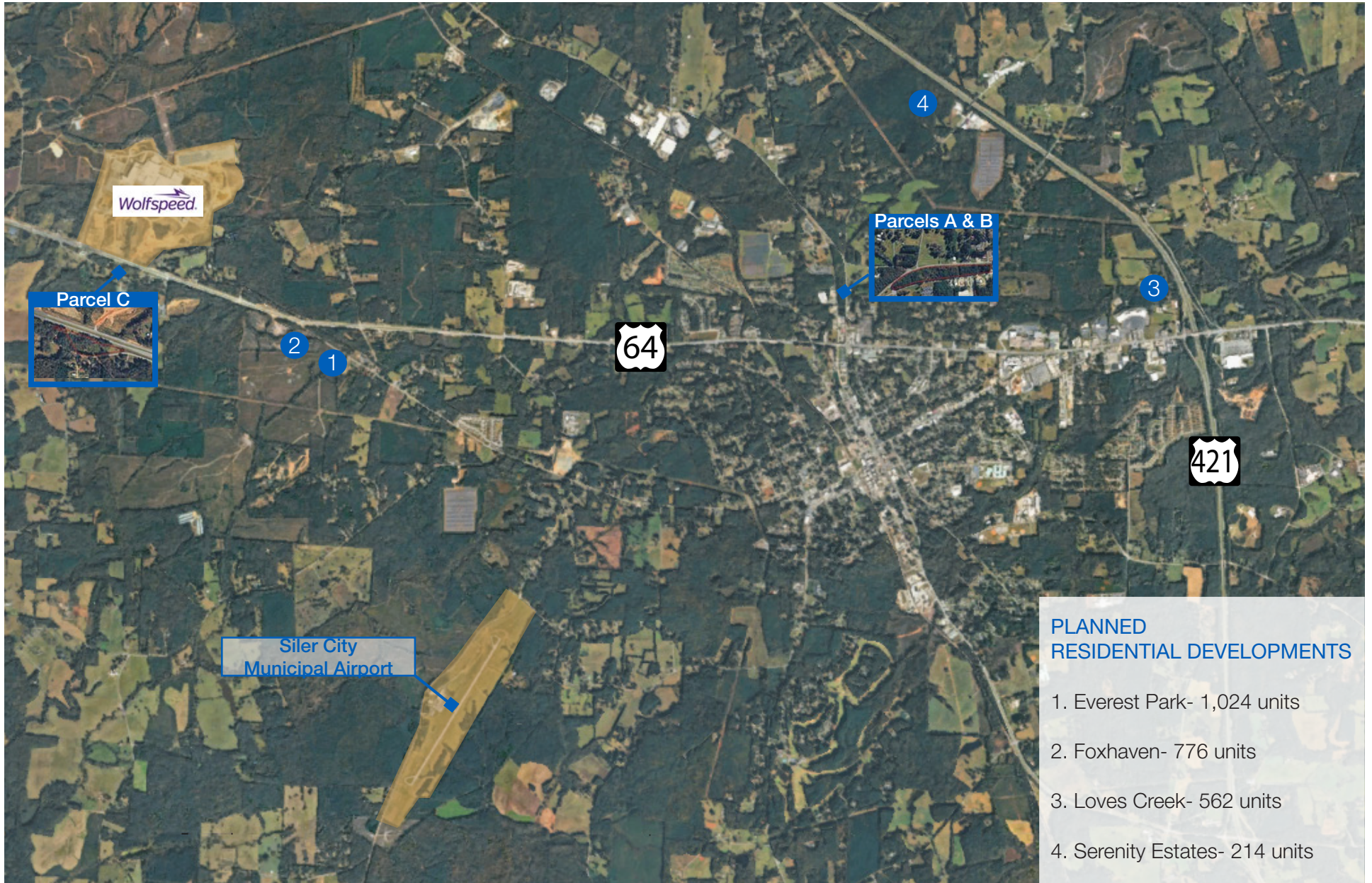
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NAITRI PROPERTIES

SILER CITY GROWTH DRIVERS



PLANNED RESIDENTIAL DEVELOPMENTS

1. Everest Park- 1,024 units
2. Foxhaven- 776 units
3. Loves Creek- 562 units
4. Serenity Estates- 214 units

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AERIAL PARCELS A AND B



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NAI Tri Properties does not independently verify nor warrant the accuracy of the information.

PARCEL C- AERIAL



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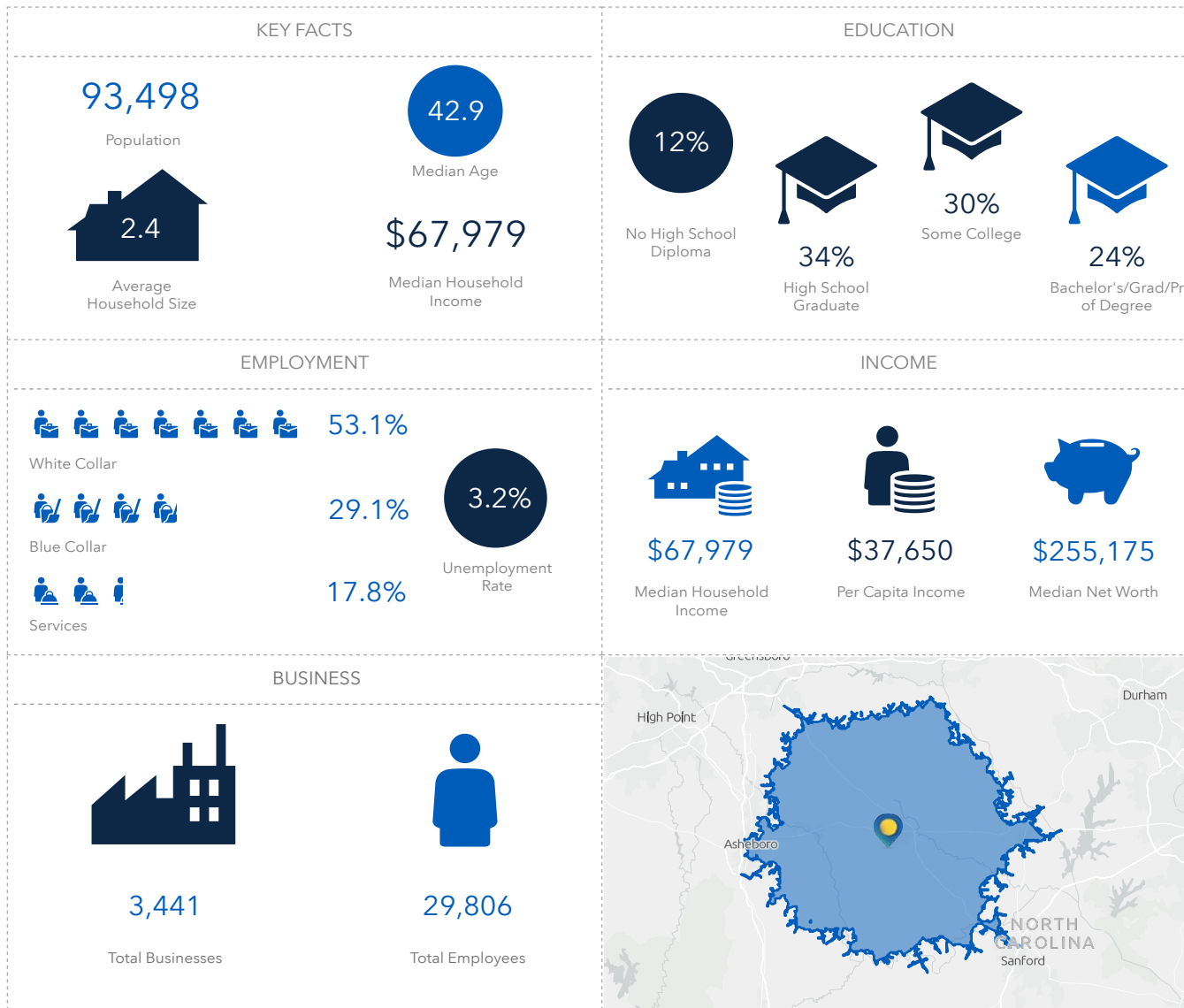
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DEMOGRAPHICS

KEY COMMUTING RADIUS



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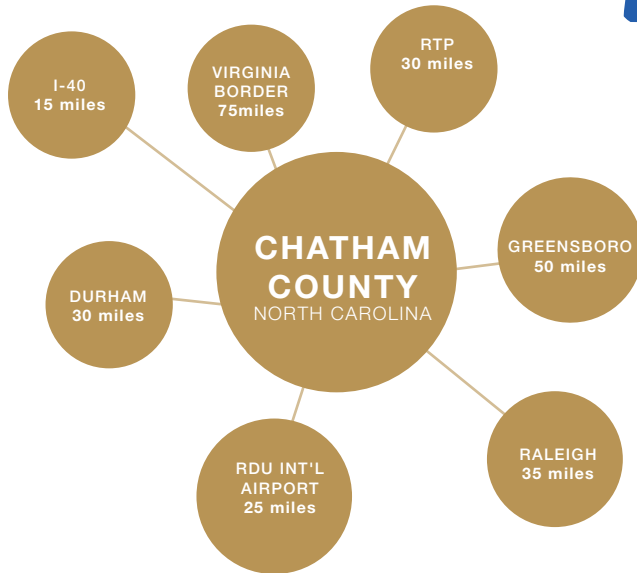
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NAI TRI PROPERTIES

CHATHAM COUNTY

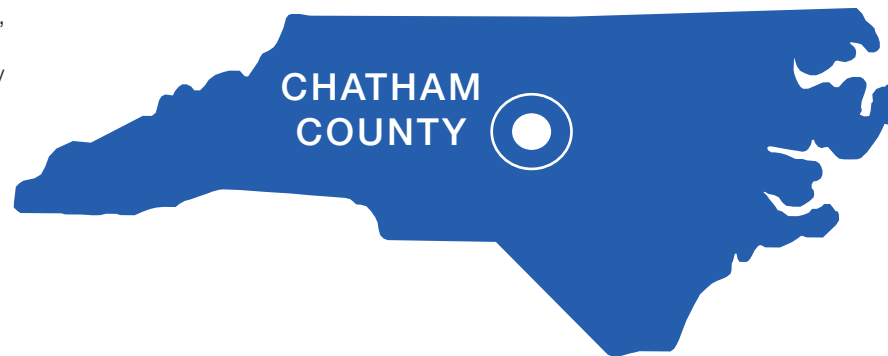
NORTH CAROLINA

Located in the heart of the Research Triangle region, Chatham County has emerged as one of the fastest-growing and most dynamic markets in North Carolina. Positioned between Raleigh, Durham, Chapel Hill, and Greensboro, the county offers exceptional access to major population centers, universities, transportation corridors, and a highly educated workforce. Its strategic location along US HWY 64 and proximity to I-540, I-40, and Raleigh-Durham International Airport provide outstanding regional connectivity. Chatham County is experiencing unprecedented economic growth driven by billions of dollars in corporate investment and transformative advanced manufacturing projects. Major employers and industries include advanced manufacturing, life sciences, agriculture, healthcare, and technology. In addition to its economic momentum, Chatham County offers an exceptional quality of life characterized by scenic landscapes, abundant outdoor recreation, and growing communities such as Pittsboro, Siler City, Moncure, and Chatham Park.



DEMOGRAPHICS

- Population growth: **11.6% growth from 2020 - 2025**
- Educational attainment: **90.9% high school graduate or higher degree**
- Median household income: **\$94,317**
- Average household size: **2.41**
- Median Age: **47.6**
- Unemployment rate: **3.0%**



11.6%

Population Growth
from 2020 to 2025

1.4 million

60 mile labor force

MAJOR EMPLOYERS

- Mountaire Farms of NC
- VinFast
- Chatham County Schools
- Galloway Ridge
- Flakeboard America Limited
- Piedmont Health Services
- Fitch Creations
- Chatham Hospital (UNC Health)
- Chatham County Government
- Wolfspeed
- Central Carolina Community College
- Carolina Meadows
- FedEx Ground
- CTI Systems

5th

Fastest Growing
County in the Greater
Triangle Region

Source: U.S. Census Data and Franklin County Economic Development

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