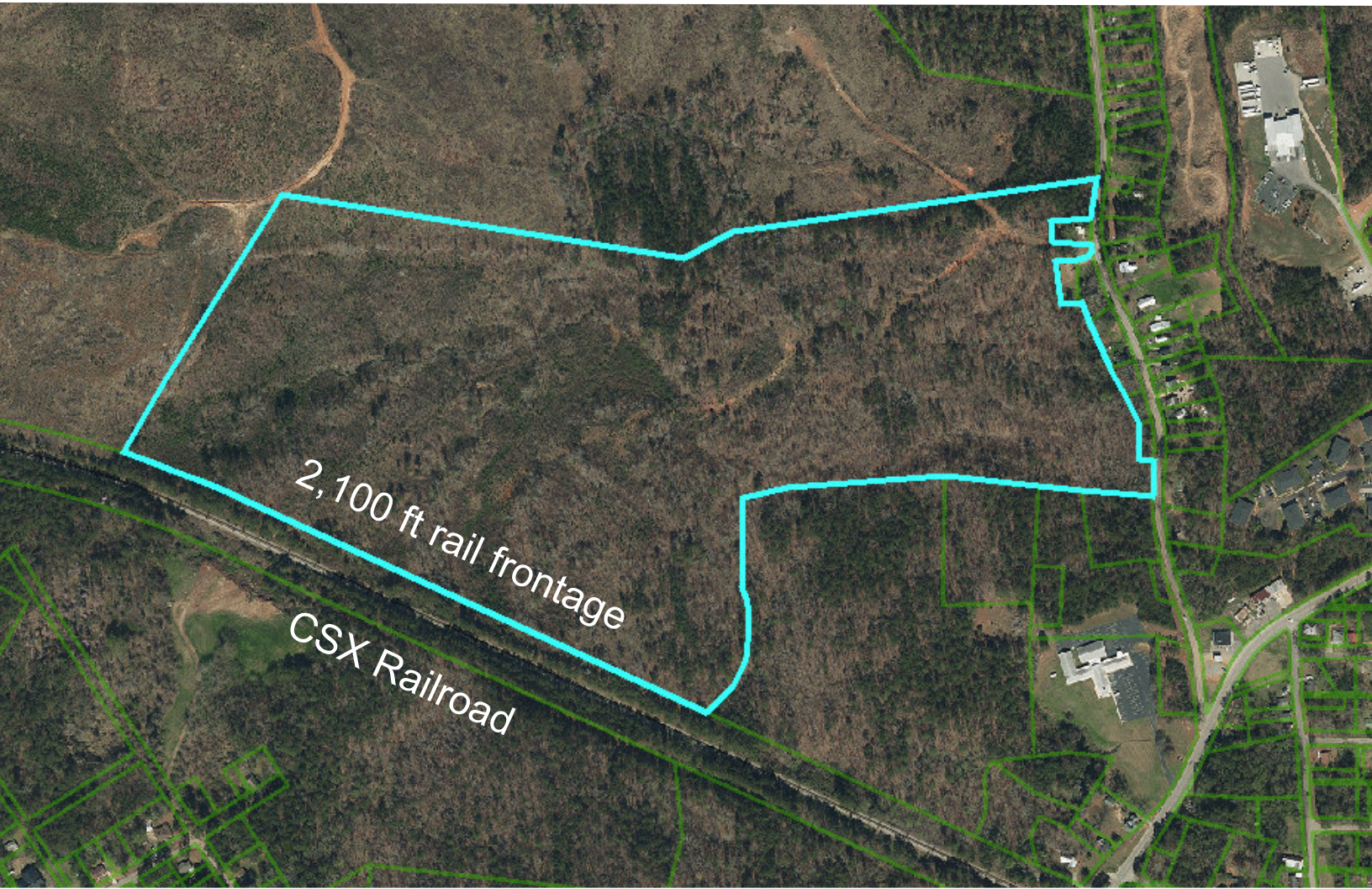


# 83 +/- Acres For Sale in Wadesboro, NC

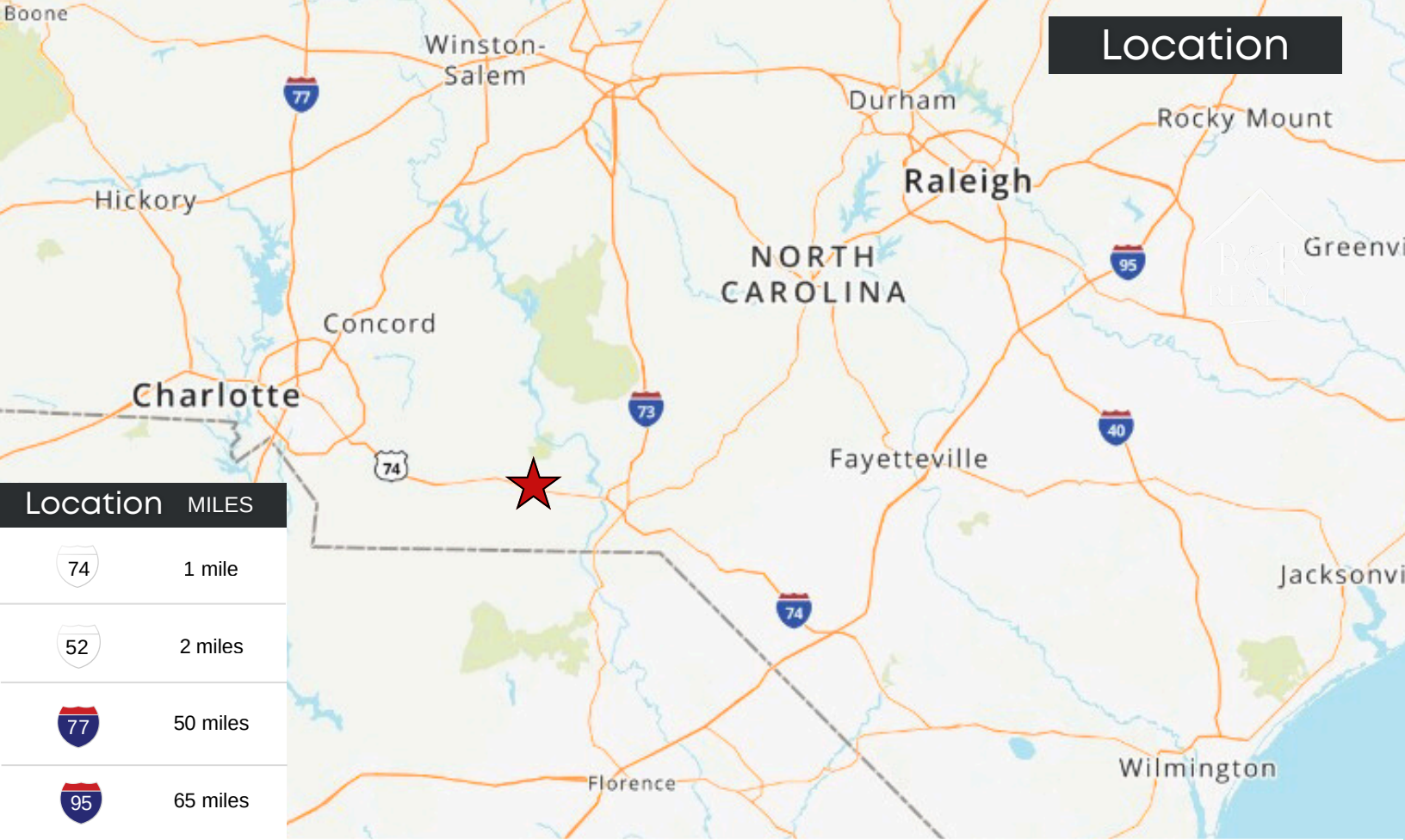


Prime 83± acre industrial site within the Wadesboro city limits featuring HI and R-20 zoning, located just 1 mile from US-74. Wadesboro, NC offers a strategic Central Piedmont location along the US-74 industrial corridor with quick access to Charlotte. This corridor serves as the primary east–west route connecting Charlotte to Wilmington and the Port of Wilmington. The property includes 2,100± ft of CSX rail frontage with potential for a rail spur and is only 0.5 miles from the WSS CSX interchange. Water and sewer provided by the Town of Wadesboro are available along Airport Road, and 3-phase power by Duke Energy is also accessible along Airport Road, creating an excellent opportunity for industrial, logistics, or rail-served development.



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## Airport Rd, Wadesboro, NC

- Wadesboro City Limits
- Anson County
- 83 +/- acres
- Zoning HI and R-20
- 1 mile to Hwy 74
- 3 phase power available at Airport Rd by Duke Energy
- Water and sewer available along Airport Rd
- 2,100 +/- rail frontage; CSX Transportation
- Potential for CSX rail spur, subject to CSX engineering
- WSS CSX interchange in Wadesboro .5 mi away
- 25 miles east of Amazon Web Services' new \$10 billion AI and cloud-infrastructure campus

