

LAND FOR SALE

COLON ROAD & NC 421 HWY

Colon Road & Highway 421, Sanford, NC 27330



Midtown Village
Sanford, North Carolina

Tony M. Tate
Landscape Architecture



SALE PRICE: Contact Agent

TRACT SIZE: 399.5 Acres

PARCELS: Over 15 Ranging From Under 1 Acre
To Over 100 Acres

PROPERTY OVERVIEW

Approximately 400 acres for sale in Lee County bookending the Hwy 421 and Hwy 1 intersection a Sanford, NC

The tracts consist of parcels that may be developable for highway commercial, multifamily, residential, general commercial and industrial uses.

PROPERTY FEATURES

- Mostly Undeveloped Land
- Abundance of Highway Frontage

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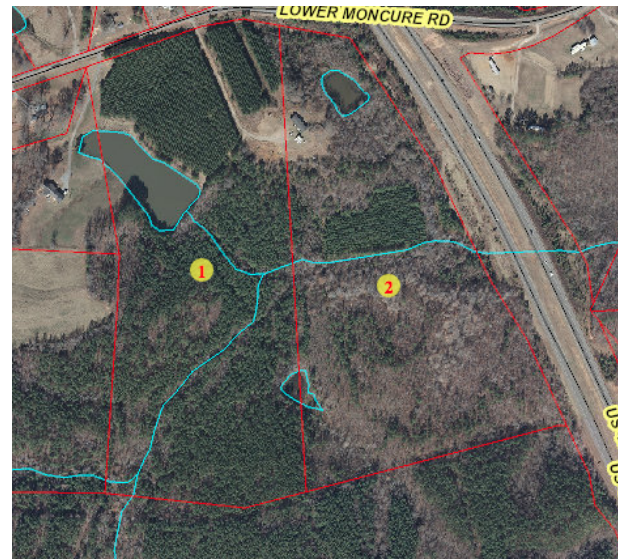
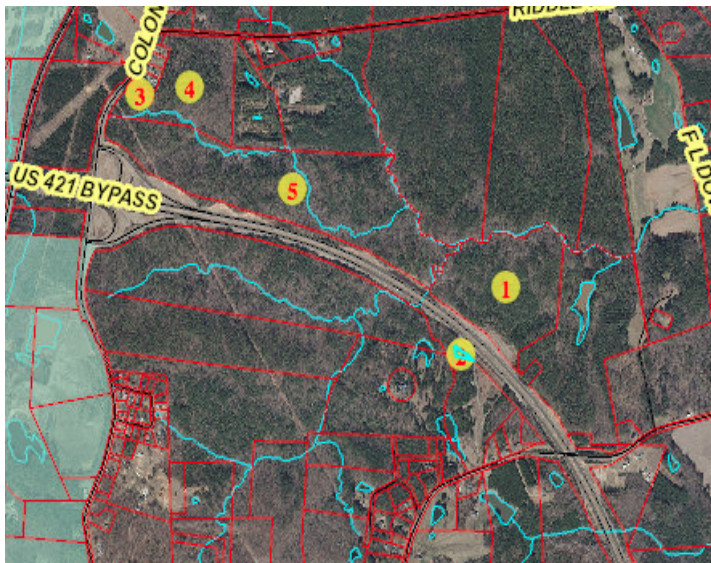
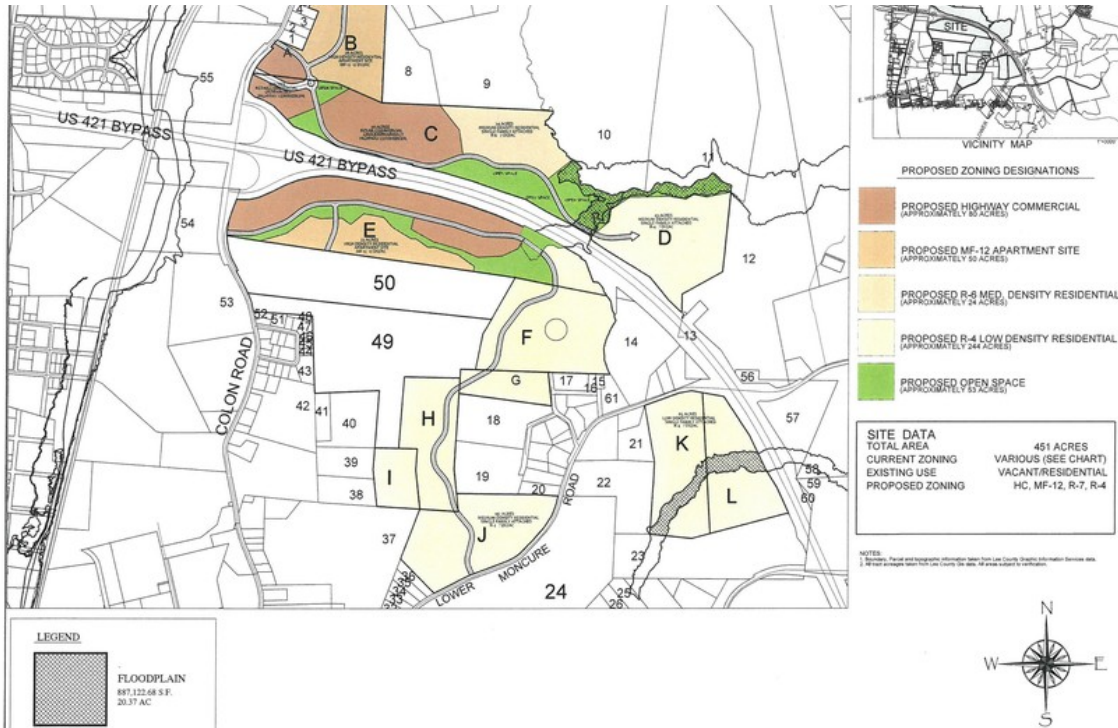
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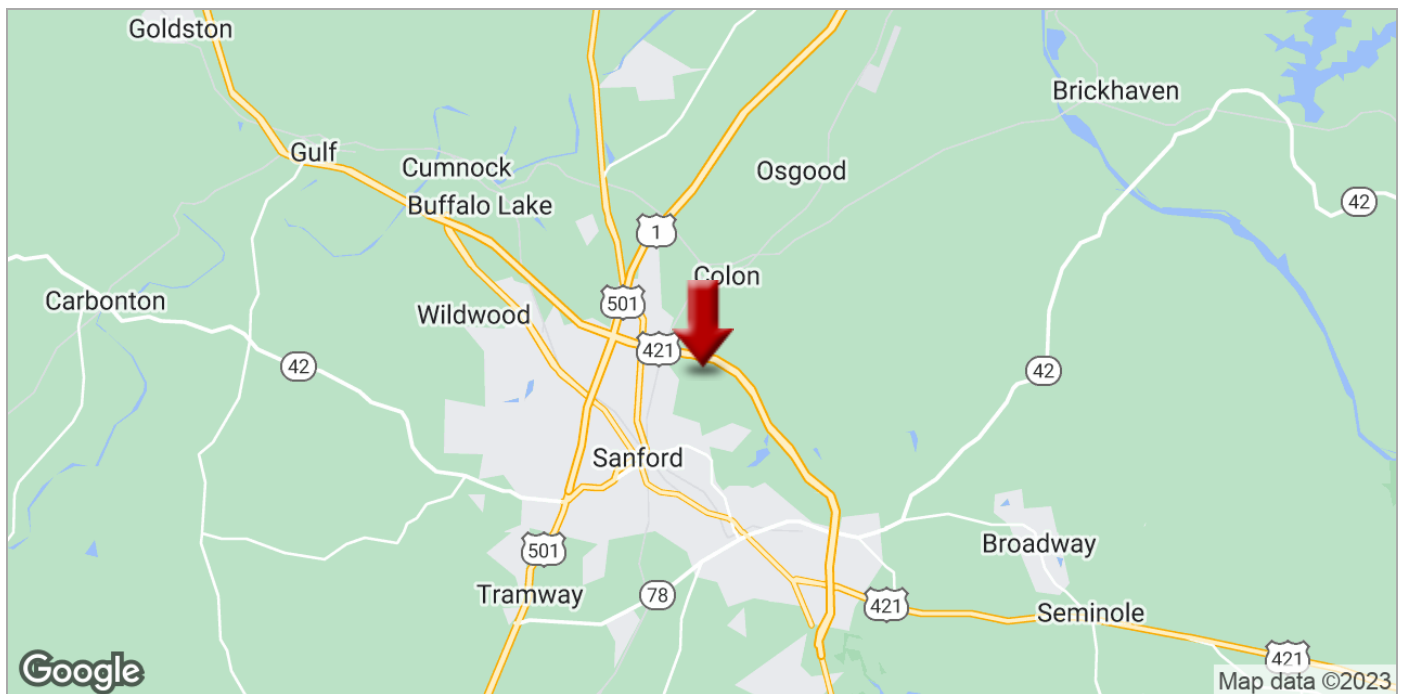
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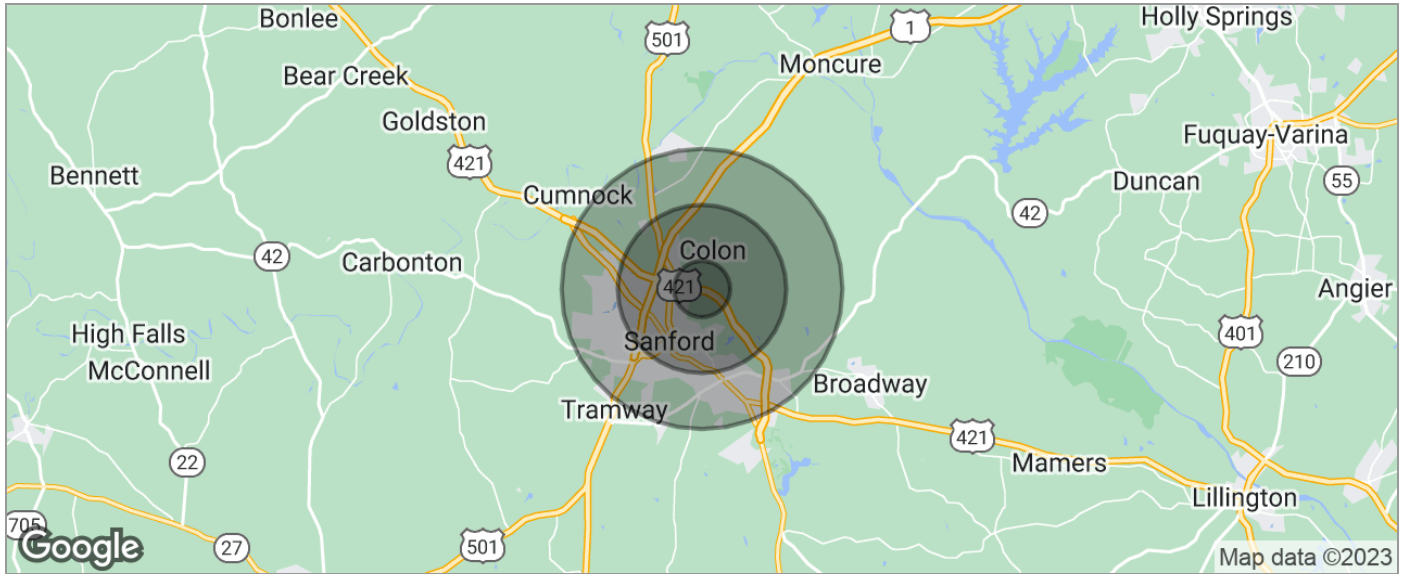
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POPULATION	1 MILE	3 MILES	5 MILES
TOTAL POPULATION	1,986	16,550	33,864
MEDIAN AGE	33.6	34.3	34.6
MEDIAN AGE (MALE)	30.1	31.3	32.9
MEDIAN AGE (FEMALE)	35.9	37.6	36.8
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
TOTAL HOUSEHOLDS	742	6,078	12,565
# OF PERSONS PER HH	2.7	2.7	2.7
AVERAGE HH INCOME	\$44,774	\$49,771	\$52,610
AVERAGE HOUSE VALUE	\$166,455	\$182,683	\$165,396
RACE	1 MILE	3 MILES	5 MILES
% WHITE	55.1%	53.6%	55.9%
% BLACK	21.1%	26.8%	25.6%
% ASIAN	0.4%	0.9%	1.4%
% HAWAIIAN	0.0%	0.0%	0.0%
% INDIAN	1.4%	1.1%	0.7%
% OTHER	21.5%	16.3%	15.2%
ETHNICITY	1 MILE	3 MILES	5 MILES
% HISPANIC	31.4%	24.0%	22.1%

* Demographic data derived from 2020 ACS - US Census

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