LAND FOR SALE

4.59 AC INDUSTRIAL LAND

1628 Faucette Rd | Burlington, NC 27215



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PROPERTY DESCRIPTION

4.59 acres (to be surveyed) of MI zoned industrial land in Burlington, NC, off of the I-40 corridor between the Triad and the Triangle, approximately 19 miles to Greensboro and 31 miles to Durham, with the interstate less than a mile north. Medium Industrial zoning permits warehouse, distribution, manufacturing, wholesale and contractor yard uses by right, so there is no rezoning to run. A 187,500 SF warehouse delivered in 2025 and a 292,514 SF plant operate within three quarters of a mile.

OFFERING SUMMARY

Sale Price:	$800,000
Lot Size:	4.59 Acres (to be surveyed)

PROPERTY HIGHLIGHTS

- 4.59 AC industrial land; deeded acreage (Alamance County); to be surveyed
- Zoned MI (Medium Industrial), City of Burlington ETJ, effective 11/1/2019; Alamance Parcel ID 120370
- Warehouse, distribution, manufacturing, wholesale and contractor yard uses permitted by right in MI
- On the I-40 corridor between the Triad and the Triangle; 19 mi Greensboro, 31 mi Durham, 39 mi RDU
- I-40 approximately 0.8 mi north; Exit 145 and Exit 143 each about 1.1 mi
- 2,344 SF house on site, built 1960; interim use or teardown
- American Honda holds 77.8 AC on Tucker Street; 292,514 SF processing plant at 1737 Whites Kennel Road
- Burlington-Alamance Regional Airport approximately 1.5 mi west

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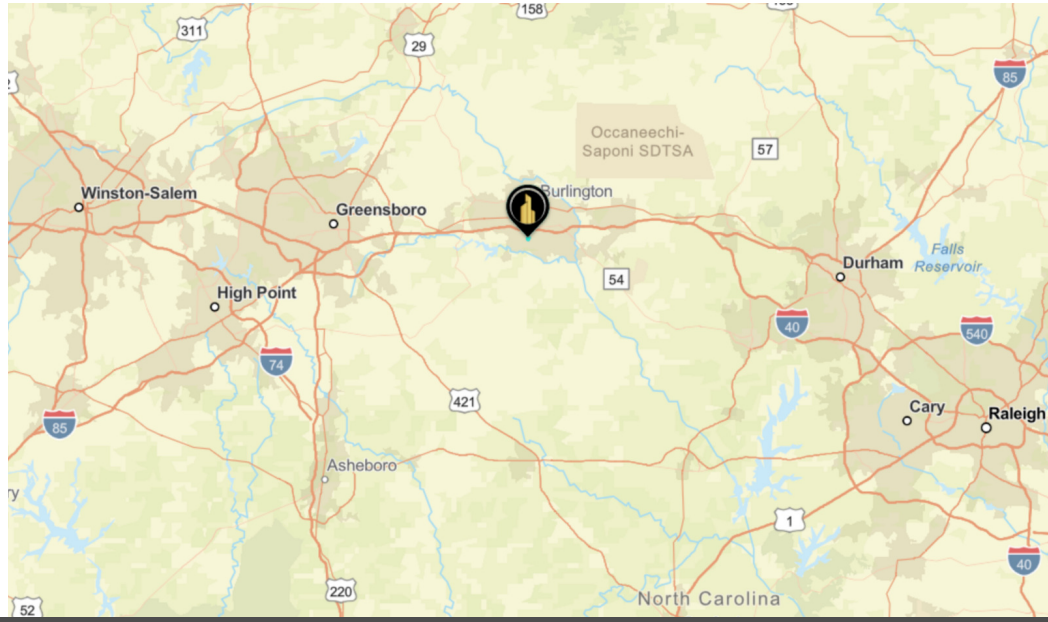
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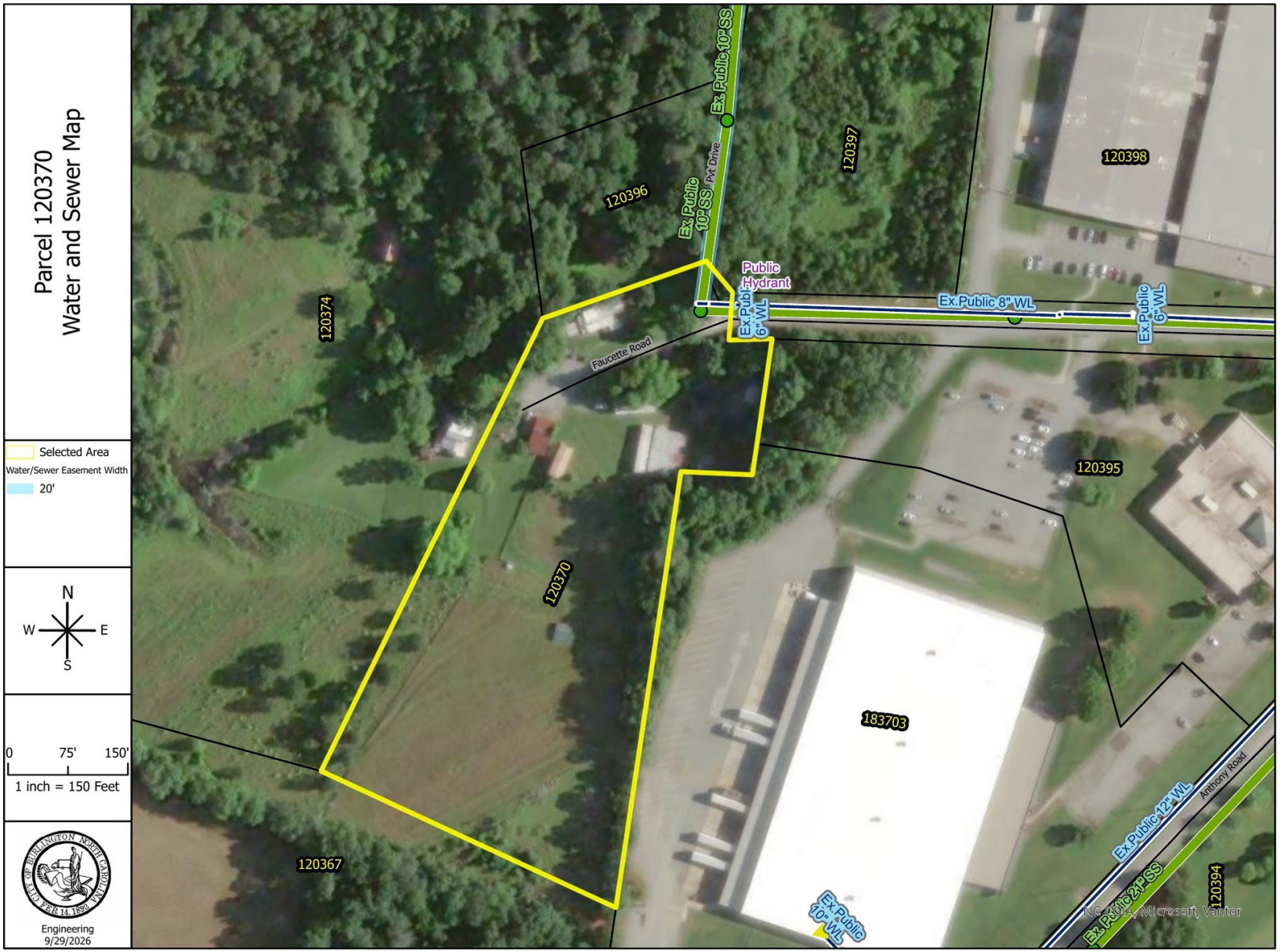
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1628 FAUCETTE ROAD 4.59 AC INDUSTRIAL LAND

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This map was compiled from the GIS resources of the Burlington Regional GIS Partnership for public planning and agency support purposes. These resources include public information sources of different scale, time, origin, definition and accuracy, which aspects produce inconsistencies among features represented together on this map. Neither the City of Burlington nor the Partnership shall be held liable for any errors in this map or supporting data. Primary public information sources from which this map was compiled, in conjunction with field surveys where required, must be consulted for the verification of the information contained within this map.

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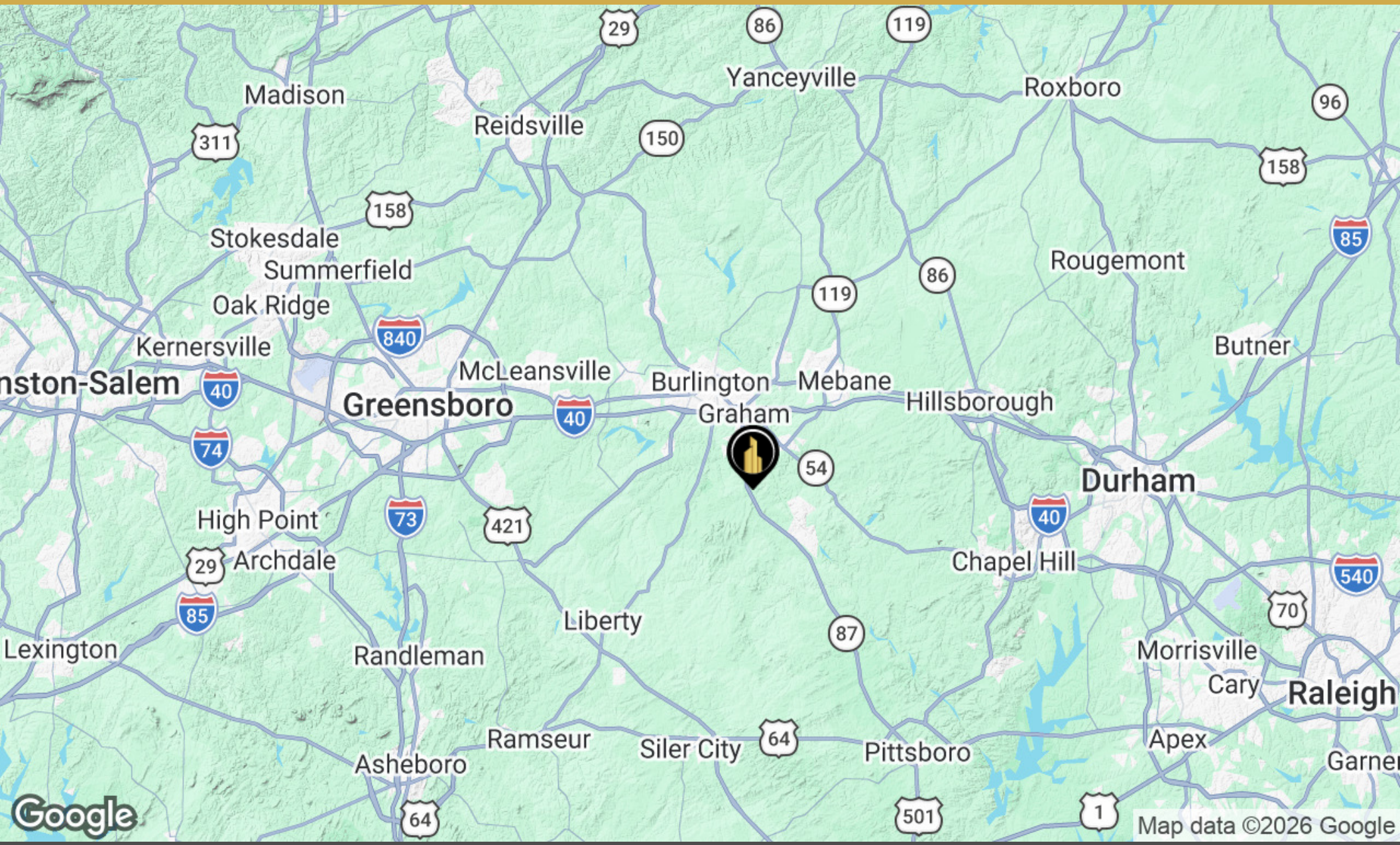
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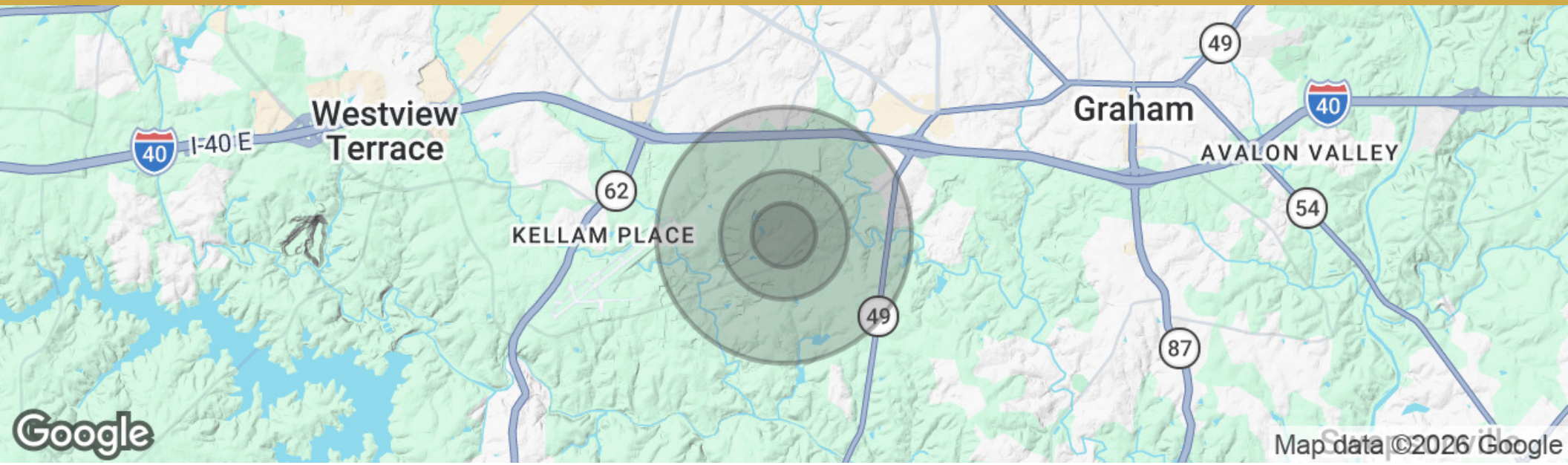
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POPULATION	0.25 MILES	0.5 MILES	1 MILE
Total Population	87	352	1,612
Average Age	35.2	35.4	36.4
Average Age (Male)	35.6	34.9	30.6
Average Age (Female)	34.8	35.0	36.8

HOUSEHOLDS & INCOME	0.25 MILES	0.5 MILES	1 MILE
Total Households	31	129	638
# of Persons per HH	2.8	2.7	2.5
Average HH Income	$71,513	$71,117	$74,398
Average House Value	$174,341	$168,557	$183,374

2023 American Community Survey (ACS)

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Legal questions should be discussed by the party with an attorney. Tax questions should be discussed by the party with a certified public accountant or tax attorney. Title questions should be discussed by the party with a title officer or attorney. Questions regarding the condition of the property and whether the property complies with applicable governmental requirements should be discussed by the party with appropriate engineers, architects, contractors, other consultants and governmental agencies. All properties and services are marketed by CityPlat Brokerage, LLC in compliance with all applicable fair housing and equal opportunity laws.

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