

property information

name	stanley commons property
location	5364 nc 211 west end, nc 27376
county	moore
square feet	290,500 +/- (280,000/8,000/2,500) - (existing building)
acres	parcel a: 5.6
price	\$1,500,000.00
zoning	heavy industrial
potential uses	mixed-use development, warehousing & distribution
utilities	water, power, electric, septic
pin	853417023249
lrk	20452

property rendering



please visit www.cliftcommercial.com or call

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property description

Stanley Commons is a landmark 290,500 sq. ft. concrete building in West End, NC, perfectly suited for a retail, residential, redevelopment or industrial uses. Formerly the Stanley Furniture Building, this structure is strategically situated on the intersection of Hwy 211 and NC 73, (North Carolina's east/west highway connector.) Located eight miles from the nationally renowned golf destination of Pinehurst, its contiguous neighbor is Seven Lakes – a small lake community that is exploding with growth.

Plans for several large subdivisions covering about 5,000 acres with a potential of 10,000 new residential homes are on the drawing board in the vicinity encompassing such unincorporated communities as Eagle Springs, Jackson Springs, Seven Lakes, West End and Foxfire. An exclusive private golf development including 260 high end home sites situated on 1000 acres has been approved for the northeast corner of Beulah Hill Church Road and the NC 73 intersection. An additional golf development at NC 73 and Hwy. 211 is also planned and will incorporate 1,100 home sites. This type of development specifically impacts and encourages a redevelopment project to the Stanley Commons property.

Moore County experienced explosive growth in population between 1990 and 2007. This growing population, national golf exposure, NCDOT goals for highway expansion, an economic landscape reflecting nearly \$7.5 million in investment in 2006 and a robust tourism industry strongly encourage this redevelopment opportunity.

Added to these indicators is the fact that North Carolina has the 10th largest international presence in the U.S., with firms hailing from more than 30 countries around the globe. These companies conduct business in a mixture of industries from motor vehicles to financial services to pharmaceuticals, and are involved in activities from research and development shipping to manufacturing. In 2004, direct foreign investment in our state was valued at \$23.9 billion. North Carolina's central location on the eastern seaboard and excellent transportation network make it an optimal point for access to markets and customers, keeping freight and delivery costs low. In fact, FedEx recognizes the infrastructure in place for distribution and is making North Carolina its new mid-Atlantic hub that is expected to open before the end of the decade.

Clift Commercial encourages you to contact us directly to discuss this unique redevelopment opportunity.

Potential Rail Service!

I-2 Heavy Industrial District

The I-2 Heavy Industrial District is established as a district in which the principal use of land is for warehousing and mixes of industrial uses which will not consume water in amounts beyond the capabilities of existing water resources in the county. It is also the intention of this district to allow uses that will not generate health and safety hazards to County residents. In promoting the general purposes of this Ordinance, the specific intent of this district is:

- To provide appropriate zoning districts for carrying out the basic long-term objectives of the comprehensive land use plan;
- To encourage the continued use of land for industrial purposes and discourage any other use that would substantially interfere with the continuance of permitted uses in this district.

strengths and opportunities



Strengths

- Located at the intersection of Hwy 211 and Hwy 73
- Access to a number of loading docks
- High traffic counts
- 1.5 miles from the Seven Lakes Development
- Only buildings of this size available in Moore County.
- Access to county water
- Sprinkler system (fire)
- Rail service available
- Retail demand along corridor
- Strategically located near major arteries
- Access to sewer possible
- Expansion of Hwy 211 to four lanes from building East to traffic circle

Potential Usage

- Excellent redevelopment opportunity
- Perfectly set up for a distribution center
- Retail opportunity
- Residential opportunity (condos)
- Artisan's Mall - Galleria