



2401 Rosser Road

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## property information

name	2401 Rosser Road
location	Sanford Lee County
acreage	5.34 acres +/-
zoning	light industrial with potential for rezoning
price	\$347,100. <sup>00</sup> / \$65,000. <sup>00</sup> per acre
potential uses	industrial, manufacturing
utilities	rough graded with Utilities in place
pin	9652-92-2444-00
lrk	
tax data	

## property description

This property is two blocks off the highly visible S. Horner Boulevard corridor in the Jonesboro section of Sanford and convenient to US Hwy 421, US 421 Bypass, and Hwy 87. Positioned in the middle of an industrial park with a built-in client base of 1,240 employees within a quarter mile and 2,984 within a half mile, this property is ideal for commercial or office usage. Sanford has been listed among America's top small cities in economic strength. Some of the world's best-known companies are located in Lee County, such as Pfizer, Caterpillar, Static Control Components, Coty Inc., and many more. Lee County is adjacent to Moore County and minutes from the famed Pinehurst Golf Resort, ranked one of the top areas in the world for golf.

please visit [www.cliftcommercial.com](http://www.cliftcommercial.com) or call

**910.695.1909**



*Surrounded by some of Sanford's largest manufacturing and processing companies, such as Static Control, Tysons Food, and Magneti Marelli USA, Inc.*



1,240 employees within a quarter mile and 2,984 within the half mile



lee county  
**PEOPLE**

**Population Now**  
*2012 Census Estimates*

Lee County <i>certified</i> .....	59,073
City of Sanford .....	29,064
Town of Broadway .....	1,249

**Population in the Future**  
*NC Office of State Budget and Management*

In 2020 .....	65,261
In 2030 .....	72,988

**More Numbers**  
*projection for 2013*

Median age .....	38 years
Average household size .....	2.69 people

lee county  
**ECONOMICS**

**Retail Activity**  
*for the 2013 fiscal year*

Total Retail Sales .....	\$612.0 million
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**Labor**  
*figures for November 2014*

Unemployment rate .....	7.2 percent
Labor force .....	24,454

**Income**

Median family <i>2011 estimate</i> .....	\$53,470
Median household <i>2013 projection</i> .....	\$40,336
Per Capita <i>2013 projection</i> .....	\$20,341

**Property Tax Rates**  
*per \$100 valuation for 2014*

Lee County .....	\$0.72
City of Sanford .....	\$0.60
Town of Broadway .....	\$0.44

lee county  
**LANDSCAPES**

**The Land**  
*2013 figures*

Total Area .....	258.3 square miles
Population Density .....	238.5 per square mile
Urban Area (Sanford) .....	49 percent
Rural Area (outside city) .....	51 percent
Latitude .....	35° 28'
Longitude .....	79° 07'

**The Climate**  
*averages*

January temperature .....	37° F
June temperature .....	76° F
Annual rainfall .....	51 inches
Annual snowfall .....	6 inches



Mainstage Series at the Temple Theatre | Manufacturing at Static Control Components | North Carolina Veterans Memorial in Broadway

lee county  
**EDUCATION**

**Primary & Secondary**

Public High Schools .....	3
Public Middle Schools .....	3
Public Elementary Schools .....	7
Private K-12 Schools .....	3
Montessori School .....	1

**Colleges & Universities**  
Central Carolina Community College, serving a three-county region, is based in Sanford. The college currently enrolls about 5,000 students in its curriculum offerings and 20,000 in various continuing education programs.

Within an hour's drive:

- ▶ University of North Carolina at Chapel Hill
- ▶ Duke University
- ▶ North Carolina State University
- ▶ Campbell University
- ▶ North Carolina Central University
- ▶ Fayetteville State University

lee county  
**RESEARCH TRIANGLE REGION**

**Driving Time**

Raleigh .....	25 miles, 38 min.
Pinehurst .....	25 miles, 30 min.
Fayetteville & Fort Bragg .....	35 miles, 40 min.
Greensboro .....	55 miles, 60 min.
North Carolina Coast .....	125 miles, 150 min.

lee county  
**HEALTH CARE**

**Central Carolina Hospital, Sanford**  
acute-care hospital offers 137 patient beds and more than 100 physicians on staff.

Within an hour's drive:

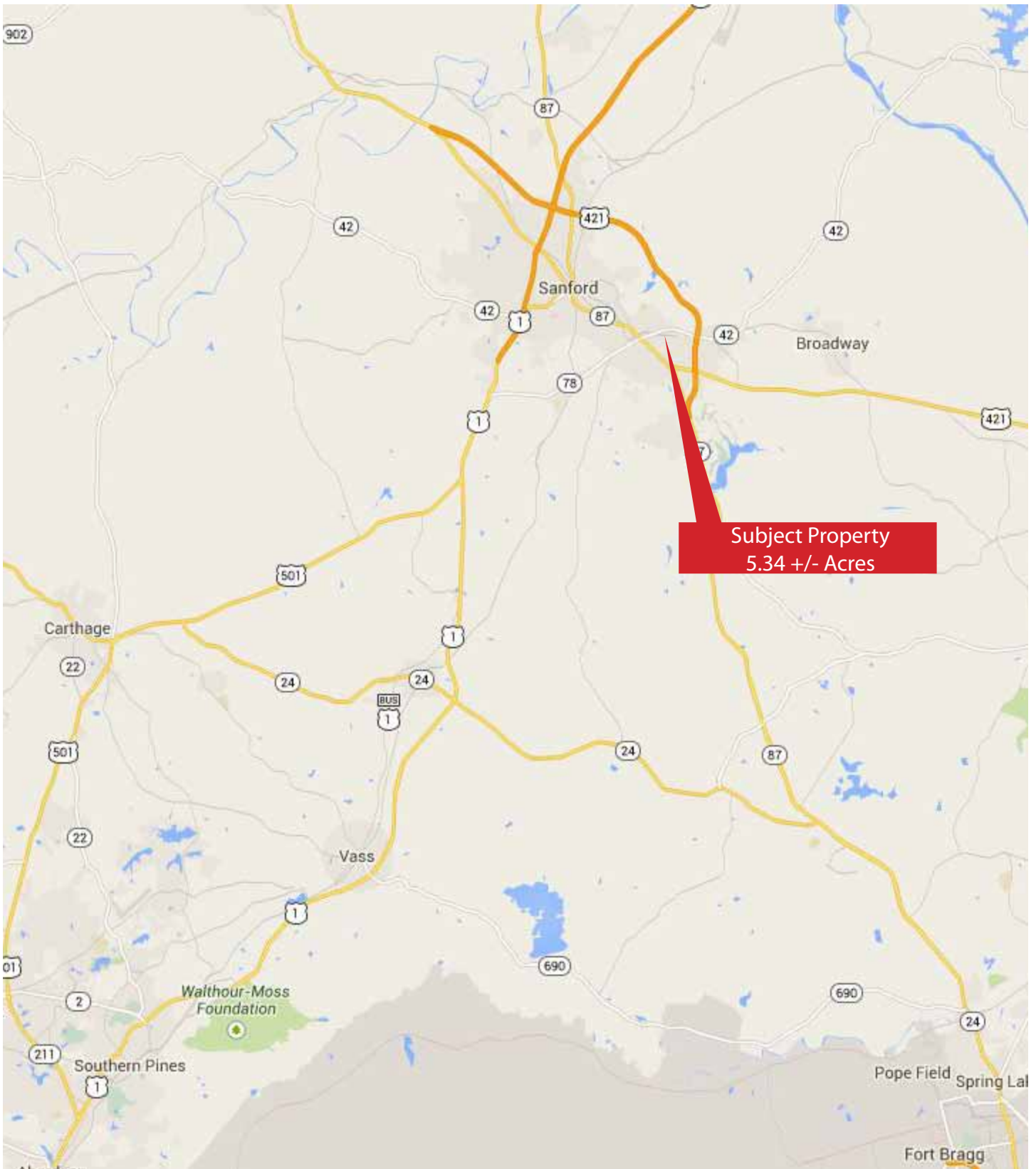
- ▶ UNC Hospitals, Chapel Hill including North Carolina Memorial Hospital, Children's Hospital, Women's Hospital and Cancer Hospital
- ▶ Duke University Medical Center, Durham
- ▶ and many others

lee county  
**BUSINESS & INDUSTRY**

**Top Manufacturers**  
*employees based on published sources*

1 Caterpillar compact construction machines .....	1,200
2 Static Control Components electrical and industrial equipment .....	1,000
3 Coty Inc. cosmetics and perfumes .....	850
4 Pilgrim's Pride poultry processing .....	765
5 Pentair Aquatic Systems filters and pumps .....	550
6 Pfizer pediatric vaccines .....	525
6 Moen Inc. plumbing fixtures .....	525
8 Frontier Spinning yarn .....	480
9 Magneti Marelli Powertrain USA automotive fuel systems and components .....	450
10 Tyson Mexican Mexican food products .....	443

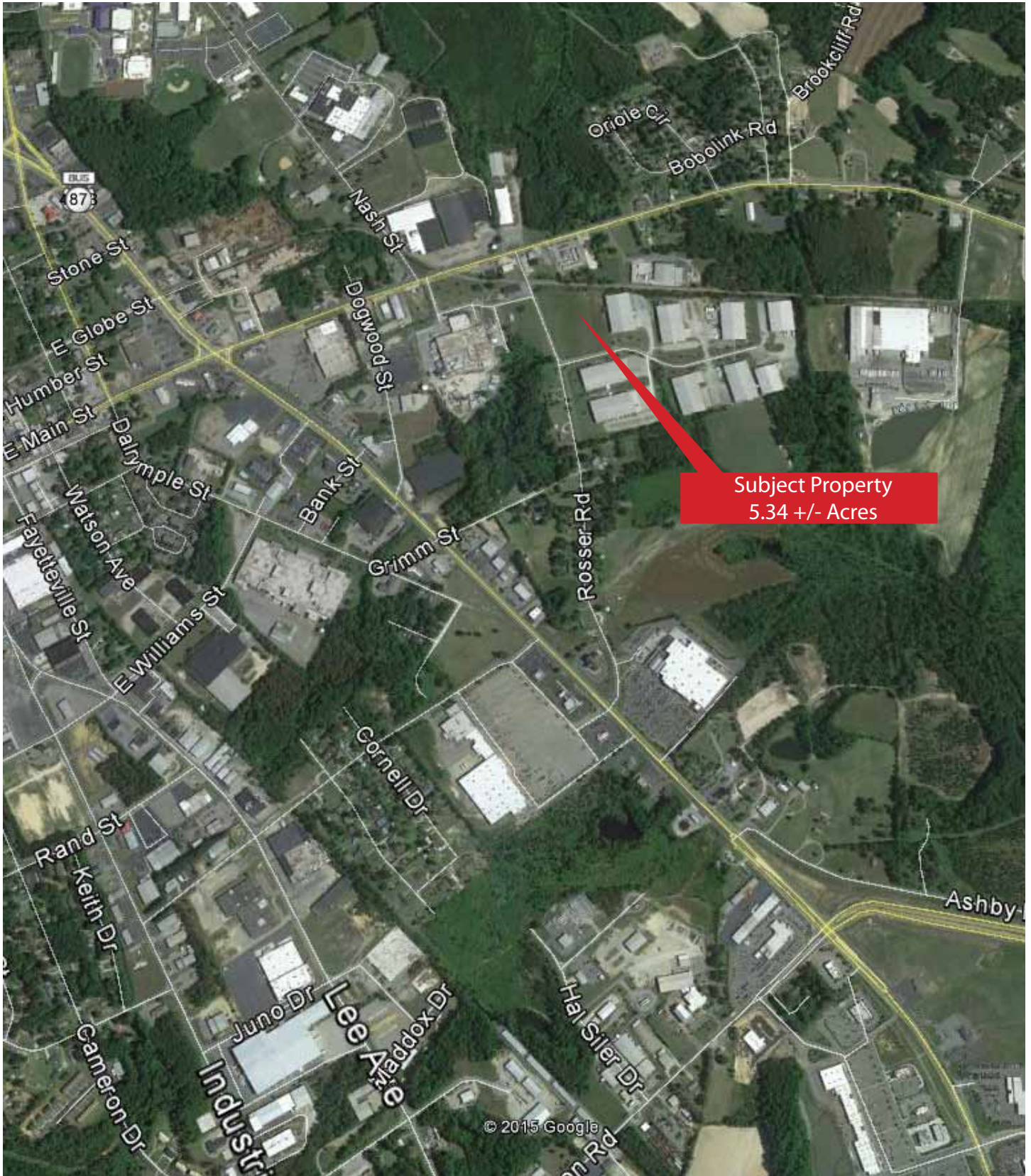




5.34 +/- acre tract

Clift Commercial • 155 west new york ave • southern pines, nc  
t 910.695.1909 • f 910.695.7236 • sales@cliftcommercial.com



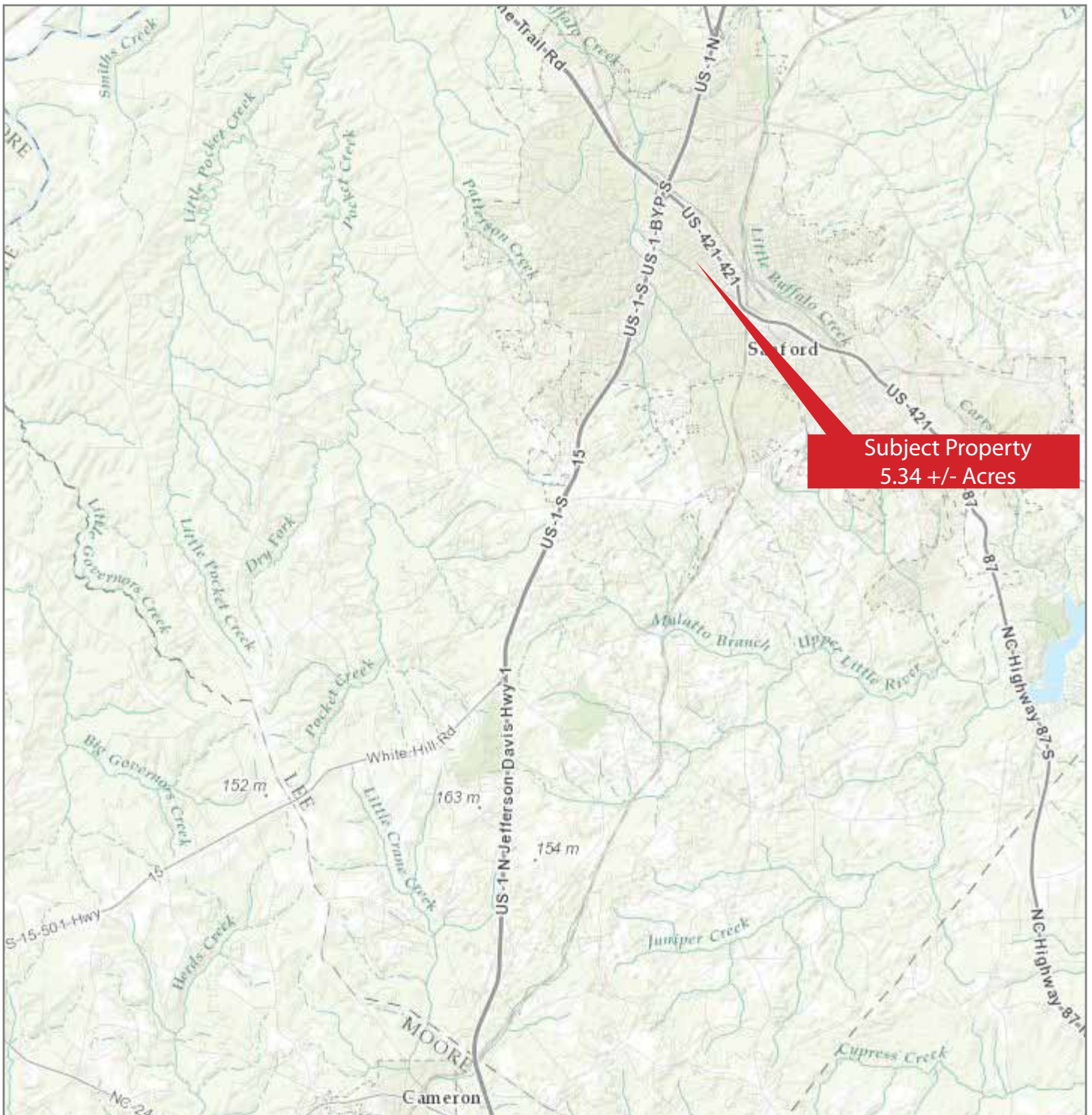


Subject Property  
5.34 +/- Acres

5.34 +/- acre tract

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5.34 +/- acre tract

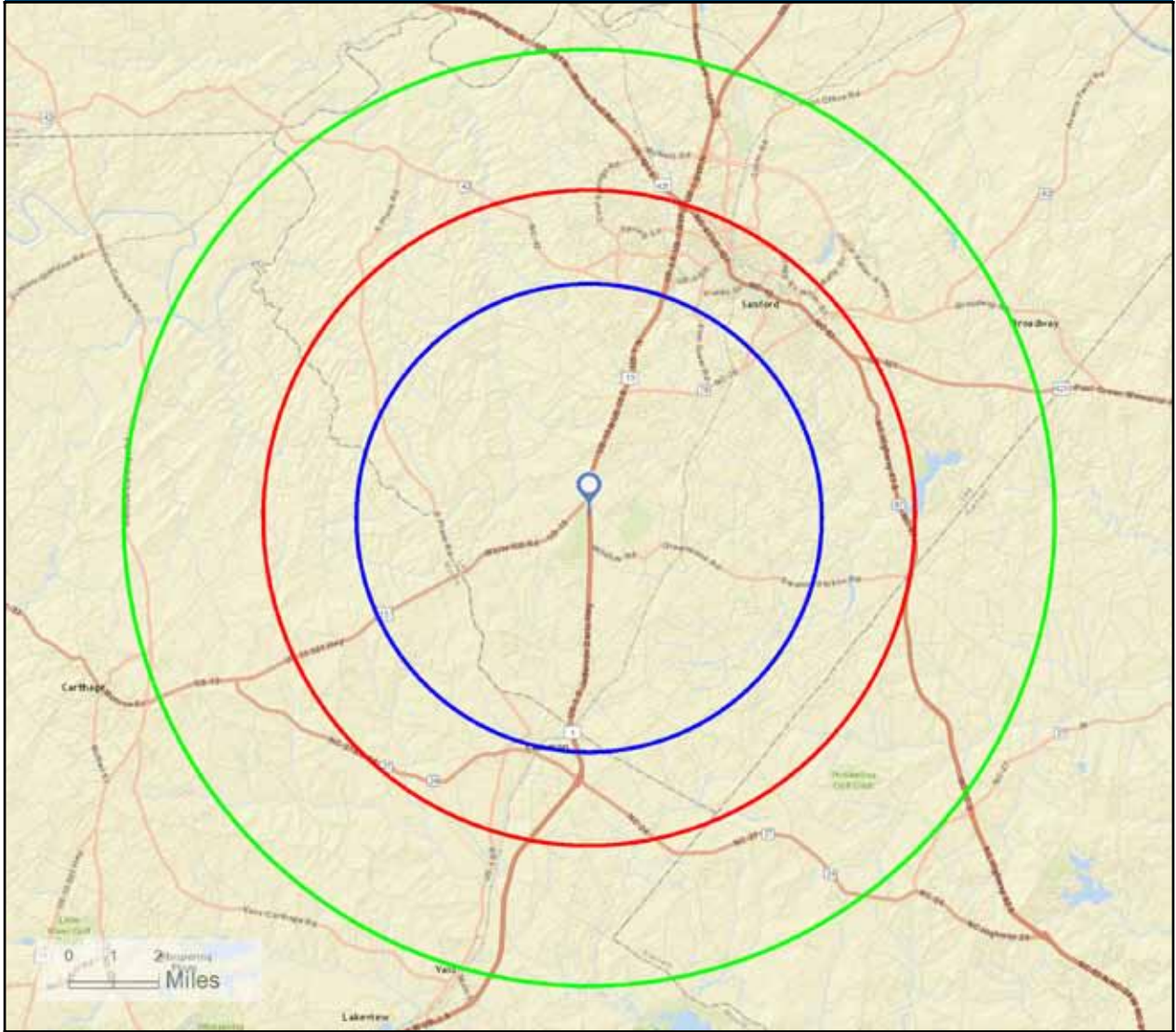
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### Site Map

US 1, Sanford, North Carolina, 27332  
Rings: 5, 7, 10 mile radii

Latitude: 35.398460  
Longitude: -79.23146



January 26, 2015

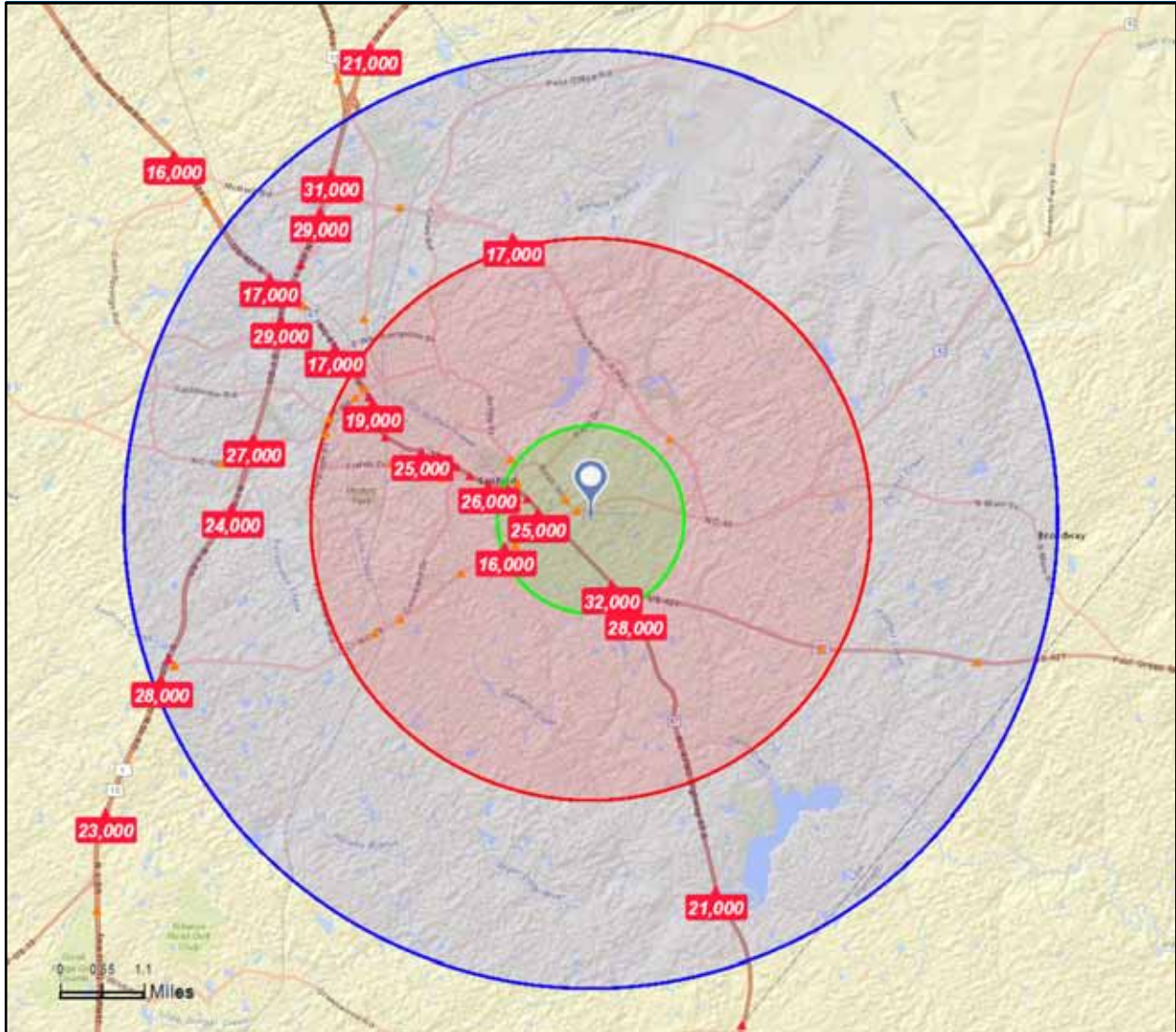
5.34 +/- acre tract

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### Traffic Count Map

2401 Rosser Rd, Sanford, North Carolina, 27332 2  
 2401 Rosser Rd, Sanford, North Carolina, 27332  
 Rings: 1, 3, 5 mile radii

Prepared by Esri  
 Latitude: 35.46013  
 Longitude: -79.13759



- Average Daily Traffic Volume**
- ▲ Up to 6,000 vehicles per day
  - ▲ 6,001 - 15,000
  - ▲ 15,001 - 30,000
  - ▲ 30,001 - 50,000
  - ▲ 50,001 - 100,000
  - ▲ More than 100,000 per day



**Executive Summary**

2401 Rosser Rd, Sanford, North Carolina, 27332 2  
 2401 Rosser Rd, Sanford, North Carolina, 27332  
 Rings: 1, 3, 5 mile radii

Prepared by Esri  
 Latitude: 35.46013  
 Longitude: -79.13759

	1 mile	3 miles	5 miles
<b>Population</b>			
2000 Population	1,214	16,912	31,688
2010 Population	1,269	18,863	37,551
2015 Population	1,383	19,568	38,997
2020 Population	1,507	20,572	41,035
2000-2010 Annual Rate	0.44%	1.10%	1.71%
2010-2015 Annual Rate	1.65%	0.70%	0.72%
2015-2020 Annual Rate	1.73%	1.01%	1.02%
2015 Male Population	46.6%	49.6%	49.1%
2015 Female Population	53.4%	50.4%	50.9%
2015 Median Age	35.2	34.5	36.6

In the identified area, the current year population is 38,997. In 2010, the Census count in the area was 37,551. The rate of change since 2010 was 0.72% annually. The five-year projection for the population in the area is 41,035 representing a change of 1.02% annually from 2015 to 2020. Currently, the population is 49.1% male and 50.9% female.

**Median Age**

The median age in this area is 35.2, compared to U.S. median age of 37.9.

**Race and Ethnicity**

2015 White Alone	42.0%	45.9%	58.6%
2015 Black Alone	34.3%	31.2%	22.9%
2015 American Indian/Alaska Native Alone	0.9%	1.1%	0.9%
2015 Asian Alone	1.0%	0.9%	1.0%
2015 Pacific Islander Alone	0.0%	0.0%	0.0%
2015 Other Race	18.2%	17.5%	13.4%
2015 Two or More Races	3.7%	3.4%	3.0%
2015 Hispanic Origin (Any Race)	36.2%	35.5%	26.9%

Persons of Hispanic origin represent 26.9% of the population in the identified area compared to 17.6% of the U.S. population. Persons of Hispanic Origin may be of any race. The Diversity Index, which measures the probability that two people from the same area will be from different race/ethnic groups, is 76.0 in the identified area, compared to 63.0 for the U.S. as a whole.

**Households**

2000 Households	437	6,084	11,955
2010 Households	465	6,804	14,268
2015 Total Households	507	7,078	14,844
2020 Total Households	552	7,460	15,654
2000-2010 Annual Rate	0.62%	1.12%	1.78%
2010-2015 Annual Rate	1.66%	0.75%	0.76%
2015-2020 Annual Rate	1.72%	1.06%	1.07%
2015 Average Household Size	2.70	2.68	2.56

The household count in this area has changed from 14,268 in 2010 to 14,844 in the current year, a change of 0.76% annually. The five-year projection of households is 15,654, a change of 1.07% annually from the current year total. Average household size is currently 2.56, compared to 2.57 in the year 2010. The number of families in the current year is 10,019 in the specified area.

**Data Note:** Income is expressed in current dollars

**Source:** U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2015 and 2020. Esri converted Census 2000 data into 2010 geography.



# executive summary

## Executive Summary

2401 Rosser Rd, Sanford, North Carolina, 27332 2  
 2401 Rosser Rd, Sanford, North Carolina, 27332  
 Rings: 1, 3, 5 mile radii

Prepared by Esri  
 Latitude: 35.46013  
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	1 mile	3 miles	5 miles
<b>Median Household Income</b>			
2015 Median Household Income	\$28,728	\$30,701	\$40,431
2020 Median Household Income	\$35,396	\$36,503	\$46,916
2015-2020 Annual Rate	4.26%	3.52%	3.02%
<b>Average Household Income</b>			
2015 Average Household Income	\$38,606	\$42,152	\$53,274
2020 Average Household Income	\$44,424	\$47,344	\$59,567
2015-2020 Annual Rate	2.85%	2.35%	2.26%
<b>Per Capita Income</b>			
2015 Per Capita Income	\$14,755	\$15,270	\$20,365
2020 Per Capita Income	\$16,982	\$17,181	\$22,813
2015-2020 Annual Rate	2.85%	2.39%	2.30%

### Households by Income

Current median household income is \$40,431 in the area, compared to \$53,217 for all U.S. households. Median household income is projected to be \$46,916 in five years, compared to \$60,683 for all U.S. households

Current average household income is \$53,274 in this area, compared to \$74,699 for all U.S. households. Average household income is projected to be \$59,567 in five years, compared to \$84,910 for all U.S. households

Current per capita income is \$20,365 in the area, compared to the U.S. per capita income of \$28,597. The per capita income is projected to be \$22,813 in five years, compared to \$32,501 for all U.S. households

### Housing

2000 Total Housing Units	480	6,681	12,944
2000 Owner Occupied Housing Units	264	3,575	7,788
2000 Renter Occupied Housing Units	173	2,509	4,167
2000 Vacant Housing Units	43	597	989
2010 Total Housing Units	508	7,521	15,633
2010 Owner Occupied Housing Units	240	3,747	8,576
2010 Renter Occupied Housing Units	225	3,057	5,692
2010 Vacant Housing Units	43	717	1,365
2015 Total Housing Units	555	7,861	16,318
2015 Owner Occupied Housing Units	250	3,752	8,599
2015 Renter Occupied Housing Units	258	3,326	6,245
2015 Vacant Housing Units	48	783	1,474
2020 Total Housing Units	603	8,270	17,173
2020 Owner Occupied Housing Units	277	3,977	9,055
2020 Renter Occupied Housing Units	275	3,483	6,599
2020 Vacant Housing Units	51	810	1,519

Currently, 52.7% of the 16,318 housing units in the area are owner occupied; 38.3% are renter occupied; and 9.0% are vacant. Currently, in the U.S., 55.7% of the housing units in the area are owner occupied; 32.8% are renter occupied; and 11.6% are vacant. In 2010, there were 15,633 housing units in the area - 54.9% owner occupied, 36.4% renter occupied, and 8.7% vacant. The annual rate of change in housing units since 2010 is 1.92%. Median home value in the area is \$152,318, compared to a median home value of \$200,006 for the U.S. In five years, median value is projected to change by 1.69% annually to \$165,637.

**Data Note:** Income is expressed in current dollars

**Source:** U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2015 and 2020. Esri converted Census 2000 data into 2010 geography.