

JOE BRITT WARREN BUSINESS PARK

About the Park

Joe Britt Warren Business and Industrial Park is a new commercial and light manufacturing park, located immediately off I-40 (Exit 341) in Newton Grove, NC.

Address

Raleigh St., Fayetteville St. - Newton Grove Hwy

PIN #s

11106324003, 11106324007, 11013487002, 11106324101, 11013487001, 11011374410, 11106324005, 11106324004, 11106324006, 11086708001

Total Available: 210 acres

For Sale

TBD per acre (Commercial)

\$40,000 per acre (Light Industrial)

For Lease

We work with investors for Sale/Leaseback opportunities

Utilities

Water, sewer, and electric are available

*Natural gas is not available

*Municipal wastewater is sufficient for domestic use

Topography

Flat

Rail

Not Available

Ideal Future Companies

Gas, Fast Food, Restaurants, Hotel, Retail, Professional Service

Light Manufacturing

20,000 SF-150,000 SF

15-300 employees

Non-hazardous materials

Pay at least the County average wage



Home Sweet Home

Rich in agriculture, light manufacturing, and a farmer's work ethic

Population

59,036

Eight municipalities

Community College

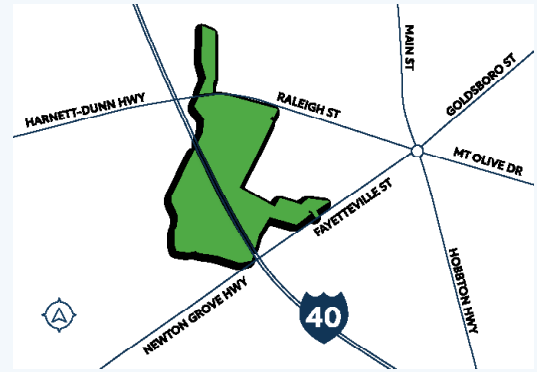
Average Wage

\$43,866 (2023)

Hospital

Two of the Top 50 Private Companies in North Carolina have HQs and operations in Sampson County

Source: Business North Carolina 2022



Perfectly Positioned

Workforce

- Labor Force (45-min drive) 449,987
- In-Bound Commuters 9,000+
- Out-Bound Commuters 14,000+

Road

- I-40 | I-95 Intersection 14 miles

Cities

- Fayetteville 33 miles
- Raleigh 41 miles
- Wilmington 76 miles

Air

- Raleigh-Durham Int'l (RDU) 60 miles
- Wilmington Int'l (ILM) 84 miles
- Fayetteville Regional (FAY) 45 miles
- Clinton-Sampson County (CTZ) 22 miles

Port

- Port of Wilmington 83 miles
- Port of Morehead City 120 miles

Transload

- Aberdeen & Rockfish (CSX | Norfolk Southern) 37 miles

Military

- Seymour Johnson Air Force 30 miles
- Fort Liberty (Fort Bragg) 43 miles
- Camp Lejeune 95 miles

Due diligence includes:

- Phase 1
- Wetlands Delineation
- Geotechnical Report
- Survey (Boundary)
- Jurisdictional Determination
- Historical and Cultural Report
- Threatened and Endangered Report



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to learn more about this property.



SAMPSON COUNTY
ECONOMIC DEVELOPMENT

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