

HVIP 82 Acres

447 Commerce Dr
Henderson, NC 27537
\$26,000 per acre

HENDERSON.VANCECOUNTY
Economic Development Commission

326 S. Garnett Street
Henderson, NC 27536
252.492.2094
vancecountyedc.com



82-acre site off US-1
Electric, natural gas, water,
sewer, and internet on site

HENDERSON.VANCECOUNTY

Ferdinand Rouse, CEcD

Economic Development Director
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Shovel-Ready Industrial Site for Sale or Lease

This rail-adjacent 82-acre site offers immediate utility access and a strategic location just 6 miles from I-85 and directly off US-1.

Just 45 minutes north of the Research Triangle's talent pool and major markets, this site offers strategic location advantages including proximity to RDU Airport (1 hour) and major US ports (Norfolk, VA, and Wilmington, NC).

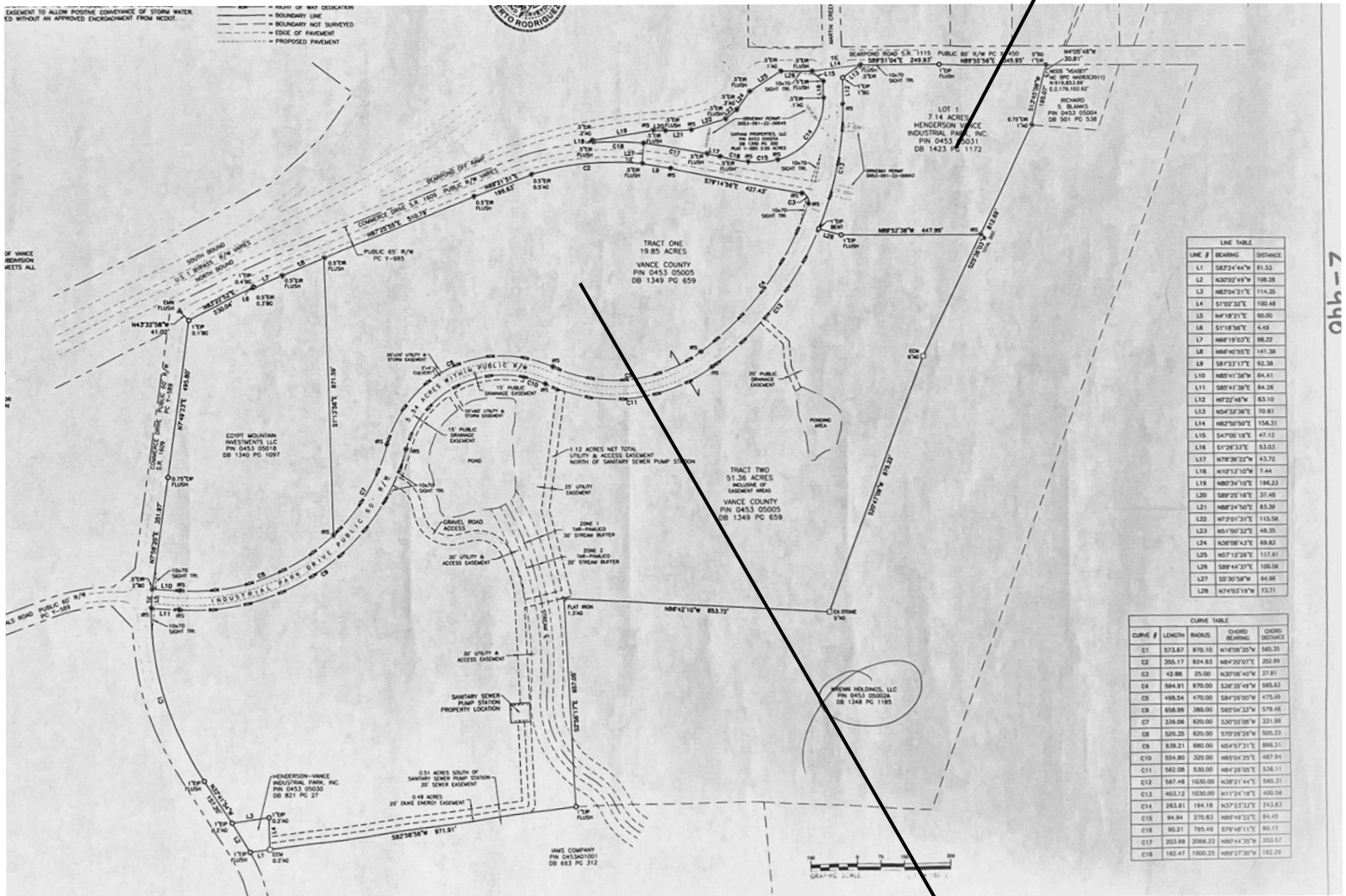
This property delivers lower costs, Tier 1 incentives, and seamless logistics for manufacturing, distribution, or industrial operations.

Ready for development, these 82 acres are a gateway to the Southeast's booming economy.

PROPERTY HIGHLIGHTS

447 Commerce Dr
Henderson, NC 27537

HVIP III Shell Building Site



HVIP 82-Acre Site

Complete Utilities on Site

- Electric by Duke Energy
- Water & Sewer by Kerr Lake Regional Water System
- Natural Gas through Enbridge
- Zoning: Industrial, Commercial
- Off US-1, 6 miles to I-85

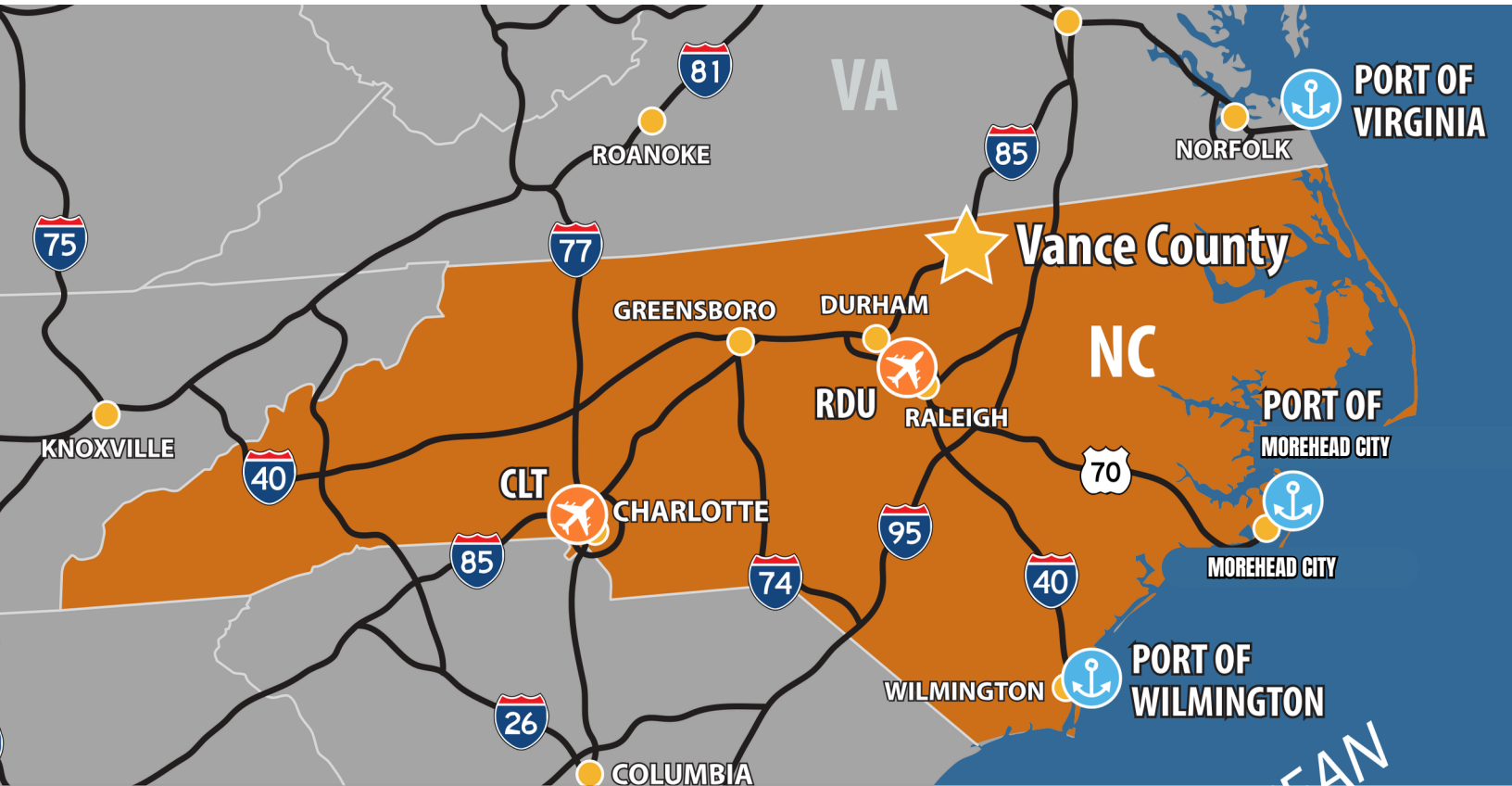


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Verb: To create business success in Vance County.

VANCE COUNTY, NC
STRATEGIC LOCATION AT REGIONAL,
NATIONAL CROSSROADS



TRAVEL TIMES

RDU International Airport
 50 miles, 1 hour

Port of Virginia, Norfolk
 152 miles, 2.5 hours

Port of Wilmington, NC
 175 miles, 3 hours

Located at intersection of I-85 and US-1, just one hour to I-95

Halfway between Atlanta and NYC



VANCE COUNTY, NC

ADVANTAGE

Vance County, NC, offers a compelling cost advantage for businesses, with land, construction, and utility **costs well below national averages**, backed by North Carolina's top-ranked business climate.

Industrial and commercial **utility rates**—including electricity, water, and gas—are **lower than U.S. averages**, with Duke Energy and PSNC providing reliable infrastructure and excess capacity for growth.

The county's strategic location within the Raleigh-Durham MSA allows access to Tier 1 incentives, while North Carolina's corporate tax rate—dropping to 0% by 2030—complements **low property and sales taxes** (6.75% in Vance County).

CNBC has ranked the state **#1 or #2 for business 5 years running**, citing its workforce, economy, and legal climate, making Vance County a high-value, low-risk choice for expansion.

North Carolina is

#2
for Business



Area Amenities



- 1. Kerr Lake** - Enjoy 850 miles of shoreline along the largest man-made lake east of the Mississippi River. The park attracts over one million people each year, bringing together folks who share a love of camping, boating, hiking, and fishing.
- 2. Maria Parham Health** - As a regional hub, Maria Parham Health operates a fully accredited, 100+ bed hospital with the region's most comprehensive medical care. As a Duke LifePoint hospital, Maria Parham Health is backed by the medical and clinical resources of Duke University Health System, one of the nation's premier healthcare providers.
- 3. Vance-Granville Community College** - Vance-Granville operates a Training Center and maintains a heavy emphasis on technology. There are certificates and degree programs in automotive systems; bioprocessing; computer information technology; electronics engineering; global logistics; industrial systems; information systems; and welding, among dozens more programs.
- 4. HVIP 82 Acres** - With a labor force of more than 1.1 million people within 45-miles, Vance County offers the infrastructure to support highly technical operations. Strategically located just north of the Research Triangle, access key talent and markets at lower costs.

VGCC: Powering Vance County's Workforce

Vance-Granville Community College (VGCC) is a key partner in supporting Vance County's industries and workforce development. VGCC provides valuable resources to local businesses, ensuring a pipeline of skilled talent for continued economic growth.

Customized Training Program

VGCC's Customized Training Program offers **tailored training solutions** to meet the specific needs of local businesses. This program supports companies making capital investments, deploying new technology, expanding operations, or enhancing worker skills. The Customized Training Program often comes at **no cost to the employer**, representing a significant benefit for businesses investing in Vance County.

Advanced Manufacturing Center

VGCC is investing in the future of advanced manufacturing with its new Advanced Manufacturing Center. This **state-of-the-art facility** will provide training and resources for workers in **high-demand manufacturing fields**. The Advanced Manufacturing Center will further strengthen Vance County's position as a hub for advanced manufacturing.



REGIONAL WORKFORCE

Every day, more than 7,500 workers commute to Vance County, drawn from Virginia, the Research Triangle Area, and surrounding counties.

Plus, Vance County is strategically located less than an hour from top universities - including UNC-Chapel Hill, Duke University, NC State, and NCCU. The proximity to these institutions, along with several community colleges, ensures a steady pipeline of skilled workers across various disciplines.



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