



## COMMERCIAL PROPERTY FOR SALE

### PROPERTY OVERVIEW

**PRICE** | \$1,200,000

**PARCEL ID** | 00041122 & 20060260

**ACREAGE** | 7.22 +/- ACRES

**SQUARE FEET** | 23,000 +/- SF TOTAL

**PLAT** | BOOK 13, PAGE 253

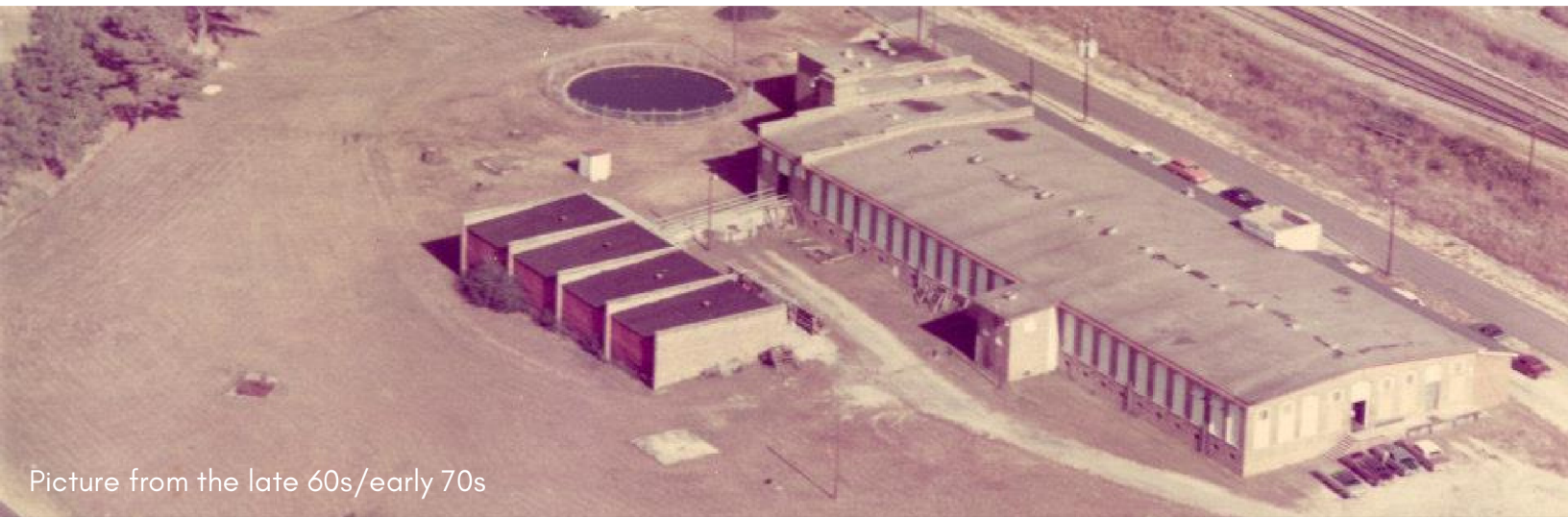
**ZONING** | MIXED USE  
R-1 & R-2

Commercial property for sale in Vass, NC, on the signaled corner of US Hwy 1 BUS & James St, across the street from Vass-Lakeview Elementary School. Property consists of 2 parcels totaling 7.22 +/- deeded acres with multiple buildings of approx 23,000 +/- total SF & a large pavilion. The primary building (15,000 +/- SF) was built in 1901 & was home to a textile mill. The CSX railroad runs through rear of property. Located within 15 min of the world class golfing communities of Southern Pines/Pinehurst, 25 min of Ft. Bragg, 35 min of future site of VinFast, and 60 min of future site of Toyota.

**HOLLY BELL**  
NC BROKER  
C: 910.690.1065  
HOLLY@BELLMANLEY.COM

BELL MANLEY REAL ESTATE  
235 E Pennsylvania Ave.  
Southern Pines, NC 28387  
910.684.5353  
www.bellmanley.com

**GEORGE MANLEY**  
NC BROKER  
C: 910.603.8395  
GEORGE@BELLMANLEY.COM



Picture from the late 60s/early 70s

## PROPERTY HISTORY

The Vass Cotton Mill, located in the town of Vass, North Carolina, has a rich history dating back to the late 19th century. The mill was founded in 1899 by the Cameron and McIntyre families, who were prominent businessmen in the region.

The mill began as a small operation but quickly grew to become a major employer in the area.

Throughout its history, the Vass Cotton Mill played an important role in the local community. It provided jobs and economic opportunities for residents of Vass and the surrounding area and helped to shape the town's identity.

However, like many textile mills in the United States, the Vass Cotton Mill began to decline in the latter half of the 20th century. The rise of foreign competition and the decline of the American textile industry led to a gradual decrease in production and employment at the mill.

The mill eventually closed its doors in the early 2000s, and the buildings and machinery fell into disrepair. However, in recent years, there has been renewed interest in the history and potential of the Vass Cotton Mill. Efforts are underway to restore the historic buildings and transform the site into a mixed-use development that will include residential and commercial spaces.

Today, the Vass Cotton Mill stands as a testament to the rich history of North Carolina's textile industry and the enduring spirit of the people who built and sustained it.

**HOLLY BELL**  
NC BROKER  
C: 910.690.1065  
HOLLY@BELLMANLEY.COM

BELL MANLEY REAL ESTATE  
235 E Pennsylvania Ave.  
Southern Pines, NC 28387  
910.684.5353  
www.bellmanley.com

**GEORGE MANLEY**  
NC BROKER  
C: 910.603.8395  
GEORGE@BELLMANLEY.COM

## PHOTOS



**HOLLY BELL**  
NC BROKER  
C: 910.690.1065  
HOLLY@BELLMANLEY.COM

BELL MANLEY REAL ESTATE  
235 E Pennsylvania Ave.  
Southern Pines, NC 28387  
910.684.5353  
www.bellmanley.com

**GEORGE MANLEY**  
NC BROKER  
C: 910.603.8395  
GEORGE@BELLMANLEY.COM

## PHOTOS



**HOLLY BELL**  
NC BROKER  
C: 910.690.1065  
HOLLY@BELLMANLEY.COM

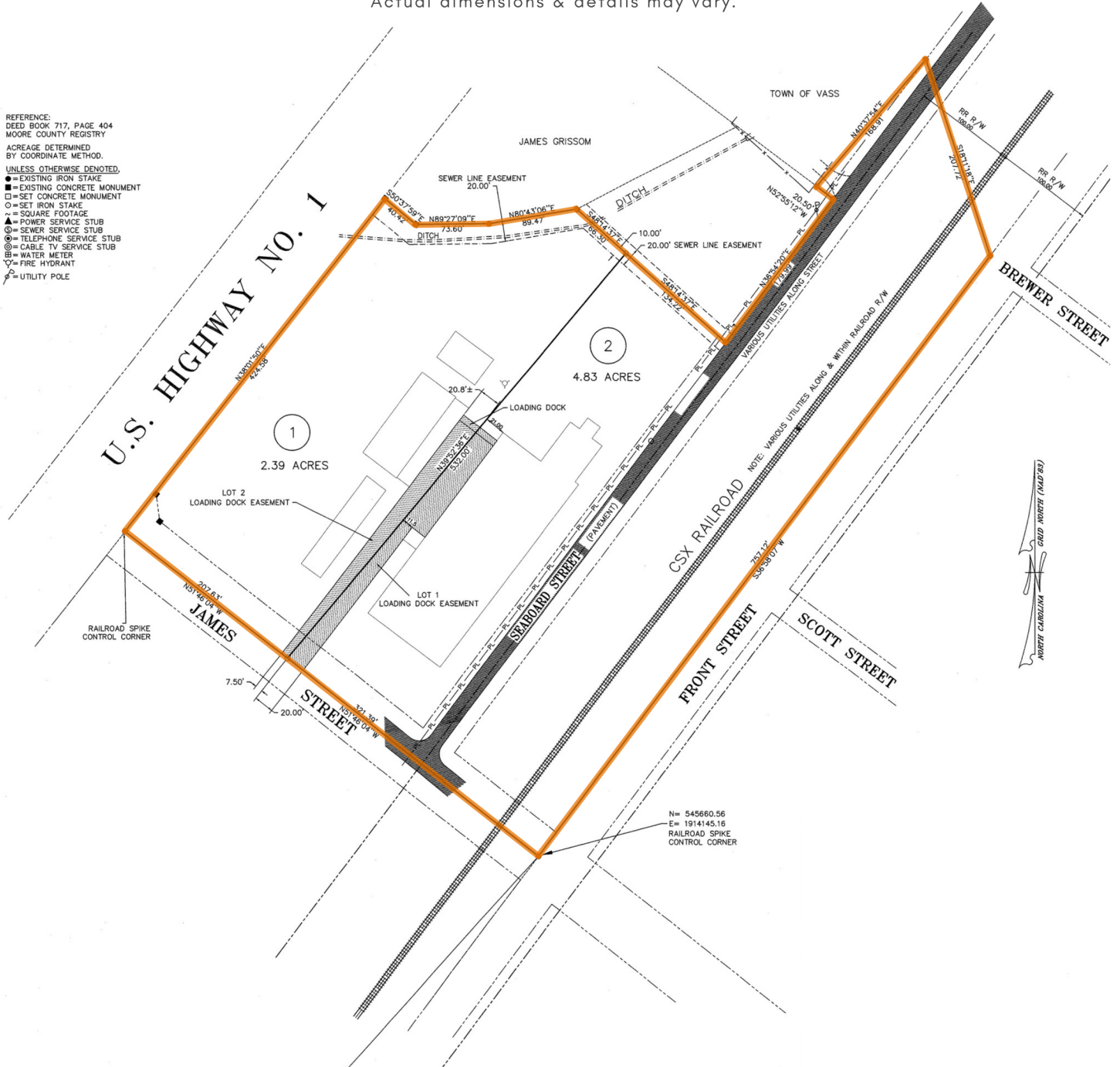
BELL MANLEY REAL ESTATE  
235 E Pennsylvania Ave.  
Southern Pines, NC 28387  
910.684.5353  
www.bellmanley.com

**GEORGE MANLEY**  
NC BROKER  
C: 910.603.8395  
GEORGE@BELLMANLEY.COM

### PLAT

NOTE: Plat is for illustrative purposes only.  
Actual dimensions & details may vary.

- REFERENCE:  
DEED BOOK 717, PAGE 404  
MOORE COUNTY REGISTRY
- ACREAGE DETERMINED  
BY COORDINATE METHOD.
- UNLESS OTHERWISE DENOTED,  
● = EXISTING IRON STAKE  
■ = EXISTING CONCRETE MONUMENT  
□ = SET CONCRETE MONUMENT  
○ = SET IRON STAKE  
~ = SQUARE FOOTAGE  
▲ = POWER SERVICE STUB  
⊙ = SEWER SERVICE STUB  
⊕ = TELEPHONE SERVICE STUB  
⊖ = CABLE TV SERVICE STUB  
⊗ = WATER METER  
⊘ = FIRE HYDRANT  
⊙ = UTILITY POLE



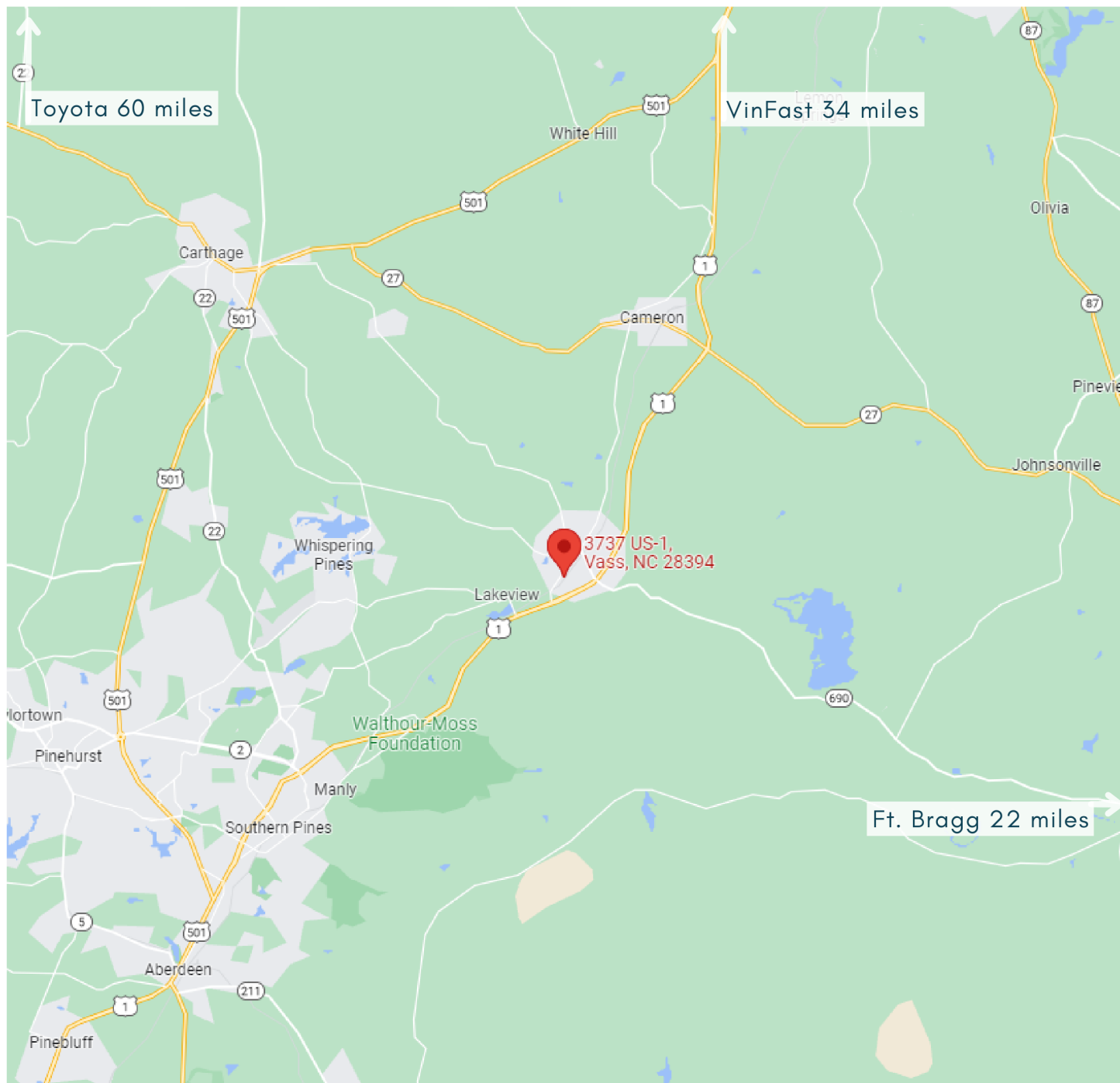
NOTE: Plat is for illustrative purposes only.  
Actual dimensions & details may vary.

**HOLLY BELL**  
NC BROKER  
C: 910.690.1065  
HOLLY@BELLMANLEY.COM

BELL MANLEY REAL ESTATE  
235 E Pennsylvania Ave.  
Southern Pines, NC 28387  
910.684.5353  
www.bellmanley.com

**GEORGE MANLEY**  
NC BROKER  
C: 910.603.8395  
GEORGE@BELLMANLEY.COM

## LOCATION MAP



**HOLLY BELL**  
NC BROKER  
C: 910.690.1065  
HOLLY@BELLMANLEY.COM

BELL MANLEY REAL ESTATE  
235 E Pennsylvania Ave.  
Southern Pines, NC 28387  
910.684.5353  
www.bellmanley.com

**GEORGE MANLEY**  
NC BROKER  
C: 910.603.8395  
GEORGE@BELLMANLEY.COM