



PUBLIC-SOURCE SELLER INTELLIGENCE / EXPANDED EXAMPLE

BEYOND THE LEAD. INTO THE OPPORTUNITY.

A researched property signal, risk assessment, buyer fit framework and ready-to-use outreach playbook. Built for real estate professionals who need context—not another list of names.

FEATURED SELLER OPPORTUNITY

Bossong Hosiery Mill

840 West Salisbury Street · Asheboro, NC 27203 · Randolph County

ORIGINALLY RESEARCHED

Sep 29, 2026

RESEARCH SCORE

93 / 100*

CURRENT AVAILABILITY

Unconfirmed

THE SIGNAL BEHIND THE OPPORTUNITY

A reason to investigate. Not a promise of availability.

Bossong Hosiery management publicly discussed selling its Asheboro property in August 2026. The manufacturer then permanently closed in September and announced an orderly liquidation. That sequence supports a targeted disposition inquiry—subject to verifying who controls the real estate today.

MANUFACTURING SPACE

≈131,536 SF

Approximate building area reported in research.

SITE ACREAGE

≈9.8 Acres

Approximate property size; confirm parcels.

ORIGINAL PRIORITY SCORE

93 / 100

Historical research score, not an offer or conversion probability.

Documented 2026 seller interest

Permanent operating closure

Sale control unverified

What makes this a research-worthy lead

01 / SALE INTENT

On August 10, local reporting described the company's sale-and-leaseback discussions and an interested bidder.

02 / NEW CIRCUMSTANCES

The company subsequently closed, making the earlier leaseback framework potentially outdated and requiring new qualification.

03 / DECISION-MAKER TRAIL

F. Huntley Bossong was publicly named as president. The current authorized seller representative may differ.

04 / FOLLOW-UP DIRECTION

First confirm ownership, current sale status, lien or creditor involvement, and who is authorized to discuss offers.

Verification boundary: September 29, 2026 is the original research date. This designed edition is prepared October 20, 2026. A fresh deed, listing, transaction, environmental, or availability check has **not** been completed for this sample.

VERIFIED SIGNAL VS. UNKNOWN S

What the record supports.

RESEARCH ELEMENT	FINDING AND CONTEXT
Location	840 West Salisbury Street, Asheboro, NC 27203. Address corroborated by North Carolina's WARN listing and local reporting.
Prior intent	August 2026: Management described a plan to sell the plant site, initially with partial leaseback.
Closure	September 9, 2026: Permanent closure effective; 122 affected workers in the state WARN record.
Liquidation	September reporting describes announcement of orderly liquidation of assets. Asset liquidation does not itself establish who controls a real-estate sale.
Earlier negotiations	Prior sale talks and a prospective purchaser were reported. Their current status is not confirmed.
Historical pricing	August reporting described a \$5.65 million sale proposal tied to the earlier arrangement. This is not a verified current asking price.

WHAT TO VERIFY

- ☐ Deed holder, parcel IDs, acreage and legal description
- ☐ Sale status, existing contract, broker or listing representation
- ☐ Lender liens, bankruptcy or liquidation authority
- ☐ Environmental reports, equipment removal and building condition
- ☐ Current price, permitted uses, restrictions and seller timeline

RISK FLAGS

- Transaction:** Earlier bidder or contract may prevent direct outreach.
- Title/control:** Operating company may not be deed owner or authorized seller.
- Industrial:** Potential environmental exposure and retrofit cost require formal due diligence.
- Market:** No fresh comparables, rents, valuation or feasible exit strategy are established here.

Decision: Hold for verification before representing as a live purchasable deal.

CONTACT ROUTE & QUALIFICATION

Reach the right decision maker.

PUBLICLY NAMED

F. Huntley Bossong

Identified as president in original reporting.

COMPANY NUMBER

336-625-2175

Original sample; reconfirm before use.

PROPERTY

840 W Salisbury St.

Asheboro, NC 27203

Routing first: Verify whether inquiries belong with a family representative, broker, liquidator, attorney, primary creditor or other authorized contact. Respect existing representation, opt-outs and applicable outreach rules.

Decision-maker qualification checklist

01 Is the real estate still available, under negotiation, under contract or already transferred?

02 Who is authorized to discuss sale terms and supply property documents?

03 Is there a current asking price, bid procedure or preferred disposition timeline?

04 Are inventory, equipment or machinery included in a transaction?

05 Can a qualified party review survey, title, environmental and condition documents?

06 What is the correct follow-up channel, timeline and required buyer information?

BUYER-FIT SCREENING

CAPITAL

Proof of funds or credible financing route, realistic acquisition budget and reserves.

INDUSTRIAL USE

Experience with industrial assets, zoning and operational requirements.

DUE DILIGENCE

Capacity to commission environmental, structural and title reviews.

COPY / PERSONALIZE / SEND

Opening scripts that move the conversation.

1. Gatekeeper / first phone contact

CALL

"Hello, this is [Name] with [Company]. I'm calling with a professional real-estate inquiry about the former Bossong Hosiery Mill property at 840 West Salisbury Street. Could you tell me who is authorized to handle questions about the property's current disposition? I'm looking to confirm the correct route, not assume the property is available."

2. When reaching the authorized contact

CALL

"Thank you for speaking with me. I saw public reporting about previous sale discussions before the closure. Has the property's status changed since then? If you're accepting inquiries, what's the best way to submit qualified interest and learn about the process?"

3. Introductory email

EMAIL

Subject: Real-estate inquiry | 840 W Salisbury Street

Hello [Contact], I'm reaching out regarding the former Bossong Hosiery Mill property in Asheboro. I understand there were public discussions about a possible sale earlier this year. Could you confirm whether outside inquiries are being accepted and, if so, who is coordinating the process? I would appreciate the appropriate next steps. Thank you, [Name] | [Company] | [Business contact].

4. Short voicemail

VOICEMAIL

"Hi, this is [Name] with [Company], calling about the real estate at 840 West Salisbury Street in Asheboro. I'm trying to identify the appropriate contact for a business property inquiry. Please return my call at [Number] if convenient. Thank you."

5. Business text, only where permitted

SMS

"Hi, this is [Name] with [Company]. I'm following up on a business property inquiry about 840 W Salisbury St, Asheboro. If you are the appropriate contact and open to discussing the status, please let me know the best way to proceed. Thank you."

6. Follow-up email

FOLLOW-UP

Subject: Following up | Asheboro property inquiry

Hello [Contact], I wanted to follow up on my earlier note regarding 840 W Salisbury Street. If you are not the appropriate person, would you be willing to direct me to the authorized representative? If this is not a good time, I understand and will respect your preference. Best, [Name].

Outreach safeguard: These are templates—not legal guidance. Verify consent and permitted channels, honor opt-outs, avoid mass texting or calling restricted numbers, and coordinate with a licensed real-estate professional where brokerage activities require licensing.

RESPECTFUL REPLIES

Seven objections. Seven next moves.

01. “It is already under contract.”

“Thanks for confirming. I won’t interfere with an existing agreement. If that status changes and you welcome future interest, is there a preferred public contact or process?”

02. “We are not accepting offers.”

“Understood. I appreciate the clarification. I’ll update my records so I don’t continue reaching out about a sale.”

03. “Who are you, and how did you get this information?”

“I’m [Name] with [Company]. I came across publicly reported sale discussions and was trying to confirm the current status through an appropriate contact. I’m not claiming the property is listed or available.”

04. “We have a broker handling it.”

“Thank you. I’ll respect that representation. Could you share the broker’s public business contact information so any inquiry goes through the proper channel?”

05. “Our attorney or liquidator handles everything.”

“That makes sense. Please let me know the appropriate office or published process for submitting a real-estate inquiry. I won’t ask you to provide information you aren’t authorized to share.”

06. “What price are you offering?”

“I wouldn’t want to offer a number before confirming the asset, sale procedure and due diligence package. My first goal is to understand whether there is an authorized process for reviewing qualified interest.”

07. “Please stop contacting us.”

“Understood. I apologize for the interruption. I’ll record your request and ensure no further outreach from me on this matter.”

Strong outreach protects the relationship. The objective is to confirm status and identify the proper decision maker—not to overcome every refusal. A clear no is a reason to stop.

TURN INFORMATION INTO ACTION

The verification-to-outreach workflow.

STEP 01	Validate public records. Confirm deed owner, transaction status, listing/broker, and an authorized contact before treating the signal as active.
STEP 02	Apply client fit filters. Check price tolerance, industrial experience, geography, capital, timing and exclusion criteria.
STEP 03	Route one professional inquiry. Use a permitted channel to ask about status and decision-maker authority. Log the source and date.
STEP 04	Qualify and document. Record responses, offered documents, unknowns and objections without inventing positive signals.
STEP 05	Follow up responsibly. If welcomed, follow up at an agreed interval. Do not use a fixed cadence after a refusal or opt-out.
STEP 06	Advance or close out. Mark verified/active, pending, under contract, unavailable, not a fit or do-not-contact with timestamped notes.

CRM FIELDS

Address · Asset class · Source links · Last verified · Decision-maker authority · Contact channel · Outreach permission · Last touch · Next action · Status · Notes · Exclusions.

SUGGESTED PIPELINE

Identified → Verification Needed → Verified for Outreach → Contact Attempted → Responded → Qualified → Under Review → Closed / Not a Fit.

No quota-filling: A documented seller signal is not the same as a qualified appointment, exclusive deal, or committed buyer. Keep every opportunity's verification date, evidence and unknowns visible.

TRANSPARENT SOURCE TRAIL

Sources, limitations & next step.

Below are the public reporting and official sources supporting the original seller signal and the corroborated address. The research sample was originally verified September 29, 2026. This expanded report was prepared October 20, 2026 and is not a live title, listing or sales-status certificate.

Randolph Hub · August 10, 2026

Management's reported intention to sell and lease back part of the site; earlier interested bidder.

[Read source ↗](#)

North Carolina Department of Commerce · 2026 WARN report

Permanent closure, Sept. 9 effective date, address and 122 affected employees.

[Read source ↗](#)

Randolph Hub · September 21, 2026

Closure reporting, WARN correspondence and reported outcome of earlier negotiations.

[Read source ↗](#)

Randolph Record · September 20, 2026

Public announcement describing cessation of operations and orderly liquidation.

[Read source ↗](#)

Important: The original 93/100 assessment is a historical research-priority score, not a verified probability of closing. Actual availability, ownership, pricing, building condition and transaction eligibility must be confirmed before marketing the property as a current opportunity.

HOLDTHAT SYSTEMS · TARGETED OPPORTUNITY RESEARCH

Stop buying names.
Start buying research.

Tell us your market, property criteria, seller signals and exclusions. We research potential matches and document what is supported, what is inferred and what still needs verification.

[REQUEST TARGETED RESEARCH ↗](#)

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