

10 FINISHED TOWNHOME LOTS

N Horner Blvd

N Gulf St

Randolph St

N HORNER AVE

CHELLA CT

±0.50 AC

DEVELOPMENT OPPORTUNITY
VISTA TOWNHOMES
0 CHELLA COURT, SANFORD, NC 27330

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COMMERCIAL REAL ESTATE SERVICES
RALEIGH • DURHAM • WILMINGTON

BUS
421

PROPERTY OVERVIEW

PROPERTY DESCRIPTION

Vista Townhomes is located in Sanford, just off North Horner Boulevard, close to downtown Sanford and the area's retail and commercial corridor. The property benefits from strong regional connectivity via US 421 and US 1. The community's location provides convenient access to employment centers, shopping, and dining.

Ten finished townhome lots for sale within Sanford's Vista Townhomes development. The lots are fully platted and ready for development, providing an opportunity for builders and developers to deliver new townhome inventory in a growing residential market.

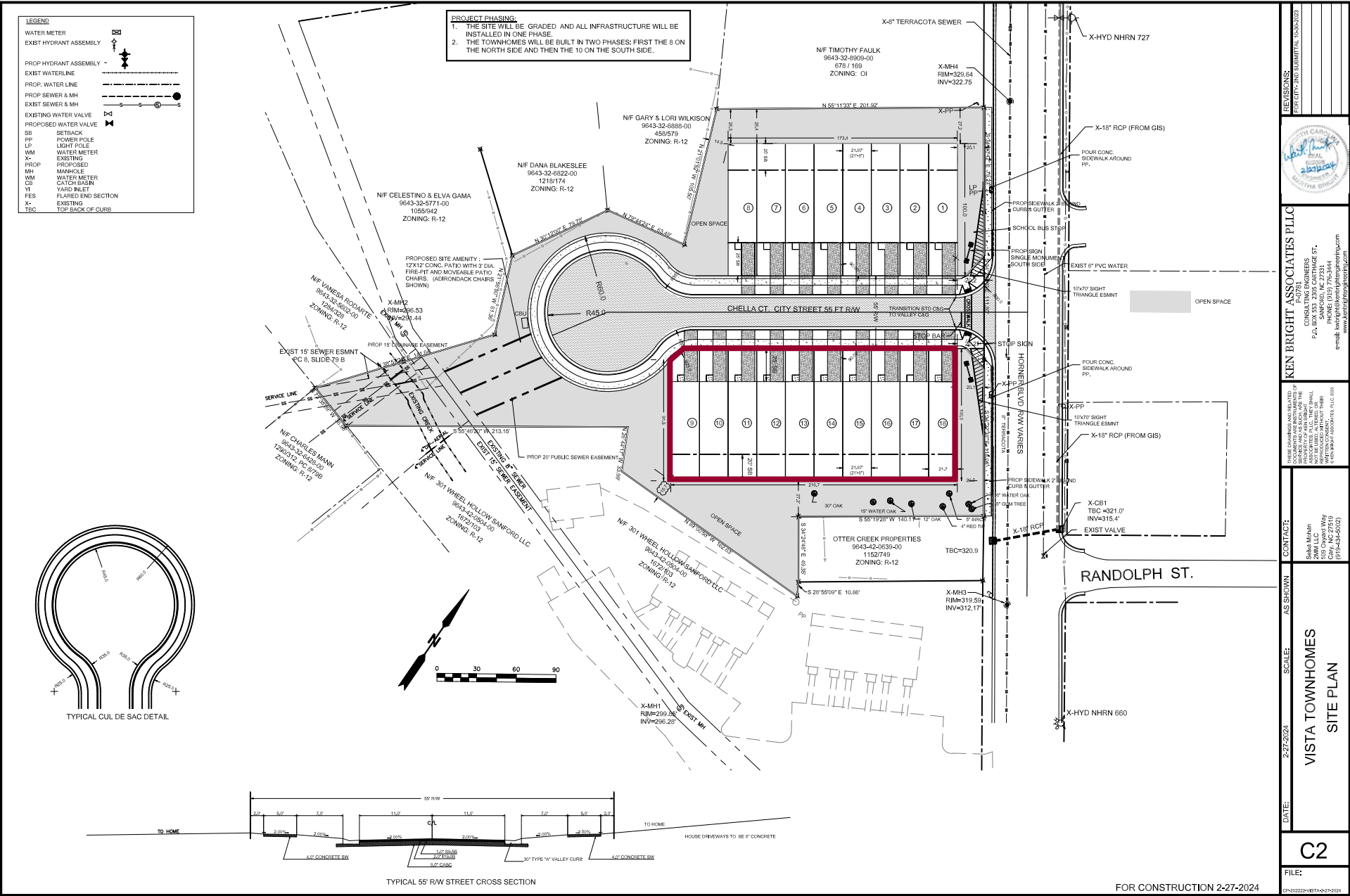
HIGHLIGHTS

- » ±0.50 acres
- » 10 finished townhome lots
- » Lot dimensions are 21.67' x 100'
- » Horizontal construction complete
- » Minutes from downtown Sanford and the new Target-anchored retail center
- » **Sale Price: \$675,000**



Images: 102 Chella Court

SITE PLAN



DOWNTOWN SANFORD ATTRACTIONS

RESTAURANTS, RETAIL, BREWERIES AND MORE IN DOWNTOWN SANFORD:

RESTAURANTS & CAFES

1. Sandra's Bakery
2. Kathy's Java Express
3. Mrs. Lacy's Magnolia House
4. The Fairview Dairy Bar
5. The Flame Steakhouse
6. Yarborough's Ice Cream
7. Mrs. Wenger's
8. Big T's Restaurant
9. La Dolce Vita Pizzeria
10. Fresh Choice Cafe

BREWERIES & BARS

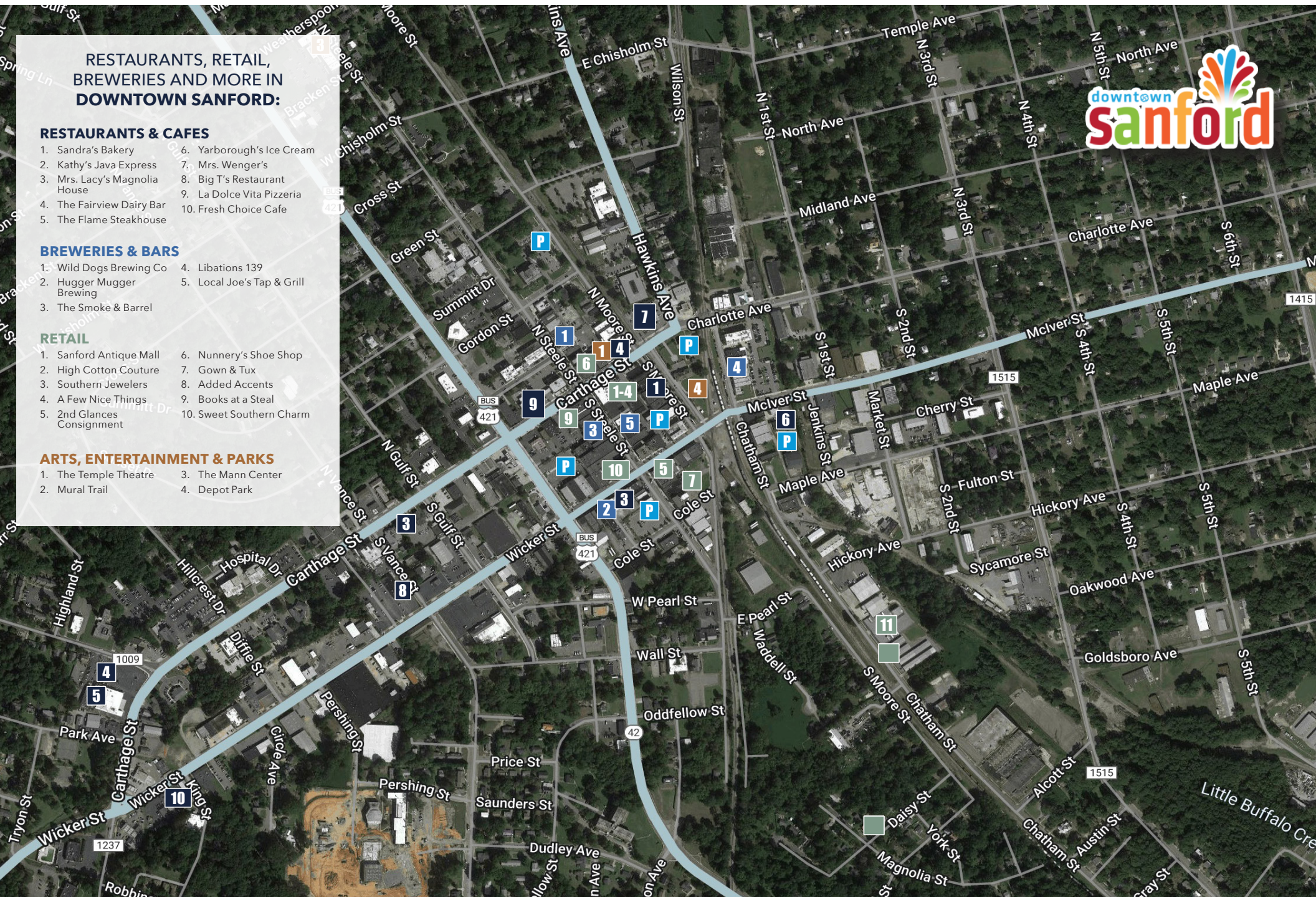
1. Wild Dogs Brewing Co
2. Hugger Muggor Brewing
3. The Smoke & Barrel
4. Libations 139
5. Local Joe's Tap & Grill

RETAIL

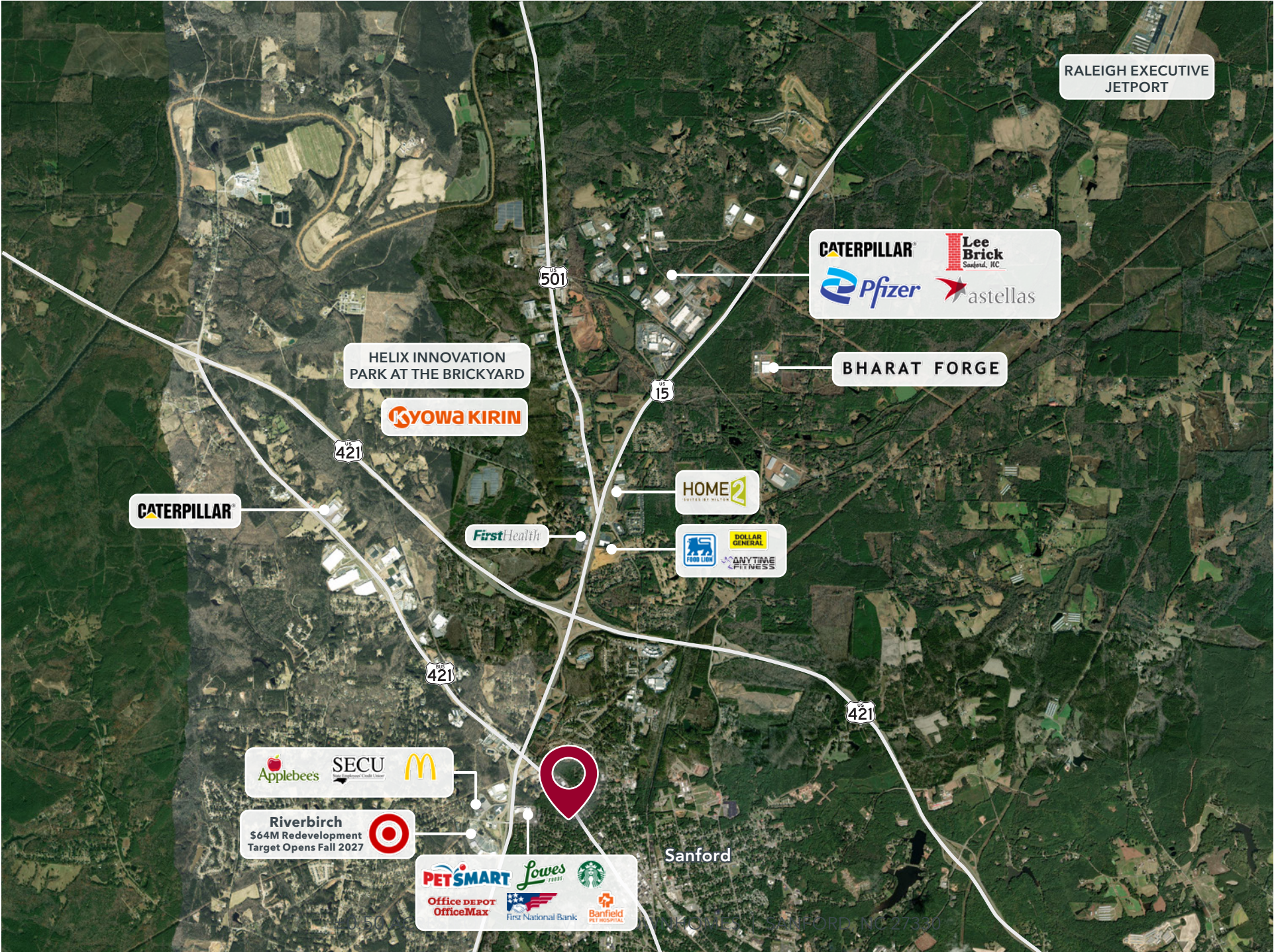
1. Sanford Antique Mall
2. High Cotton Couture
3. Southern Jewelers
4. A Few Nice Things
5. 2nd Glances Consignment
6. Nunnery's Shoe Shop
7. Gown & Tux
8. Added Accents
9. Books at a Steal
10. Sweet Southern Charm

ARTS, ENTERTAINMENT & PARKS

1. The Temple Theatre
2. Mural Trail
3. The Mann Center
4. Depot Park



AREA OVERVIEW



ABOUT LEE COUNTY

Some of the nation's best-known companies thrive in Lee County. Worldwide leaders like Moen, Pfizer, Coty, Tyson, Caterpillar, Bharat Forge, and Astellas. And then there's Frontier Yarns and Static Control Components, two worldwide industry leaders created right here. Static began as an entrepreneurial startup, operating out of a basement workshop. It now employs well over a thousand people.

Lee County offers worldwide access, through its solid transportation network. A world-class workforce, supported by outstanding industrial training and prepared to produce results. And, an exceptional quality of life, offering the conveniences of small town life with quick and easy access to Raleigh, Durham and the rest of this famed Research Triangle region.



807K

Labor Force

Raleigh-Durham-Cary CSA
(2024)

2.3M

Population

Raleigh-Durham-Cary CSA

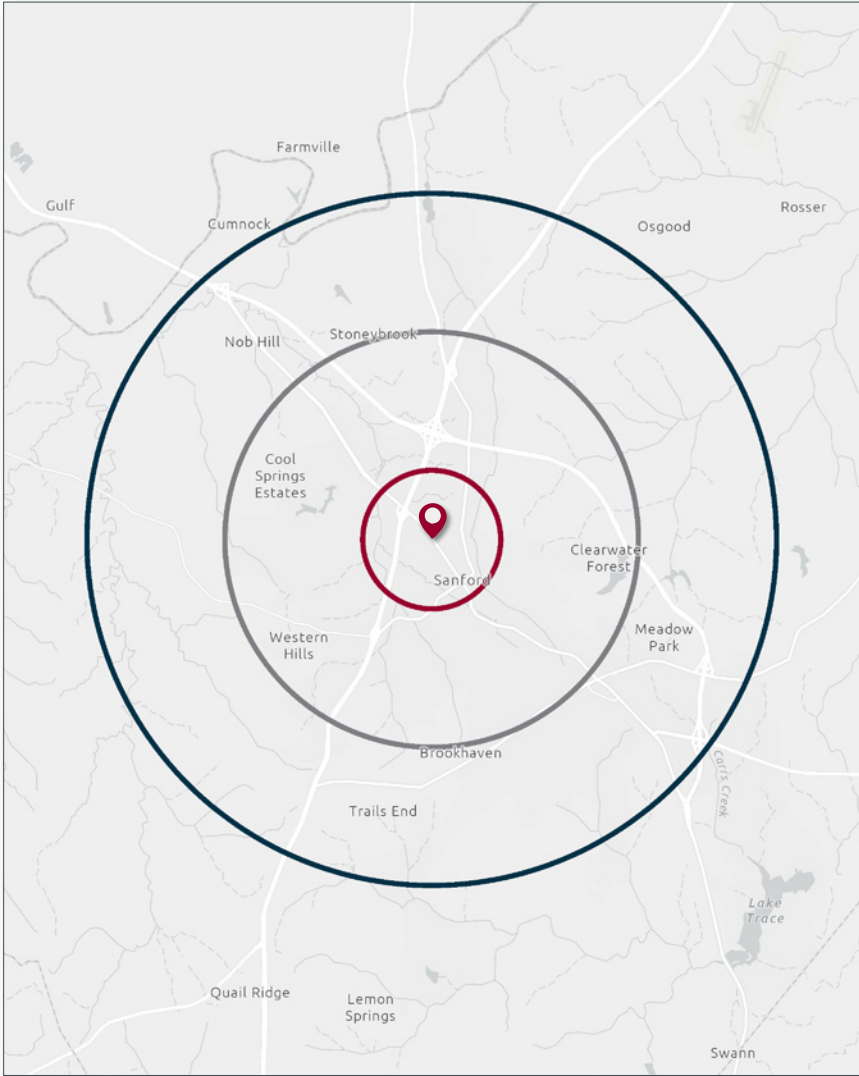
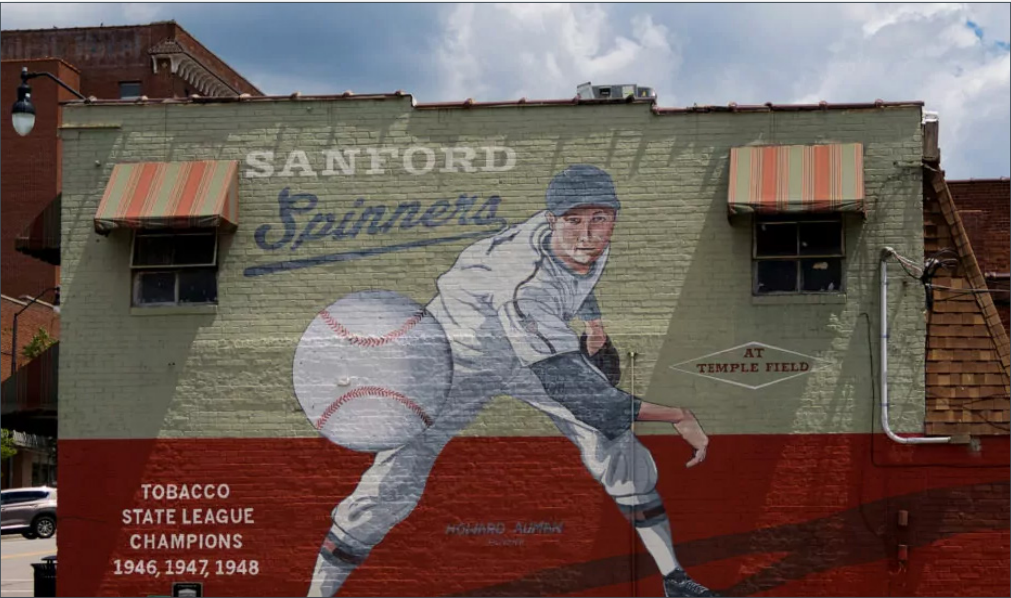
50.1%

Bachelor's Degree or
Higher



The Raleigh-Durham market is one of the leading locations for life science cluster in the United States. While the Research Triangle Park and Downtown Durham are the dominate submarkets, nearby Sanford is quickly gaining momentum as a prime destination for new life science investment. The Research Triangle Region is the fourth largest cluster of life science companies in the United States. This includes Pfizer, Astellas Gene Therapies, and Kyowa Kirin, who broke ground in 2024 on a \$530M facility expected to create more than 100 jobs in Helix Innovation Park at the Brickyard.

	1 MILE	3 MILES	5 MILES
Population (2026)	5,382	26,984	40,356
Total Households	2,210	10,655	15,921
Daytime Population	7,650	29,430	47,534
Median Age	36.8	39.4	39.6
Median Home Value	\$234,117	\$266,615	\$265,827



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