

**BUILD-TO-SUIT OPPORTUNITY AVAILABLE**

**SANFORD CHURCH**

**2.22 AC**

**PATHWAY DR**

**US 1**

**33,500 VPD**

**BURNS DRIVE**

**PRIME HIGHWAY COMMERCIAL SITE FOR SALE**

**0 PATHWAY DR**

**SANFORD, NC 27330**

**ALYSSA STEPUSIN BYRD**  
D 919.576.2512  
C 919.482.0660  
abyrd@lee-associates.com

**JONATHON HARRISS**  
D 919.591.2278  
C 980.226.6738  
jharriss@lee-associates.com

**LEE & ASSOCIATES**  
COMMERCIAL REAL ESTATE SERVICES  
RALEIGH • DURHAM • WILMINGTON

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# PROPERTY OVERVIEW

## PROPERTY DESCRIPTION

Strategically positioned in Sanford's growing commercial corridor, this ±2.22-acre site offers strong visibility and access just off the US Hwy 1 and Burns Drive interchange in Sanford.

Zoned Highway Commercial (HC), the property allows for a wide range of uses, including convenience store with fuel, automotive service, medical, retail, hotel, personal services, and quick service restaurant with drive-thru. Combined with Sanford's continued growth and proximity to the Triangle, the site presents a compelling development opportunity.

The property is situated along US 1 Hwy in Sanford, with visibility along the highway corridor and convenient access near US 421 Hwy. The site is well-positioned near established and growing employment centers.

## HIGHLIGHTS

- » ±2.22 acres
- » Build-to-suit option available
- » PIN#: 9643-37-4230-00
- » Zoning: Highway Commercial
- » Positioned at a prominent highway interchange
- » Access: Quick access to US-1 and US-421
- » Water and sewer available
- » Sale Price: \$395,000 (\$177,927/ac)



# CONCEPTUAL 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. Lucy'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

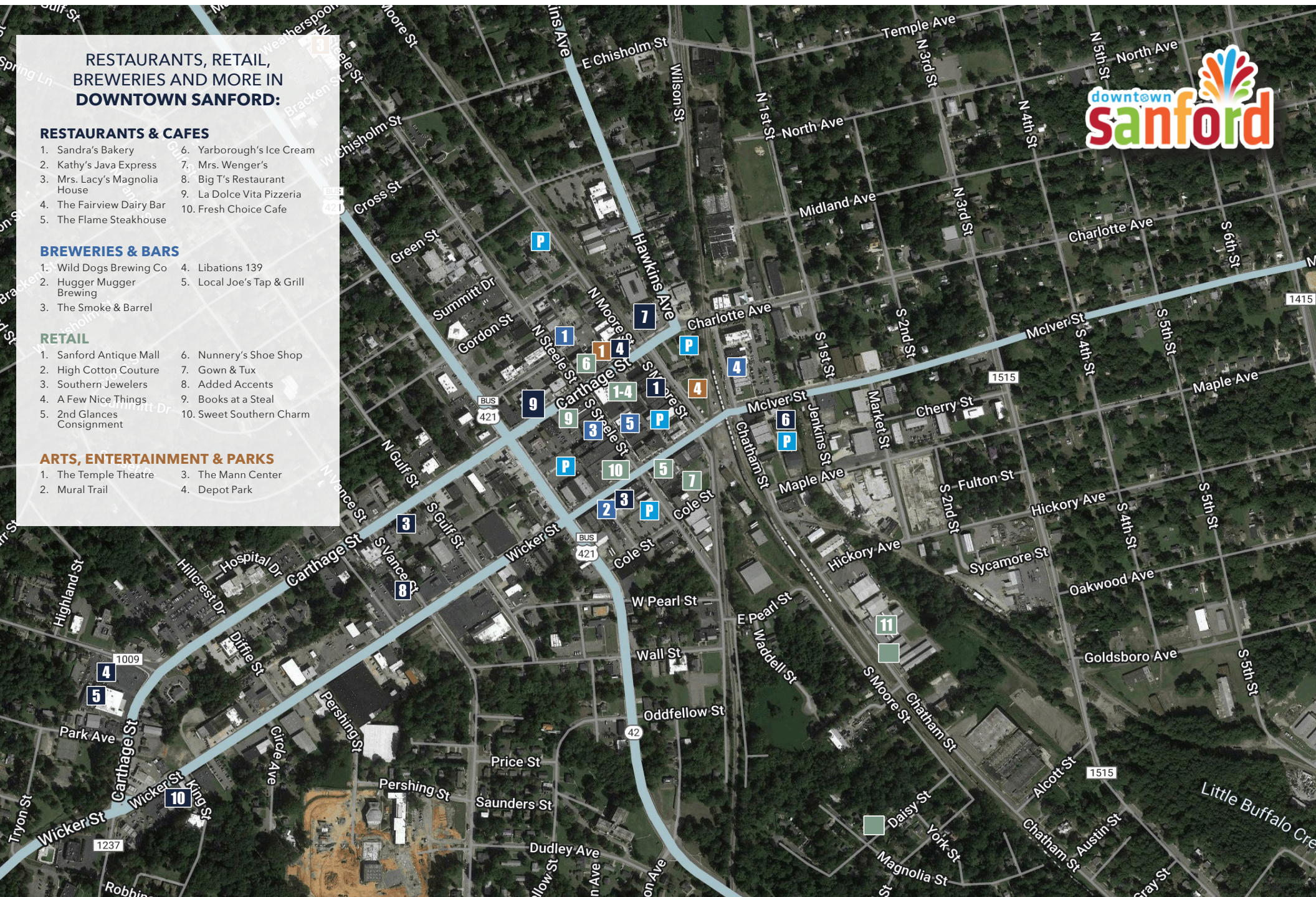
1. Wild Dogs Brewing Co
2. Hugger Mugger Brewing
3. The Smoke & Barrel
4. Libations 139
5. Local Joe's Tap & Grill Brewing

### 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

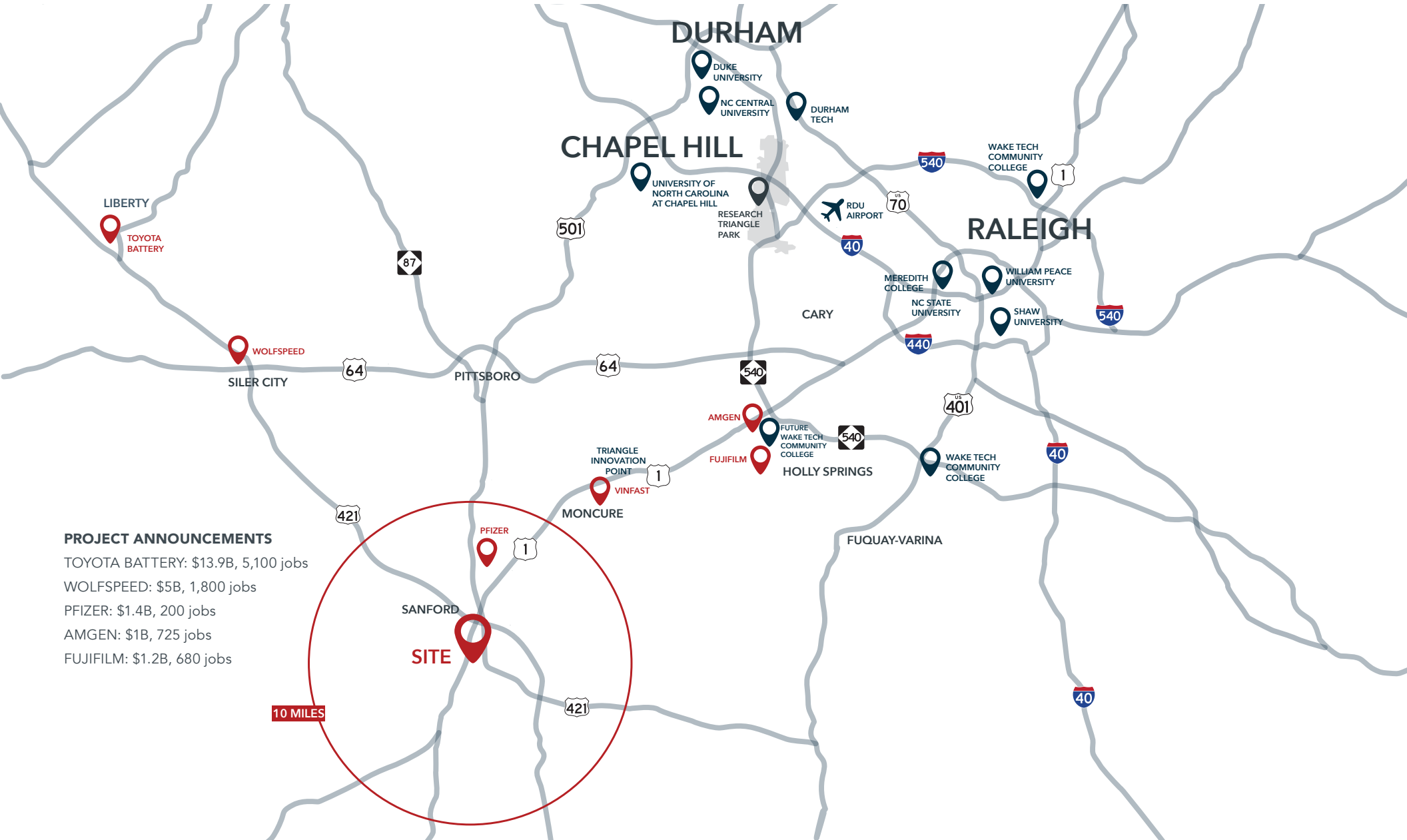
1. The Temple Theatre
2. Mural Trail
3. The Mann Center
4. Depot Park



# AREA OVERVIEW



# AREA OVERVIEW



## PROJECT ANNOUNCEMENTS

TOYOTA BATTERY: \$13.9B, 5,100 jobs

WOLFSPEED: \$5B, 1,800 jobs

PFIZER: \$1.4B, 200 jobs

AMGEN: \$1B, 725 jobs

FUJIFILM: \$1.2B, 680 jobs

±2.22 ACRES FOR SALE | 0 PATHWAY DR | SANFORD, NC 27330

# 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%

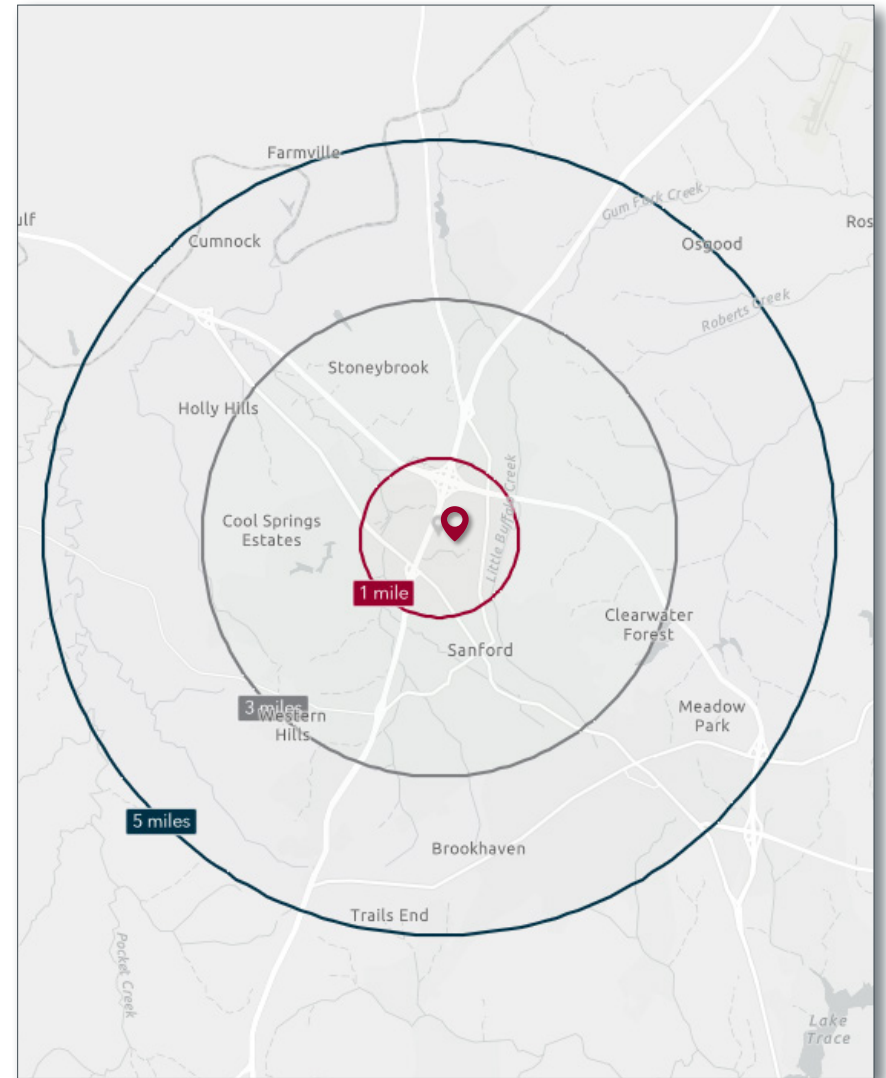
Bachelor's Degree or  
Higher



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.

# DEMOGRAPHICS

	1 MILE	3 MILES	5 MILES
Population (2025)	3,740	22,354	36,358
2030 Projected Population	4,150	23,827	39,009
Daytime Population	4,281	24,714	44,430
Median Age	37.7	38.3	38.4
Median Home Value	\$229,131	\$265,102	\$265,330



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