

RESIDENTIAL DEVELOPMENT OPPORTUNITY
0 BURNS DR
SANFORD, NC 27330

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 **LEE & ASSOCIATES**
COMMERCIAL REAL ESTATE SERVICES
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PROPERTY OVERVIEW

±7.15-acre residential development opportunity in fast-growing Sanford, NC. The property is comprised of two parcels at the intersection of Burns Drive and Friars Drive, convenient to US 1. The site is graded and pad ready with 44 townhome lots and SCM in place. Preliminary plans fit up to 21 single family homes on the site.

The property is located within an established residential area at the intersection of Burns Drive and Friars Drive in Sanford. The property has convenient access to US 1 and US 421, offering strong connectivity to the greater Sanford market, the Triangle region, and surrounding employment centers.

HIGHLIGHTS

- ±7.15 acres
- 44 graded, pad-ready townhome lots
- CZ (Conditional Zoning)
- Conceptual plan for 21 single family detached lots
- Water and sewer to site
- Immediate development potential with site work substantially complete
- Convenient access to US 1 and US 421
- PINs: 9643-57-1338-00 and 9643-57-6362-00
- Sale Price: Contact Broker



SITE PLAN



AREA AMENITIES

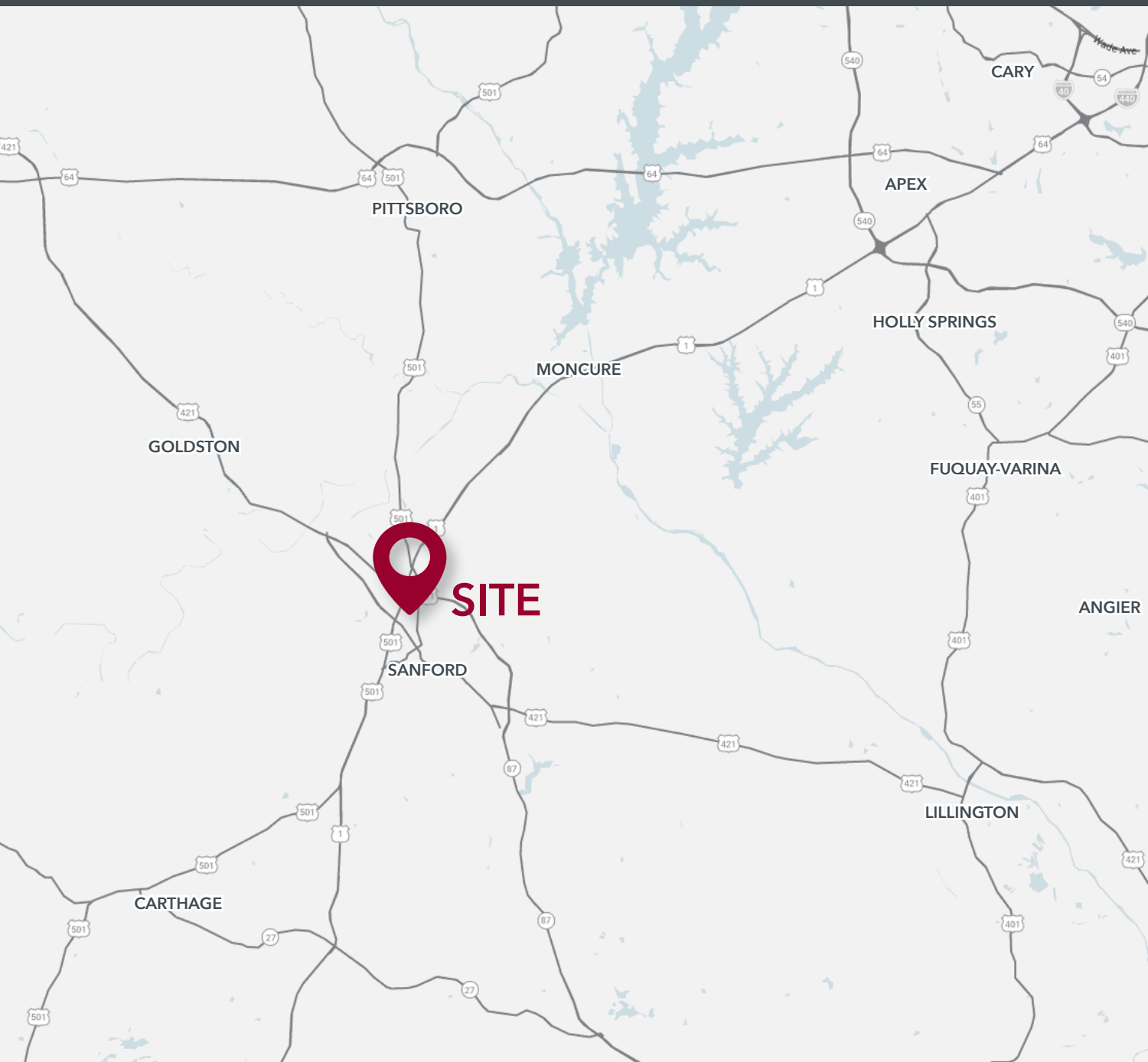


DOWNTOWN SANFORD
2 Miles

NOTTINGHAM SUBDIVISION
Single-family Community

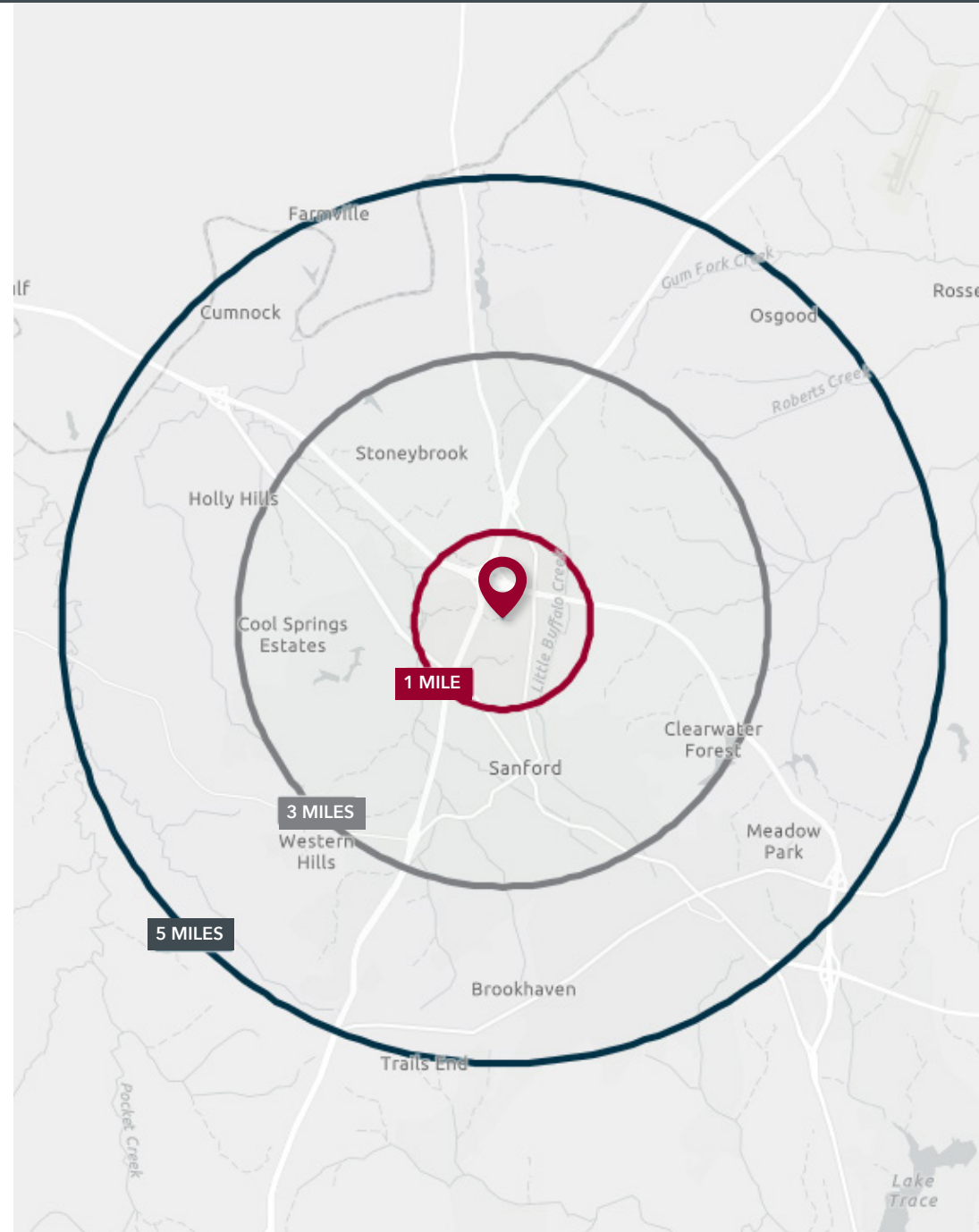
B.T. BULLOCK
ELEMENTARY SCHOOL

SURROUNDING AREA



DEMOGRAPHICS

| | 1 MILE | 3 MILES | 5 MILES |
|--------------------------|-----------|-----------|-----------|
| POPULATION (2025) | 3,215 | 20,427 | 35,797 |
| DAYTIME POPULATION | 3,769 | 23,365 | 43,953 |
| MEDIAN AGE | 37.9 | 38.1 | 38.4 |
| AVERAGE HOUSEHOLD INCOME | \$82,339 | \$80,172 | \$78,501 |
| AVERAGE HOME VALUE | \$301,198 | \$295,371 | \$294,316 |



FOR MORE INFORMATION, CONTACT:

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