

LAND AVAILABLE - BUILD TO SUIT, GROUND LEASE OR SALE

US 15-501 HWY

PINEHURST, NC 28374



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Property Description

Land available for build to suit, ground lease or sale in Pinehurst/Southern Pines with highway frontage on a heavily trafficked commercial corridor in a tourism destination. The land is adjacent to Fairway Village, a retail center occupied by Hickory Tavern, Caribou Coffee, 2Q Nail Spa, Santo Pecado restaurant, and Club Pilates.

Address	0 US 15-501 Hwy Pinehurst, NC 28374
Moore County PID	20130388
Acres	2.38
Jurisdiction	Southern Pines
Zoning	GBCD General Business Conditional District within the Urban Transition Highway Corridor Overlay District
Traffic Count	27,000 VPD (2024) (US 15-501)

Location

The property is halfway between Southern Pines and Pinehurst, both popular tourist destinations for outdoor enthusiasts. Pinehurst, famous for its world-class golf courses, including the iconic Pinehurst No. 2, offers a charming village filled with historic buildings, shops, and fine dining. Southern Pines boasts a lively downtown and is renowned for its equestrian culture.

Pricing

\$1,500,000

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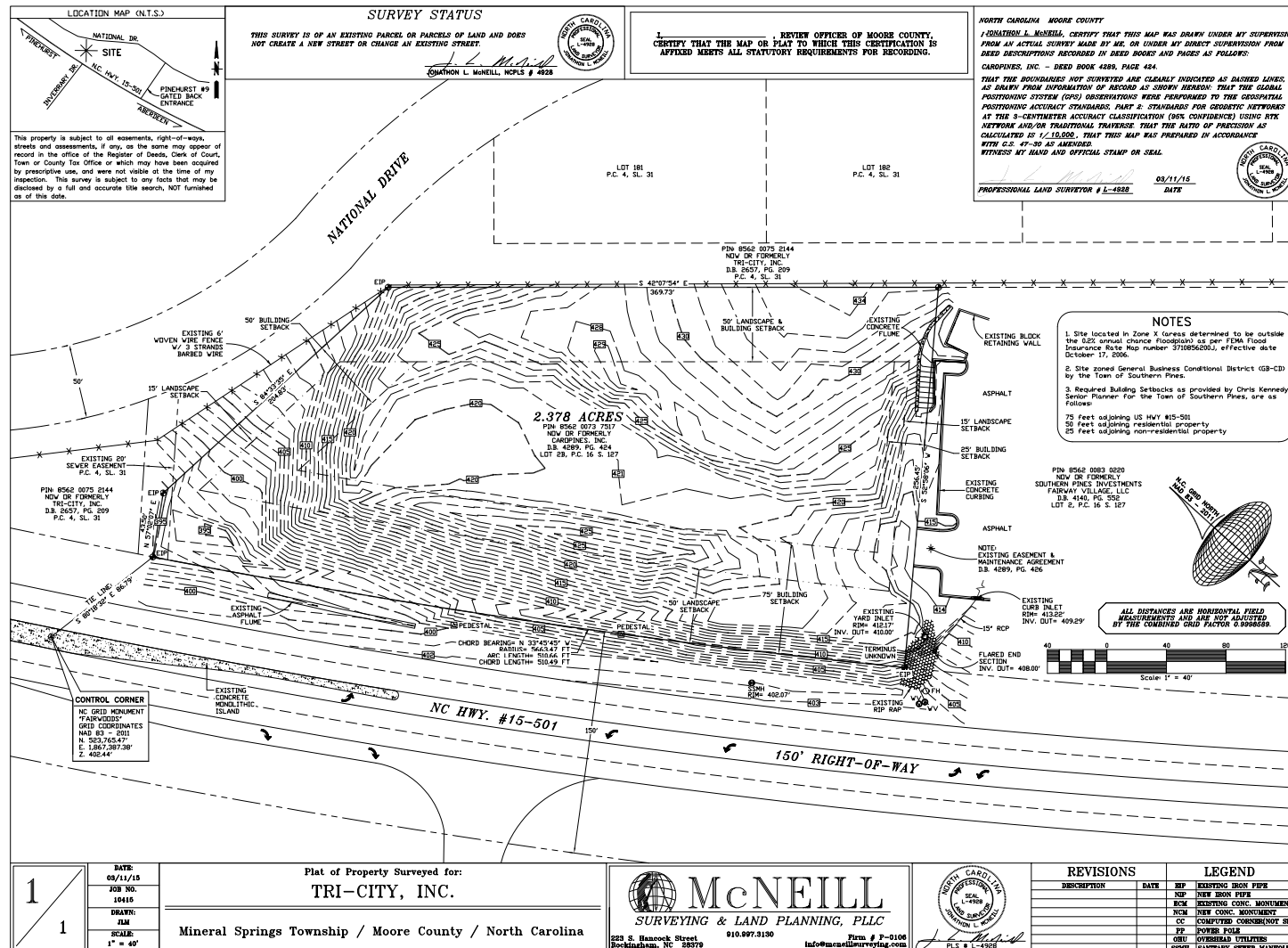


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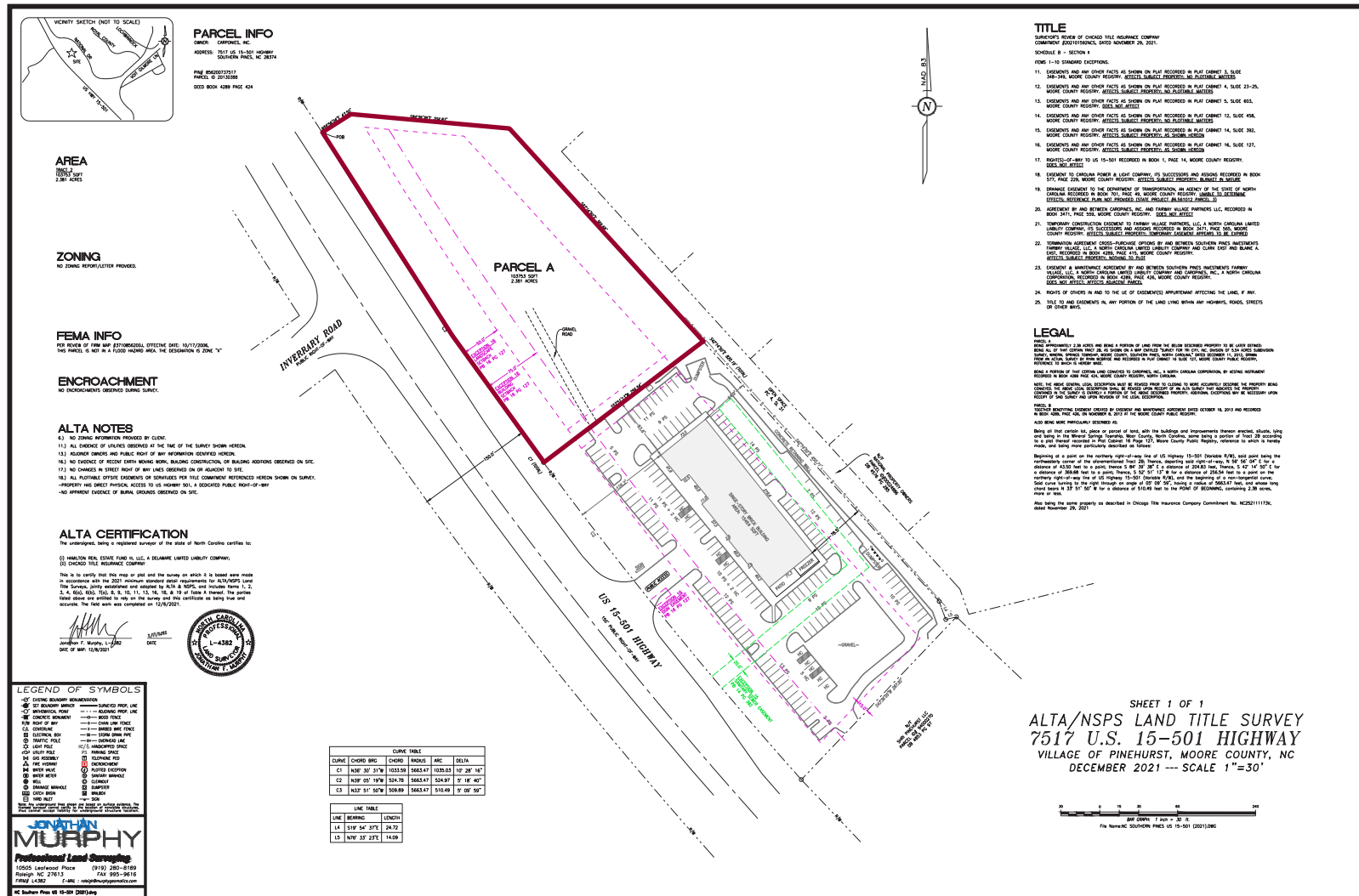
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Scan for Southern Pines UDO

Table of Authorized Land Uses begins on page 125

<https://www.southernpines.net/DocumentCenter/View/11030/UDO-with-edits-through-May-14-2024#page=125>

Southern Pines Unified Development Ordinance

Adopted October 8, 2013
Edits through May 14, 2024
Includes G.S. 160D Revisions

Exhibit 3-15: Table of Authorized Land Uses

Land Use	LBCS Code	Description	RE	RR	RS-1	RS-2	RS-3	RM-1	RM-2	CB/DTO	GB	NB	OS	I	FRR
RESIDENCE OR ACCOMMODATION FUNCTIONS	1000	Homes, apartments, housing for the elderly, and hotels													
Private Dwelling	1100	Single-Family homes, doubles, apartments, Condominiums, mobile homes, Townhouses; excludes households with special provisions													
Single-Family	1110														
Single-Family detached	1111	Typical Single-Family Dwelling	Z	Z	Z	Z	Z	Z	Z	ZS		Z	Z		
Single-Family attached (Townhouses) (Ord. # 1716)	1112	Each Dwelling Unit on a separate Lot; fire wall may protrude from roof or roofs may be staggered						ZS	ZS	ZS		ZS	ZS		
Class A Single-Family Manufactured Home	1113	modular homes and other structures that comply with the NC Residential Building Code as amended	Z	Z	Z	Z	Z	Z	Z	ZS					
Class B Single-Family Manufactured Home	1114	Manufactured Homes that comply with HUD standards and other local criteria		Z											
Class C Single-Family Manufactured Home	1115	Manufactured Homes that comply with HUD standards and do not meet the standards for Class A or Class B Manufactured Homes		SU											
Manufactured Home Park	1116	a group of three or more spaces for sale or lease that are designed to accommodate Manufactured Homes		CZ											
Two-Family (double or Duplex)	1120				CZ			Z	Z	Z		Z	Z		
Accessory Dwelling	S1130		ZS	ZS	ZS	ZS	ZS	ZS	ZS	ZS	ZS	ZS	ZS		
Multi-Family	S1200	Three or more Dwelling Units						MR	MR	MR		MR	MR		
Multi-Family	1151	Three or more Dwelling Units													
Multi-Family Conversion	1152	Three or more Dwelling Units in a converted Single-Family home						Z	Z	Z		Z	Z		
Housing Services	1200	Housing and custodial services for those who cannot care for themselves													
Retirement housing services	1210	Offer minimal convenience services						Z	Z						
Congregate living services	1220	Provide convenience services such as housekeeping, transportation, recreational programs						Z	Z						

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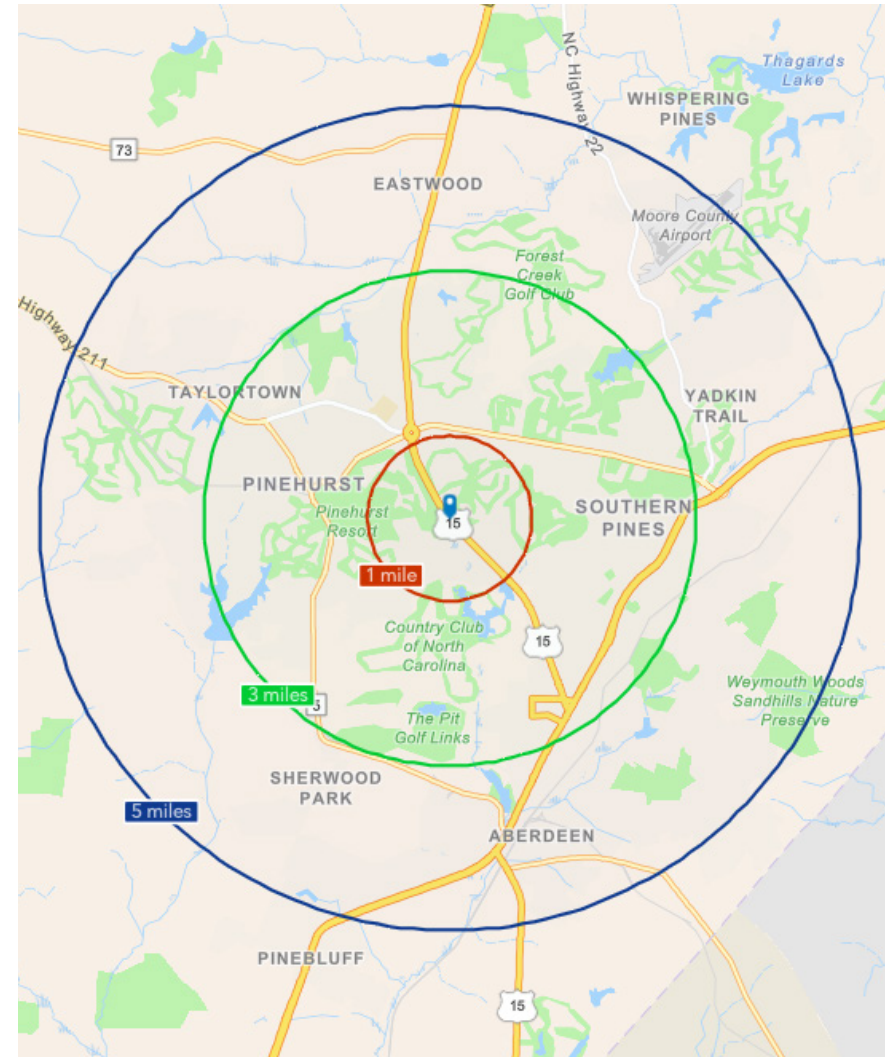
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	1 MILE	3 MILES	5 MILES
Population (2025)	3,484	29,071	52,720
Daytime Population	3,633	31,124	56,211
Median Age	59.8	49.9	47.1
Average Household Income	\$178,923	\$131,043	\$127,827
Average Home Value	\$717,163	\$557,025	\$530,274
Bachelor's Degree or Higher	64.5%	55%	52.5%



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