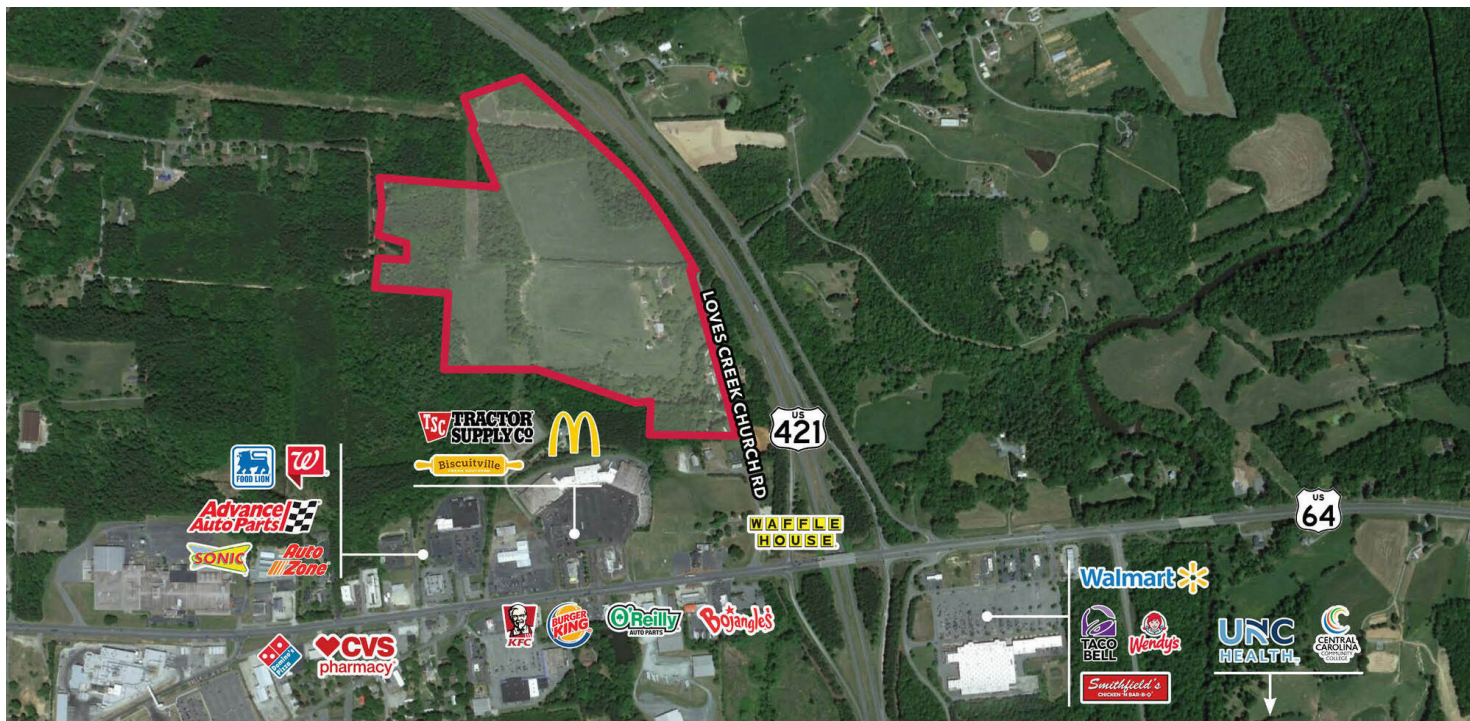


LAND FOR SALE LOVES CREEK CHURCH ROAD

Siler City, NC 27344

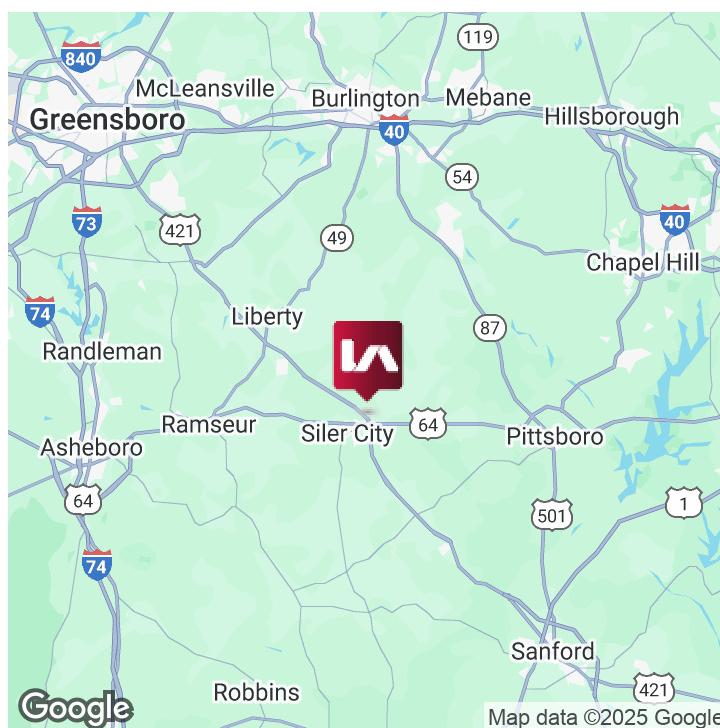


PROPERTY DESCRIPTION

Land for sale in Siler City, prime for residential development. The property is located half a mile from the US Hwy 421 and US Hwy 64 intersection and within a 15-minute drive of Wolfspeed and Toyota Battery Plant.

PROPERTY HIGHLIGHTS

- ±89.68 acres for sale in Chatham County
- Ideal for residential development
- Site Plan Approved
- Minutes from major development projects, including Toyota, Chatham Park, Wolfspeed, and VinFast
- Prime location at the intersection of US Highways 421 & 64
- Chatham County PIN #:s: 14180, 14233, 14359, 14413, 14421, 14423, 14425, and 68842
- **REDUCED PRICE: \$4,500,000**
- Ownership will retain multifamily portion if beneficial



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COMMERCIAL REAL ESTATE SERVICES
RALEIGH • DURHAM • WILMINGTON



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Toyota Battery Plant
\$2.5 billion // 2,100 jobs
18-MINUTE DRIVE (17.2 MILES)

LIBERTY



\$5.0 billion // 1,800 jobs
8-MINUTE DRIVE (5.9 MILES)

SITE

SILER CITY

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DWELLING UNIT CALCULATIONS

	Dwelling Units	Single Family Lots*	
Phase 1		45' x 103' (4,725 SF +/-)	87
Townhomes	21	50' x 110' (5,500 SF +/-)	37
		55' x 110' (6,050 SF +/-)	60
Phase 2A		Total SF Lots:	184
Townhomes	20		
Single Family for Rent (45')	38		
Single Family for Sale (50')	22		
Phase 2B		Townhomes	
Single Family for Rent (45')	49	22' x 28' x 90' (1,800 SF +/-)	41
Single Family for Sale (50')	15	Total Townhomes:	41
Phase 3A			
Single Family for Sale (55')	38		
Phase 3B		Apartments	
Single Family for Sale (55')	22	Apartment Units:	280
Phase 4		Total Apartment Units:	280
Apartments	280		
		Total Units	
		Single Family Lots	184
		Townhomes	41
		Apartments	280
		Total Units:	505
Total Units:	505		
Total Acres:	89.45 AC		
Density:	5.65		

* Note: Individual quantity allocations listed for Single Family Lot Widths may vary based on survey and final engineering.



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