

DEVELOPMENT OPPORTUNITY

OTTER CREEK

3906 NC 87, SANFORD, NC 27332

Adams Village
84 Townhome Lots
211 Single-Family Lots
30+ Acres Commercial

FUTURE ADAMS VILLAGE RETAIL



TOYOTA
SANFORD



±10.42 ACRES

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LEE & ASSOCIATES

COMMERCIAL REAL ESTATE SERVICES
RALEIGH • DURHAM • WILMINGTON

TOTAL ACRES

±10.42

TRAFFIC COUNTS

23,500 VPD

DAYTIME POPULATION

40K+

USE

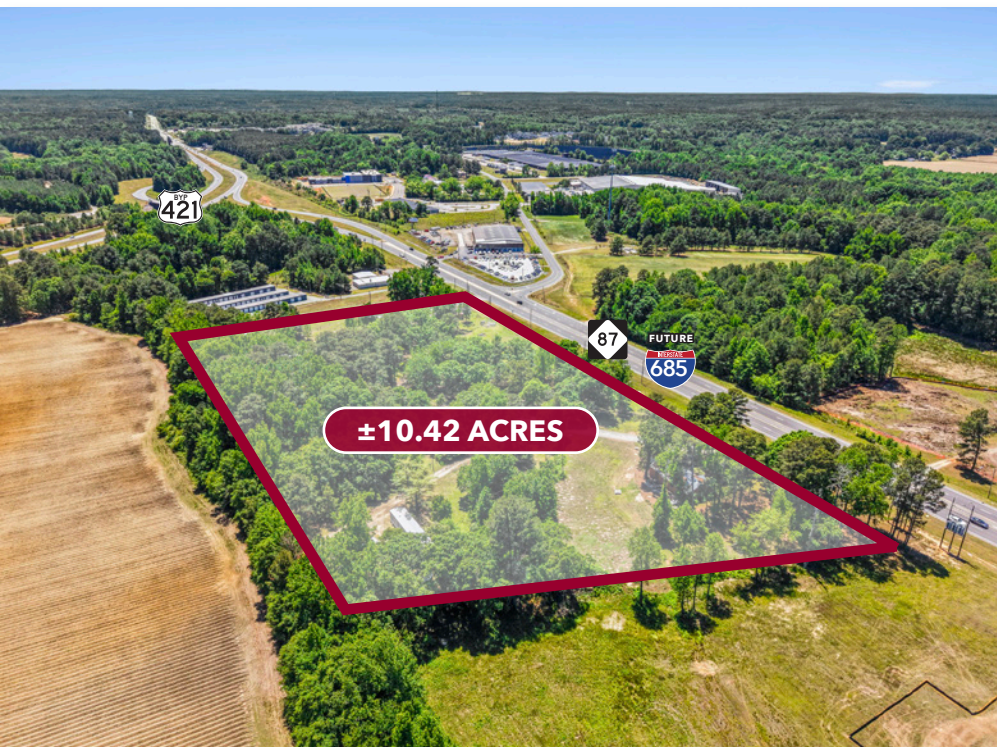
Commercial

PROPERTY DESCRIPTION

Positioned along the highly active NC 87 / US 421 corridor, this ±10.42-acre development tract offers a rare large-scale retail and commercial opportunity in one of Sanford's fastest-growing corridors. Located immediately adjacent to an existing retail outparcel and diagonally across from Walmart Supercenter, the site benefits from strong existing traffic drivers and expanding residential growth.

Surrounded by major planned and existing developments—including Adams Village (211 single-family lots, 84 townhomes, and 30+ acres of commercial) – the property provides direct access to a rapidly expanding customer base.

With approximately 23,000 vehicles per day and proximity to the proposed I-685 corridor, the site is ideally positioned for regional-serving retail, mixed-use, or large-format commercial development.



HIGHLIGHTS

- ±10.42 acres - scalable development opportunity
- Strategic location along NC 87 / US 421 retail corridor
- 23,000 VPD with strong regional connectivity
- Adjacent to active retail & national tenants (Walmart, Chick-fil-A, Lidl, etc.)
- Directly supported by new residential growth
- Adams Village: 295+ units planned
- Additional nearby multifamily and mixed-use projects
- Future I-685 proximity enhancing long-term accessibility and visibility
- Designated in the commercial growth corridor on the Plan San-Lee



POSITIONING & USES

This site offers flexibility for a wide range of commercial applications, including:

- » Anchored retail development or daily-needs retail
- » Outparcel opportunities for QSR/Coffee or convenience-oriented retail
- » Hospitality or hotel (supported by nearby planned demand)
- » Medical or office users seeking high-visibility road frontage
- » Suitable scale and configuration for phased development or a coordinated commercial campus environment

LOCATION ADVANTAGES

Sanford continues to emerge as a strategic growth node within the greater Triangle region, offering:

- » Direct access to US 1, US 421, and NC 87 connecting to Raleigh, Fayetteville, and I-95
- » Proximity to the Research Triangle and major employment centers
- » Strong industrial and life sciences momentum driving population and job growth
- » Located along the Carolina Core / future I-685 corridor, enhancing long-term regional connectivity

DEMAND DRIVERS



LIFE SCIENCES & BIOTECH

Major life sciences and manufacturing investments from Amgen, Wolfspeed, and Fujifilm are accelerating growth across the Triangle. These projects are establishing the region as a leading hub for innovation and high-quality jobs.



RESEARCH TRIANGLE PARK

Research Triangle Park is one of the nation's premier employment centers, home to leading companies in technology, life sciences, and advanced manufacturing. It drives sustained job growth and economic activity across the Triangle.



FORT BRAGG

Fort Bragg, one of the largest military installations in the world, serves as a major hub for the U.S. Army and Special Operations Forces. Its substantial population of active-duty personnel, civilian employees, and visiting units drives consistent economic activity, supporting regional growth and demand across housing, retail, hospitality, and services.



CENTRAL CAROLINA ENTERPRISE PARK

Central Carolina Enterprise Park is located just fifteen minutes from Interstate 540 via US Hwy 1 Expressway, neighbors include Caterpillar, Pfizer, and Astellas. Zoned for light industrial uses, with abundant power and fiber and all utilities at the site. Ready workforce with world-class education and training facilities just minutes away at Central Carolina Community College.



CENTRAL CAROLINA COMMUNITY COLLEGE

Central Carolina Community College supports workforce development across one of North Carolina's fastest-growing regions, helping supply talent for expanding life sciences, advanced manufacturing, healthcare, and skilled trades industries. Its strategic location near the Triangle positions the college to support continued economic and population growth throughout Central North Carolina.



ADVANCED MANUFACTURING & PHARMACEUTICAL

Lee County has emerged as a growing hub for advanced manufacturing and pharmaceutical production, anchored by major employers including Pfizer, Caterpillar, and Astellas. The county's manufacturing sector employs nearly 7,700 workers and represents the region's largest economic driver, supporting continued job growth, investment, and industrial expansion throughout Central North Carolina.



CAROLINA CORE

The Carolina Core is a transformative economic development initiative spanning central NC, connecting key markets from Greensboro to Fayetteville. Fueled by major investments in advanced manufacturing, logistics, and infrastructure, the region is attracting significant job growth and population influx, positioning it as one of the state's most dynamic corridors for long-term commercial and economic expansion.



TALENT & INNOVATION

Home to NC State, UNC, and Duke, the Triangle stands as a leading hub for education, research, and innovation. This world-class academic presence drives regional growth, attracts global talent, and supports a diverse and expanding economy.

RAPID RESIDENTIAL EXPANSION IN ESTABLISHED RETAIL CORRIDOR

ADAMS VILLAGE
84 Townhome Lots
211 Single-Family Lots
30+ Acres Commercial Land

FUTURE ADAMS VILLAGE RETAIL



Walmart **RubyTuesday**



ASHBY VILLAGE
200 Townhomes
350 Apartments



±10.42 ACRES



28,000 VPD

ACTIVE DEVELOPMENT



±10.42 ACRES

CAROLINA TRACE COUNTRY CLUB



ADAMS VILLAGE
84 Townhome Lots
211 Single-Family Lots
30+ Acres Commercial Land

FUTURE ADAMS VILLAGE RETAIL

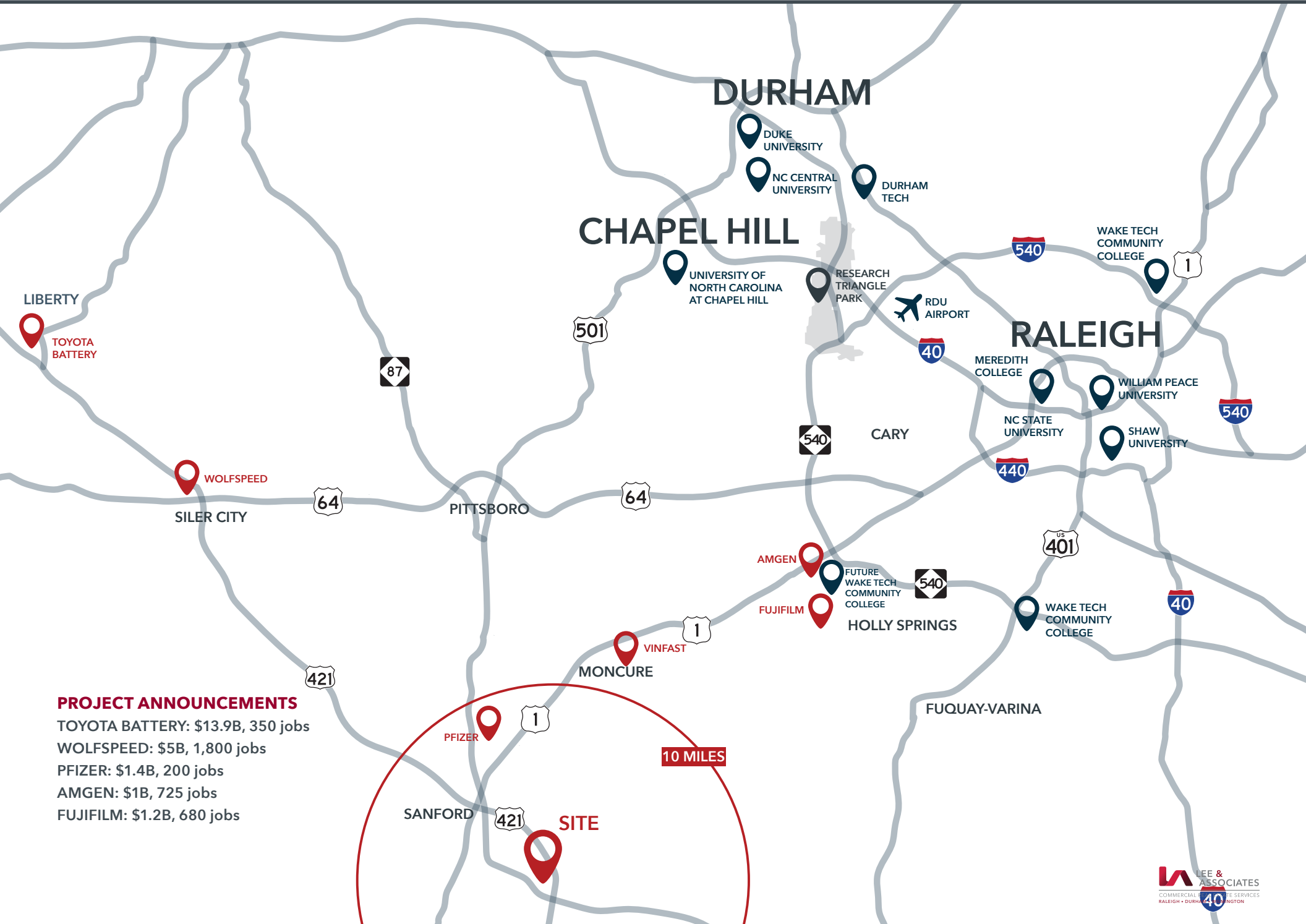


22,000 VPD



ENTRANCE TO ADAMS VILLAGE

RALEIGH DURHAM AREA INFORMATION



PROJECT ANNOUNCEMENTS

TOYOTA BATTERY: \$13.9B, 350 jobs

WOLFSPEED: \$5B, 1,800 jobs

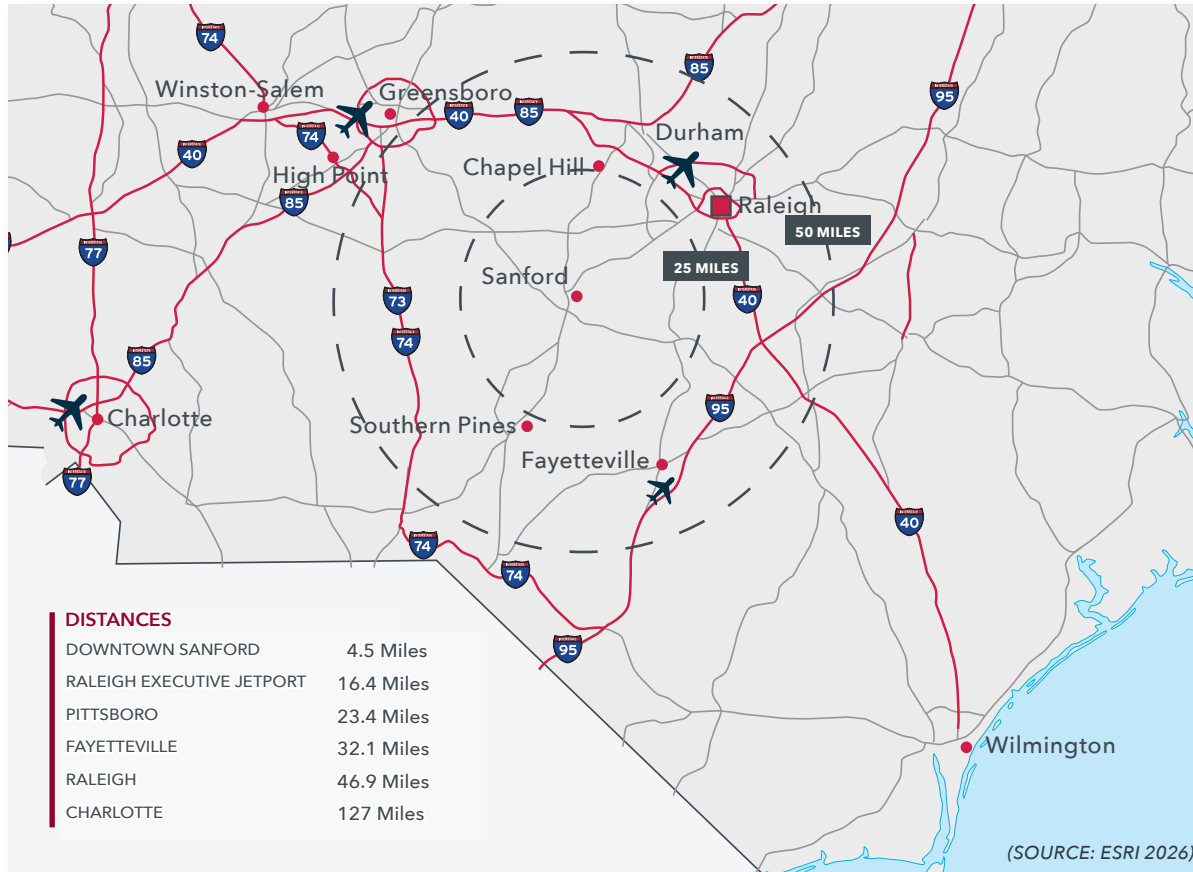
PFIZER: \$1.4B, 200 jobs

AMGEN: \$1B, 725 jobs

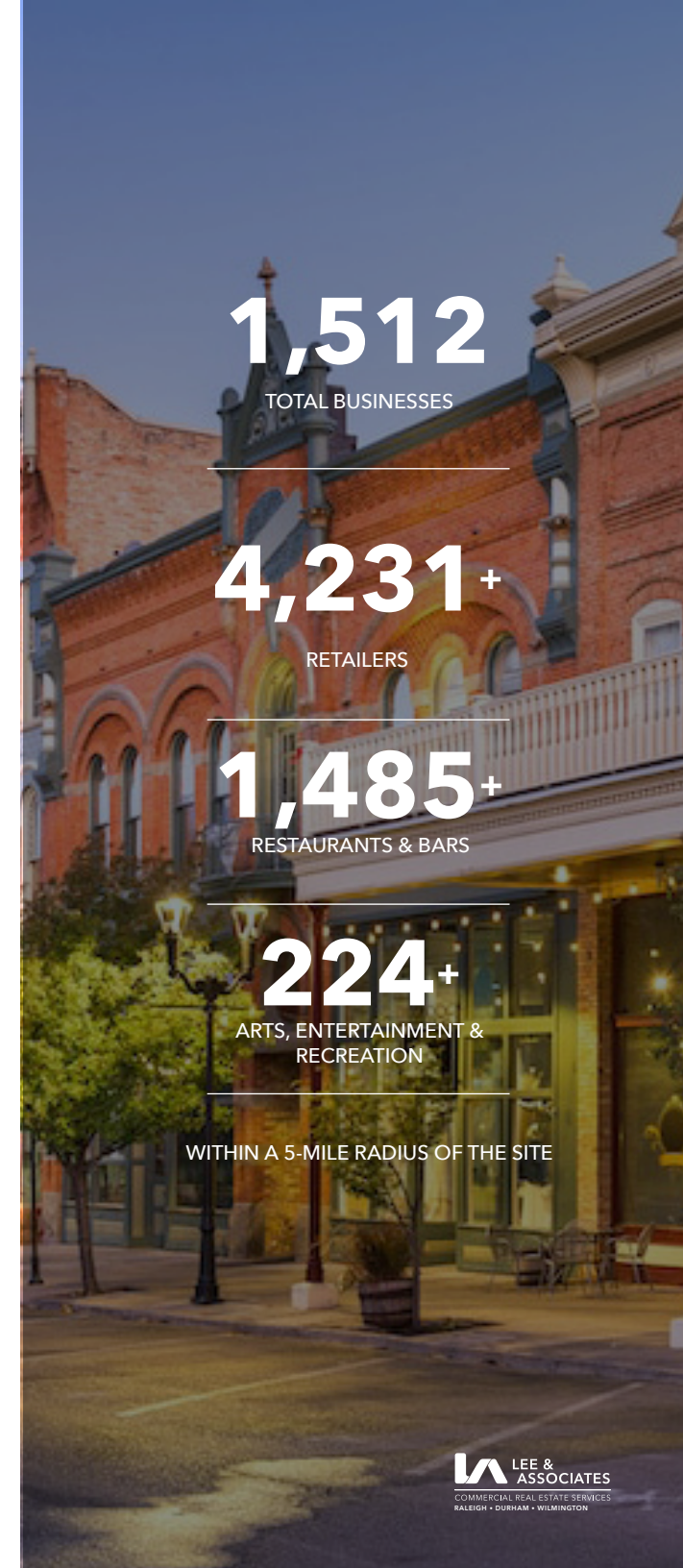
FUJIFILM: \$1.2B, 680 jobs



DEMOGRAPHICS



	1 Mile	3 Miles	5 Miles
Population (2025)	788	13,648	39,094
2030 Projected Population	819	14,316	35,916
Daytime Population	1,665	18,625	39,587
Median Age	40.9	39.0	38.3
Avg. Household Income	\$78,298	\$72,305	\$68,643
Median Home Value	\$284,755	\$297,482	\$290,582



1,512
TOTAL BUSINESSES

4,231+
RETAILERS

1,485+
RESTAURANTS & BARS

224+
ARTS, ENTERTAINMENT &
RECREATION

WITHIN A 5-MILE RADIUS OF THE SITE

LEE COUNTY OVERVIEW

Lee County, anchored by the City of Sanford, is one of Central North Carolina's fastest-growing markets, strategically positioned between the Research Triangle, the Piedmont Triad, and Fayetteville. The area combines strong industrial growth, expanding residential development, and increasing regional connectivity, creating a stable foundation for long-term retail demand.

The county benefits from a diverse and evolving economic base led by advanced manufacturing, life sciences, healthcare, and distribution. Major employers and corporate investments from companies such as Pfizer, Caterpillar, Moen, Bharat Forge, Coty, and Tyson Foods have helped establish Lee County as a significant employment hub within the region. Manufacturing alone contributes more than \$1.5 billion annually to the local economy, reinforcing Sanford's reputation as a center for industrial and economic expansion.

Lee County also continues to experience strong population and commercial growth driven by its proximity to the Research Triangle. Located along the US-1 corridor, Sanford provides convenient access to Raleigh, RTP, and Fort Bragg, positioning the market to benefit from continued residential migration and workforce expansion across Central North Carolina.

In addition to its industrial strength, the area maintains a growing tourism and hospitality presence. Downtown Sanford has emerged as a regional destination for dining, entertainment, breweries, and boutique retail, while tourism spending in Lee County surpassed \$104 million annually, reflecting continued visitor growth and increasing consumer activity.

807K

Labor Force

Raleigh-Durham-Cary CSA
(2024)

2.3M

Population

Raleigh-Durham-Cary CSA
(2024)

50.1%

Bachelor's Degree or Higher



The Raleigh-Durham market is one of the leading life science clusters in the United States. While the Research Triangle Park and Downtown Durham are the dominant 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, which broke ground in 2024 on a \$530M facility, expected to create more than 100 jobs in Helix Innovation Park at the Brickyard.





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