

LOUISBURG, NC 27549

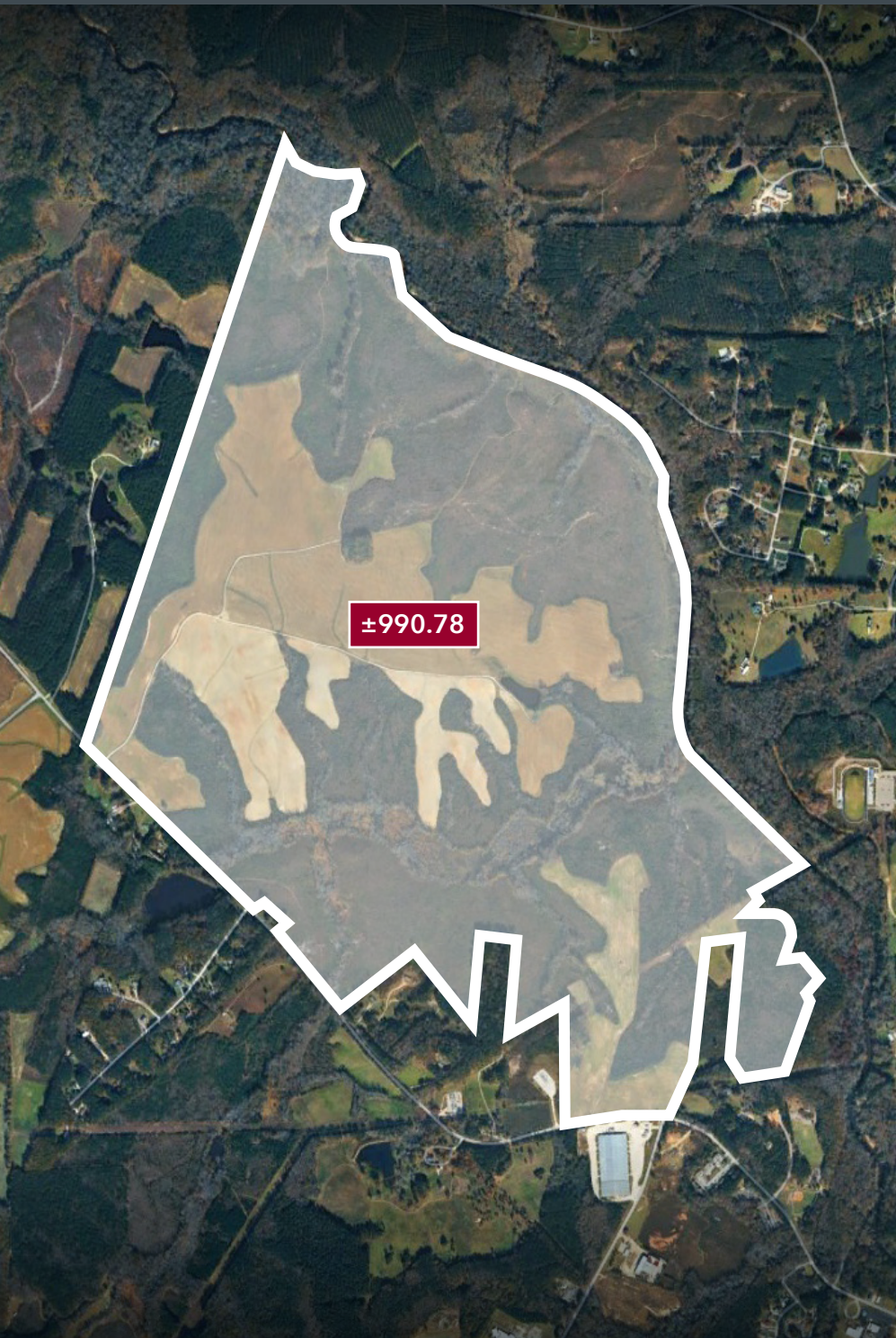
# 0 WEST RIVER RD

RESIDENTIAL DEVELOPMENT OPPORTUNITY

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## PROPERTY DESCRIPTION

The property is strategically positioned in the path of residential growth extending north from Wake County. Immediate connectivity to US Hwy 401 provides efficient access to major employment centers and amenities throughout the Triangle, while offering a lower-density setting that is attractive to today's homebuyers.

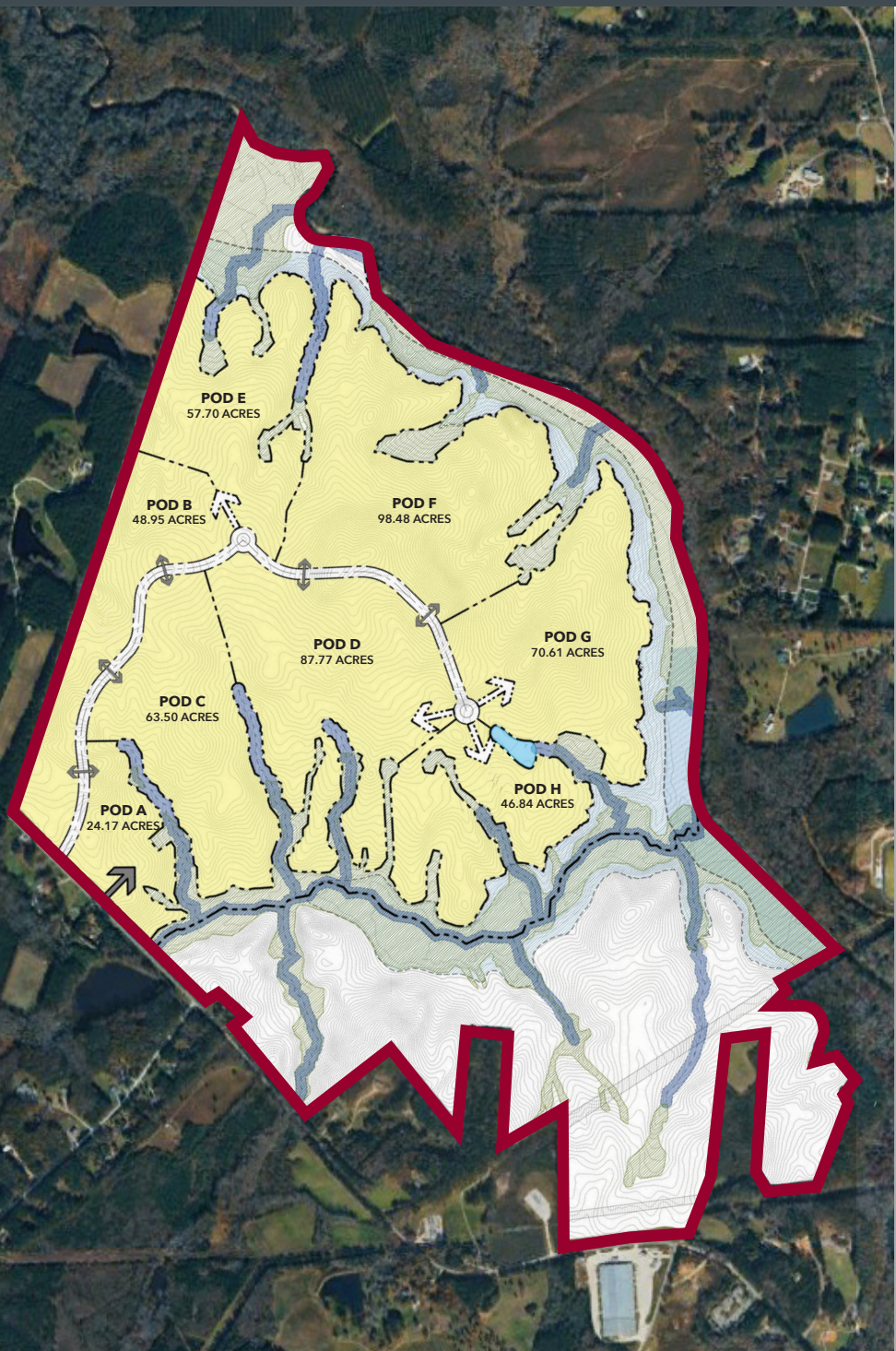
±990.78-acre residential development opportunity in Franklin County, NC. Located on West River Road in Louisburg, less than two miles from US Hwy 401, the property offers direct access to Wake Forest, Raleigh, and the greater Triangle employment base.

Zoned R-8 and permitting up to two dwelling units per acre, the site supports a large-scale, phased residential community with a potential yield of approximately 1,900 homes. With key due diligence complete and underway, the property is positioned to advance into development planning.

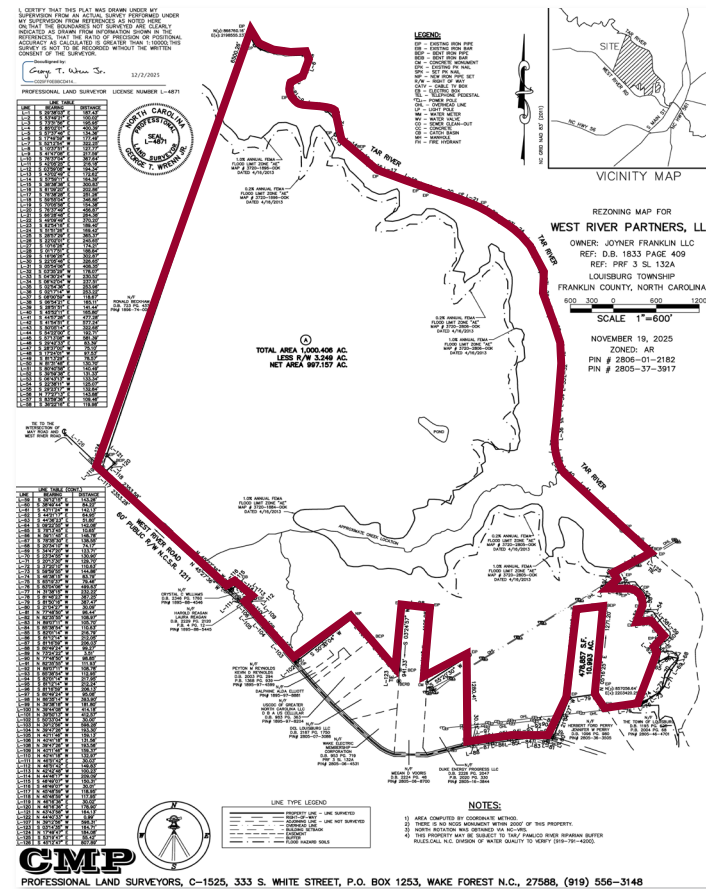
## HIGHLIGHTS

- ±990.78 acres
- Zoned R-8 (Franklin County)
- Zoning permits up to 2 dwelling units per acre
- Ideal for phased master-planned residential development
- Water and sewer will require development agreement
- Less than 2 miles to US Hwy 401
- Direct access to Wake Forest, Raleigh, and the Research Triangle
- Positioned in the path of residential growth north of Wake County
- Call broker for pricing

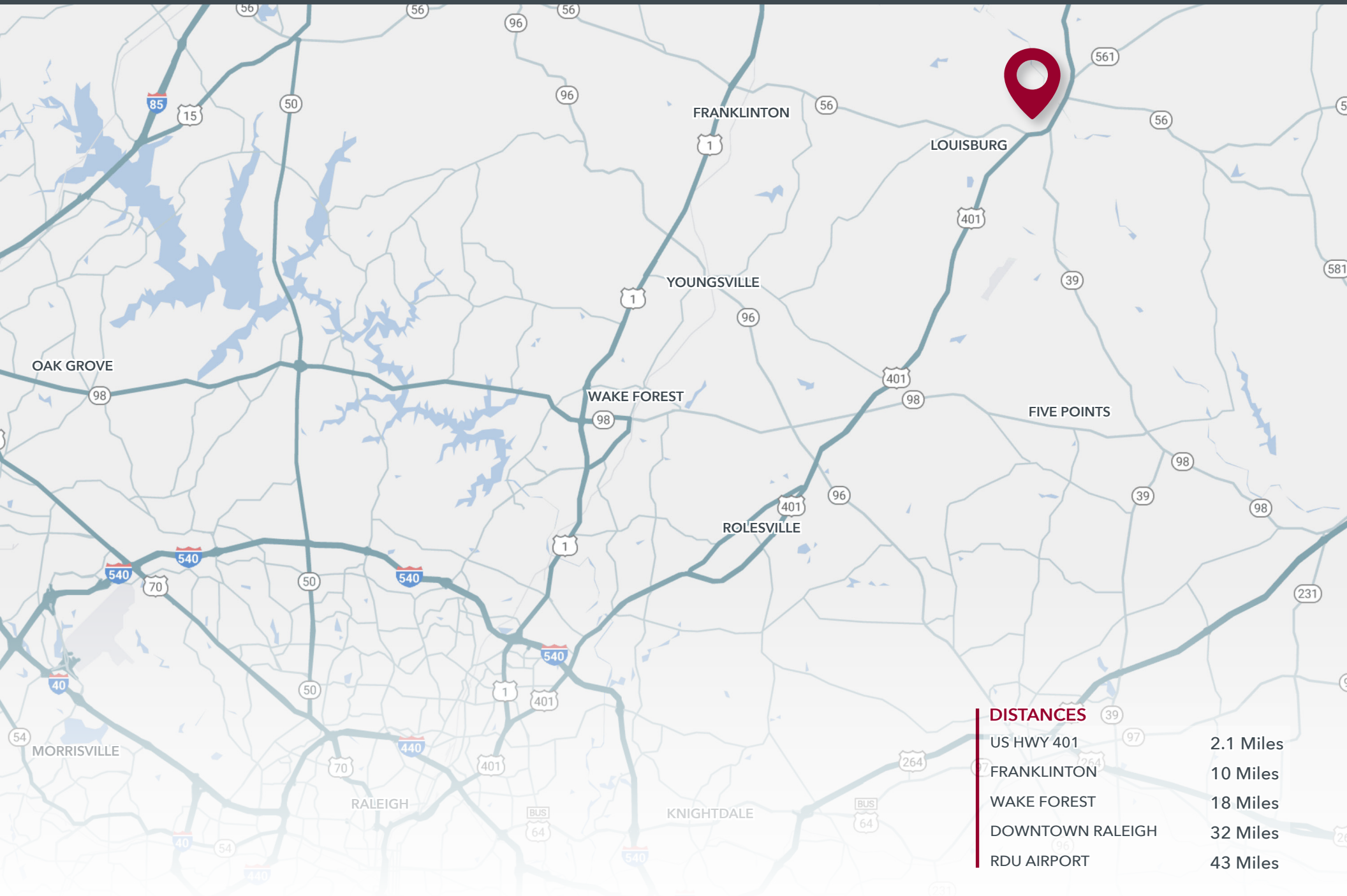
# SITE PLAN



Parcel ID:	2806-01-2182
Site Size:	±990.78 acres
Jurisdiction:	Franklin County
Zoning:	R-8 (Residential)
Density:	2 units/acre
Watershed:	WS-IV

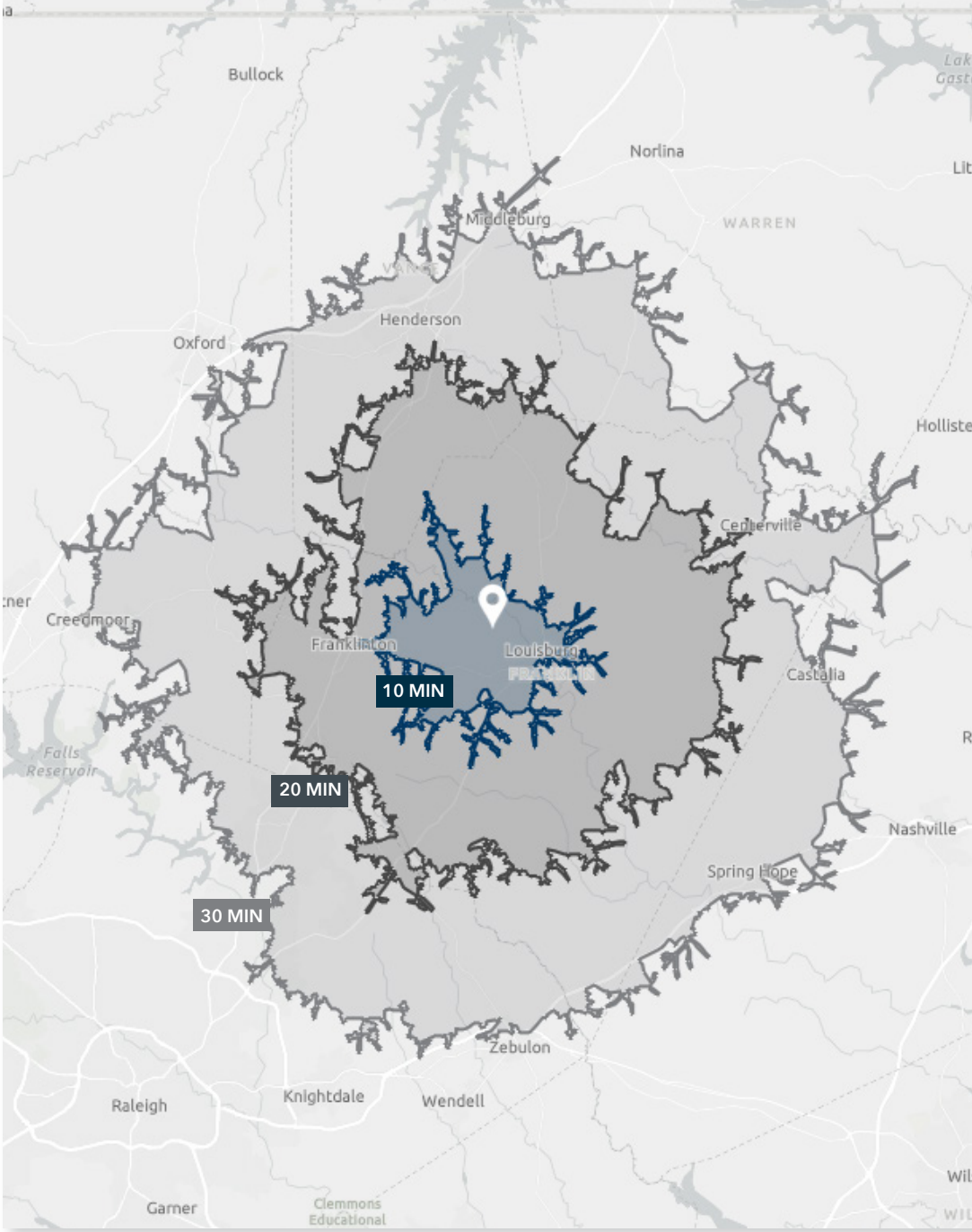


# AREA OVERVIEW



# DEMOGRAPHICS

	10 MIN	20 MIN	30 MIN
POPULATION (2025)	8,428	59,874	249,389
DAYTIME POPULATION	11,123	50,026	204,494
MEDIAN AGE	40.3	40.8	40.6
AVERAGE HOUSEHOLD INCOME	\$71,148	\$88,099	\$114,544
AVERAGE HOME VALUE	\$256,251	\$308,374	\$439,421



FOR MORE INFORMATION, CONTACT:

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