

Multifamily/Townhome Land for Sale

0 NC 87, Sanford, NC 27330



Property Summary

SALE PRICE

Contact Brokers

TRAFFIC COUNTS

35,000 VPD

TOTAL ACRES

±51.12

LAND USE

Multifamily/Townhome

Property Description

Exceptionally well positioned opportunity ideal for multifamily and townhome development in Sanford. Strategically positioned across from several active projects, which include two residential subdivisions totaling 1,260 units. Diagonal to the site sits South Park Village, which is a multifamily subdivision that was built in 2016 and includes 408 units. Surrounding the development is Carolina Trace Country Club, with two 18-hole golf courses designed by famed golf course architect Robert Trent Jones, Sr. The property consists of nearly 50 acres of land and is conveniently located off NC Hwy 87. This location provides quick and easy access to Hwy 421 leading to Lillington, NC and Hwy 87 to Fayetteville and I-95. The US Hwy 421 bypass around Sanford provides a four-lane, divided highway route to US 1 towards Raleigh-Durham. Recent maps show future I-685 aligned with the subject site. Situated along a strong retail corridor, this site has the advantage of being in proximity of various national retailers and numerous restaurants.



Property Overview

Address	0 NC 87, Sanford, NC 27330
Size	±51.12 Acres
PIN #s	9660-58-2607-00 9660-57-4827-00
Planning Jurisdiction	Lee County
Zoning	NC 87 Mixed Use Conditional Zoning District
Multifamily Units	±672 DU Total
Townhome Units	±74 DU Total

All information furnished regarding property for sale, rental or financing is from sources deemed reliable, but no warranty or representation is made to the accuracy thereof and same is submitted to errors, omissions, change of price, rental or other conditions prior to sale, lease or financing or withdrawal without notice. No liability of any kind is to be imposed on the broker herein.

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Development Summary

COMMERCIAL OUTPARCEL

±2.2 ACRES

MULTIFAMILY UNITS

±672 DU Total

Phase 1

±368 DU

Buildings:

11 Buildings Total

Type 1 Bldg (32 DU)

1 Building

Type 2 Bldg (32 DU)

8 Buildings

Type 5 Bldg (40 DU)

2 Buildings

Phase 2

±304 DU

Buildings:

9 Buildings Total

Type 1 Bldg (32 DU)

1 Building

Type 2 Bldg (32 DU)

6 Buildings

Type 5 Bldg (40 DU)

2 Buildings

PARKING

±1,036 SPACES

PARKING RATIO

±1.54 SP/DU

TOWNHOMES

±74 DU Total

INTERIOR LOTS

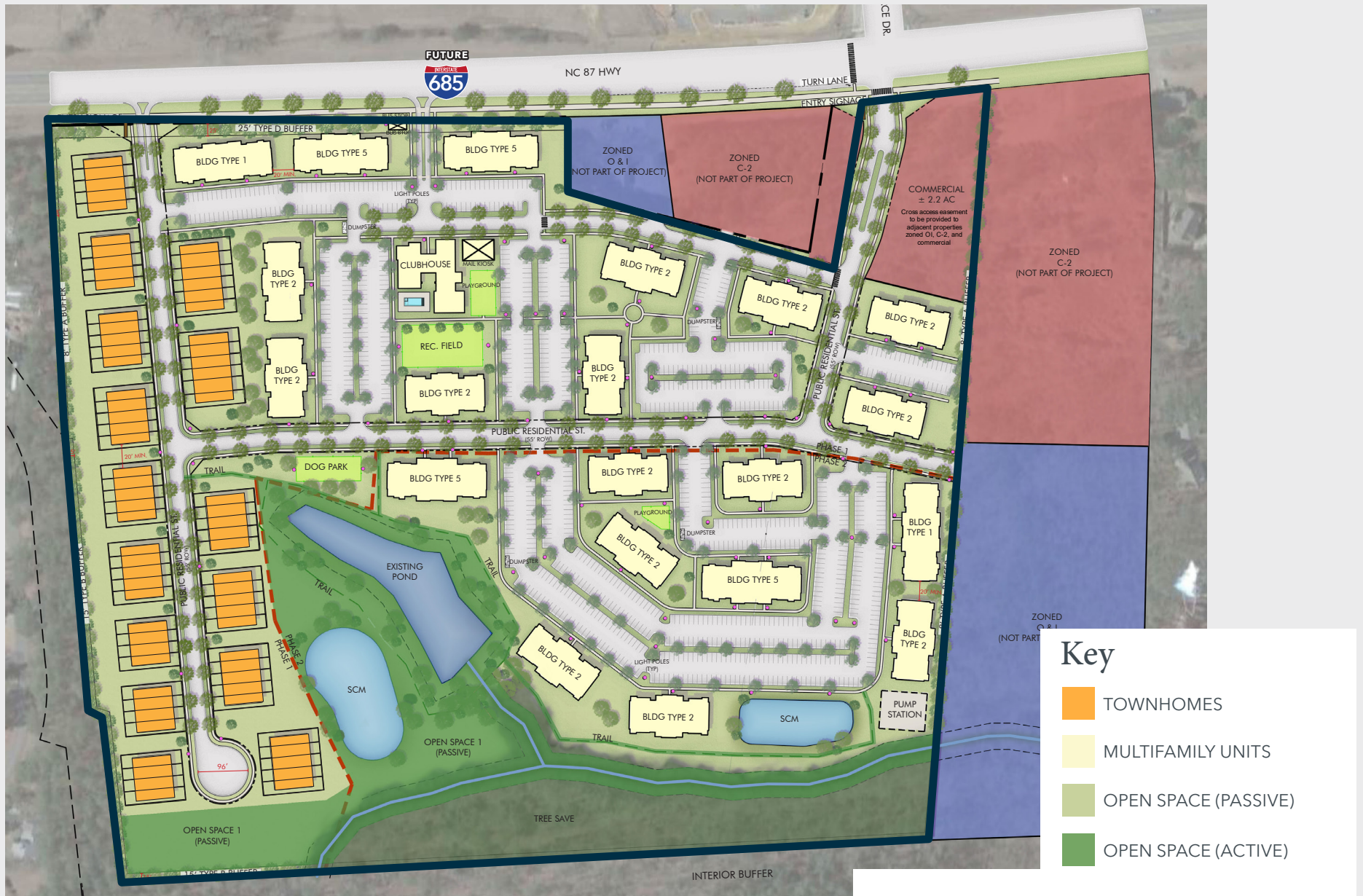
22' X 115'

END LOTS

26' X 115'

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Area Information



BURT'S BEES®
Meta
Google
SMART WIRES

Durham
51-minute drive

Chapel Hill
51-minute drive

Research Triangle Park
44-minute drive

RDU
47-minute drive

Morrisville

Cary

Raleigh
46-minute drive

Apple Lilly IQVIA
Lenovo Cisco IBM
Biogen gsk CREDIT SUISSE

MetLife SAS ABB
Deutsche Bank Intel
XEROX corion EPIC GAMES

Red Hat
Advance Auto Parts
DUKE ENERGY

FUJIFILM
Di-synth
Seqirus
AMGEN

VINFAST
FedEx

Astellas Pfizer
CATERPILLAR® BHARAT FORGE KALYANI

SITE

685 North Carolina could get a new interstate as part of a newly-passed federal infrastructure bill. It would be known as Interstate 685 and potentially have a big impact for the Carolina Core region, including Lee and Harnett counties. The plan is for a road that would start in the Triad and end in Dunn at Interstate 95, just minutes away from Fayetteville. **U.S. Highway 421 would become designated as I-685** in the future, however, there are still a few crucial steps needed in order for the change to become a reality.

Triangle Overview

REGIONAL POPULATION



70%

POPULATION
GROWTH
(2000-2018)



37

MEDIAN
AGE



64

PEOPLE MOVING
TO THE REGION
EVERY DAY



1.1 M

REGIONAL LABOR FORCE

CONNECTIVITY

Centrally located between New York and Miami, the Research Triangle Region is easily accessible by Raleigh-Durham International Airport, six regional airports, two ports, and multiple interstates that span from Florida to New York and North Carolina to California.

RDU RANKED THE MOST CONNECTED MEDIUM-SIZED AIRPORT IN THE US



15.4

MILLION
PASSENGERS
IN 2025

55%

INCREASE
SINCE 2015

400+

DAILY FLIGHTS
Over 79 nonstop destinations
14 international destinations
17 major airlines



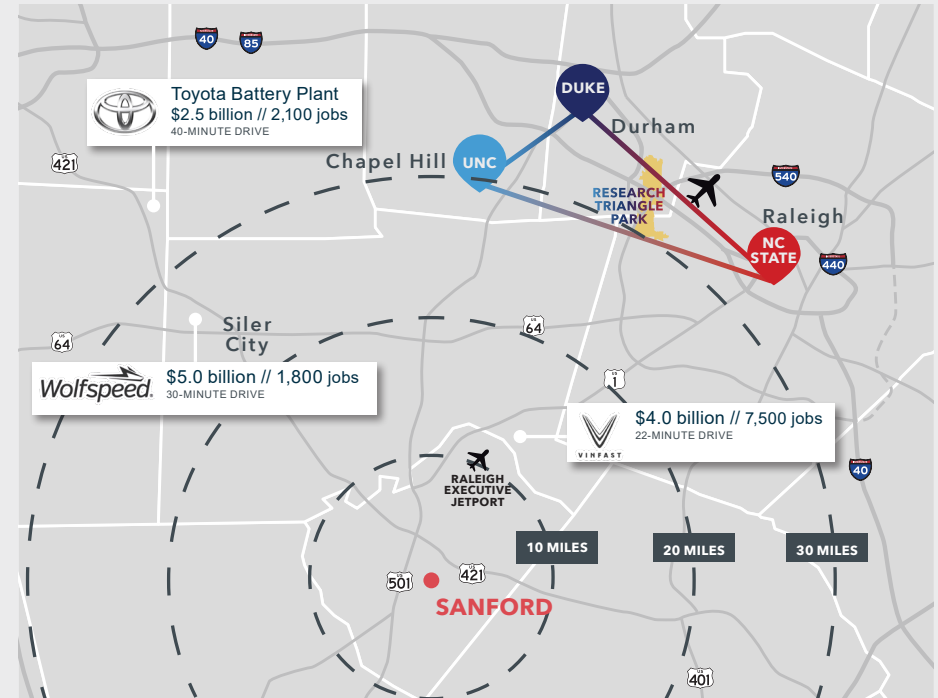
RAIL

CSX, NORFOLK SOUTHERN, AND NORTH
CAROLINA RAILROAD COMPANY



ACCESS

LOCATED IN BETWEEN NEW YORK AND MIAMI
INTERSTATES: I-40, I-95 AND I-85
LESS THAN THREE HOURS TO TWO DEEP WATER PORTS



EDUCATION

Located in the heart of North Carolina, the Research Triangle Region gets its name from Research Triangle Park and three Tier 1 research universities — Duke University, North Carolina State University and the University of North Carolina Chapel Hill — located only minutes apart.

The region is comprised of ten member counties and the Research Triangle Park. A diverse business ecosystem, talented workforce, and high quality lifestyle are major factors in the area's continued growth.



176,000

TOTAL STUDENTS
ENROLLED IN HIGHER ED



65,000

ANNUAL
GRADUATES



\$2.9B

R&D RESEARCH
CONDUCTED AT TIER 1
UNIVERSITIES

Lee County Overview

Some of the nation's best-known companies thrive in Lee County. Worldwide leaders like Moen, Pfizer, Coty, Tyson, Caterpillar, Bharat Forge, Astellas. And then there's Frontier Yarns and Static Control Components, two worldwide industry leaders created right here. Static began as an entrepreneurial startup, operating out of a basement workshop. It now employs well over a thousand people.

Lee County offers worldwide access, through its solid transportation network. A world-class workforce, supported by outstanding industrial training and prepared to produce results. And, an exceptional quality of life, offering the conveniences of small town life with quick and easy access to Raleigh, Durham and the rest of this famed Research Triangle region.



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 locations for life science cluster in the United States. While the Research Triangle Park and Downtown Durham are the dominate 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 who broke ground in 2024 on a \$530M facility expected to create more than 100 jobs in Helix Innovation Park at the Brickyard.