



Creekside Landing
Highway 87
Harnett County, NC 28368

MIXED-USE RESIDENTIAL AND COMMERCIAL LAND FOR SALE

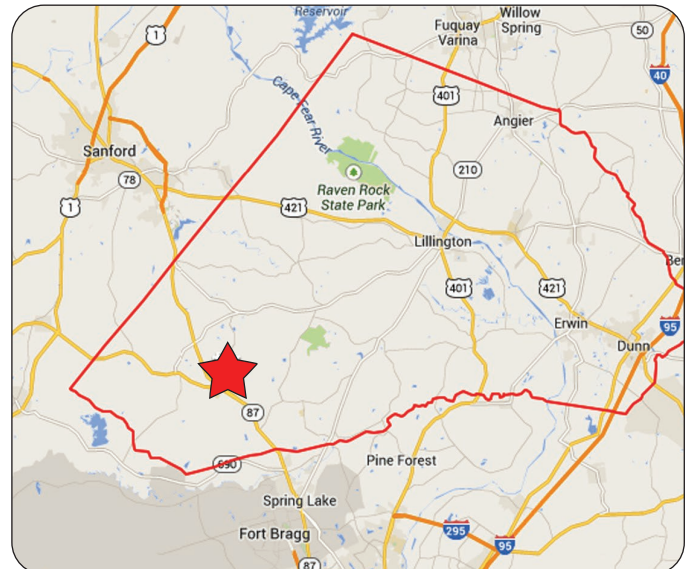


PROPERTY FEATURES

- 357.62 acres commercial and residential for development
- 266 single family lots of 20,000 SF or
- 412 single family lots of 10,000 SF
- 312.32 acres of residential can be purchased separately
- Residential only \$4,684,800 - \$15,000/AC
- 45.3 acres commercial property
- Total 357.62 acres \$15,000/acre, \$5,364,300

LOCATION

Creekside Landing is a 357.62 acre development tract located on Hwy 87 in Harnett County in the heart of the "All American Defense Corridor". Creekside Landing is only 15 minutes from Fort Bragg Military Base, and within a short driving distance of Fayetteville, Sanford, Southern Pines, Raleigh and Research Triangle Park. These markets in the center of North Carolina are all experiencing population and income growth. This mixed use project provides people with a place to both live and to work.



For more information contact:

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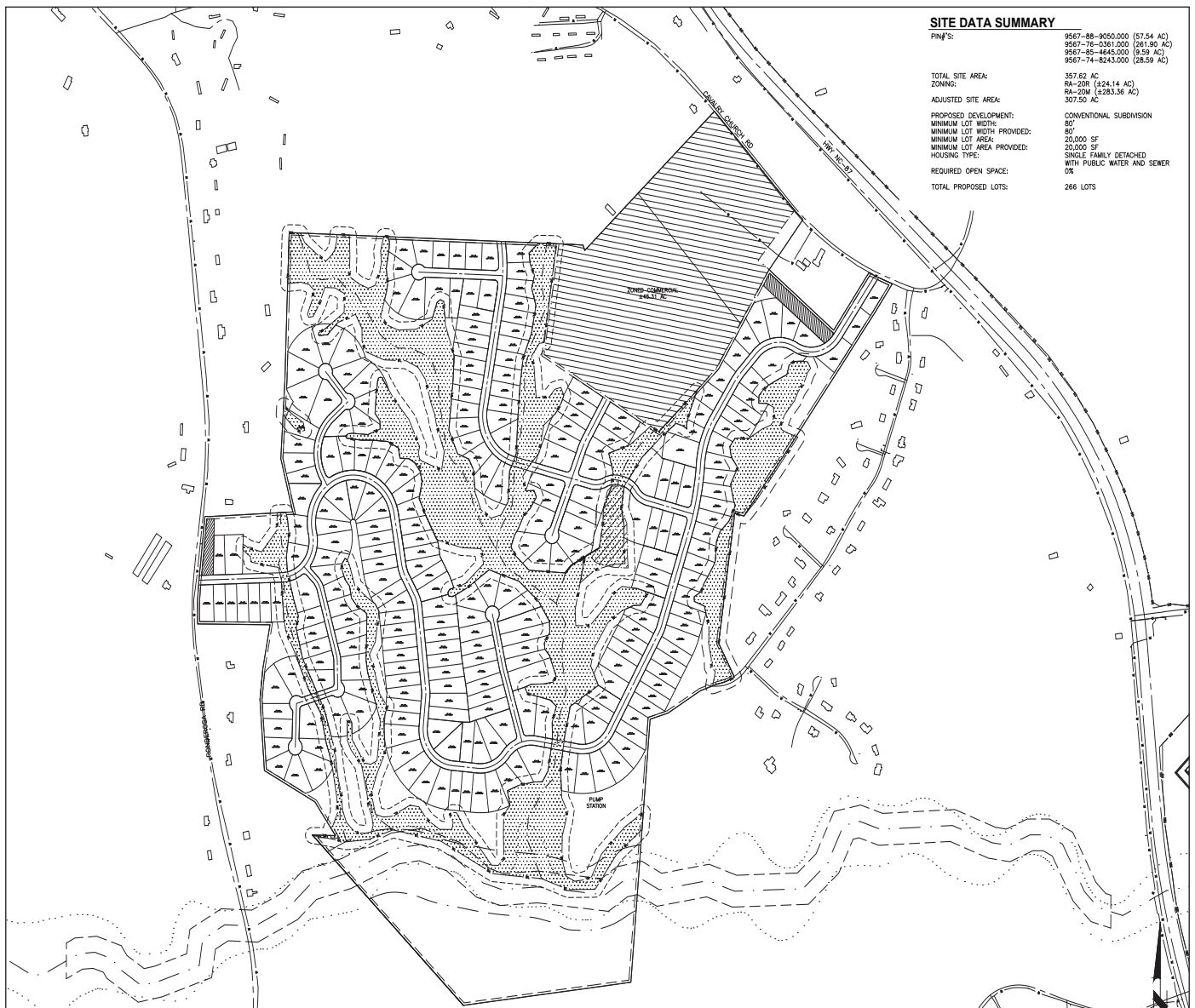


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MIXED-USE RESIDENTIAL AND COMMERCIAL LAND FOR SALE

Development Plan For 20,000 SF Single Family Lots

The preliminary **Creekside Landing Development Plan** done by MacConnell & Associates of Cary, NC takes into account open space requirements, wetlands and flood plains, requirements as per Harnett County AWD and the state of North Carolina. The Creekside Landing Development Plan incorporates 266 single family units on 20,000 sq ft plus lots, 45.3 acres of commercial property. Harnett County has approved and funded sewer improvements that should be completed by late 2026.



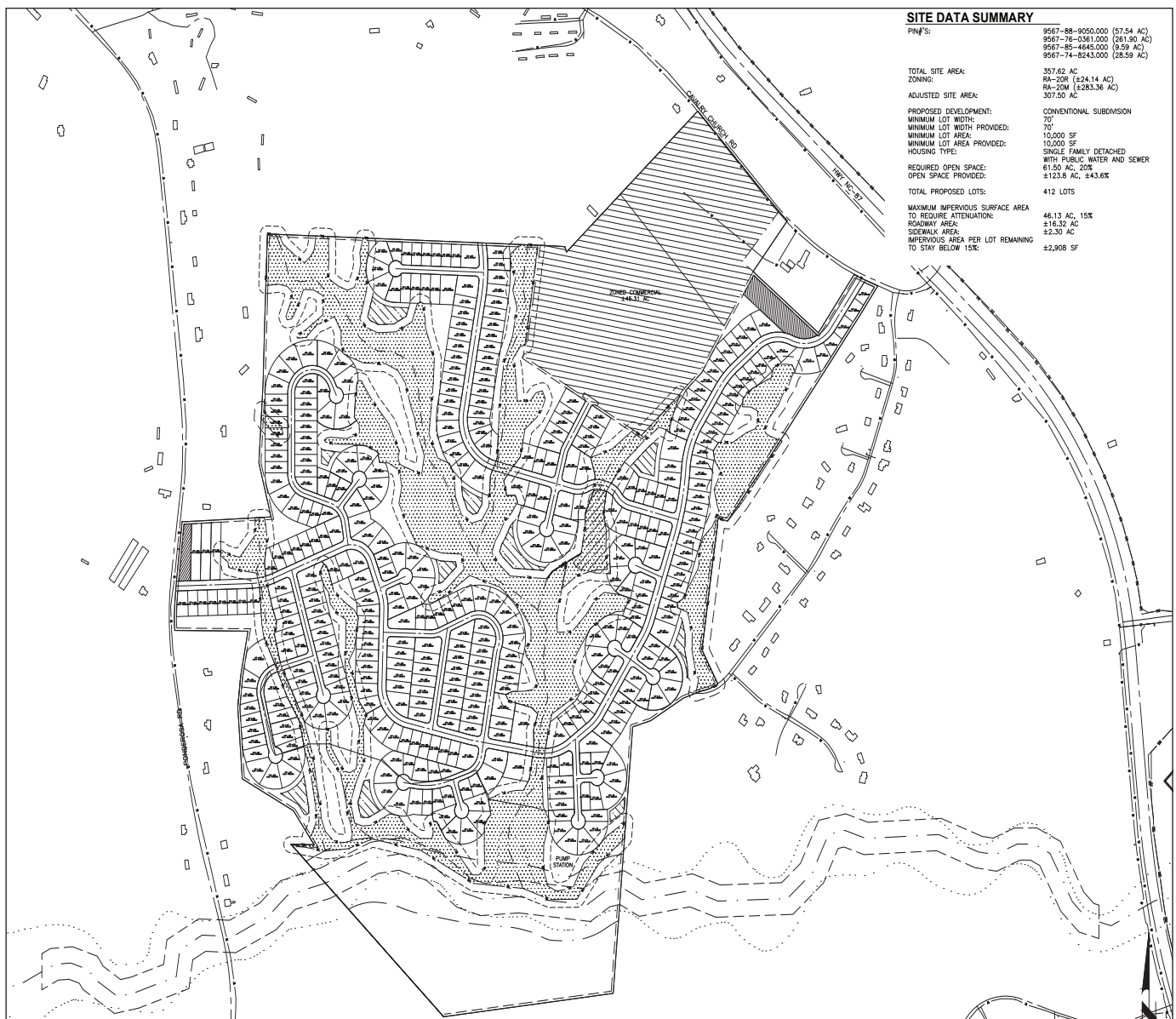


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MIXED-USE RESIDENTIAL AND COMMERCIAL LAND FOR SALE

Development Plan For 10,000 SF Single Family Lots

The preliminary **Creekside Landing Development Plan** done by MacConnell & Associates of Cary, NC takes into account open space requirements, wetlands and flood plains, requirements as per Harnett County AWD and the state of North Carolina. The Creekside Landing Development Plan incorporates 412 single family units on 10,000 sq ft plus lots, 45.3 acres of commercial property. Harnett County has approved and funded sewer improvements that should be completed by late 2026.



MIXED-USE RESIDENTIAL AND COMMERCIAL LAND FOR SALE

Development Plan

Water

Harnett County currently has an eight inch (8") water main running along Highway 87 across from the Creekside Landing tract, a six inch (6") water main along Ponderosa Road (SR 1201), and a four inch (4") water line along Calvary Church Road. Water for Creekside Landing should be provided by extensions from the larger water mains located on Highway 87 and Ponderosa Road (SR 1201). Water Service is provided to this area by the Harnett County Department of Public Utilities (HCDPU).

Power

Electricity is provided to this part of Harnett County by Duke Energy.

Telephone and Internet

Telephone service and internet is provided to this part of Harnett County by Spectrum.

Sewer and Wastewater

Creekside Landing can be developed with 266 single family lots of 20,000 SF or 412 single family lots of 10,000 SF under the RA-20R and RA-20M Harnett County zoning. The single family lots have a minimum width of 80 feet for the 20,000 square feet lots and a minimum width of 70 feet on the 10,000 square feet lots. Harnett County has an approved plan and funded to upgrade the sewer line from the West Harnett pump station to the South Harnett Regional WWTP which should be completed by late 2026.

