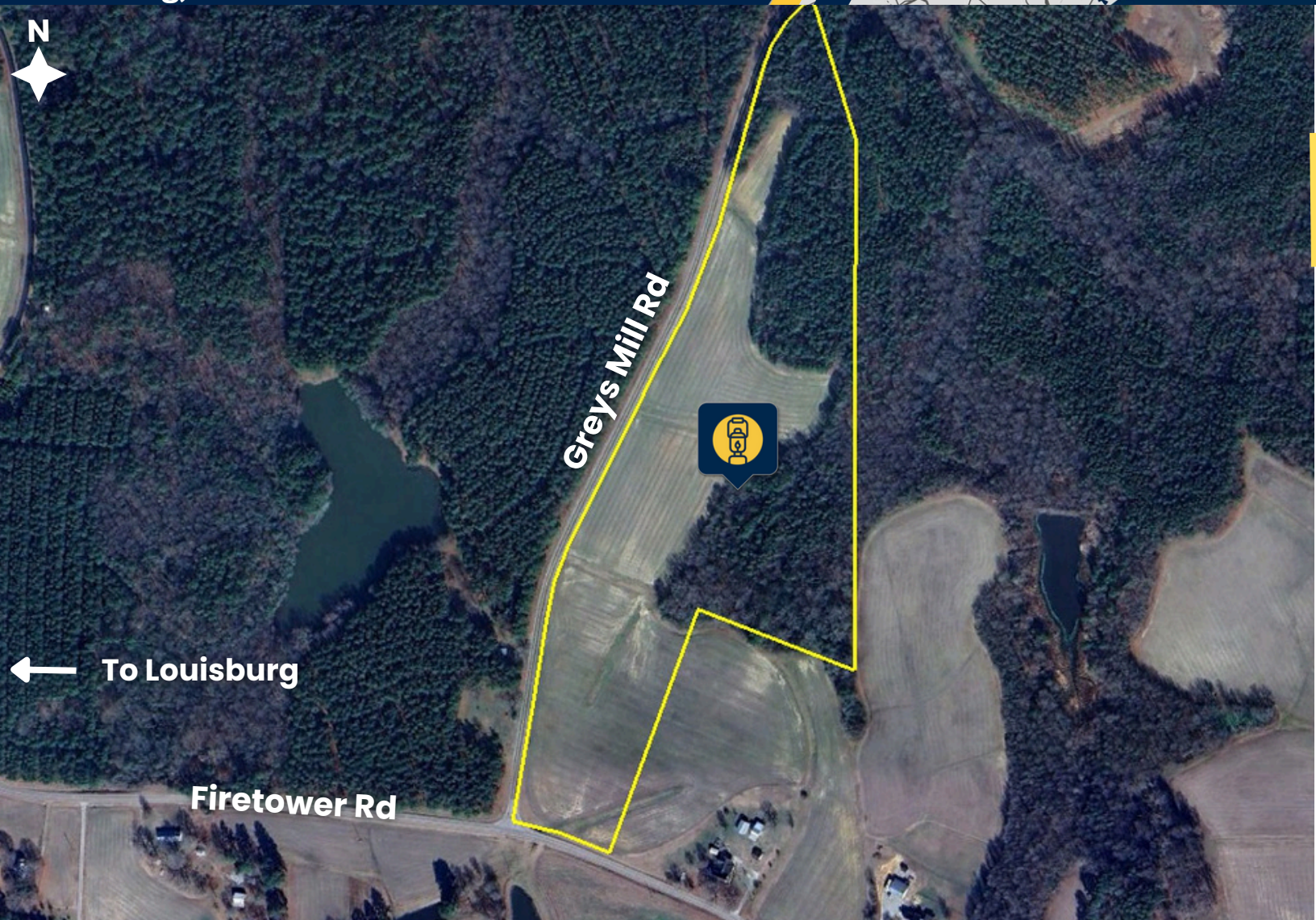


FOR SALE

32 AC RESIDENTIAL DEVELOPMENT SITE

NEC of Firetower Rd & Greys Mill Rd
Louisburg, NC 27549



OFFERING SUMMARY

- **Location:** Northeast corner of Firetower Rd & Greys Mill Rd
- **Acreage:** 32 Acres
- **Sale Pricing:** Call for details

PROPERTY HIGHLIGHTS

- **Zoning:** AR - Agricultural Residential
- **Water/Sewer:** requires well and septic
- **Access:** Likely via Greys Mill Rd

LOCATION DESCRIPTION

- Located in **Louisburg, NC (Franklin County)** within a **13 minute** drive of **Hwy 401** and the area's retail amenities.
- Site soil studies available upon request showing **12 potential 30k SF lots**
- **Franklin County** population **rose ~11.7%** from 2020 to 2024 and is projected to climb another **10.5% by 2030**
- Estimated to be a current **shortfall** of at least **777 housing units** and a gap of roughly **5,610 units by 2030**

Interested?
Contact us for more
information

Cameron Wilson
cam@southatlanticsites.com
(919) 706-3619

FOR SALE

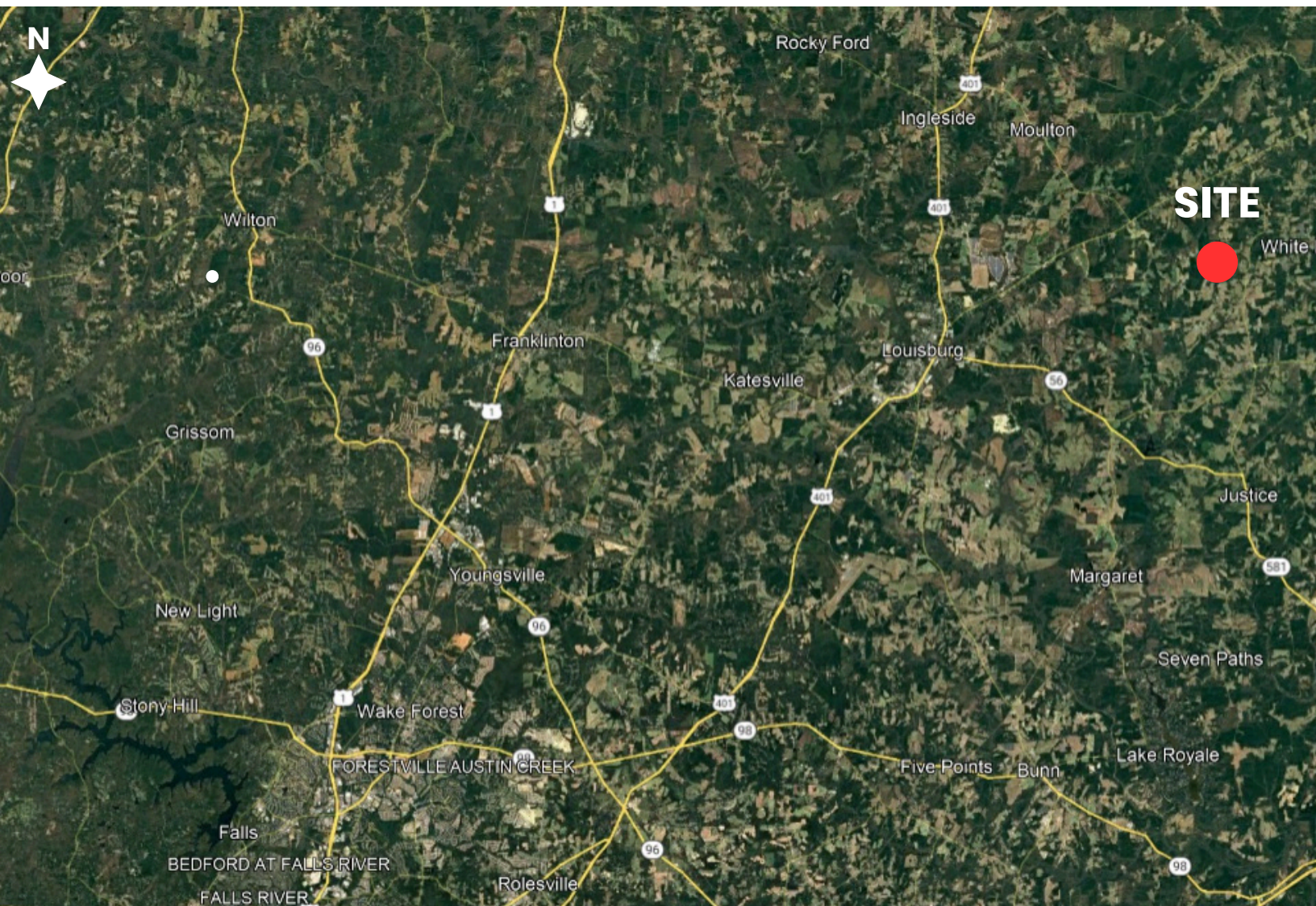
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AREA OVERVIEW



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POTENTIAL LAYOUT 1



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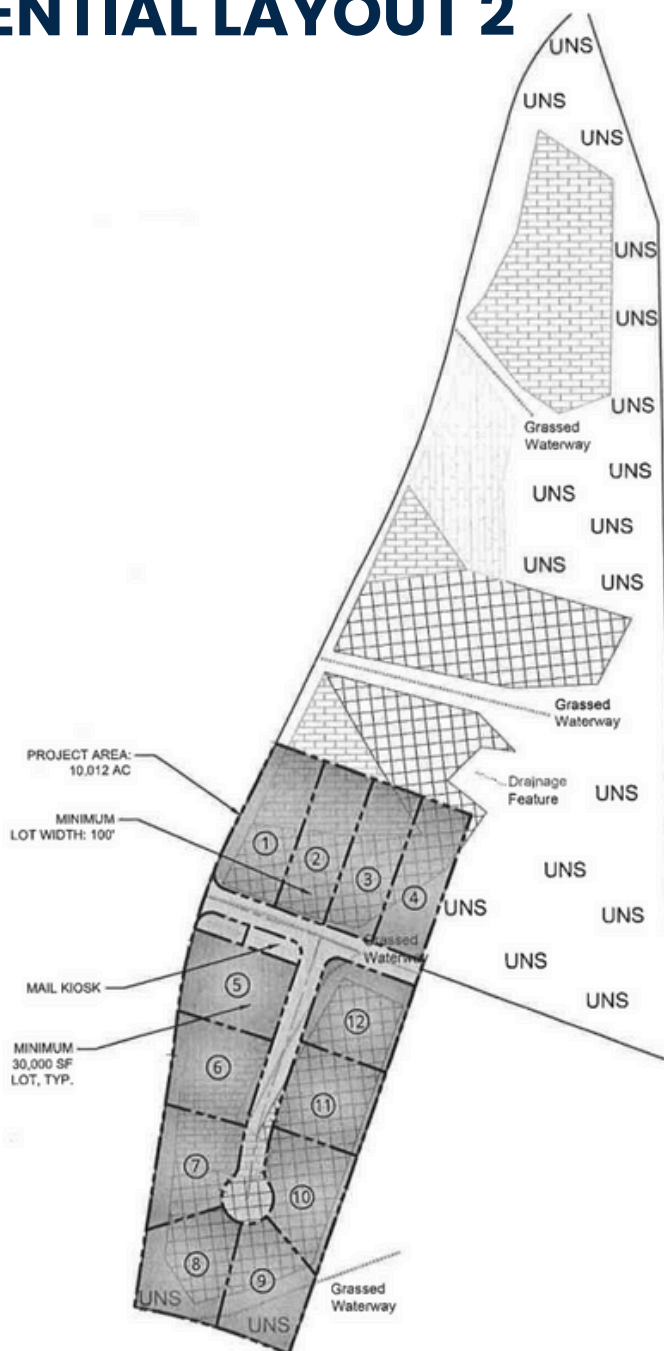
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Louisburg, NC 27549



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POTENTIAL LAYOUT 2



Conventional, Modified Conventional	
Shallow & Ultra Shallow Placement	
Low Profile Chamber	
Anaerobic Drip	
Unsuitable	UNS



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