

LAND FOR SALE | 13.26 ACRES

BULLARD ROAD

SANFORD, NC 27332 | COMMERCIAL OPPORTUNITY



NATRI PROPERTIES

PROPERTY OVERVIEW

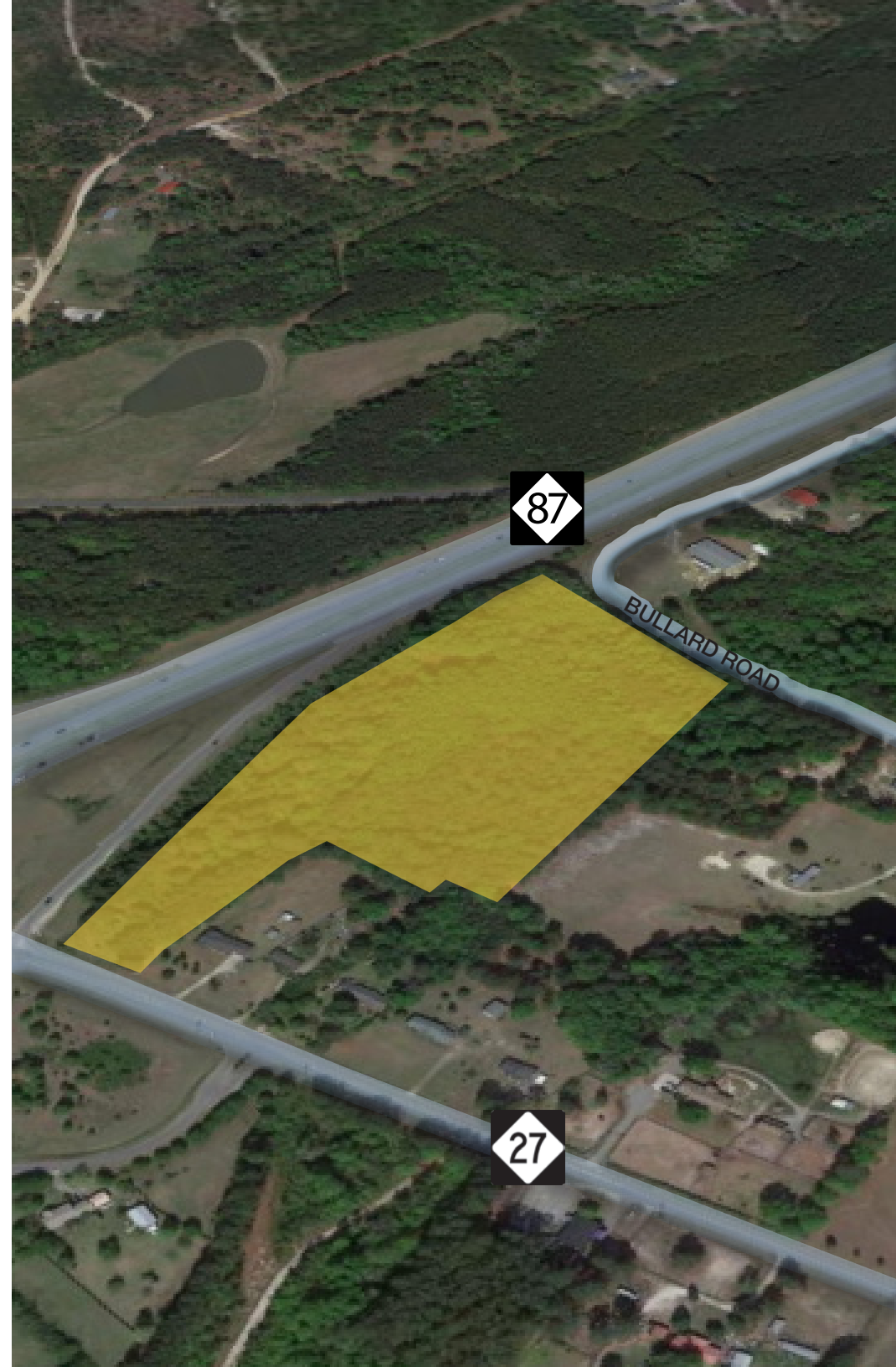
Positioned in one of Central North Carolina's fastest-growing markets, this 13.26-acre development opportunity offers investors, developers, and owner-users the chance to secure a sizeable land tract in Sanford, NC. Located within the dynamic Sanford growth corridor, the property benefits from the area's expanding industrial, manufacturing, residential, and commercial investment activity.

ADDRESS	Bullard Road Sanford, NC 27332
COUNTY	Harnett
PIN	9576-48-2461
ACRES	13.26 acres
ZONING	Commercial
PRICE	\$75,000/acre
FEATURES	• Strategically located at the intersection of NC-87 & NC-27, providing access to major regional transportation routes • Within a 30 minute drive to downtown Fayetteville, Sanford, and Lillington, as well as the local airport • Flexible zoning provides for a variety of potential uses • Utilities available to site

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The map displays the Research Triangle region, including Chatham, Wake, Lee, and Harnett counties. A blue line indicates the location of Bullard Road, with an inset aerial view showing the specific site. Major highways (I-40, I-85, I-95, US-1, US-52, US-64, US-70, US-78, US-101, US-158, US-202, US-292, US-421, US-422, US-423, US-424, US-425, US-426, US-427, US-428, US-429, US-430, US-431, US-432, US-433, US-434, US-435, US-436, US-437, US-438, US-439, US-440, US-441, US-442, US-443, US-444, US-445, US-446, US-447, US-448, US-449, US-450, US-451, US-452, US-453, US-454, US-455, US-456, US-457, US-458, US-459, US-460, US-461, US-462, US-463, US-464, US-465, US-466, US-467, US-468, US-469, US-470, US-471, US-472, US-473, US-474, US-475, US-476, US-477, US-478, US-479, US-480, US-481, US-482, US-483, US-484, US-485, US-486, US-487, US-488, US-489, US-490, US-491, US-492, US-493, US-494, US-495, US-496, US-497, US-498, US-499, US-500, US-501, US-502, US-503, US-504, US-505, US-506, US-507, US-508, US-509, US-510, US-511, US-512, US-513, US-514, US-515, US-516, US-517, US-518, US-519, US-520, US-521, US-522, US-523, US-524, US-525, US-526, US-527, US-528, US-529, US-530, US-531, US-532, 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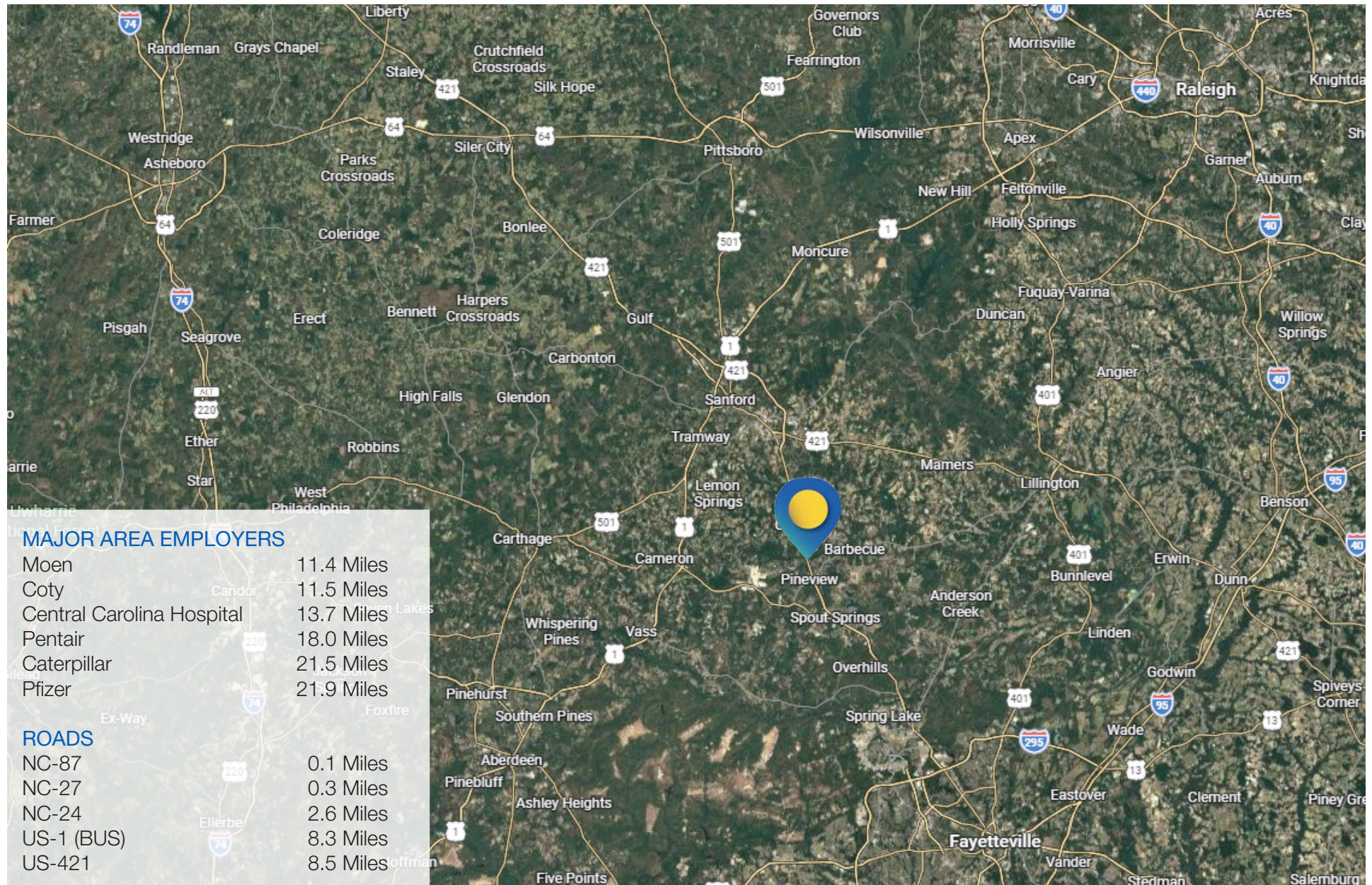
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Harnett Regional Jetport	28.6 Miles
Fayetteville Regional Airport	29.7 Miles
RDU International Airport	55.5 Miles

Fayetteville State University.....	21.9 Miles
University of North Carolina	48.6 Miles
NC State University	52.8 Miles
Research Triangle Park	57.5 Miles

Sanford	13.6 Miles
Lillington	18.1 Miles
Fayetteville.....	22.8 Miles
Durham	56.7 Miles
Raleigh	57.1 Miles

REGIONAL MAP



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AERIAL



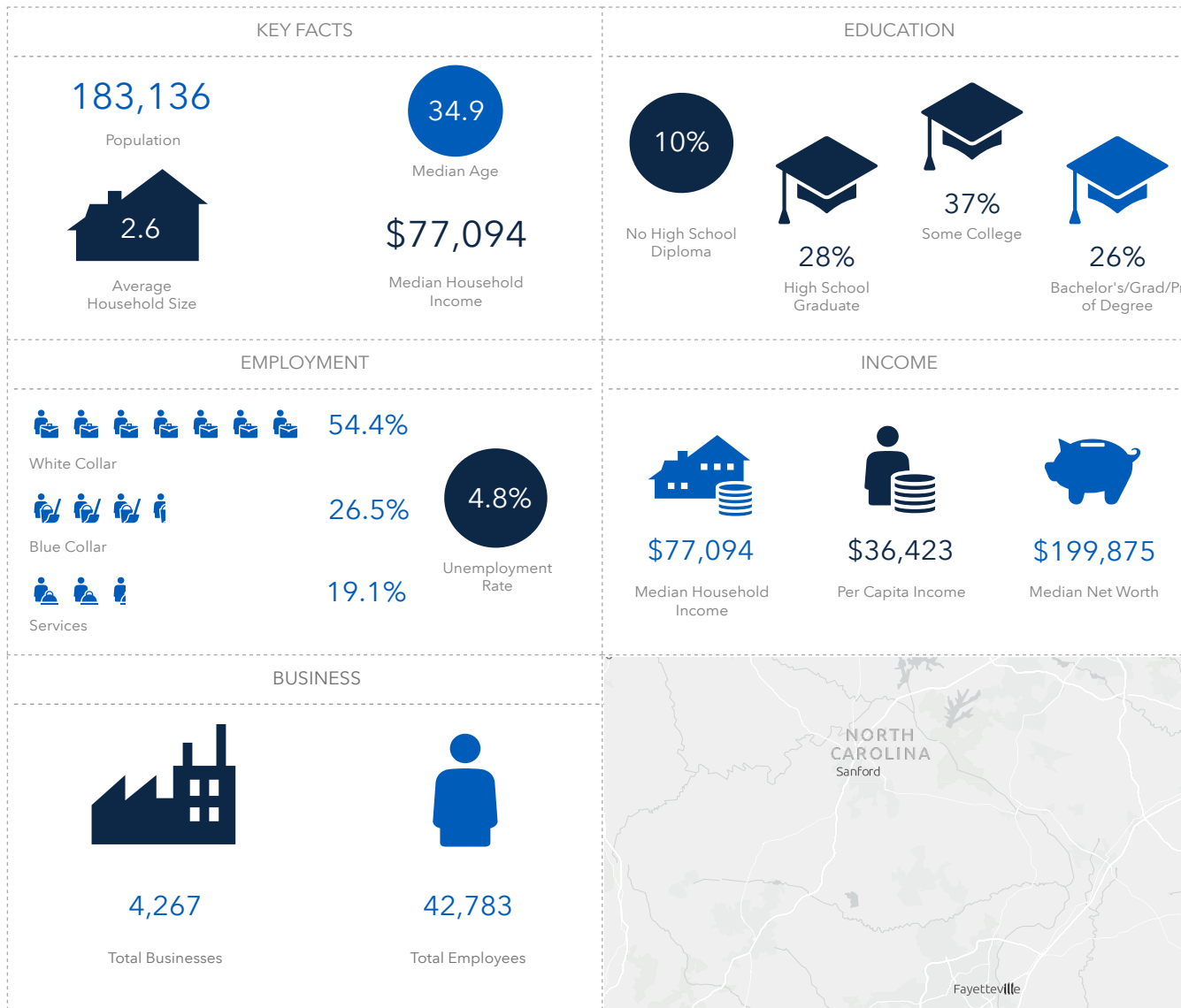
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All information provided herein is from sources deemed reliable. However, all information is subject to verification.
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DEMOGRAPHICS

KEY COMMUTING RADIUS



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HARNETT COUNTY

NORTH CAROLINA

Located between Raleigh and Fayetteville, North Carolina, Harnett County is one of the fastest growing counties in North Carolina. It is less than an hour between the Research Triangle Park as well as US Army's largest base, Fort Bragg, in Fayetteville. It's affordable land, excellent infrastructure, moderate tax rate, and available talent workforce contributes to its high growth rate. Harnett County's infrastructure offers access to regional and national markets through Harnett Regional Jetport (HRJ), two rail providers, Norfolk Southern Railroad and CSX Transportation, and access to major roads including I-95, I-40, U.S. 421 and U.S. 401.

DEMOGRAPHICS

- Population growth: **18.6% growth from 2010 - 2020**
- Educational attainment: **87.5% high school graduate or higher degree**
- Median household income: **\$54,430**
- Average household size: **2.68**
- Median Age: **35.3**
- Unemployment rate: **5.2%**

18.6%

Population Growth
from 2010 to 2020

26

Miles of hiking and
walking trails

5th

Fastest Growing
County in North
Carolina

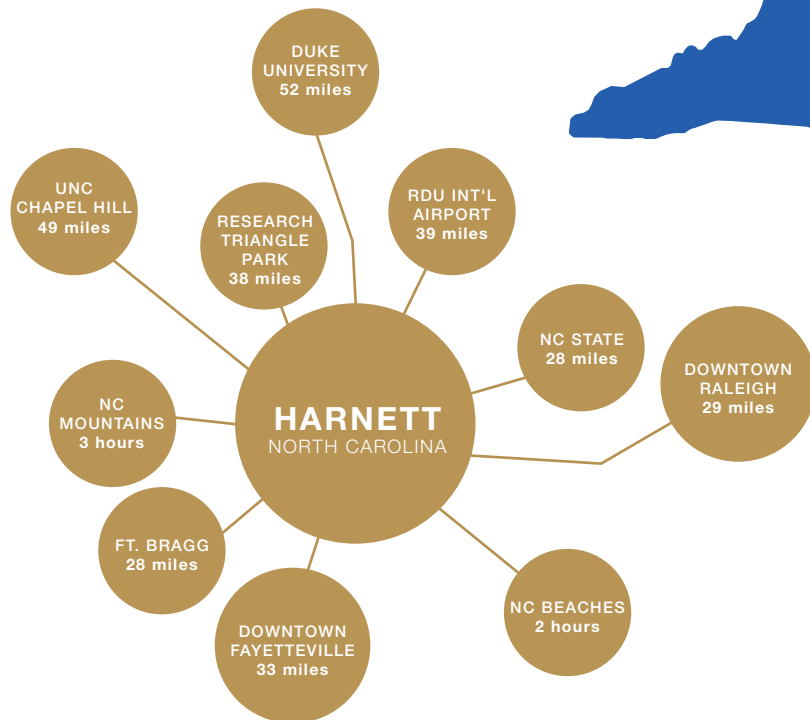
**6,000
acres**

Park land

HARNETT

MAJOR EMPLOYERS

- Rooms to Go distribution center
- Food Lion distribution center
- SAAB
- Barracuda
- Grayflex
- Boon Edam
- Godwin Manufacturing



Source: U.S. Census Data and Harnett County Economic Development

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