



COMMERCIAL LAND FOR SALE  
**0 PATHWAY DR**  
SANFORD, NC 27330

STONE ALEXANDER  
D 919.591.2275  
C 919.600.2397  
[salexander@lee-associates.com](mailto:salexander@lee-associates.com)

**LEE & ASSOCIATES**  
COMMERCIAL REAL ESTATE SERVICES  
RALEIGH • DURHAM • WILMINGTON

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.

# PROPERTY SUMMARY

## OVERVIEW

Strategically located development site in the growing Sanford market, positioned just off major thoroughfares with strong access and high visibility to US-1 and US-421. Zoned Highway Commercial, the property offers flexibility on a wide array of permitted uses. Sanford's expanding infrastructure and proximity to the Triangle make this a prime opportunity for investors seeking value in an emerging growth corridor.

## LOCATION DESCRIPTION

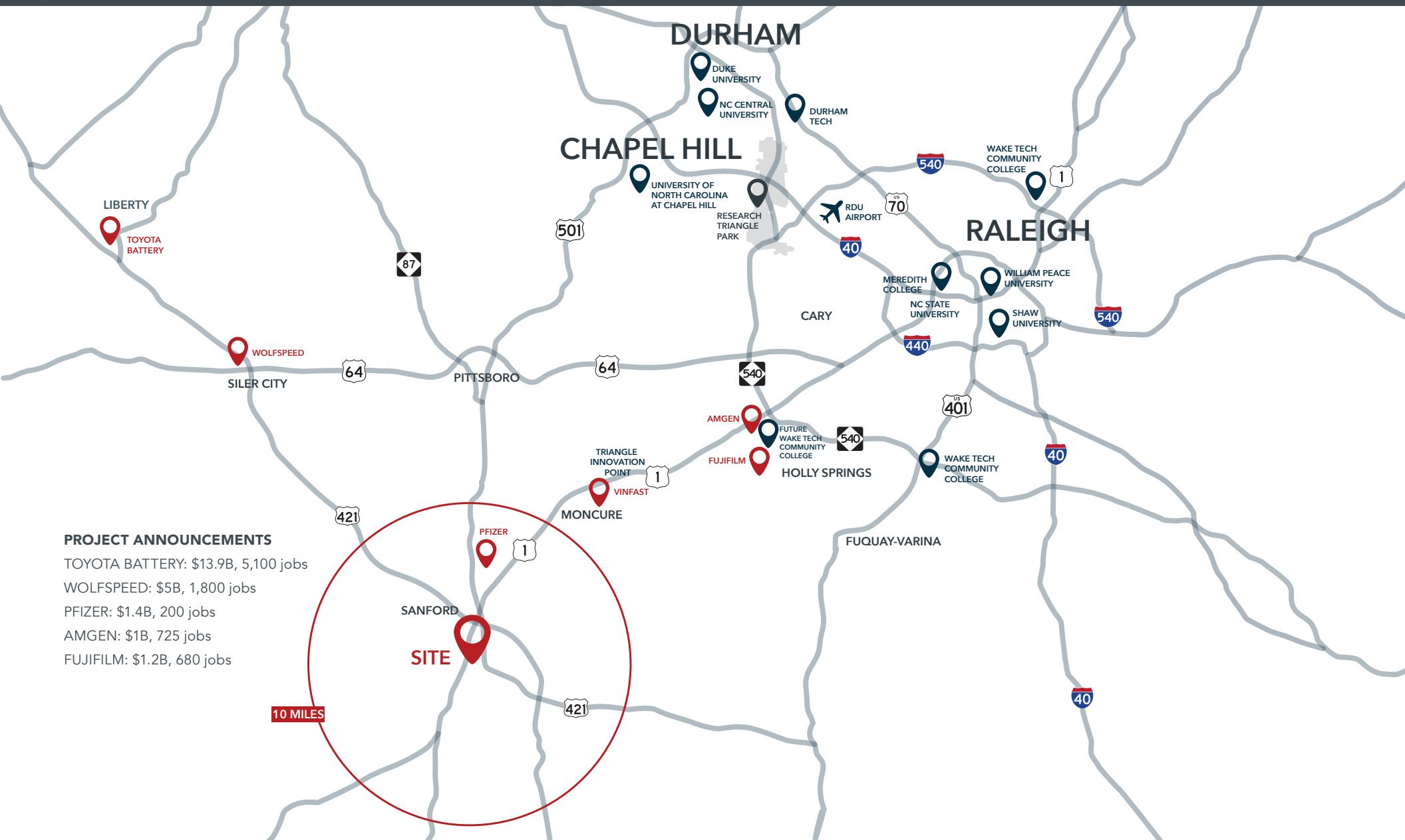
The property is located right off the US-1 / Burns Drive interchange where Pathway Drive meets Burns Drive just north of downtown Sanford, NC.

## HIGHLIGHTS

- »  $\pm 2.22$  acres
- » PIN-9643-37-4230-00
- » Zoning: Highway Commercial
- » Access: Quick access to US-1 and US-421
- » Water and sewer available
- » Sale Price: \$425,000 (\$191,441/ac)



# AREA OVERVIEW



# LEE COUNTY

Some of the nation's best-known companies thrive in Lee County. Worldwide leaders like Moen, Pfizer, Coty, Tyson, Caterpillar, Bharat Forge, and 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

**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.

# DEMOGRAPHICS

	1 MILE	3 MILES	5 MILES
Population (2025)	3,740	22,354	36,358
2030 Projected Population	4,150	23,827	39,009
Daytime Population	4,281	24,714	44,430
Median Age	37.7	38.3	38.4
Median Home Value	\$229,131	\$265,102	\$265,330



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