



### **MARKETING PACKAGE**

**Property:** 282.61 acres of land (per tax records) located along US Highway 401 and Huntsburg Drive, west of Louisburg, NC. Less than 15 miles from Raleigh city limits.

**Parcel ID:** Franklin County Parcel ID Numbers 003119 & 003122

**Zoning:** “R-30” Single Family Residential by Franklin County

**Link to Franklin County zoning information:**

<https://cms9files.revize.com/franklincountync/Planning%20and%20Inspections/Franklin%20County%20UDO%20Article%205%20Zoning%20Districts%20and%20Standards%202022-01-04.pdf>

**Frontage:** 900’ +/- along US HWY 401 & 2,600’ +/- along Huntsburg Lane

**Utilities:** No public water or sewer available.

**Pricing:** \$30,000 per acre.

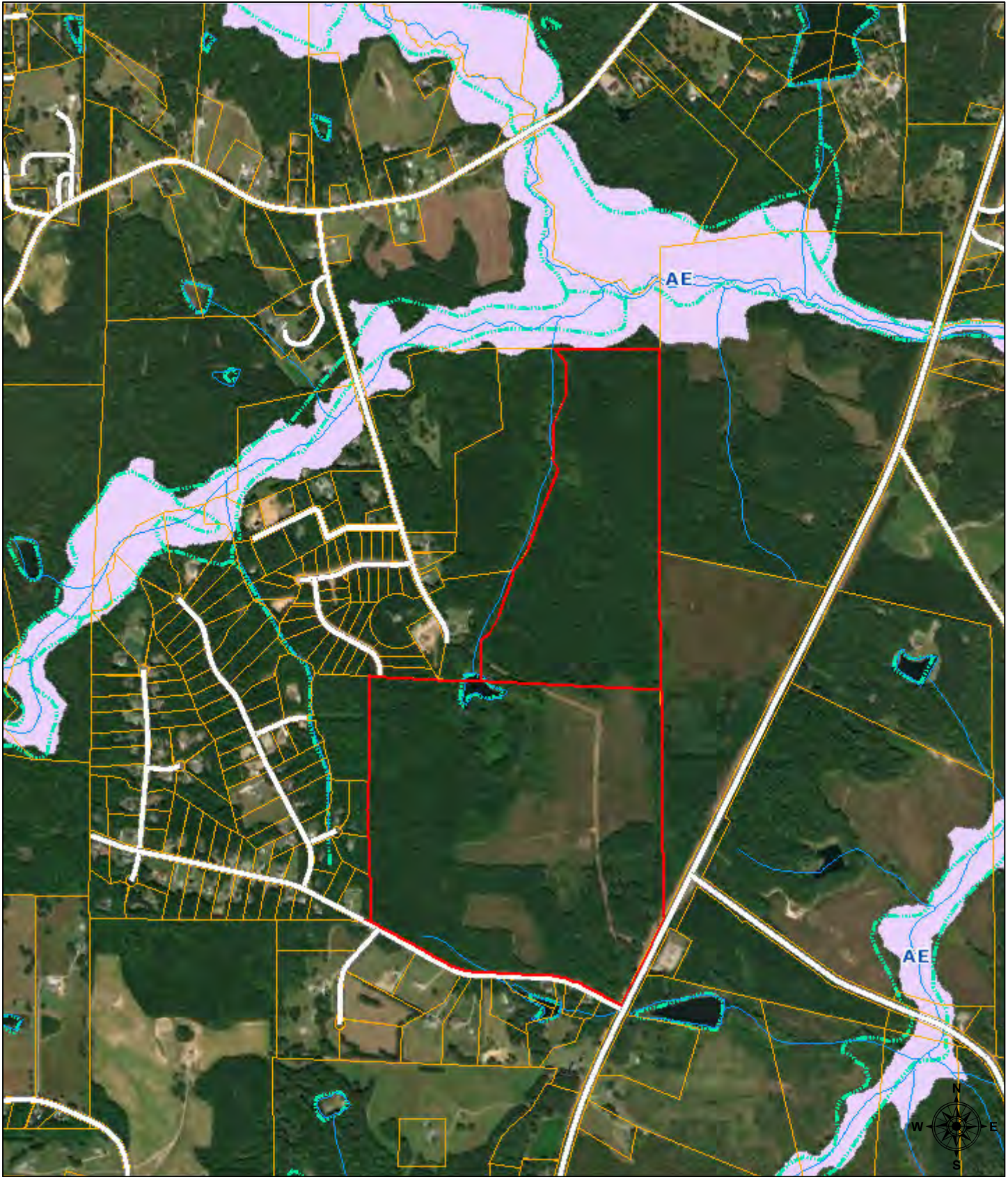
**Local New Home Market:** Within a five (5) mile radius, new construction asking prices range from \$295,000 to \$1,350,000 (per Triangle MLS).

**Intended Use:** Residential Development

**Broker:** B. Carter Kennemur, CCIM  
(919) 971-6220 Mobile  
[carter@bcarterk.com](mailto:carter@bcarterk.com)

3112 Agecroft Road  
Raleigh, North Carolina 27608  
(919) 269-6400 Office  
(919) 714-0522 Facsimile

# MH Freeman Land Company Aerial



March 14, 2025

Roads	<b>Flood Zones</b>
Parcels	AE
Streams	AEFW
Wetlands	SHADED X
	County Boundary

0 600 1,200 2,400 ft  
0 180 360 720 m

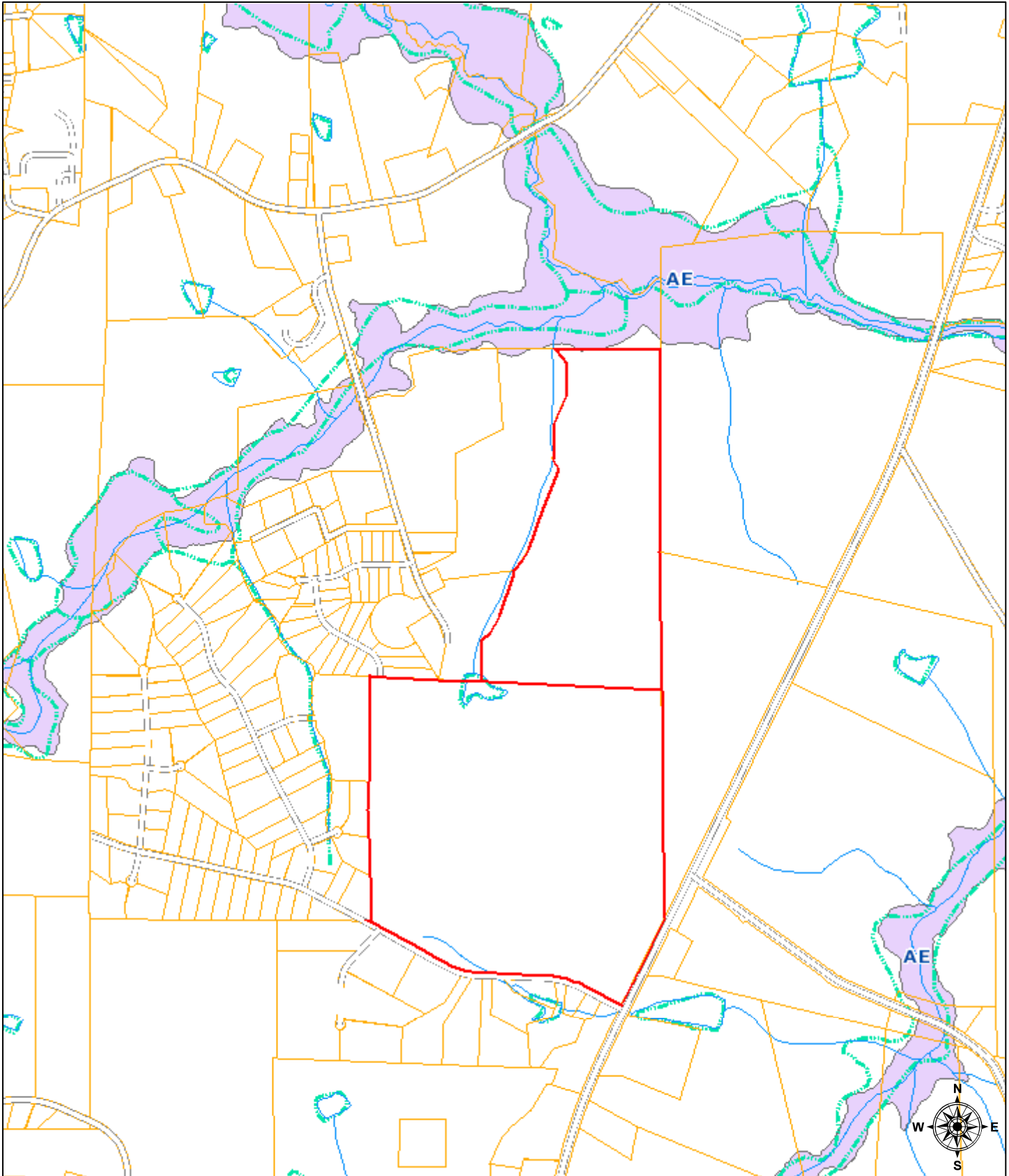
1:19,286

WARNING: THIS IS NOT A SURVEY.  
This map is prepared for the inventory of real property found within this jurisdiction, and is compiled from recorded deeds, plats, and other public records and data. Users of this map are hereby notified that the aforementioned public primary information sources should be consulted for verification of the information contained on this map. The County and mapping company assume no legal responsibility for the information contained on this map.

Esri, HERE, Garmin, (c) OpenStreetMap contributors, and the GIS user community  
Source: Esri, Maxar, Earthstar Geographics, and the GIS User Community

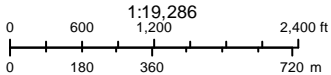


# MH Freeman Land Company Tax Map



March 14, 2025

Roads	<b>Flood Zones</b>
Parcels	AE
Contours	AEFW
Streams	SHADED X
Wetlands	County Boundary



WARNING: THIS IS NOT A SURVEY.  
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Sources: Esri, HERE, Garmin, USGS, Intermap, INCREMENT P, NRCan, Esri Japan, METI, Esri China (Hong Kong), Esri Korea, Esri (Thailand), NGCC, (c) OpenStreetMap contributors, and the GIS User Community

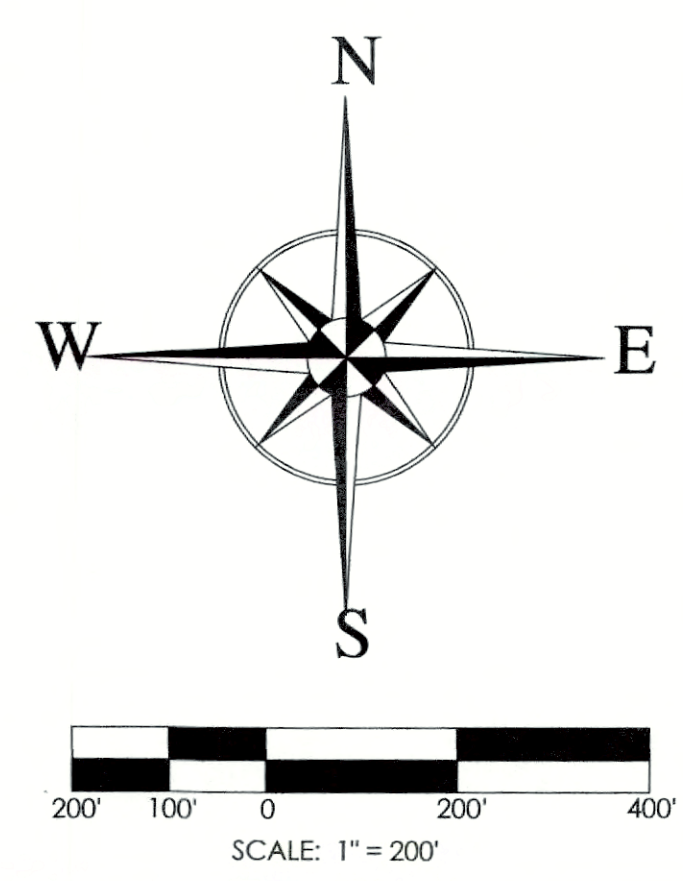




CONCEPT / SKETCH PLAN NOTES

- 1. BASE FILE ASSEMBLED WITH WAKE COUNTY GIS PARCEL LINES, TOPOGRAPHIC INFORMATION, AND OTHER AVAILABLE RECORD PLANS.
- 2. ALL PRELIMINARY AND CONCEPTUAL DESIGN SKETCHES ARE SUBJECT TO FIELD VERIFICATION OF ITEMS INCLUDING BUT NOT LIMITED TO BOUNDARY SURVEY, TOPOGRAPHIC SURVEY, EXISTING UTILITIES, REGULATED STREAM BUFFERS, WETLANDS, FLOODPLAIN DELINEATIONS, SOIL CONDITIONS (SEPTIC SOILS), SPECIMEN TREE LOCATIONS AND RIGHT-OF-WAY DEDICATION. THESE ITEMS ARE VERIFIED DURING FUTURE DESIGN DEVELOPMENT PHASE OF THE PROJECT.
- 3. ALL AREA CALCULATIONS ARE PRELIMINARY AND WILL BE ADJUSTED WITH ACTUAL BOUNDARY SURVEY.

**PRELIMINARY SKETCH PLAN "A"**  
30,000 S.F. MINIMUM LOT SIZE      187 LOTS



1 CONCEPT PLAN  
C-1 SCALE: 1"=200'



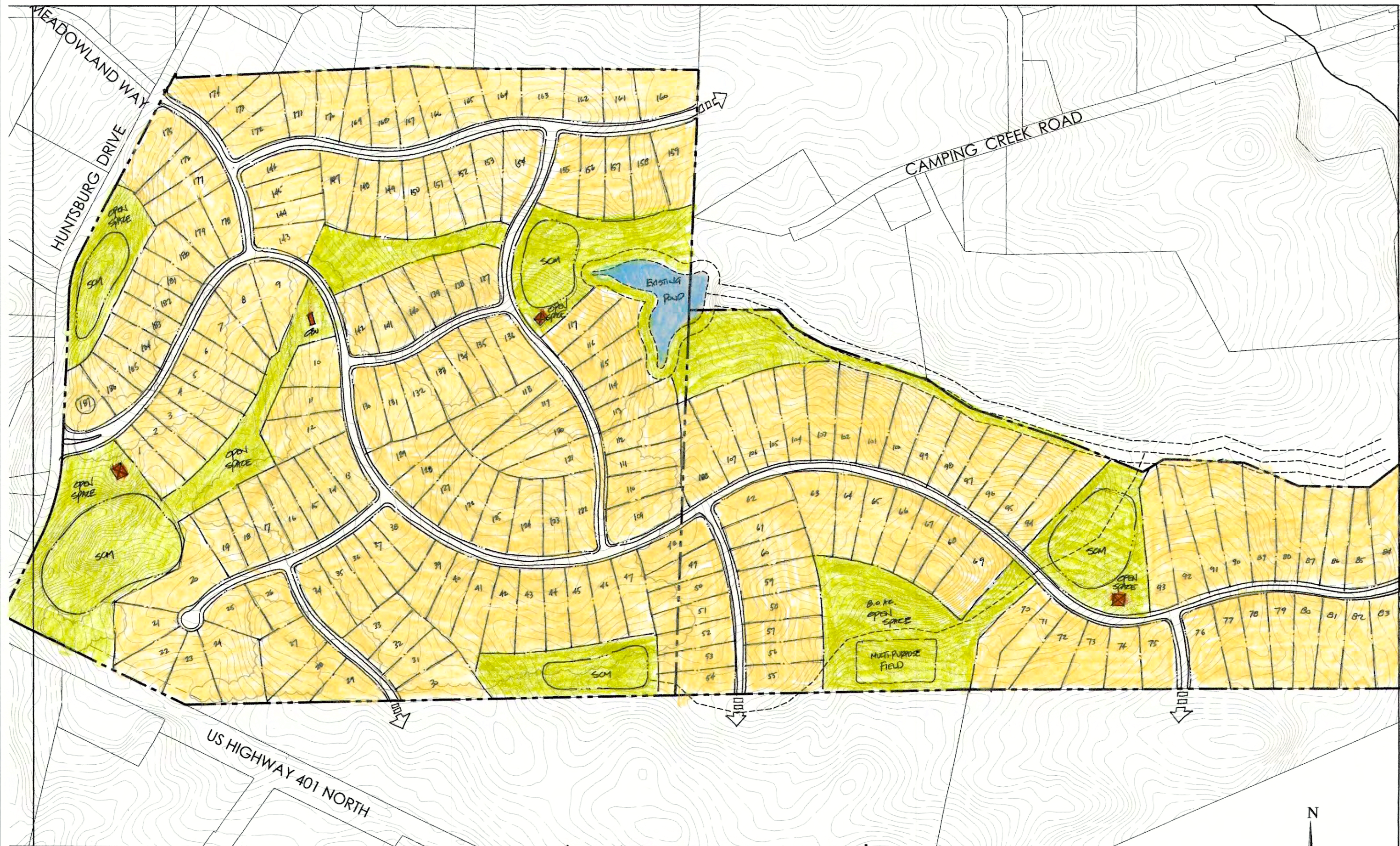
2022-KX-XX  
PRELIMINARY  
NOT FOR  
CONSTRUCTION

REVISIONS:


PRELIMINARY SKETCH PLAN  
**FREEMAN PROPERTY**  
HIGHWAY 401 AND HUNTSBURG ROAD  
FRANKLIN COUNTY, NC

SCALE:  
1"=200'  
DRAWN BY:  
TMT  
PROJECT #  
23089  
DATE:  
05/2023  
SHEET  
**C-1**  
OF 1





#### CONCEPT / SKETCH PLAN NOTES

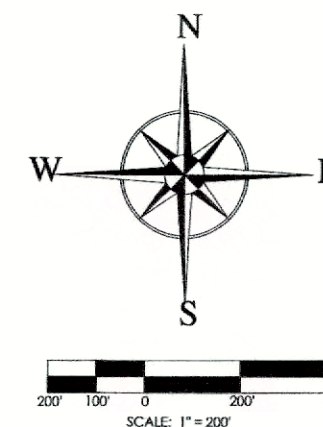
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#### PRELIMINARY SKETCH PLAN "A"

30,000 S.F. MINIMUM LOT SIZE

107 LOTS

1 CONCEPT PLAN  
C-1 SCALE: 1"=200'



REVISIONS:



2022-XX-XX  
PRELIMINARY  
NOT FOR  
CONSTRUCTION

PRELIMINARY SKETCH PLAN  
FREEMAN PROPERTY  
HIGHWAY 401 AND HUNTSBURG ROAD  
FRANKLIN COUNTY, NC

SCALE:  
1"=200'  
DRAWN BY:  
TMT  
PROJECT #  
23089  
DATE:  
05/2023  
SHEET  
C-1  
OF 1

TMTLA ASSOCIATES

LANDSCAPE ARCHITECTURE & LAND PLANNING  
5011 SOUTH PARK DRIVE, STE. 200-DURHAM, NC 27713  
p: (919) 484-8880 e: info@tmtla.com



Photograph Addendum

Owner	MH Freeman Land Company				
Property Address	Us 401 Hwy				
City	Louisburg	County		State	NC Zip Code
Lender/Client					





Photograph Addendum

Owner	MH Freeman Land Company				
Property Address	Us 401 Hwy				
City	Louisburg	County		State	NC Zip Code
Lender/Client					





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Owner	MH Freeman Land Company				
Property Address	Us 401 Hwy				
City	Louisburg	County		State	NC Zip Code
Lender/Client					





# Commute Profile

27549, Louisburg, North Carolina (5 miles)  
27549, Louisburg, North Carolina  
Ring of 5 miles

Prepared by Esri  
Latitude: 36.03939  
Longitude: -78.35276

## COMMUTE PROFILE

**27549, Louisburg, North Carolina**  
**Ring of 5 miles**  
This infographic provides information about how population age 16+ travels to work. This data comes from the American Community Survey (ACS) from the US Census Bureau. Read an in-depth analysis on the [ACS documentation page](#).

## WORKERS



6,013

ACS Workers Age 16+



83.1%

Drove Alone to Work

## TRANSPORTATION TO WORK



0.3%

Took Public Transportation



11.0%

Carpooled



0.0%

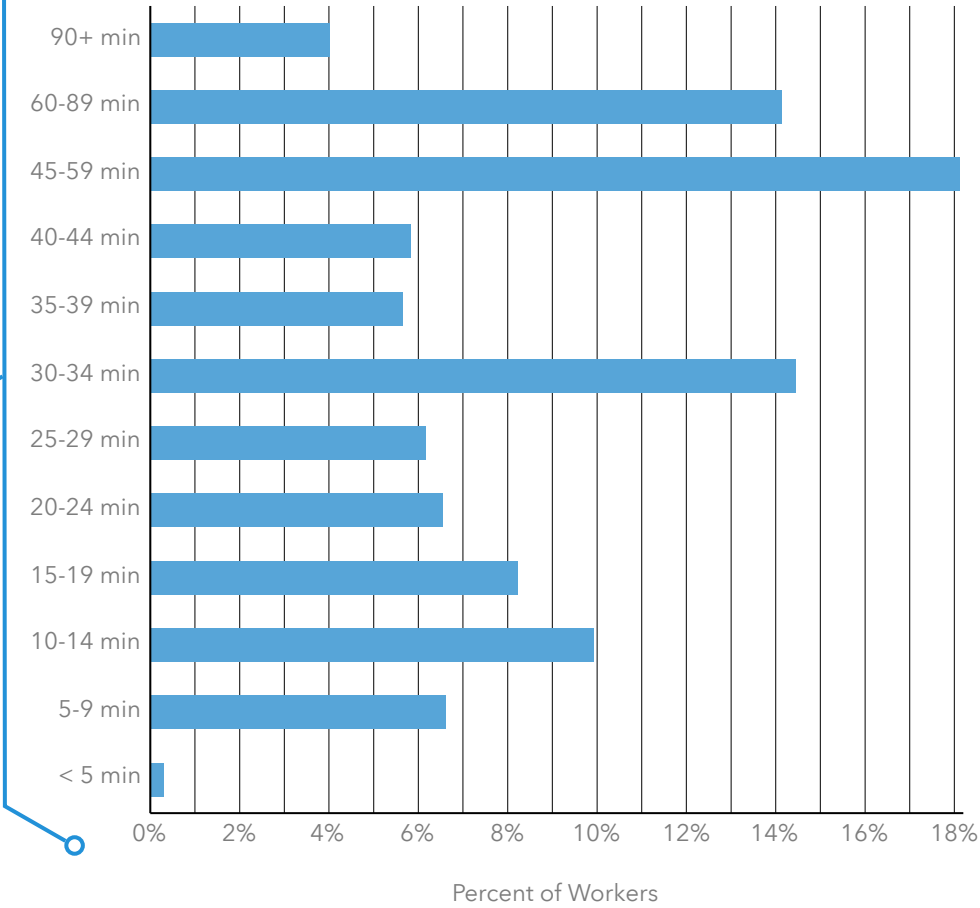
Walked to Work



0.0%

Bike to Work

## TRAVEL TIME TO WORK



Source: This infographic contains data provided by ACS (2018-2022).



# Commute Profile

27549, Louisburg, North Carolina (10 miles)  
27549, Louisburg, North Carolina  
Ring of 10 miles

Prepared by Esri  
Latitude: 36.03939  
Longitude: -78.35276

## COMMUTE PROFILE

**27549, Louisburg, North Carolina**  
**Ring of 10 miles**  
This infographic provides information about how population age 16+ travels to work. This data comes from the American Community Survey (ACS) from the US Census Bureau. Read an in-depth analysis on the [ACS documentation page](#).

## WORKERS



**38,158**

ACS Workers Age 16+



**77.6%**

Drove Alone to Work

## TRANSPORTATION TO WORK



**0.1%**

Took Public Transportation



**7.3%**

Carpooled



**0.6%**

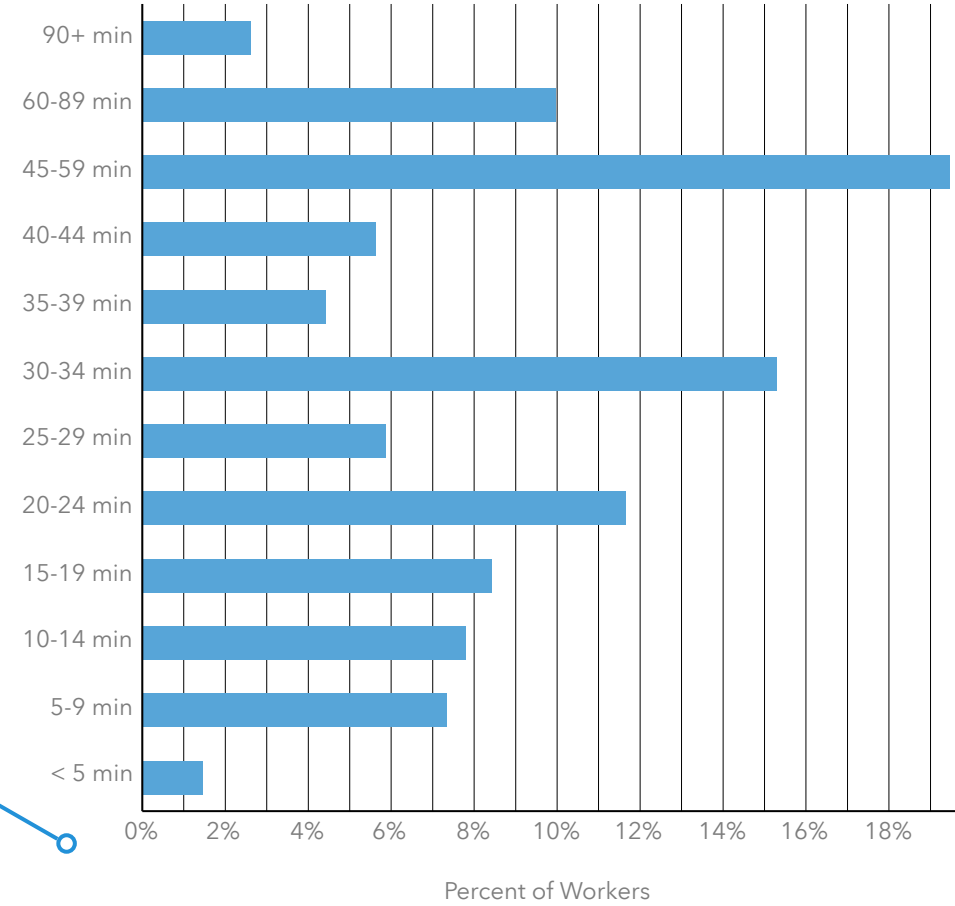
Walked to Work



**0.1%**

Bike to Work

## TRAVEL TIME TO WORK



Source: This infographic contains data provided by ACS (2018-2022).

Source: This infographic contains data provided by ACS (2018-2022).



# Commute Profile

27549, Louisburg, North Carolina (15 miles)  
27549, Louisburg, North Carolina  
Ring of 15 miles

Prepared by Esri  
Latitude: 36.03939  
Longitude: -78.35276

## COMMUTE PROFILE

**27549, Louisburg, North Carolina**  
**Ring of 15 miles**  
This infographic provides information about how population age 16+ travels to work. This data comes from the American Community Survey (ACS) from the US Census Bureau. Read an in-depth analysis on the [ACS documentation page](#).

## WORKERS



104,176

ACS Workers Age 16+



73.0%

Drove Alone to Work

## TRANSPORTATION TO WORK



0.1%

Took Public Transportation



7.0%

Carpooled



0.4%

Walked to Work



0.1%

Bike to Work

## TRAVEL TIME TO WORK

