



APG
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FOR SALE | LAND

**±129 ACRE DEVELOPMENT OPPORTUNITY
RESIDENTIAL COMMUNITY**

Deer Run
Subdivision

Deer Run Drive

Mays Crossroads Road

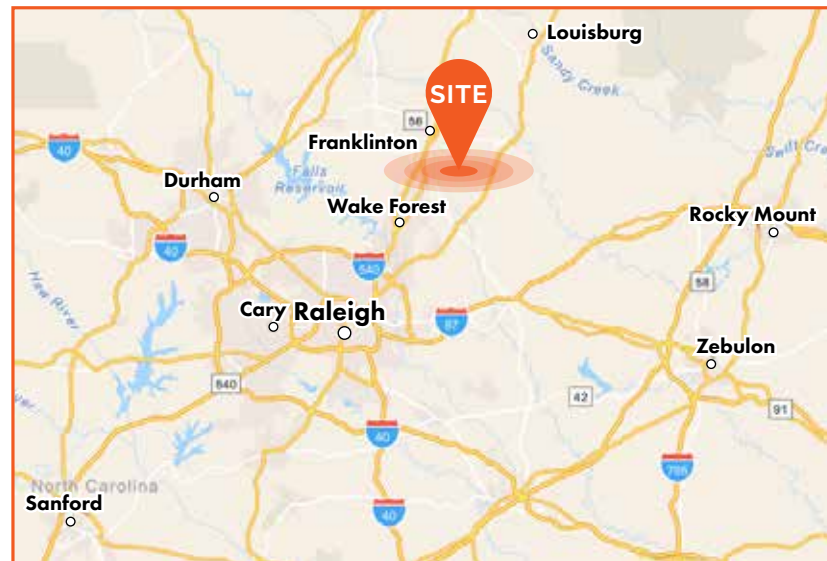
Nines Import Way

0 MAYS CROSSROADS ROAD
Franklinton, NC 27525

SALE INFORMATION

Acreage:	±129 acres
Location:	Franklinton, Franklin County
Parcel Numbers:	1874-23-4316: 126.5 Acres 1874-33-5478: 2.5 Acres (Parcels may be sold separately.)
Access:	Currently by private road through Deer Run subdivision (The 126.5 acre parcel does not have direct access.)
Zoning:	FCO R-30
Proposed Use:	Residential Estate / Recreational / Buy-and-Hold Investment
Price:	\$795,000

Description: This property is currently accessed by a private road through Deer Run subdivision. The 2.5 acre parcel fronts the private road Deer Run Drive and the 126.5 acres does not have any access except through the 2.5 acre parcel. The site offers excellent potential for buy-and-hold land investment, recreational use such as hunting, or residential estate. Positioned near US-1 and NC-56, it provides convenient access to Louisburg, Youngsville, and the greater Triangle region. Benefiting from strong housing demand, expanding infrastructure, and surrounding residential growth, the property is well-suited for a single-family community. As a rare large acreage offering within a rapidly developing corridor, it presents exceptional opportunity for long-term value and community development potential.

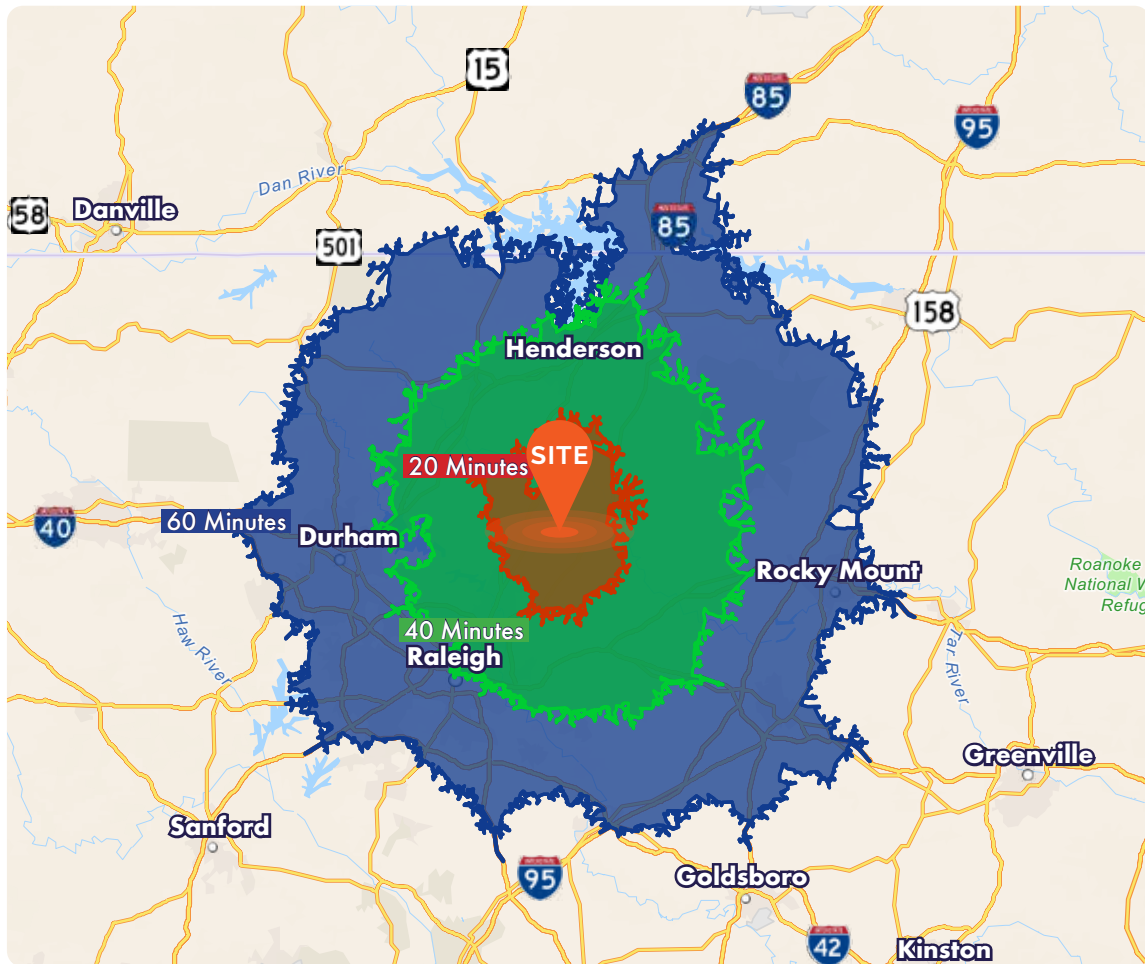


NEARBY ATTRACTIONS

- Downtown Franklinton
- Franklinton Market
- Olde Liberty Golf Course
- Franklinton Flower Fields
- Owls Roost Brewery
- Hill Ridge Farms

DISCLAIMER: No warranty or representation, express or implied, is made to the accuracy of the information contained herein, and same is submitted subject to errors, omissions, change of price, rental or other conditions, withdrawal without notice, and to any special listing conditions imposed by principals.

Location Map



EASE OF ACCESS

Capital Blvd/ US-1	5.9 miles
US-401	6.7 miles
US Highway 56	2.6 miles
NC 96 Hwy	5.7 miles

LINKS

- [Franklin County Economic Development](#)
- [Franklinton Planning and Inspections](#)
- [Franklin County Permits](#)
- [Public Utilities](#)
- [Public Transportation - KARTS](#)
- [Franklin County Chamber of Commerce](#)

	10 min.	20 min.	30 min.
Population	13,079	111,347	335,563
Average HH Income	\$83,043	\$102,447	\$106,486
Median Age	40.0	40.0	40.1
Daytime Population	8,804	78,749	246,324
Workers	2,506	27,665	93,237
Residents	6,298	51,084	153,087

DAVID BATTEN

C: 919.810.1720 | O: 919.582.3117 | dbatten@apgcre.com

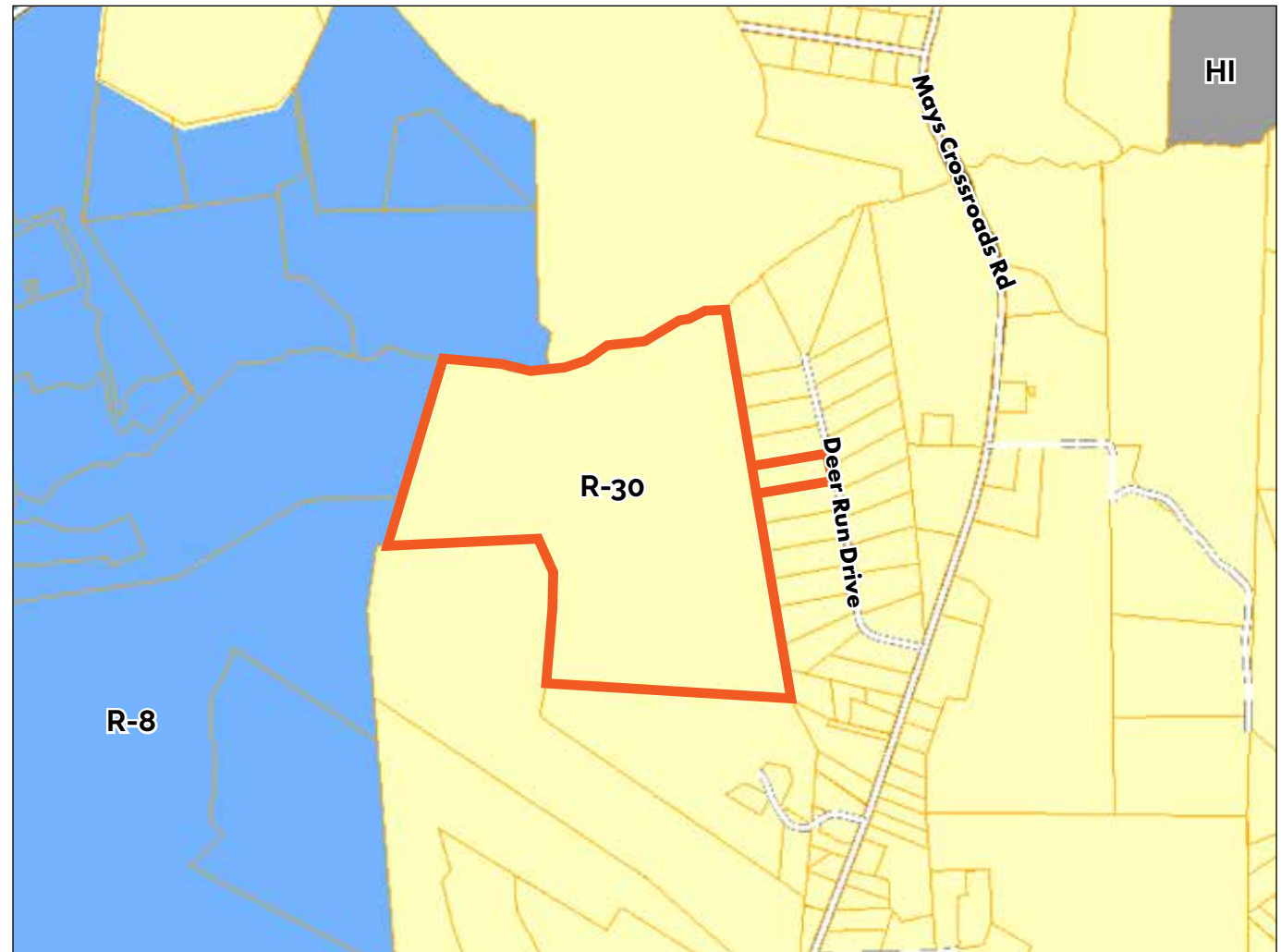
ROB ZELEM

C: 919.906.3793 | O: 919.906.3793 | rob@zelemrealestate.com

Zoning Map

R-30 - Residential 30

The R-30 district consists of low-density residential uses. It is generally found where there are no existing water and sewer services or planned extensions of water and sewer services. The County intends to protect these areas from the encroachment of medium- and high density developments.



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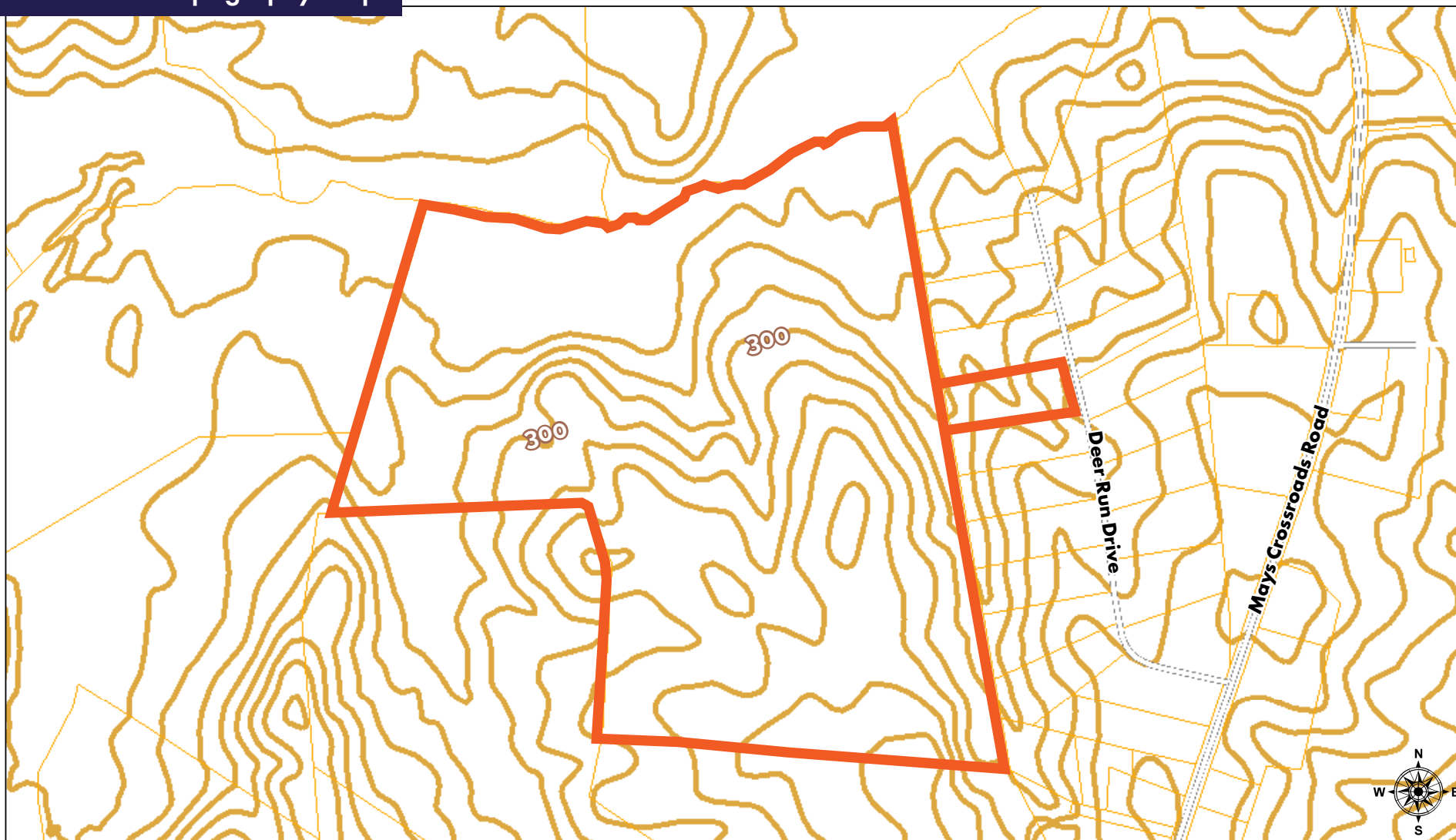


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0 Mays Crossroads Rd

Topography Map



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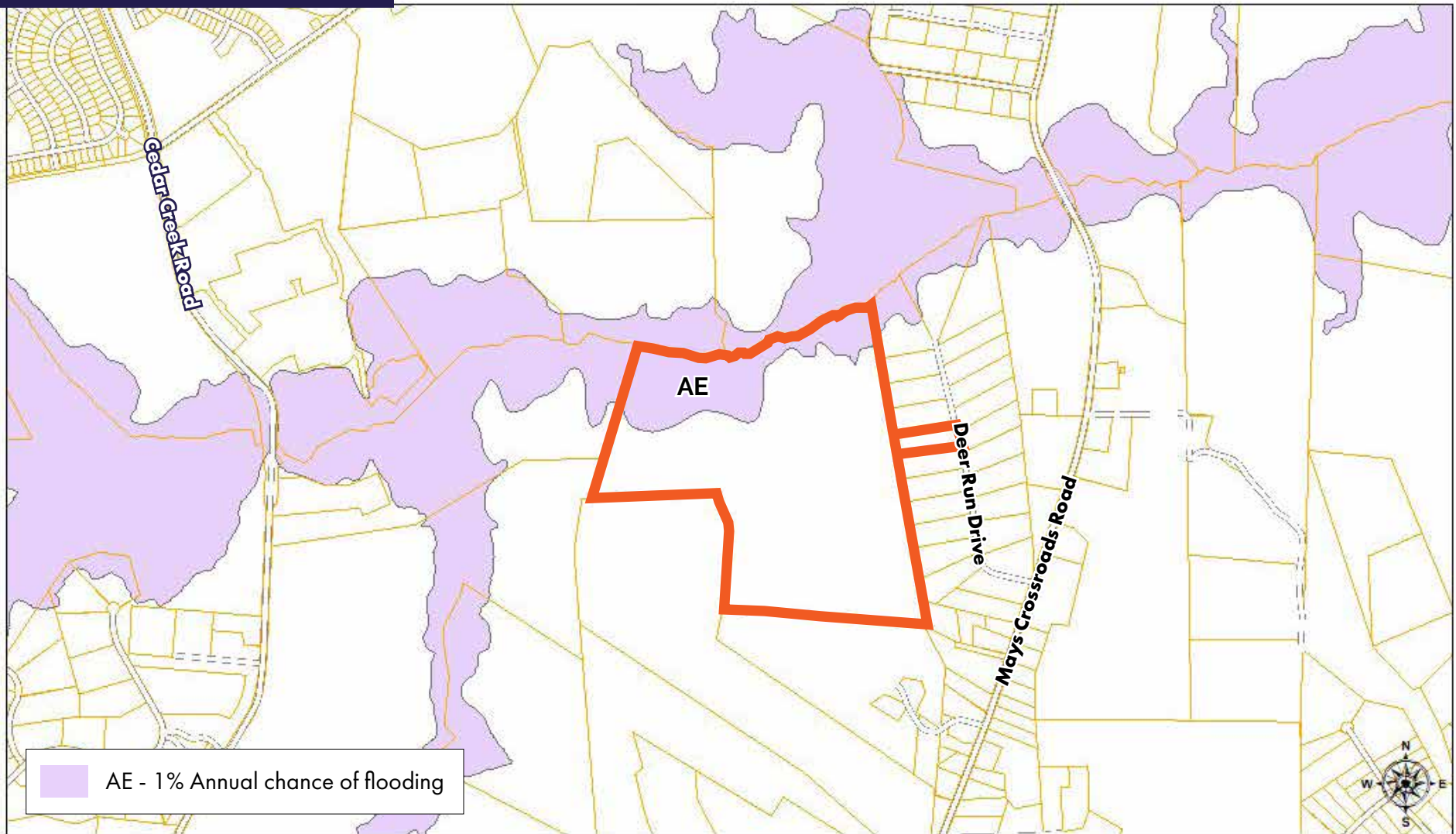


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Flood Area Map



DAVID BATTEN

C: 919.810.1720 | O: 919.582.3117 | dbatten@apgcre.com

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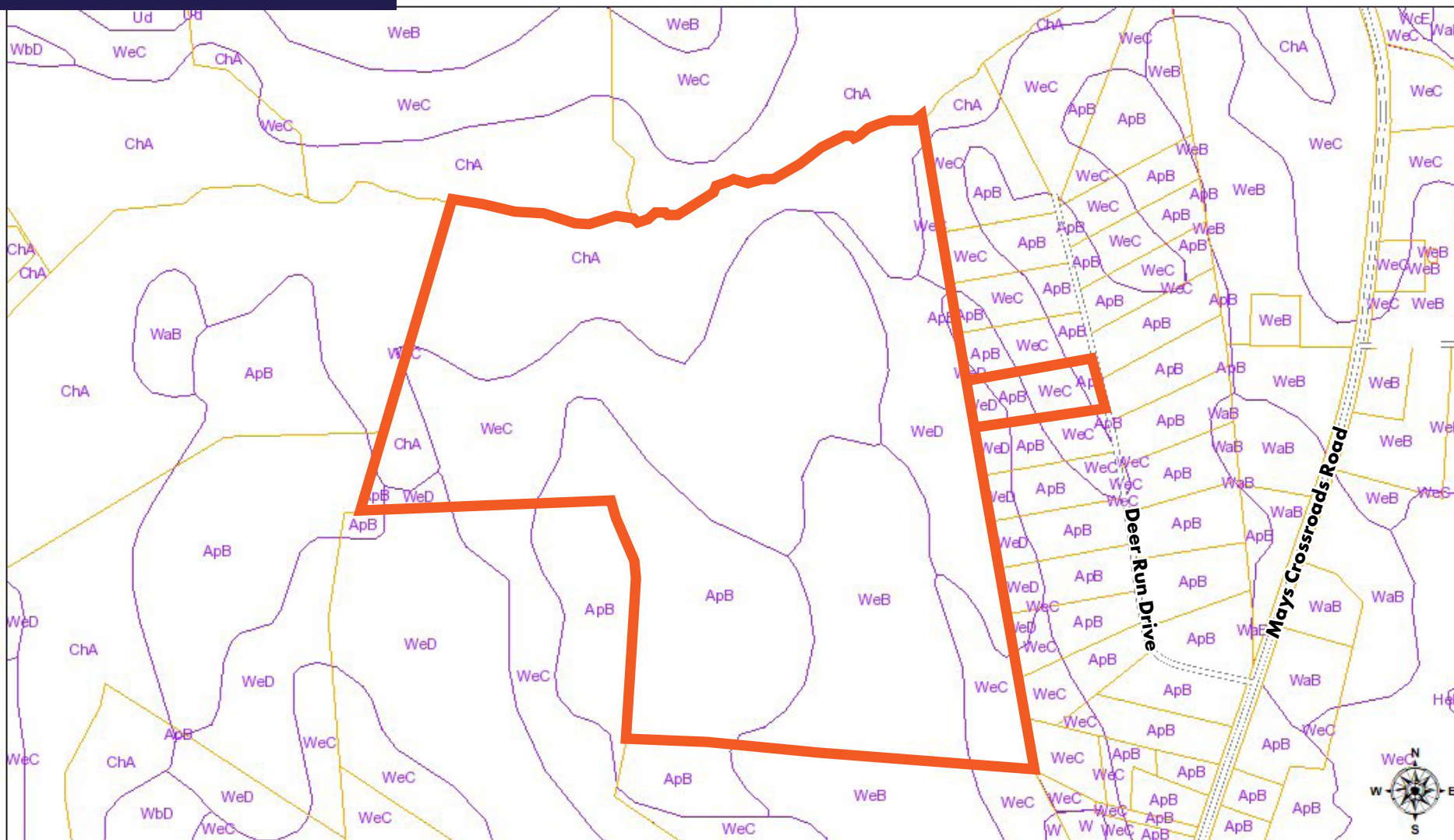


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Soils Map



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Franklin County Land Use Map

Rural

Rural areas are characterized by large lots, abundant open space, pastoral views, and a high degree of separation between buildings. Residential homes, including estate homes, on large tracts and hobby farms are scattered throughout the countryside and are integrated into the natural landscape. With a few exceptions, open space is almost entirely private and contained within individual lots. The development pattern may include conservation-design subdivisions, which cluster homes in designated areas and set aside other areas for permanent open space. Often incorporated into development as a natural amenity for passive recreation, the open space areas may serve other purposes as well, such as buffering development from existing homes and agricultural operations, conserving natural and cultural resources and maintaining uninterrupted views of the surrounding countryside. Public utilities are generally not available in this area.

Primary land uses include:

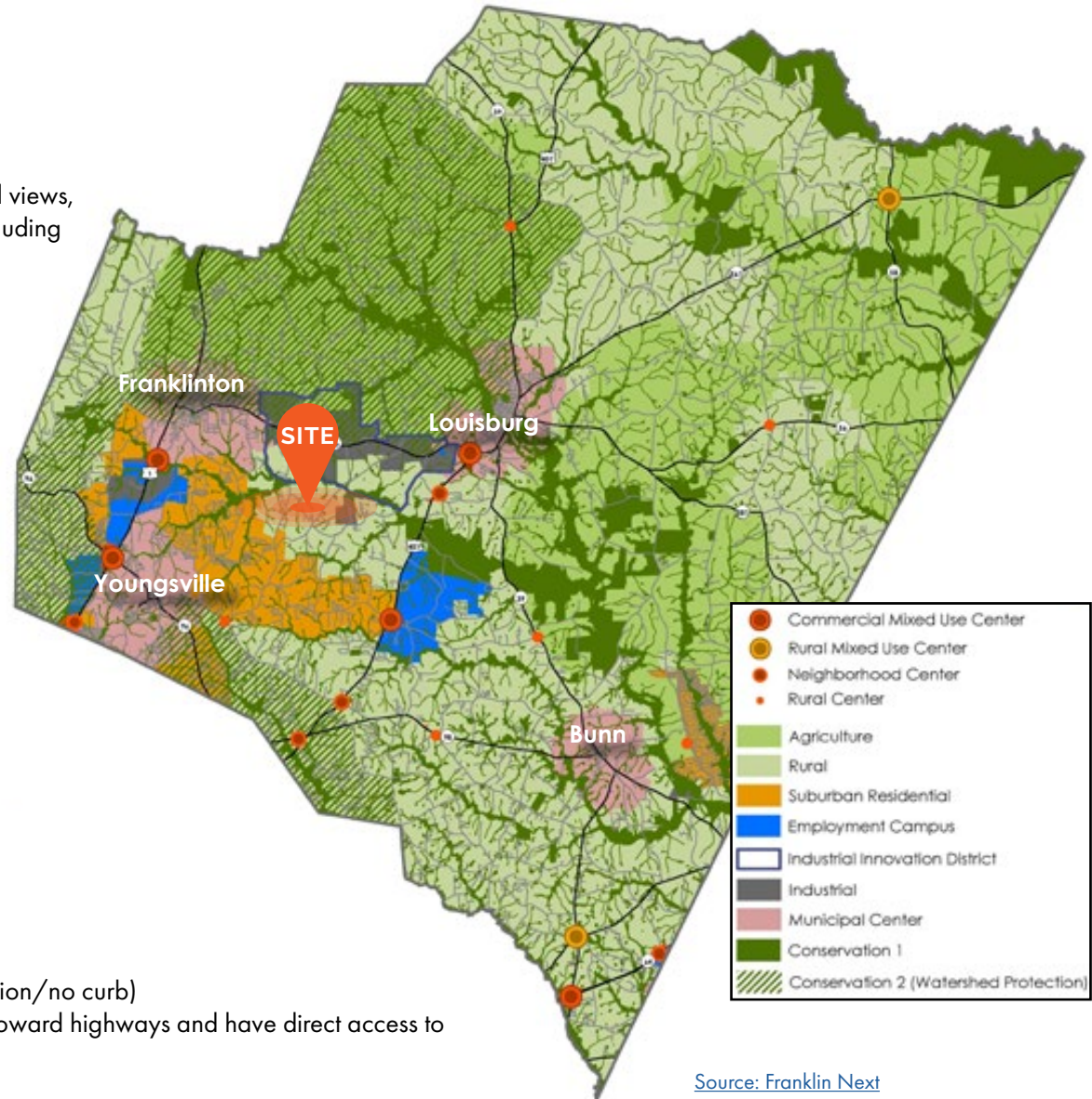
- Single family detached homes (including manufactured housing)
- Horse farms, boarding facilities
- Hobby farms

Development Characteristics

- Residential density: 1 unit per 2 acres +
- One- and two-story structures

Transportation Network

- Auto-dependent
- Streets: Rural roads – primarily “farm-to market” 2-lane roads (ditch section/no curb)
- Connectivity: Very low (most developed parcels are generally oriented toward highways and have direct access to adjoining arterial roads through a private driveway)



Source: Franklin Next

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Franklin County Development Map

	Project Name	Type	Use	Total Units	Status
1	Legacy Commercial Center	Commercial	Subdivision	19	Approved Preliminary Plan
2	Hidden Forest	Residential	Single Family	109	Under Construction
3	Youngsville Farms	Residential	Single Family	214	Approved Preliminary Plan
4	Hillcrest	Residential	Single Family	210	Under Construction
5	Gill Farms - Phase 2 & 3	Residential	Single Family	74	Newly Completed
6	Maple Ridge	Residential	Single Family	84	Under Construction
7	Braxton Farms	Residential	Single Family	142	Under Construction
8	Ellington	Residential	Single Family	37	Under Construction
9	May Road Subdivision	Residential	Single Family	55	Approved Preliminary Plan

The Mays Crossroads corridor in northern Franklin County is rapidly emerging as a focal point of growth in the Triangle's expanding northward reach. Positioned near US-1 and NC-56, the area benefits from strong housing demand, new residential communities, and improved regional connectivity. As population and infrastructure investment continue to rise, this corridor is evolving into a vibrant extension of the Triangle's development footprint.



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Amenities Map



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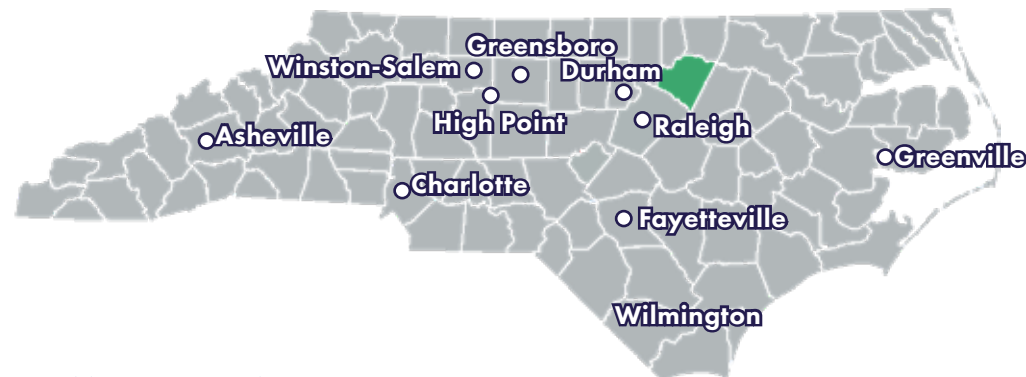
Location Overview

Franklinton, North Carolina, located in the heart of Franklin County just north of Raleigh along the US-1 corridor, is a historic town evolving into one of the region's key growth hubs. Rooted in its railroad and textile past, Franklinton now blends small-town charm with rising residential and commercial development fueled by the Triangle's northward expansion. Franklin County as a whole is experiencing strong population and housing growth, supported by infrastructure improvements, available land and proximity to major employment centers in Wake and Durham counties. With its strategic access via US-1 and NC-56, lower cost of living, and growing investment interest, Franklinton and greater Franklin County are emerging as attractive destinations for families, businesses and developers seeking long-term opportunity within the Triangle region.



Franklinton Township Demographics

Population	14,075
Labor Force	5,206
Unemployment Rate	5.4%
Bachelor's Degree or Higher	23.6%
Sanford Land Area	29.3 sq mi
2025 Housing Units	6,087
Owner-Occupied Housing Units	74.4%
Renter-Occupied Housing Units	19.2%
Vacant Housing Units	6.4%
2025 Average Household Income	\$79,089
Average Work Commute Time	29 minutes



Sources: <https://www.franklintonnc.gov/>, <https://discoverfranklincountync.com/> and <https://www.stdb.com/>

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About Us



DAVID BATTEN
Senior Vice President & BIC
APG Advisors
O: 919.582.3117
C: 919.810.1720
dbatten@apgcre.com

David serves the Raleigh-Durham office of APG Advisors as Senior Vice President with a concentration in Land Services and Industrial type properties. With over ten years of experience, David has represented landowners with the sell of commercial parcels to Publix, Duke Medicine and Two Capital multifamily group (+300 unit complex). With a core focus in Land and Industrial type assets, he works representing landowners and landlords exposing their properties to the market, as well as buyers and tenants acquiring new sites. David has a strong understanding of the region's demographics and economic trends that allow him to position his clients for the highest return on their assets.



ROB ZELEM
Real Estate Agent
Zelem Real Estate at LPT Realty
O: 919.906.3793
C: 919.906.3793
rob@zelemrealestate.com

Rob has been giving buyers and sellers the strategic market advantage for more than 25 years. Rob offers his clients an aggressive game plan for every step in the buying and selling process based on real-time market insights with their goals as the driving force. As a result of Rob's exceptional methods, his business volume has a record of being in the Top 20% of the most productive agents -- country wide. As a Certified Negotiation Expert, Rob provides strategic direction throughout the negotiation process based on proven strategies for success. That success has made him a recognized leader in the industry. As such, top agents in the Triangle consult Rob and experience an average increase in sales by 87% as a result of following his competitive methods. And the cornerstone of Rob's business model is an unwavering commitment to customer relations based on respect and honest communication, with integrity as a way of life.