

44 ACRES OF INDUSTRIAL LAND IN JOHNSTON COUNTY, NC | \$975,000



ANGIER
5 MINS | 3 MILES

TOBACCO ROAD
182 HOMES

LANGDON RIDGE
46 HOMES

SANDHILL FARM
ANGIER, NC
1317 RIDGE RD | JOHNSTON COUNTY

FUTURE SUBDIVISION
35 HOMES

COATS
8 MINS | 5 MILES

EXECUTIVE SUMMARY

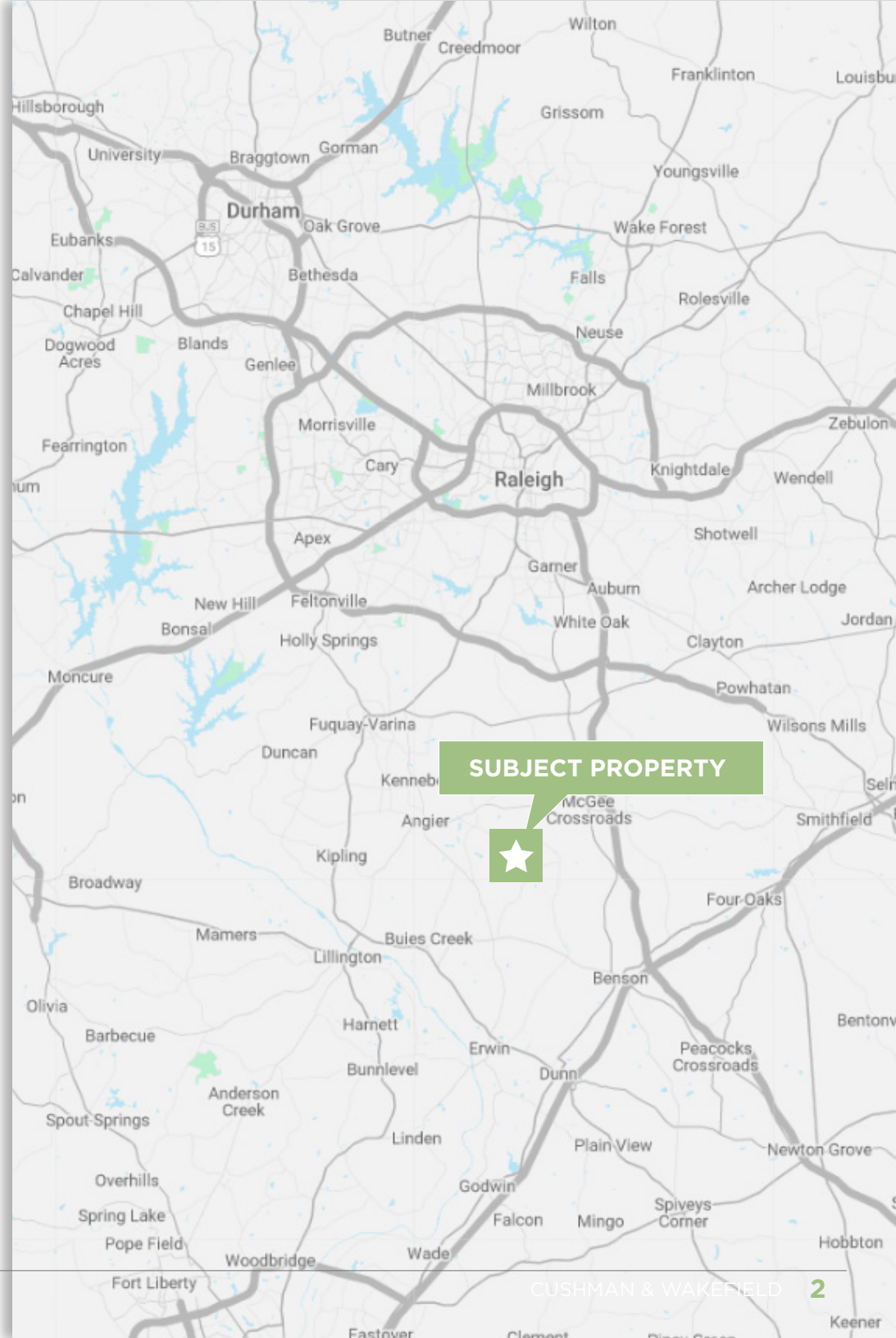
Cushman & Wakefield is pleased to present Sandhill Farm, a +/- 44.28-acre land parcel in booming Johnston County, NC. The parcel is zoned I-2-CZ, an industrial district intended for wholesale, distribution, warehousing, fabrication, and processing of a heavy industrial production nature.

The site has seven buildings totaling approximately 19,119 sf with a storage shed also on the property. The facility was decommissioned in April 2024.

Sandhill Farm is conveniently situated near I-40 and I-95 and a short 11-min drive away from Angier, one of North Carolina's most charming small towns. Angier is home to many thriving restaurants, businesses, and amenities including the beautiful Jack Marley Park, a 33-acre park in downtown Angier attracting residents of Angier and neighboring towns.

PROPERTY OVERVIEW

Address	1317 Ridge Rd, Angier, NC
County	Johnston County
Zoning	I-2-CZ
Acreage	+/- 44.28 acres
Property Tax (2023)	\$4,166 (\$0.33/SF)
Future Land Use Placetype	Rural Living
Water District	Elevation Water District
Sale Price	\$975,000 (\$22,018 / acre)



Langdon Ridge Subdivision
46 Homes, 3-4 Beds, 2.5-3.5 Baths

6" PVC Water Line

RIDGE RD

HARNETT COUNTY

JOHNSTON COUNTY

JOHNSTON COUNTY RD

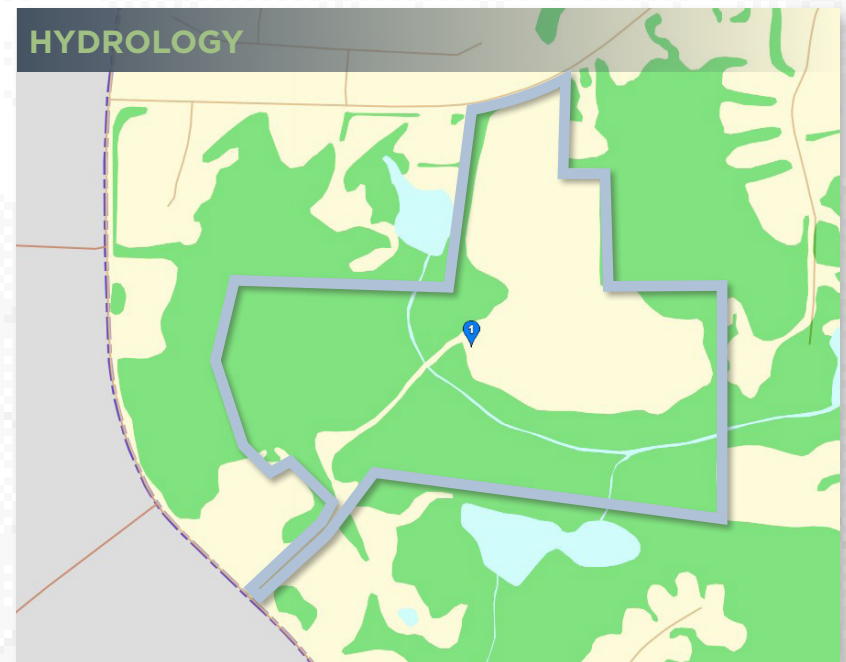
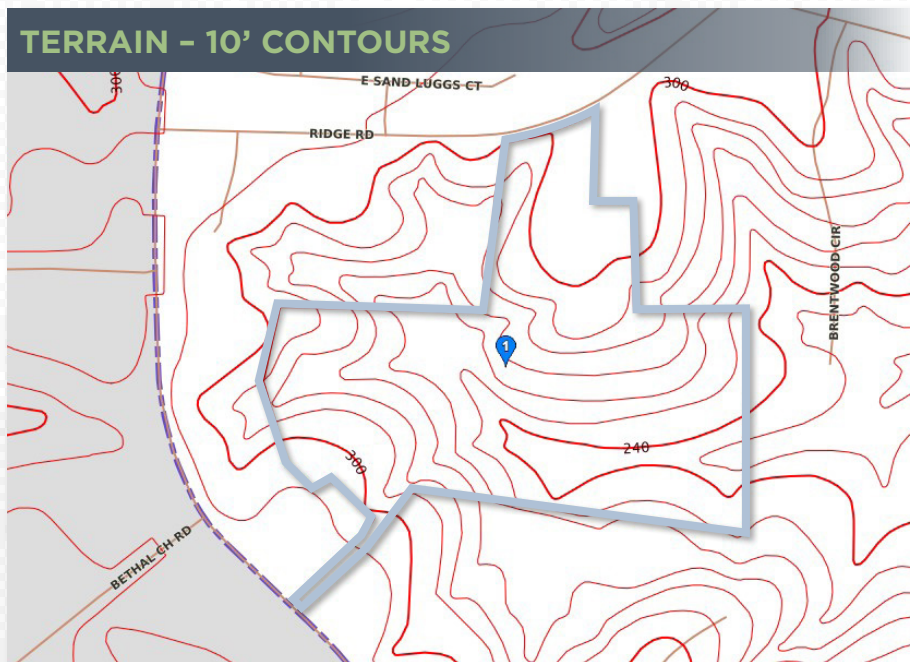
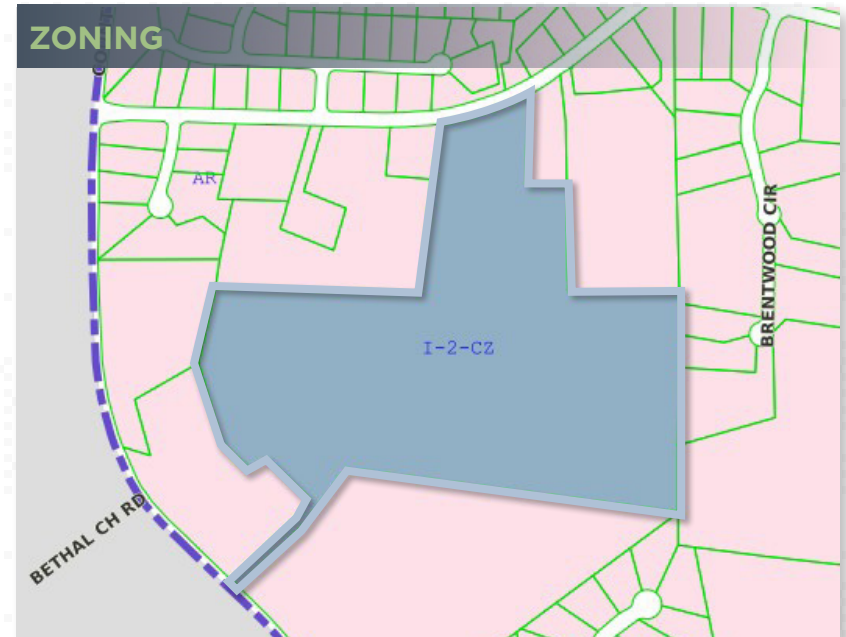
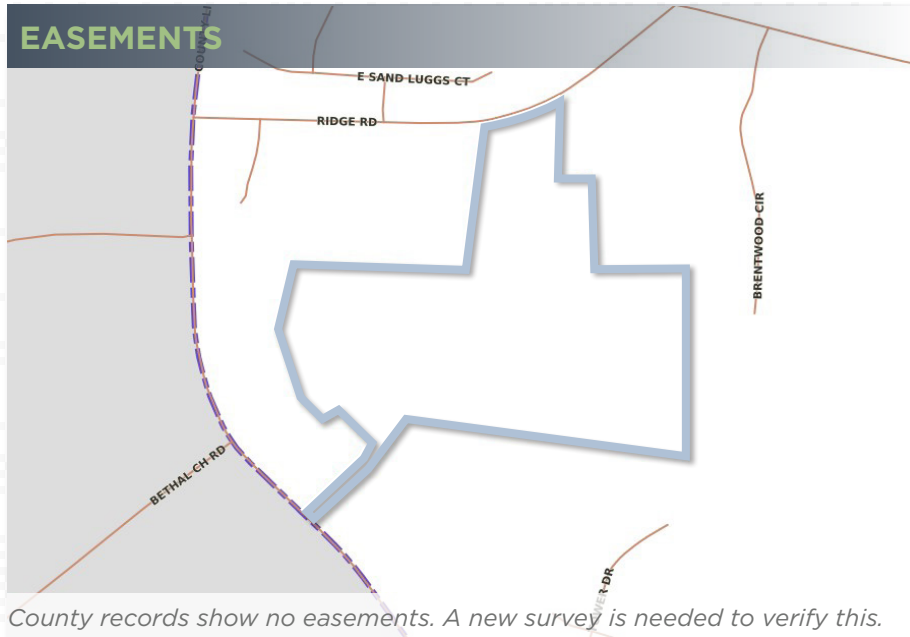
STRUCTURE	BLDG SIZE SF
Structure 1	1,695
Structure 2	3,377
Structure 3	2,081
Structure 4	2,810
Structure 5	2,799
Structure 6	5,221
Structure 7	1,136

PROPERTY FEATURES

- +/- 44.28 acres
- Parcel ID: 13C04029
- Seller is also selling a 57-acre parcel at 894 Cobb Rd, a 5-minute drive away from Sandhill Farm
- Water, electric, and telephone connections already established.
 - Water - Town of Angier
 - Electric - Duke Energy
 - Telephone - Spectrum
- Property served by a septic system. No gas service.
- There is an existing 6" PVC Water Line running in the Ridge Road right of way.

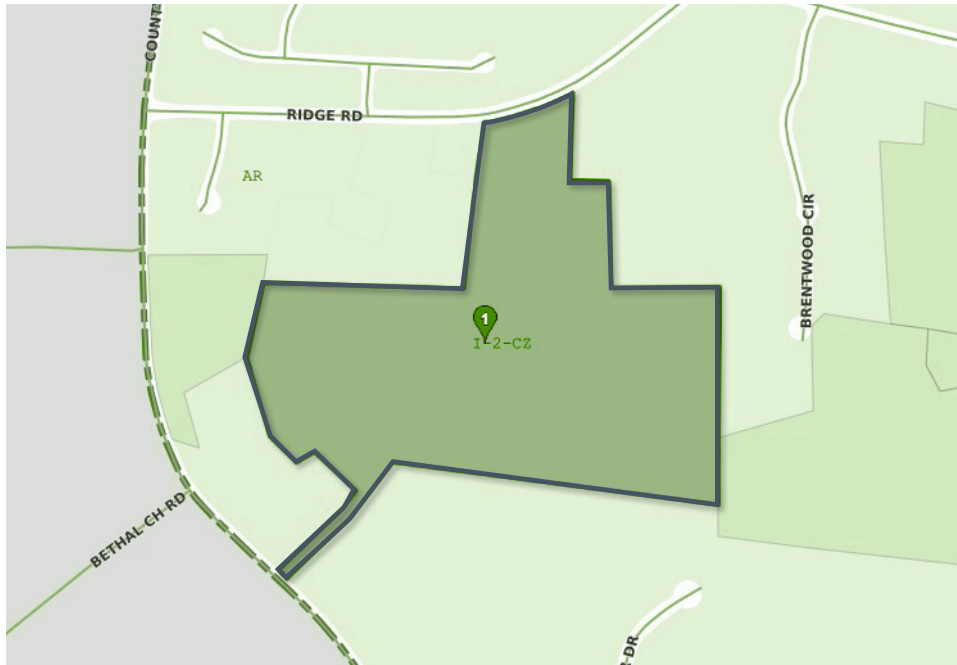
Property width is approximately 50' where the parcel touches Johnston County Rd. The minimum road width in Johnston County is 50'.

SITE CONDITIONS



ZONING & FUTURE LAND USE

Sandhill Farm is zoned Industrial 2 (I-2-CZ) by Johnston County. The future land use class is Rural Living, a placetype intended to foster low-density residential development. The classification also encourages clustered developments, otherwise known as “conservation subdivisions”, which allow design flexibility in exchange for more reserved open space.



DESIGN CRITERIA

ZONING	I-2-CZ
Lot Size with Connection to Public Water and/or Sewer, min.	-
Lot Size connected to Well, min.	-
From arterial or collector street, min.	30 ft.
From local street not in major subdivision, min.	20 ft.
From local street in major subdivision, min.	20 ft.
From any interior lot line, min.	40 ft.
From any access easement, min.	-
Height, max. (adjacent to residential zoning district)	40 ft.

[See Chapter 14 - Land Development Code](#) of the Johnston County Code of Ordinances for more information on zoning, subdivisions, and dimensional requirements.

Elevation Water District services the property and the water is supplied by Harnett County Water.

LOCATION OVERVIEW

JOHNSTON COUNTY

Johnston County is a dynamic and diverse place. Depending on where you look, you'll find small, close-knit communities near fast-growing subdivisions. The only constant across the county is that change is happening.

#1

Fastest Growing NC
County 2010-2020
US Census

17.6%

Population Increase
by 2040
NC OSBM, 2023

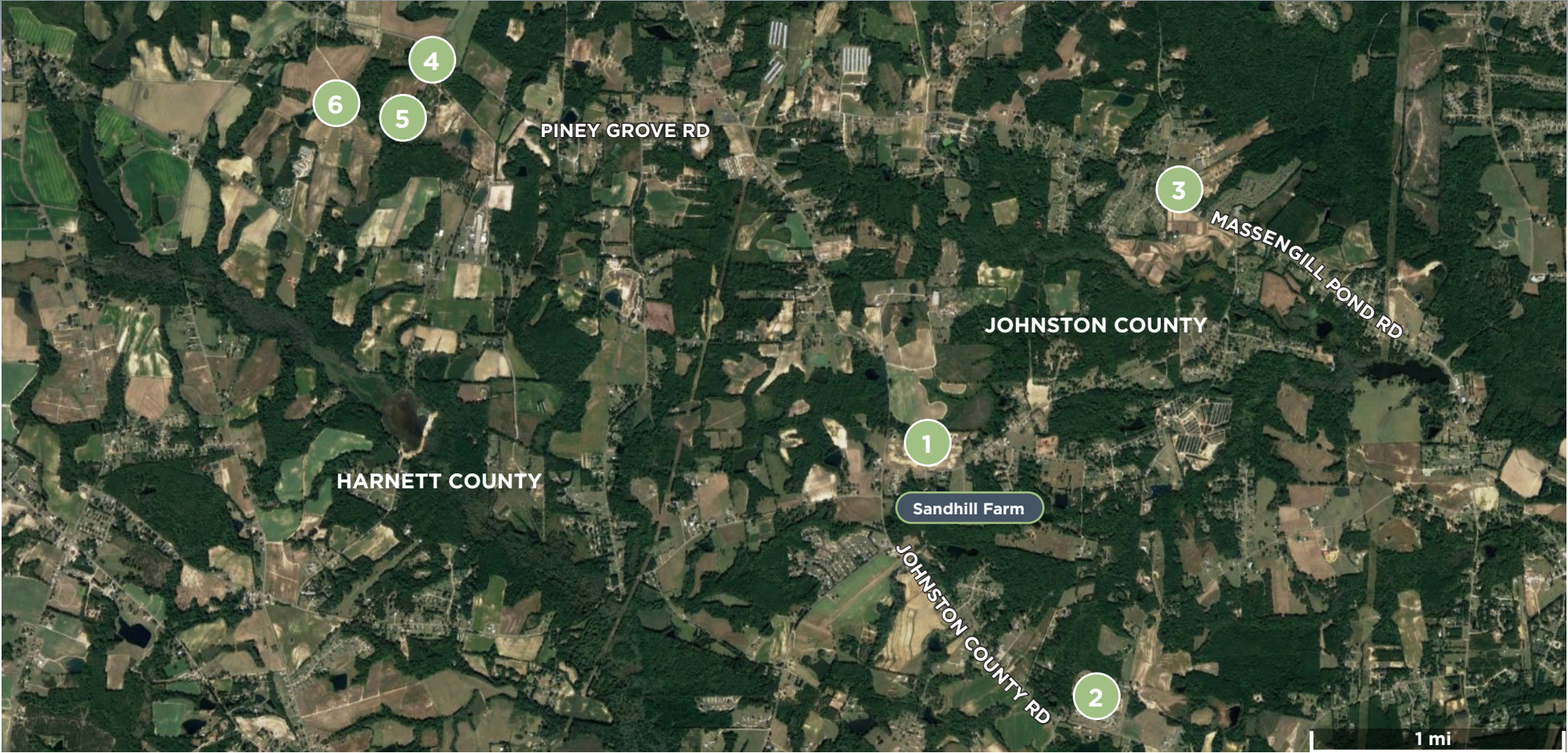
8,000-10,000
Residents Moving to
Johnston County per
Year
*Johnston County Economic
Development*

DRIVE TIMES FROM SANDHILL FARM TO...

Coats	10 minutes
Angier	11 minutes
McGees Crossroads	11 minutes
Campbell University	14 minutes
Benson	16 minutes
Clayton	30 minutes
Raleigh	35 minutes
RDU Airport	45 minutes

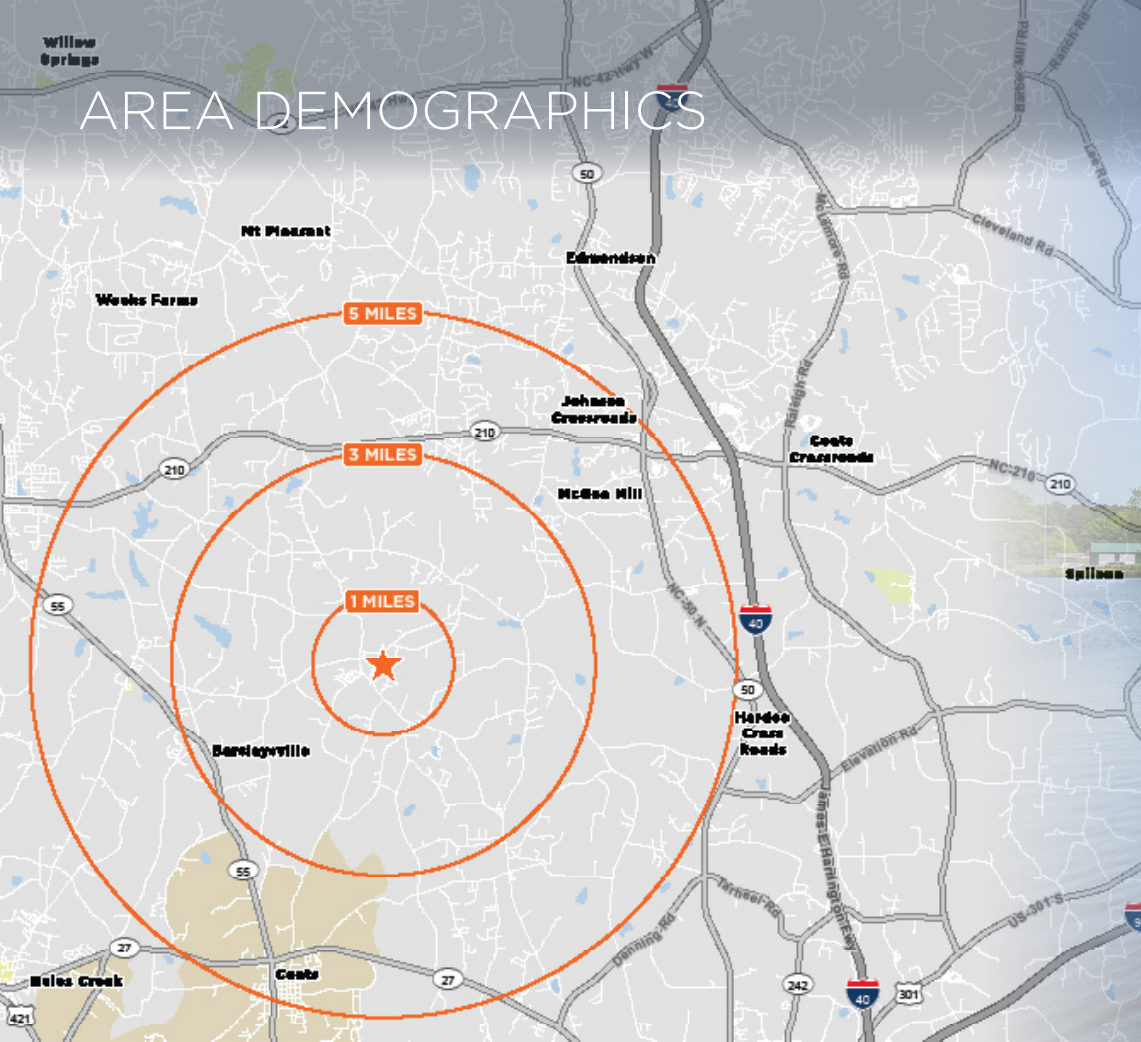
With almost three quarters of residents commuting out of the county for jobs, highway proximity is of the utmost importance for Johnston County residents. Drive times from Sandhill Farm to surrounding cities and towns show a well-located property with convenient access to multiple retail and job centers across Johnston, Harnett, and Wake counties.

AREA DEVELOPMENTS



	Name	County	Builder/Developer	Year Built	Zoning	Units/Lots	Beds	Baths	Homes Selling For	Completed?
1	Langdon Ridge	Johnston	JSJ Builders	2022	AR	46	3-4	2.5-3.5	Mid 300s-low 400s	Yes
2	Three Meadows	Johnston	Wood Construction	2020-2021	AR	19	3	2	High 300s	Yes
3	Brighton Glen	Johnston	DRB Homes	2022	AR	25	3	2.5	Mid 300s-low 400s	Yes
4	Tobacco Road	Harnett	Davidson Homes	<i>Under Construction</i>	RA-30	33	3-4	3-3.5	High 300s-low 600s	No
5	Tobacco Road	Harnett	Drees Homes	<i>Under Construction</i>	RA-30	33	3-4	2.5-4	Mid 400s-low 600s	No
6	Tobacco Road	Harnett	Smith Douglas Homes	<i>Under Construction</i>	RA-30	30	3-4	2-3	TBD	No

AREA DEMOGRAPHICS



	1 MILE	3 MILES	5 MILES
2027 Projection	2,010	8,503	24,062
2022 Estimate	1,844	7,789	21,940
Daytime Population	683	3,643	12,383
2027 Projection	\$79,863	\$82,902	\$84,099
Average Household Income	\$72,172	\$74,806	\$75,709
Median Age	34.3	35.9	37.1
Bachelor's Degree or Higher	10.1%	12.0%	14.7%

**#5 Fastest Growing NC County
2021-2022 (Johnston County)**
NC OSBM

**#9 Top Real Estate Market to
Watch in 2024 (Raleigh-Durham)**
PwC US, 2023

**#8 Top Real Estate Market for
Homebuilding Prospects in 2024
(Raleigh-Durham)**
PwC US, 2023



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