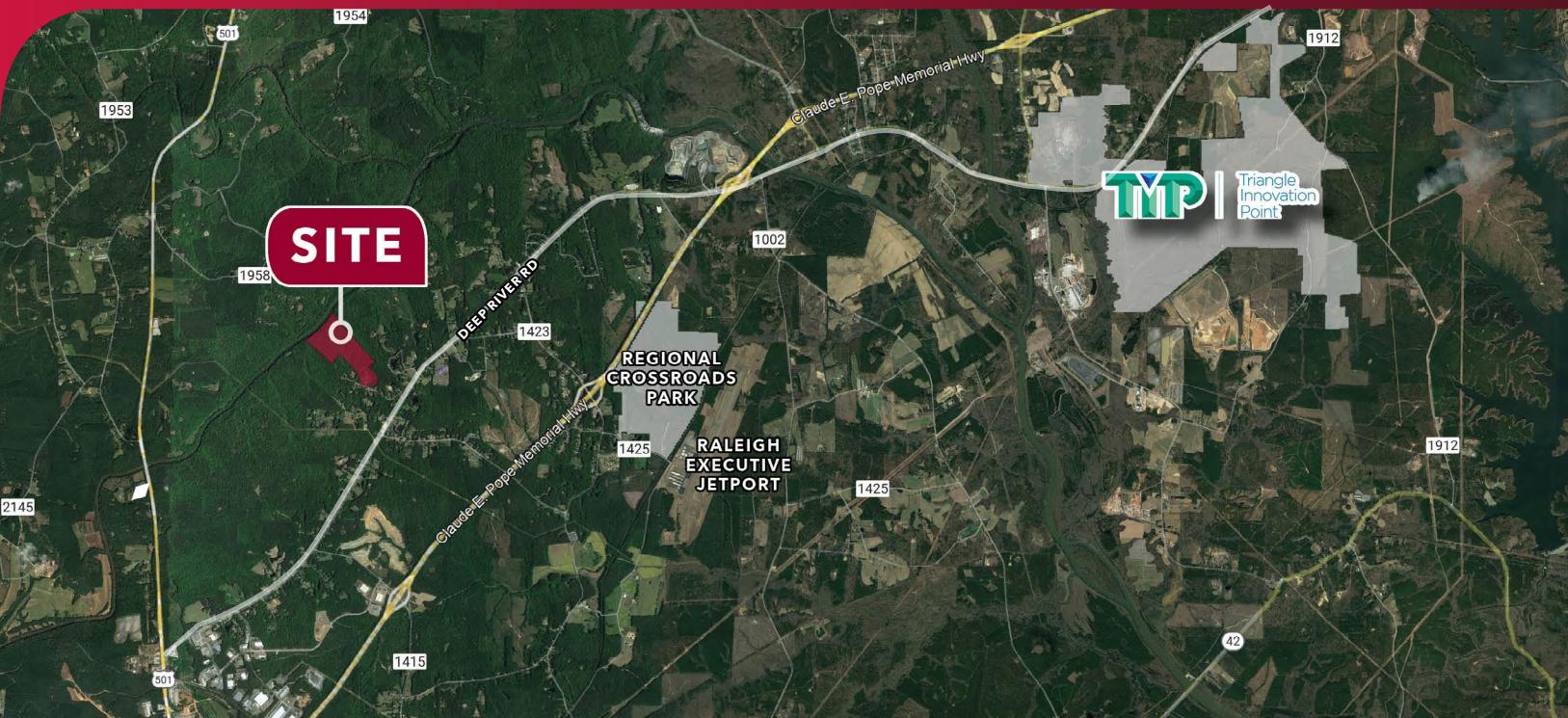


DEEP RIVER

440 BADDERS ROAD, SANFORD, NC 27330

LAND FOR SALE



PROPERTY OVERVIEW

- ±109.45 acres for sale
- Nearly 1,800 feet of road frontage along the Deep River
- Zoning is Lee County RA, Rural Agriculture
- Future use is Lee County [Village Neighborhood](#)
- PIN# 9657-11-8028
- Sales price: 3,900,000

LOCATION DESCRIPTION

Immediately adjacent to a 1,600 acre annexed assemblage scheduled for large development. The site is minutes from US 1 and is surrounded by large developments including Enterprise Park, TIP West along with Chatham Park in Pittsboro, NC. The site is positioned in the direct path of future growth and development.

Hunter Stewart
hstewart@lee-associates.com
D 919.576.2507
O 919.548.3172

Scott Hadley
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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.

LEE & ASSOCIATES
COMMERCIAL REAL ESTATE SERVICES

DEEP RIVER

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RESEARCH TRIANGLE REGIONAL AREA INFORMATION

REGIONAL POPULATION



70%

POPULATION GROWTH
(2000-2018)



37

MEDIAN AGE



64

PEOPLE MOVING
TO THE REGION
EVERY DAY



1.1 M

REGIONAL LABOR FORCE



CONNECTIVITY

Centrally located between New York and Miami, the Research Triangle Region is easily accessible by Raleigh-Durham International Airport, six regional airports, two ports, and multiple interstates that span from Florida to New York and North Carolina to California.

RDU RANKED THE MOST CONNECTED MEDIUM-SIZED AIRPORT IN THE US



14.9

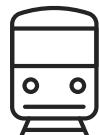
MILLION
PASSENGERS
IN 2019

55%

INCREASE
SINCE 2010

400+

DAILY FLIGHTS
Over 65 nonstop destinations
7 international destinations
11 major airlines



RAIL

CSX, NORFOLK SOUTHERN, AND NORTH
CAROLINA RAILROAD COMPANY



ACCESS

LOCATED IN BETWEEN NEW YORK AND MIAMI

INTERSTATES: I-40, I-95 AND I-85

LESS THAN THREE HOURS TO TWO DEEP WATER PORTS

EDUCATION

Located in the heart of North Carolina, the Research Triangle Region gets its name from Research Triangle Park and three Tier 1 research universities — Duke University, North Carolina State University and the University of North Carolina Chapel Hill — located only minutes apart.

The region is comprised of ten member counties and the Research Triangle Park. A diverse business ecosystem, talented workforce, and high quality lifestyle are major factors in the area's continued growth.



176,000

TOTAL STUDENTS
ENROLLED IN HIGHER ED



65,000

ANNUAL
GRADUATES

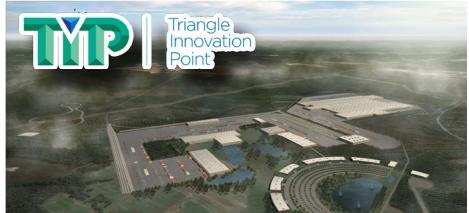


\$2.9B

R&D RESEARCH
CONDUCTED AT TIER 1
UNIVERSITIES

SOURCE: RESEARCH TRIANGLE REGIONAL PARTNERSHIP

RECENT NEWS



By Evan Hooper and Lauren Ohnesorge — Triangle Business Journal
Mar 25, 2022 Updated Mar 25, 2022, 3:46pm EDT

An international carmaker has picked the Greater Triangle region for its first U.S. manufacturing site, a win that could mean as many as 13,000 jobs on buildout, multiple sources told Triangle Business Journal.

Sources identified the carmaker as Vietnamese firm VinFast and said the company plans to spend as much as \$6.5 billion, and produce both electric batteries and vehicles at Chatham County's Triangle Innovation Point megasite, formerly known as the Moncure Megasite. [>>Read More](#)

SANFORD & LEE COUNTY

AREA INFORMATION



Sanford is a dynamic small town on the edge of the Research Triangle. An easy drive from the Raleigh, Fayetteville, Southern Pines, and Chapel Hill areas, Lee County is an All-American community that welcomes new faces and ideas.

A foundation for learning and life: Sanford's student-centered PK-14 schools provide enriched education that sees graduation as a launching point for students creating the future of their dreams.

Special and specialized care: Central Carolina Hospital was recently cited by Consumer Reports for excellence in a critical area of hospital care. The hospital has over 100 medical professionals representing more than two dozen specialties.

Outstanding recreation: When it comes to building healthier bodies and spirits, the sun- and fun-filled recreational assets of Lee County keep residents on the move and in the mix with golf courses, greenways, river paddling and more.

A culture of excellence and enjoyment: There's no shortage of the arts in Lee County with music and drama at the Temple Theatre, festival fun at the Sanford Arts and Vine, performances by the Heart of Carolina Jazz Orchestra. Arts are for savoring in Sanford, and so are dining choices that delight every taste.

Lee County is a location where affordable costs allow residents to enjoy living beyond their expectations, yet well within their means. That includes a welcome variety of housing prices, styles, and settings.

Living your life, loving your life, crafting the legacy of a happy, thriving family. That's quality of life, quality *in* life, in Sanford and Lee County.

QUICK FACTS



61,936
POPULATION
(ESRI, 2020)



\$51,172
MEDIAN HOUSEHOLD
INCOME
(ESRI, 2020)



39
MEDIAN AGE
(ESRI, 2020)



59%
SOME COLLEGE OR
BACHELOR'S/GRAD/
PROF. DEGREE



28,095
TOTAL EMPLOYEES
(ESRI, 2020)



23,718
HOUSEHOLDS
(ESRI, 2020)

SOURCES: LEE COUNTY ECONOMIC DEVELOPMENT,
DOWNTOWN SANFORD & ESRI

MARKET OVERVIEW

SANFORD, NC

AN EMERGING LIFE SCIENCE SUBMARKET IN THE RESEARCH TRIANGLE REGION

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.

LEADING EMPLOYERS

The Research Triangle Region is the fourth largest cluster of life science companies in the United States. This includes Sanford-based Abzena, Pfizer, and Astellas Gene Therapies.

SKILLED & PLENTIFUL TALENT

With 1.7 million people in a 50-minute drive time of Sanford, businesses have a strong talent pool, reaching both the Raleigh-Durham and Fayetteville metropolitan areas. Over 47% of the population in the Research Triangle has a Bachelor's degree or higher.

SKILLED & PLENTIFUL TALENT

Duke University, the University of North Carolina, and North Carolina State University are three Tier 1 research universities in the region. More than 42,000 people receive a bachelor's degree annually from area colleges and universities, 22,000+ of which are STEM graduates. The region has the 4th highest concentration of PhDs in the United States.

INNOVATIVE COMMUNITY COLLEGES

The North Carolina Community College System is the third largest in the United States and enrolls more than 800,000 students each year at 58 campuses.

In Sanford, Central Carolina Community College offers the BioWork certificate program, which teaches students foundational skills to begin a career in life science manufacturing.

TRANSITIONING MILITARY

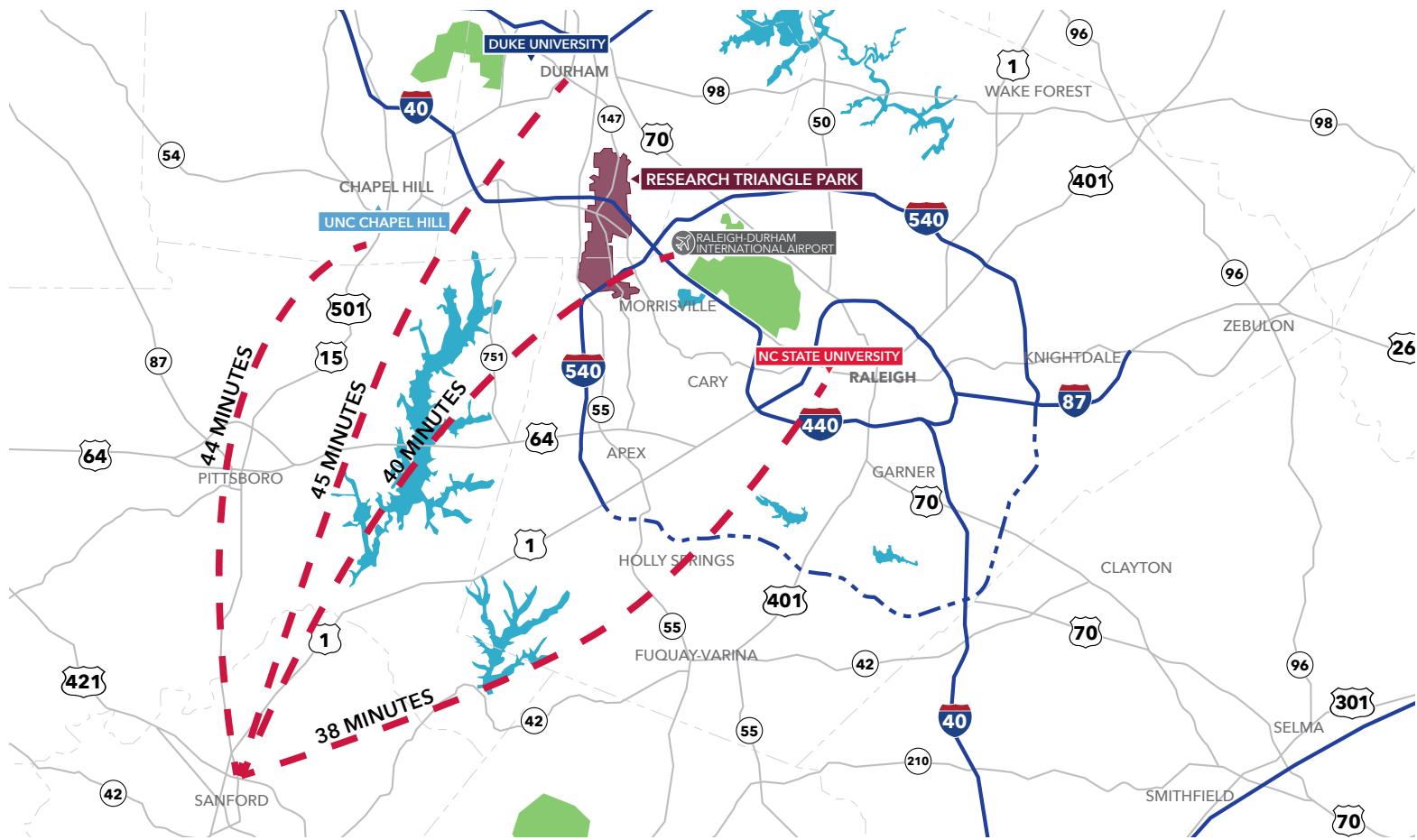
North Carolina is home to more than 20,000 transitioning veterans each year, providing a new, skilled talent pool for employers. Fort Bragg, located 30 minutes south of Sanford, is one of the largest military installations in the world.

WELL CENTERED, WELL CONNECTED

Sanford is located in central North Carolina, with an ideal mid-Atlantic location in the United States. Nearby Raleigh-Durham International Airport provides abundant domestic and international travel options.

North Carolina boasts more than 3,200 miles of railroad, two coastal ports, and over 90,000 miles of highway that connect businesses to all corners of the United States. The state is consistently recognized for its strong business climate.





LIFE SCIENCE IN SANFORD

Sanford continues to see investment from new and existing life science companies due to its strong infrastructure and business environment. These successes have put a spotlight on the area, increasing interest in commercial, residential, and industrial real estate opportunities to serve the new growth.



In August 2019, **Pfizer**, the world's largest pharmaceutical company, announced two projects in Sanford.

First, a major \$500 million expansion to advance its state-of-the-art gene therapy manufacturing facility in Sanford. At completion, the new operation is projected to add 300 new jobs with an average wage of more than \$96,000 per year. The operation will concentrate in highly specialized gene therapy manufacturing.

Pfizer will also invest \$70 million to upgrade the manufacturing process for the company's vaccine portfolio. This project will expand its workforce by 200 employees. The average annual wage for these new jobs will be approximately \$68,000.

In February 2020, **Astellas** announced it will open a new facility in Sanford. The life-sciences company purchased a shell building that was developed through a local public-private partnership. **Astellas** will create 209 jobs at an average salary of \$83,900. The company will be investing \$109.4 million in Sanford over a five year period.

In April 2021, **Abzena** announced its decision to locate its biopharmaceutical manufacturing facility in Sanford. **Abzena** will invest \$213 million to establish a state-of-the-art facility featuring a design optimized for phase 3 and commercial manufacturing of biologics. The company expects to create 325 new jobs at an average annual wage of more than \$60,000.

To learn more about Sanford development opportunities, contact Hunter Stewart, Vice President, Lee & Associates Raleigh-Durham, at 919-548-3172 or hstewart@lee-associates.com