

Regents Crossing

0 COMMERCE DRIVE, SANFORD, NC

*36.38-Acre Single-Family
Development Opportunity*

Property Features

LOCATED IN THE NEXT HOTBED FOR HOUSING

- ±36.38 acres
- Conditional Zoning District (CZ) (City of Sanford ETJ)
 - Permitted uses include single-family attached dwellings. For more information, [click here](#).
- Future land use designated as Mixed Use Activity Center (City of Sanford ETJ)
 - For more information, [click here](#).
- Municipal water and sewer services available
- Site to be sold with site plan approval for an expected 60 lots
 - Site plan submitted Q4 2025
- PIN# 9651-90-8705-00
- Property is conveniently located near the NC Highway 87 and US 421 Bypass
- \$2,100,000 sales price

60
SFD LOTS

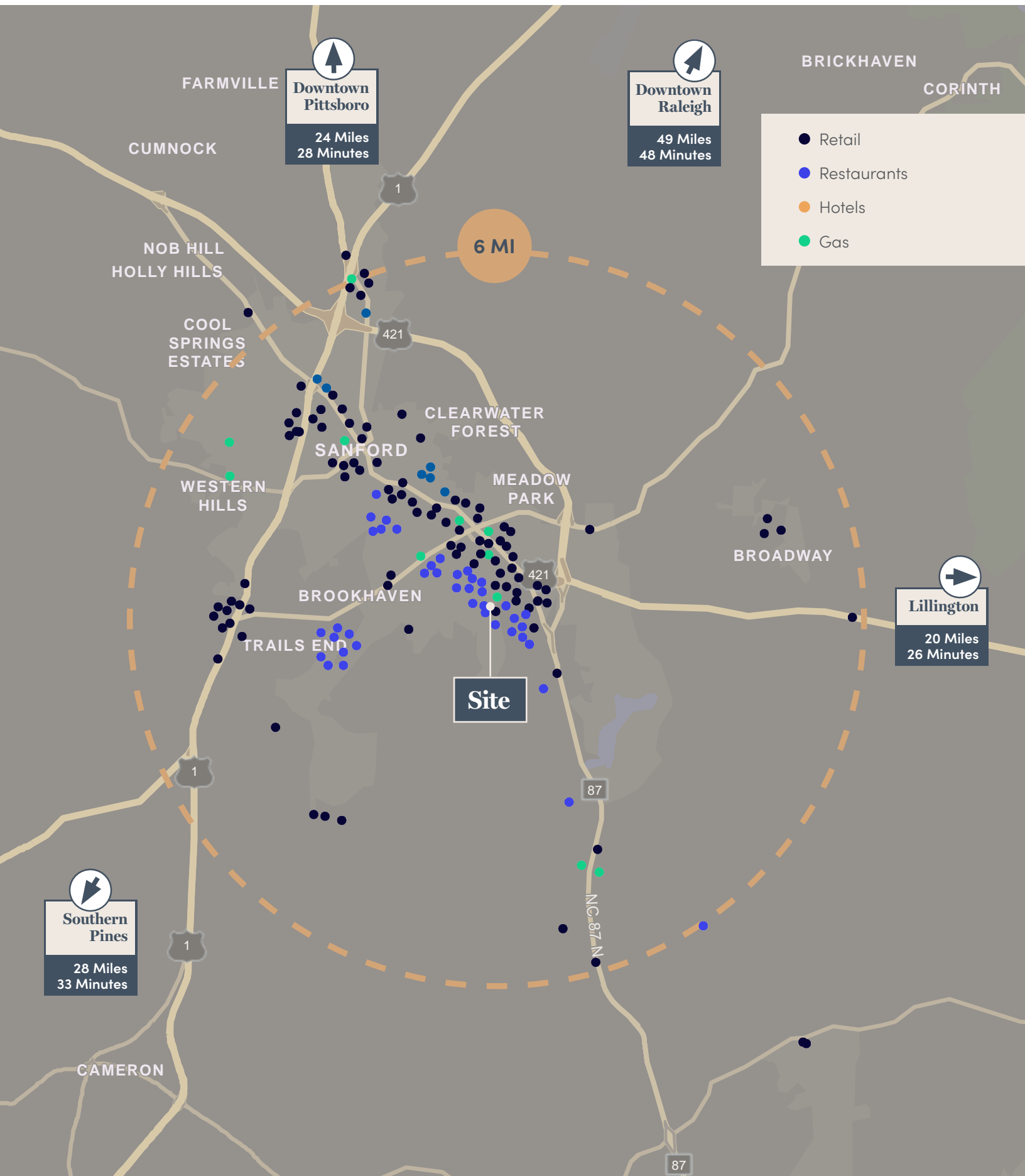
CZ
ZONING

\$35K
PER LOT

Area Demographics

	1 Mile	3 Miles	5 Miles
2024 Population	1,880	15,114	34,610
2020-2024 Annual Population Growth Rate	2.84%	1.05%	1.06%
2024 Households	759	5,985	13,288
2020-2024 Annual Household Growth Rate	3.45%	1.42%	1.35%
2024 Average Household Income	\$64,818	\$69,841	\$66,092
2024 Average Home Value	\$268,218	\$285,015	\$261,842

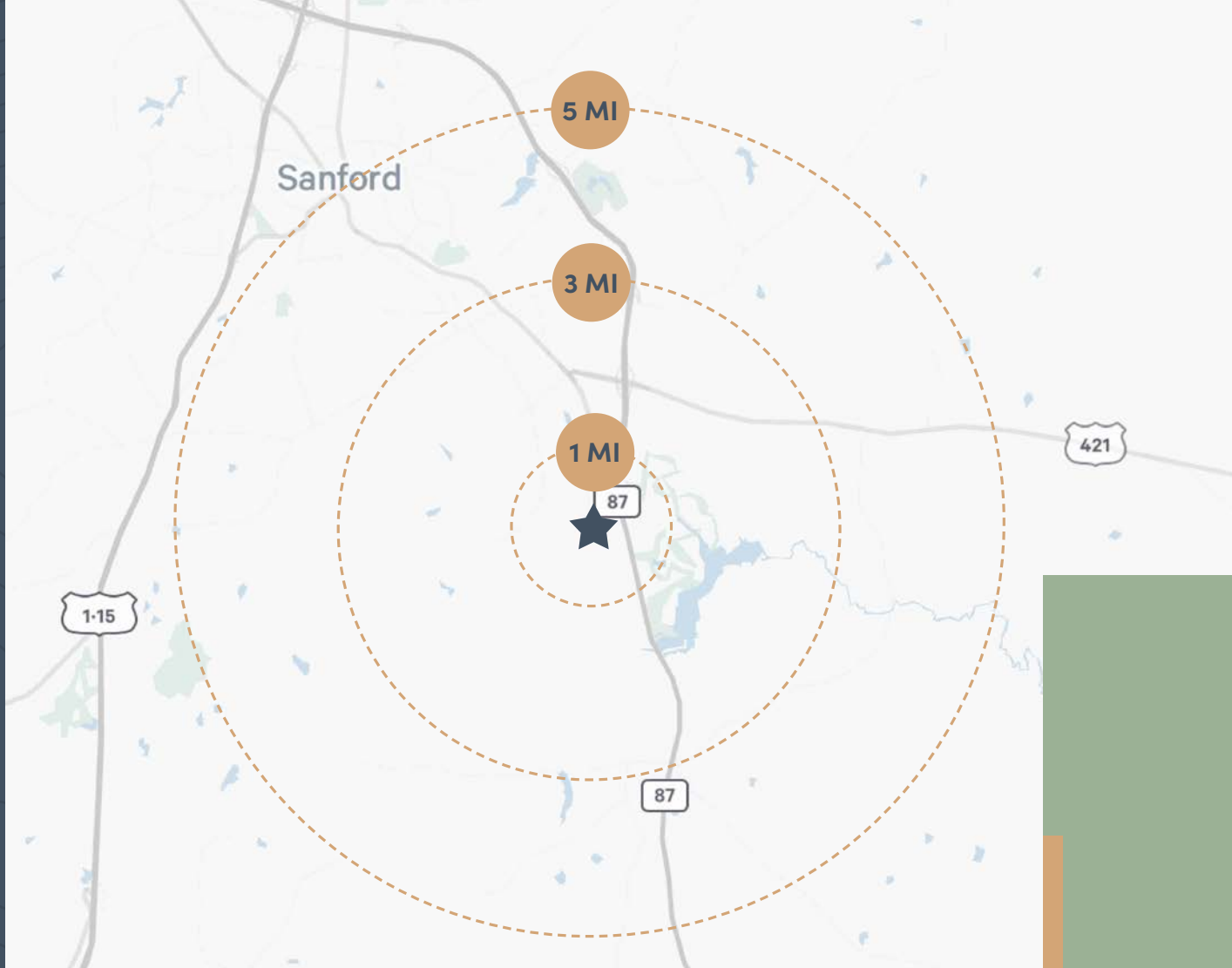
Amenities Map



Site Layout

60 SINGLE-FAMILY DWELLINGS WITH 35' MAXIMUM HEIGHT
AND 55' MINIMUM LOT WIDTH





Regents Crossing

0 COMMERCE DRIVE, SANFORD, NC

CONTACTS

HARRISON BENSON

Associate

+1 919 831 8271

harrison.benson@cbre.com

TIFFANY HILBURN

Vice President

+1 910 334 0634

tiffany.hilburn@cbre.com

CBRE

© 2025 CBRE, Inc. All rights reserved. This information has been obtained from sources believed reliable but has not been verified for accuracy or completeness. CBRE, Inc. makes no guarantee, representation or warranty and accepts no responsibility or liability as to the accuracy, completeness, or reliability of the information contained herein. You should conduct a careful, independent investigation of the property and verify all information. Any reliance on this information is solely at your own risk. CBRE and the CBRE logo are service marks of CBRE, Inc. All other marks displayed on this document are the property of their respective owners, and the use of such marks does not imply any affiliation with or endorsement of CBRE. Photos herein are the property of their respective owners. Use of these images without the express written consent of the owner is prohibited.