

Land for Sale

Cotten Road & US-421 Bypass, Sanford, NC 27330



Property Summary

SIZE

±91.05 Acres

PRICE

\$30,000/acre

ACCESS

US-421 Full Interchange

ZONING

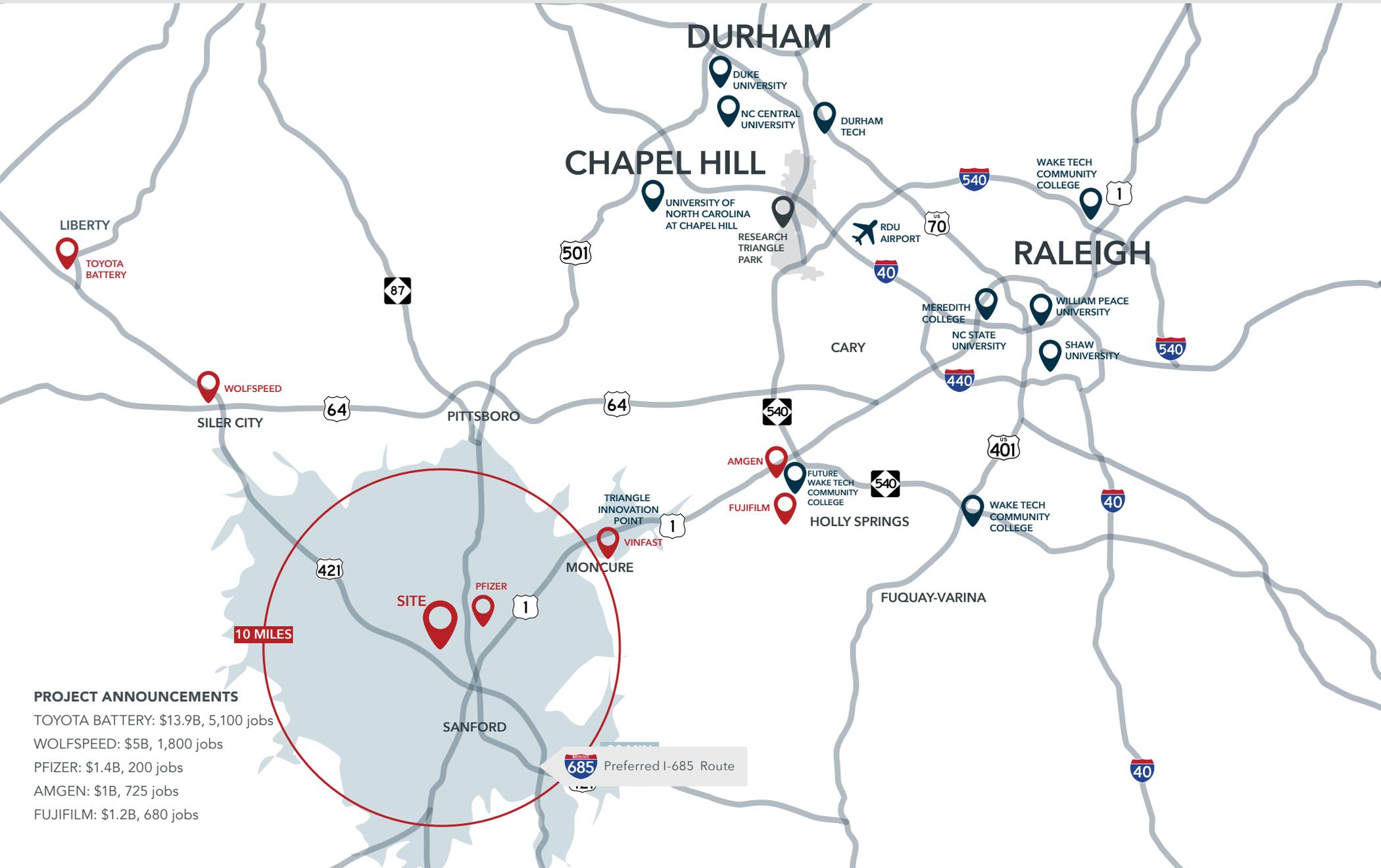
Residential Restricted



Property Highlights

- ±91.05 Acres
- PIN #s:
 - » 9635-01-4559-00: ±46.93 Acres
 - » 9365-21-1786-00: ±9.72 Acres
 - » 9635-10-8769-00: ±4.60 Acres
 - » 9635-11-1026-00: ±10.11 Acres
 - » 9635-00-9849-00: ±3.16 Acres
 - » 9635-00-2352-00: ±2.04 Acres
 - » 9625-91-6089-00: ±14.49 Acres
- Zoned [Residential Restricted District](#)
- Main sewer line runs along the creek that borders the property
- Asking price: \$30,000/acre

Raleigh Durham Area Information



PROJECT ANNOUNCEMENTS

- TOYOTA BATTERY: \$13.9B, 5,100 jobs
- WOLFSPEED: \$5B, 1,800 jobs
- PFIZER: \$1.4B, 200 jobs
- AMGEN: \$1B, 725 jobs
- FUJIFILM: \$1.2B, 680 jobs

Area Information



Lee County Overview

Lee County is home to some of the nation's best-known companies, including Moen, Pfizer, Coty, Tyson, Caterpillar, Bharat Forge, and Astellas. Frontier Yarns and Static Control Components, two global industry leaders, were also founded here. Static began as an entrepreneurial startup in a basement workshop and has since grown to employ well over a thousand people.

The county offers worldwide access through a strong transportation network, supported by a highly skilled workforce and exceptional industrial training programs. This foundation positions businesses to achieve results quickly and efficiently.

Lee County also provides an outstanding quality of life, blending the conveniences of small-town living with easy access to Raleigh, Durham, and the broader Research Triangle region.



807K

Labor Force

Raleigh-Durham-Cary CSA
(2024)

2.3M

Population

Raleigh-Durham-Cary CSA
(2024)

50.1%

Bachelor's Degree or
Higher



The Raleigh-Durham market is one of the leading locations for life science clusters in the United States. While the Research Triangle Park and Downtown Durham are the dominant submarkets, nearby Sanford is quickly gaining momentum as a prime destination for new life science investment. The Research Triangle Region is the fourth-largest cluster of life science companies in the United States. This includes Pfizer, Astellas Gene Therapies, and Kyowa Kirin broke ground in 2024 on a \$530M facility expected to create more than 100 jobs in Helix Innovation Park at the Brickyard.