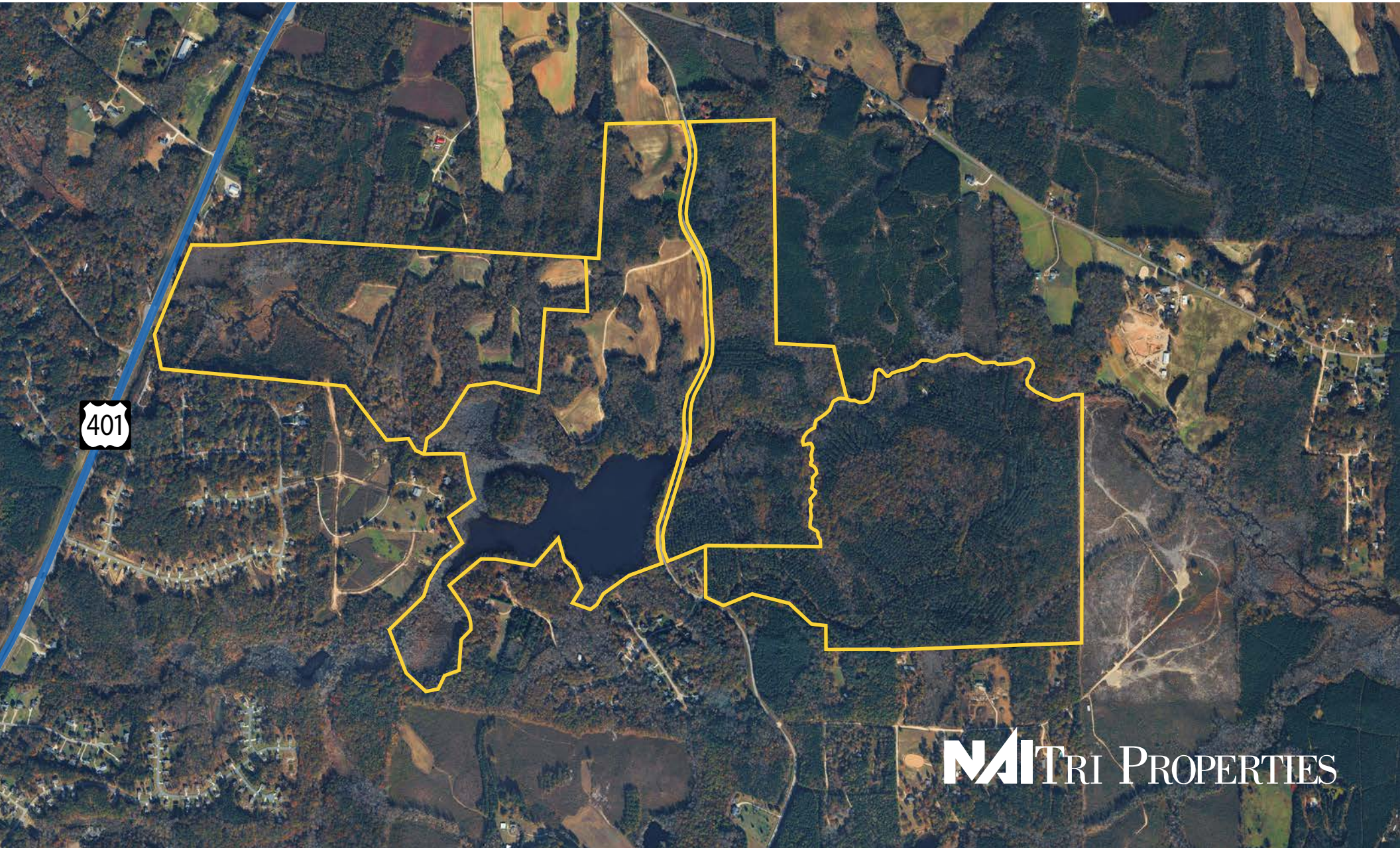


LAND FOR SALE | +/- 545 ACRES

0 CLIFTON POND RD & 0 US 401 HWY

LOUISBURG, NC 27549 | MIXED-USE/INDUSTRIAL OPPORTUNITY



NATRI PROPERTIES

PROPERTY OVERVIEW

Incredible development opportunity totaling 545 acres in Franklin County, ideally positioned halfway between the major cities of Raleigh and Rocky Mount, North Carolina. Convenient access to major highways, enhancing connectivity to the Triangle Region.

ADDRESS	0 Clifton Pond Road & 0 US 401 Highway Louisburg, NC 27549
ACRES	±545 acres
PARCELS	002879, 002876, & 002877
ZONING	R-30
FUTURE LAND USE	Employment Campus/Rural
PRICE	\$17,699,825.00 (\$32,500.00/acre)
FEATURES	• Exceedingly rare 500+ acre assemblage opportunity in close proximity to I-540 and just over 20 miles from downtown Raleigh • Future land use allows for broad range of uses including light manufacturing, light industrial, R&D, corporate campus, single family, and multifamily • Potential for economic development interest - Franklin County Economic Development Franklin County NC • ±950' of frontage on Highway 401 • Beautiful natural terrain including ±32.5 acre pond • Close to growing towns of Wake Forest and Rolesville

CONTACT

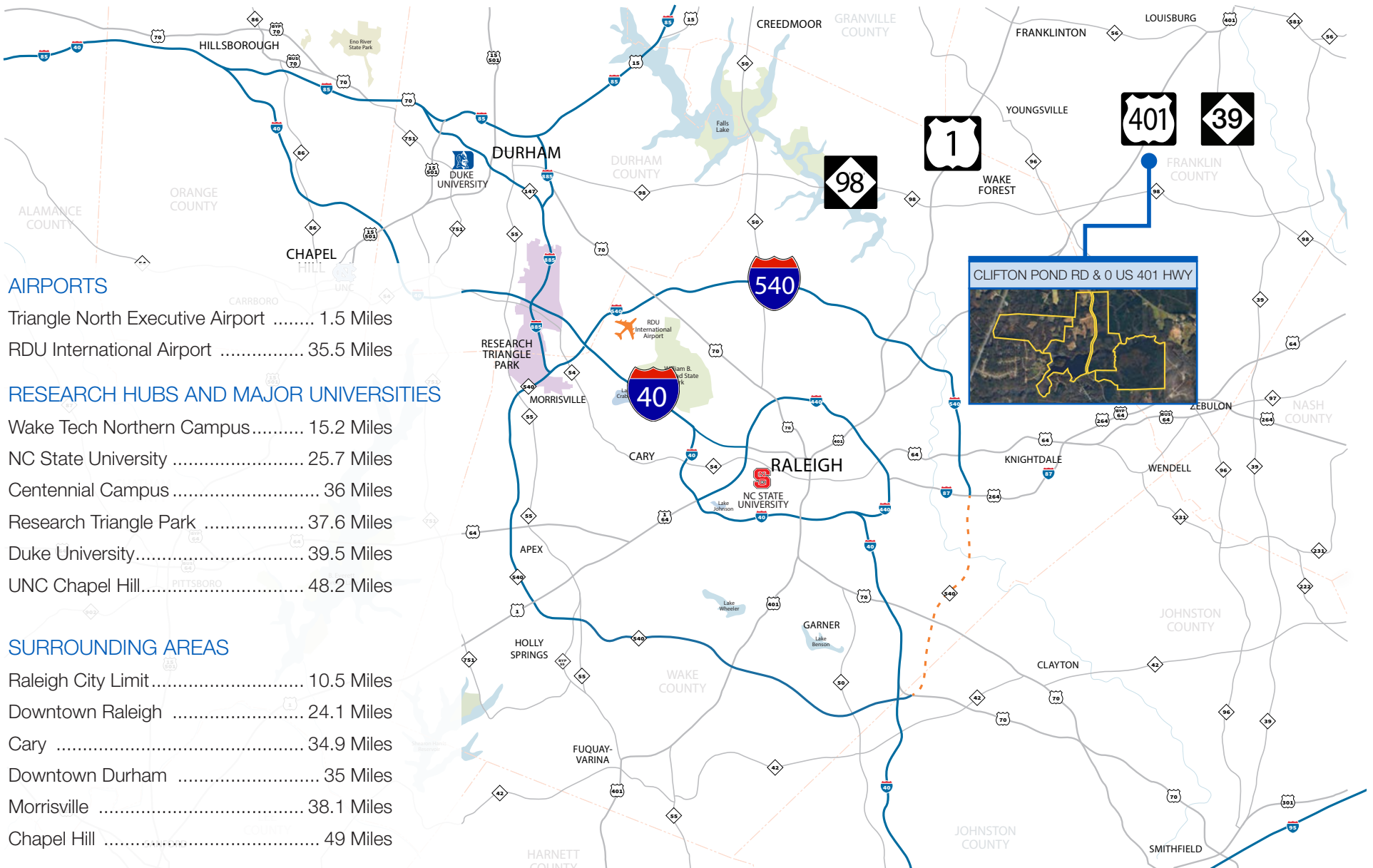
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NAITRI PROPERTIES



TRIANGLE REGION



CONTACT

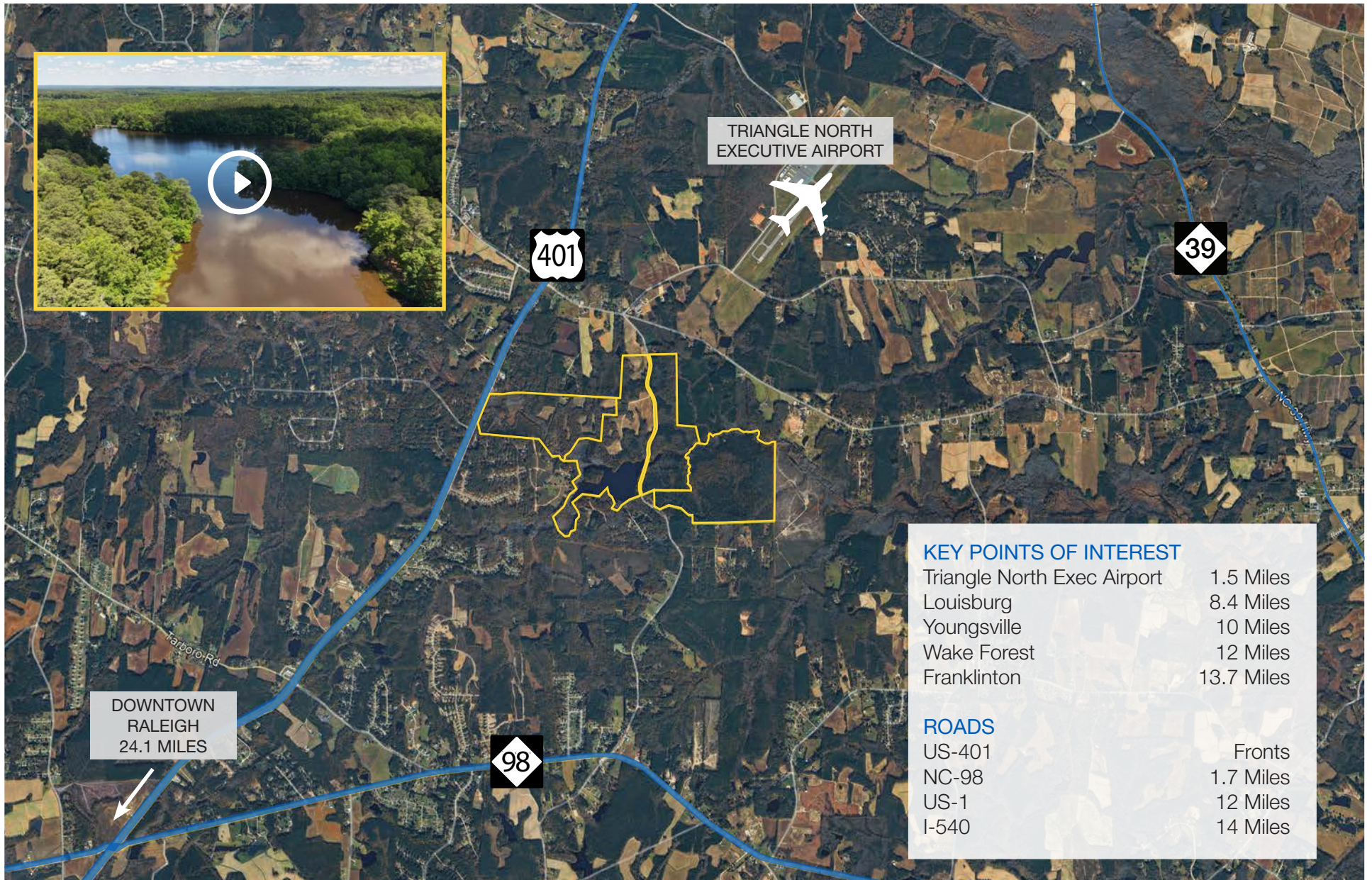
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NAI TRI PROPERTIES

AERIAL



CONTACT

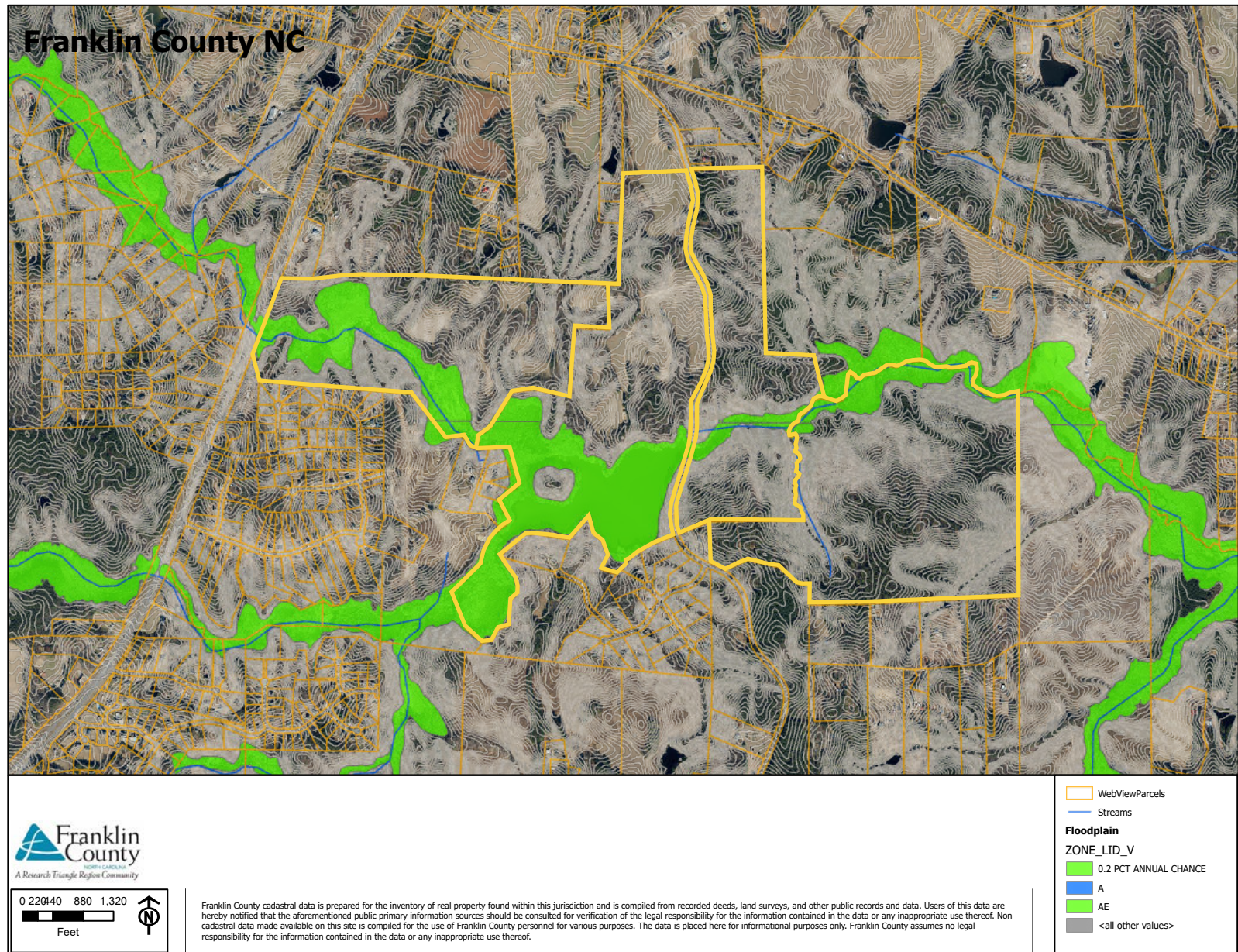
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NAITRI PROPERTIES

TOPO / STREAM / FLOODPLAIN MAP



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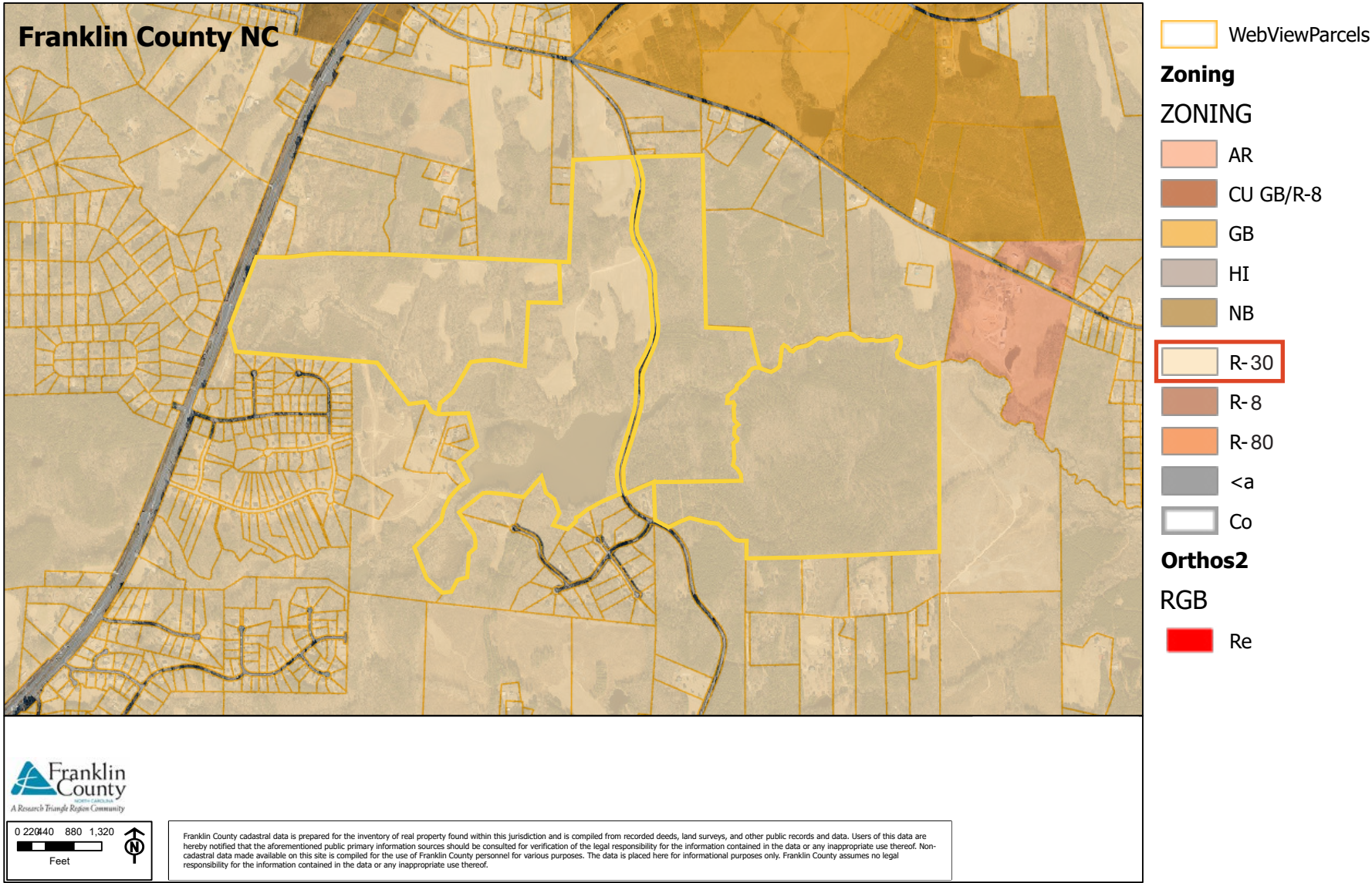
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NAITRI PROPERTIES

ZONING MAP

- R-30: primarily low density residential
- GB: allows mix of commercial, service, retail, office, medical, research & development, and light industrial uses



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- | | |
|--|--|
|  Commercial Mixed Use |  Mixed Use Center |
|  Rural Mixed Use |  Municipal Center |
|  Neighborhood |  Neighborhood or Rural Center |
|  Rural |  Conservation |
|  Industrial Innovation District |  Employment Campus |
|  Agriculture |  Rural |
|  Industrial |  Suburban Residential |

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FUTURE PLACE TYPE

Employment/ Campus

These areas are targeted for future job-generating uses in settings that meet today's workplace expectations. The mix of uses include light industrial, office, and/or institutional uses as well as supporting businesses, retail, restaurants, services, and recreation. Portions of this area may be suitable for residential uses. The open space and amenities simultaneously enhance the quality of the campus setting while acting as the glue, uniting all the elements into one cohesive place that can be enjoyed for passive recreation and programmed events.

Primary Land Uses

- Corporate office
- Call center
- Research and development
- Light manufacturing
- Single- and multi-tenant professional office
- Medical office
- Colleges, universities, related dormitories

Secondary Land Uses

- Multi-family homes (apartments, condominiums)
- Dormitories

Development Characteristics

- Residential density: NA
- One- to four-story structures

Transportation Network

- Primarily auto-dependent with bike and pedestrian travel made possible by sidewalks and trails
- Streets: Suburban and arterial roads (2- and 4-lane roads), private drives
- Connectivity: Medium

Open Space Form

- Small formal and informal greens
- Small parks
- Suburban greenways

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

- 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

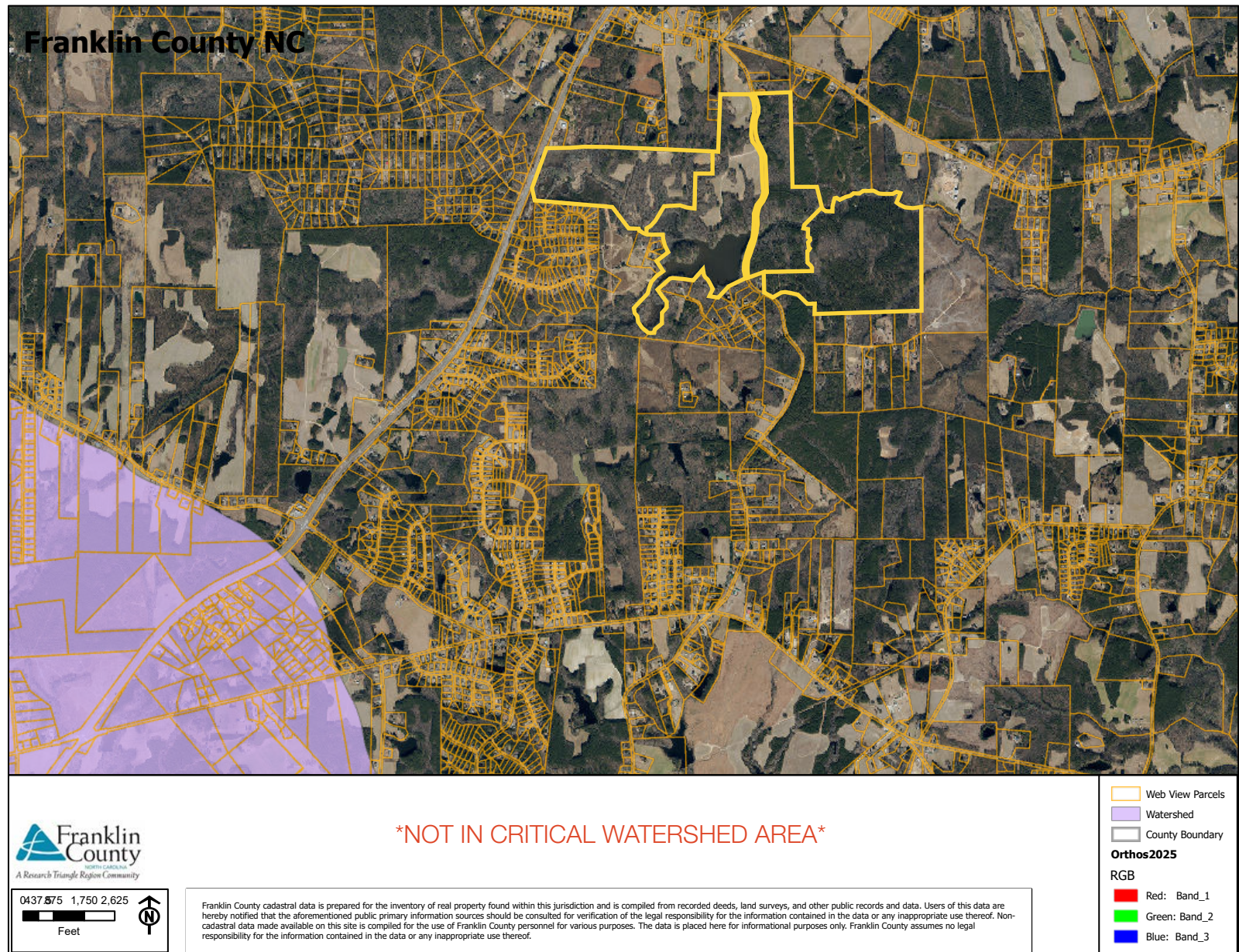
- Auto-dependent
- Streets: Rural roads – primarily “farm-to-market” 2-lane roads (ditch section/no curb)
- Connectivity: Very low (most developed parcels are generally oriented toward highways and have direct access to adjoining arterial roads through a private driveway)

Open Space Form

- Federal, state, and/or local nature preserves and passive recreation areas
- Local or regional athletic complex
- Private open space within private lots/parcels
- Rural greenways and horseback riding trails
- Horse pastures and paddocks that may be individually-owned or part of the common area of a private development



CRITICAL WATERSHED MAP



CONTACT

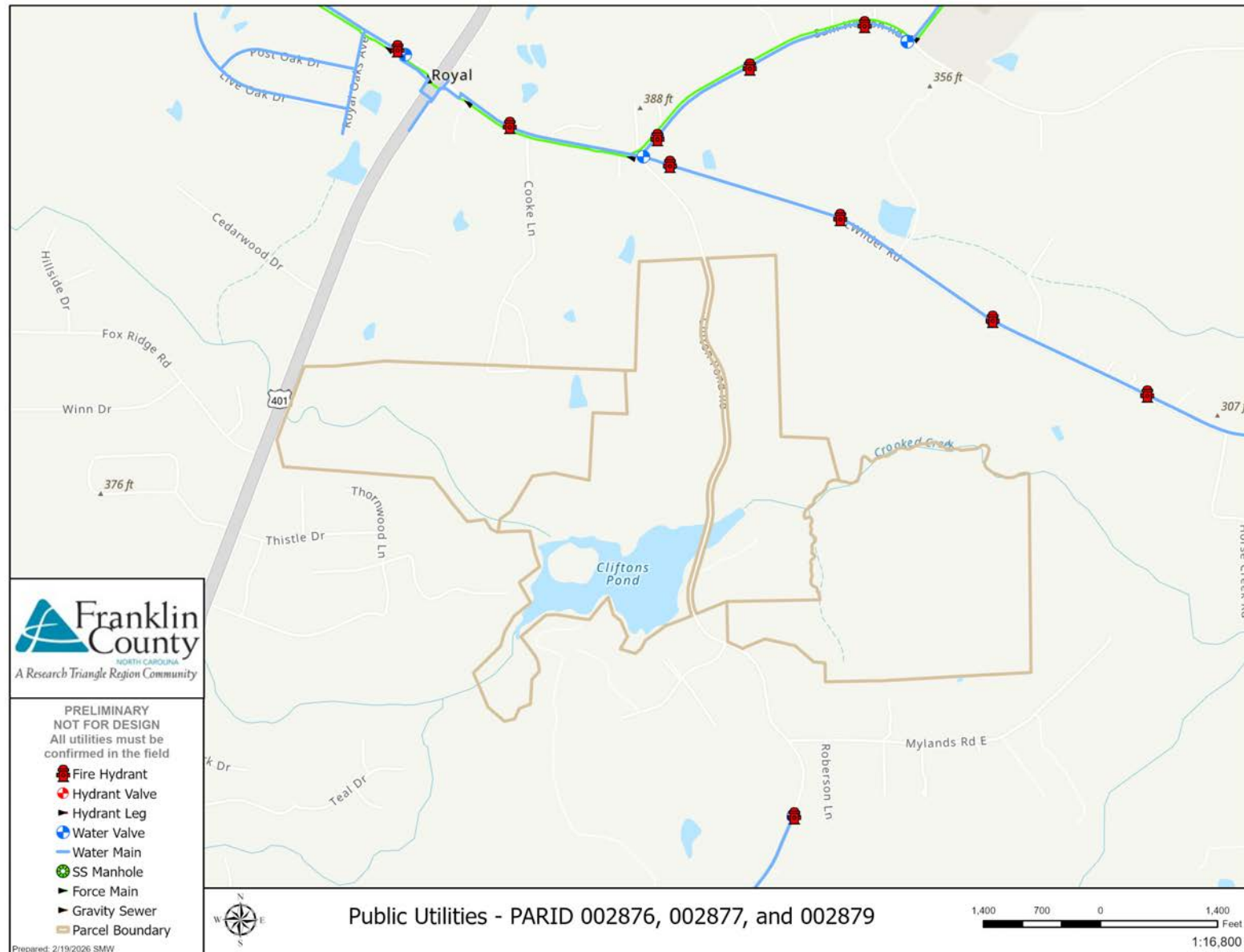
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NAITRI PROPERTIES

WATER / SEWER MAP



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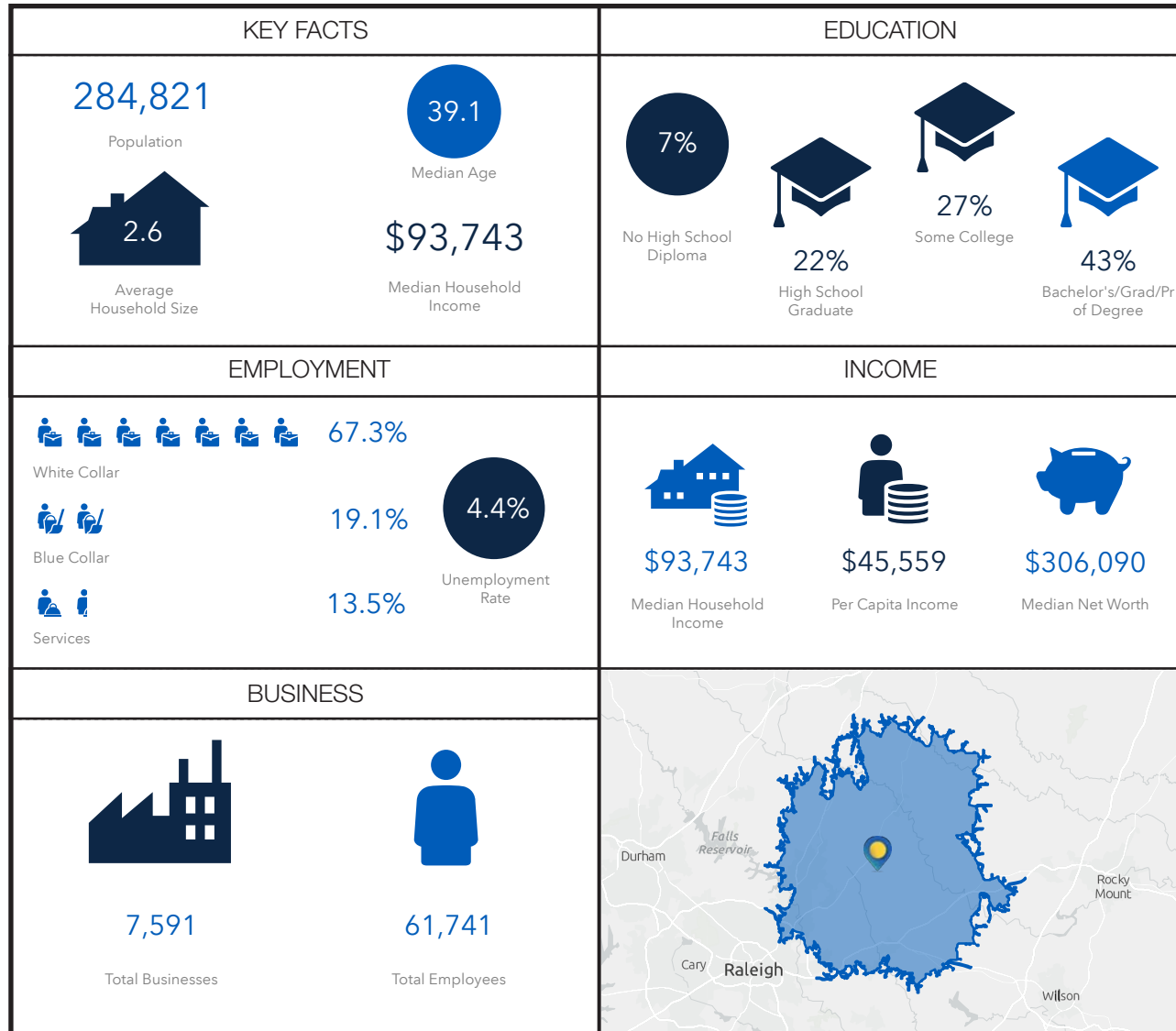
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NAITRI PROPERTIES



DEMOGRAPHICS

WITHIN THE TRIANGLE'S 27 MINUTE AVERAGE COMMUTE TIME



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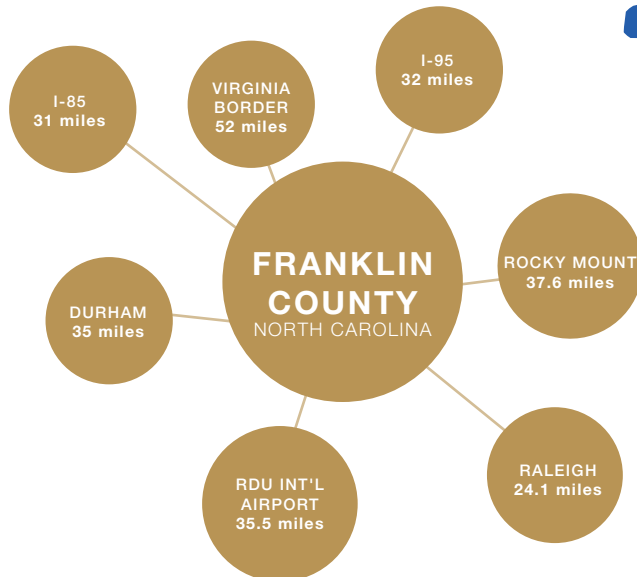
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NAITRI PROPERTIES

FRANKLIN COUNTY NORTH CAROLINA

Located just northeast of Raleigh, Franklin County is a rapidly growing community that blends rural charm with convenient access to the Triangle Region. Within an hour's drive of Raleigh, Durham, and Rocky Mount, the county benefits from its proximity to major employment centers while maintaining a lower cost of living and abundant available land. Its steady growth is supported by affordable housing, expanding infrastructure, a favorable tax environment, and a dependable workforce. Franklin County's transportation network provides access to regional and national markets through major corridors such as U.S. Highway 1, U.S. Highway 401, and nearby Interstate I-540, connecting businesses and residents to the broader Triangle area and beyond. This accessibility supports both commuting and commercial activity, making the county an attractive location for new development.



DEMOGRAPHICS

- Population growth: **17% growth from 2020 - 2025**
- Educational attainment: **90% high school graduate or higher degree**
- Median household income: **\$74,824**
- Average household size: **2.5**
- Median Age: **40**
- Unemployment rate: **4.2%**



17%

Population Growth
from 2020 to 2025

1.5 million

60 mile labor force

MAJOR EMPLOYERS

- Novonesis North America
- K-FLEX USA
- Southwire
- Palziv North America
- Eaton
- Robling Medical Incorporated
- CaptiveAire
- Trulite Glass and Aluminum Solutions
- Sirchie Acquisition Company
- Amcor Rigid Plastics Company
- PlanITROI

1st

Fastest Growing
County in the Greater
Triangle Region

Source: U.S. Census Data and Franklin County Economic Development

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