

0.97 AC

COMMERCIAL LAND FOR SALE
0 HORNER BLVD
SANFORD, NC 27330

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COMMERCIAL REAL ESTATE SERVICES
RALEIGH • DURHAM • WILMINGTON

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PROPERTY SUMMARY

OVERVIEW

Positioned along Sanford's primary commercial artery, this 0.97-acre parcel offers unmatched visibility and accessibility in a high-growth market. The property is zoned IL (Light Industrial), providing exceptional flexibility and a wide range of potential uses—from retail and service to light industrial and commercial development.

Delivered with new road infrastructure, a shared access easement, and utilities stubbed to the site, the parcel is development-ready with no stormwater requirements. Neighboring a new Dollar General, the site benefits from built-in traffic and exposure, making it an ideal opportunity for investors and end-users alike.

LOCATION DESCRIPTION

Located along Sanford's main commercial corridor, this 0.97-acre parcel offers excellent visibility and connectivity in a rapidly growing submarket. The site benefits from new road infrastructure with a shared access easement, utilities already stubbed, and no stormwater requirements. Positioned directly beside a new Dollar General, the property is ideally suited for retail or service uses seeking strong traffic exposure and easy accessibility.

HIGHLIGHTS

- » 0.97 acres
- » PIN#: 9652-15-1708-00
- » Zoning: IL
- » [View permitted uses here](#)
- » Utilities stubbed
- » Shared access easement in place
- » Hard corner
- » **Sale Price:** \$575,000



SITE PLAN



0.97 ACRES FOR SALE | 0 HORNER BLVD | SANFORD, NC 27330

AREA OVERVIEW



BURT'S BEES
 Meta
 Google
 SMART WIRES

Apple
 Lilly
 IQVIA
 Lenovo
 CISCO
 IBM
 Biogen
 gsk
 CREDIT SUISSE

MetLife
 SAS
 ABB
 Deutsche Bank
 intel
 xerox
 coty
 EPIC GAMES

Red Hat
 Advance Auto Parts
 DUKE ENERGY

FUJIFILM
 Di-synth
 Seqirus
 AMGEN

VINFAST
 FedEx

Astellas
 Pfizer
 CATERPILLAR
 BHARAT FORGE
 KALYANI

Sanford
 FUTURE I-685
SITE

TOYOTA
 Wolfspeed

I-685 North Carolina could get a new interstate as part of a newly-passed federal infrastructure bill. It would be known as Interstate 685 and potentially have a big impact for the Carolina Core region, including Lee and Harnett counties. The plan is for a road that would start in the Triad and end in Dunn at Interstate 95, just minutes away from Fayetteville. **U.S. Highway 421 would become designated as I-685** in the future, however, there are still a few crucial steps needed in order for the change to become a reality.

TRIANGLE OVERVIEW

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



15.4

MILLION PASSENGERS IN 2025

400+

DAILY FLIGHTS
Over 79 nonstop destinations
14 international destinations



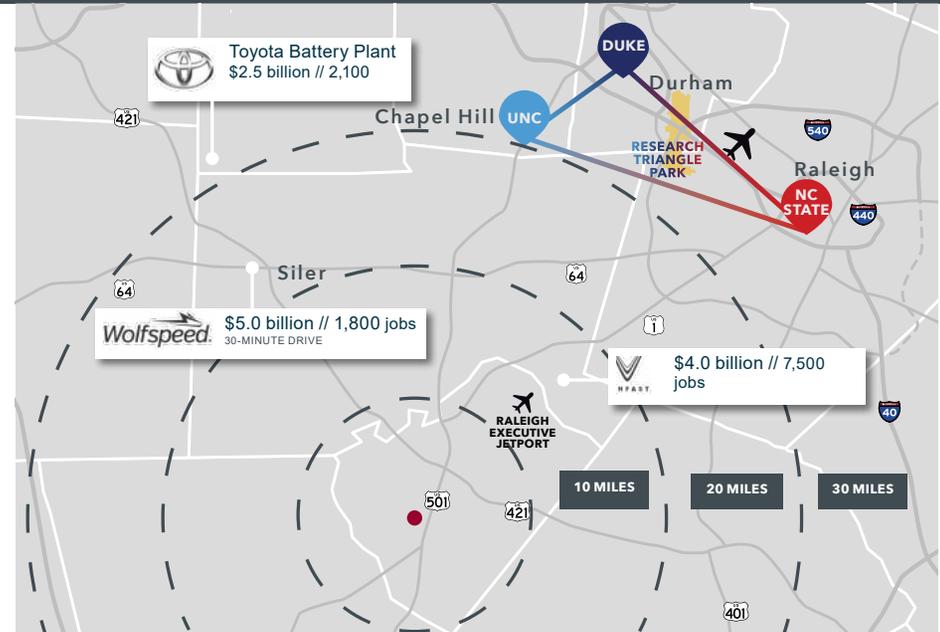
RAIL

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

LEE COUNTY

Some of the nation's best-known companies thrive in Lee County. Worldwide leaders like Moen, Pfizer, Coty, Tyson, Caterpillar, Bharat Forge, and Astellas. And then there's Frontier Yarns and Static Control Components, two worldwide industry leaders created right here. Static began as an entrepreneurial startup, operating out of a basement workshop. It now employs well over a thousand people.

Lee County offers worldwide access, through its solid transportation network. A world-class workforce, supported by outstanding industrial training and prepared to produce results. And, an exceptional quality of life, offering the conveniences of small town life with quick and easy access to Raleigh, Durham and the rest of this famed Research Triangle region.



807K

Labor Force

Raleigh-Durham-Cary CSA
(2024)

2.3M

Population

Raleigh-Durham-Cary CSA

50.1%

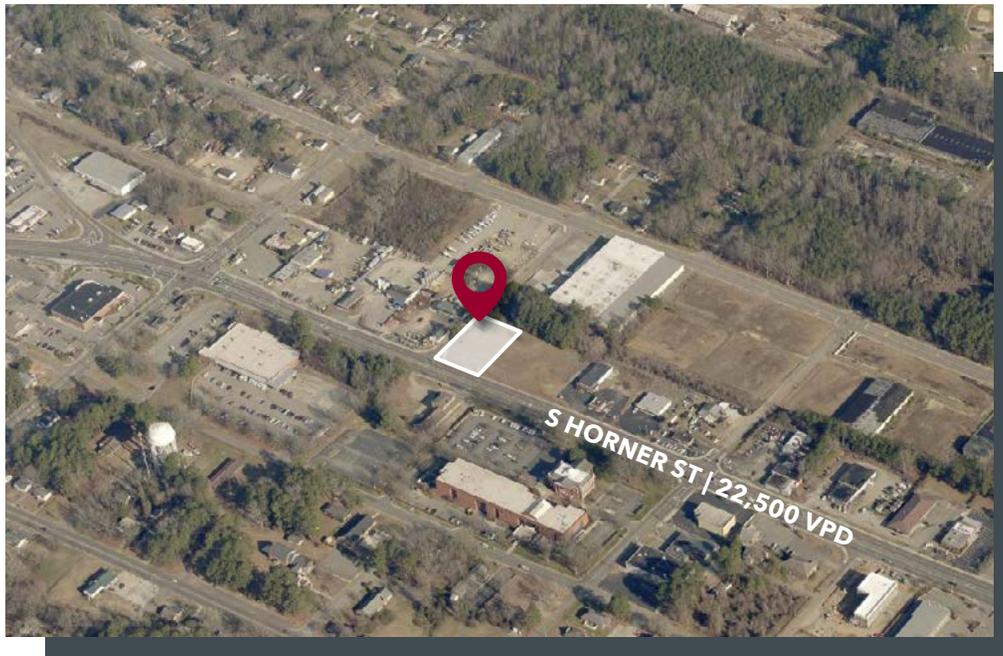
Bachelor's Degree or Higher



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. 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, who broke ground in 2024 on a \$530M facility expected to create more than 100 jobs in Helix Innovation Park at the Brickyard.

DEMOGRAPHICS

	1 MILE	3 MILES	5 MILES
Population (2025)	5,661	24,703	41,655
2030 Projected Population	5,857	25,794	44,767
Daytime Population	6,317	33,381	47,503
Median Age	35.0	36.6	38.1
Median Home Value	\$105,718	\$222,297	\$260,617



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