

Pathway Towns

0 Pathway Drive
Sanford, NC 27330

93-Unit Entitled Townhome Development Opportunity at Busy Highway Intersection



Property Highlights

CBRE is pleased to present a ±13.97-acre residential development opportunity in the growing city of Sanford. The site is situated at the highly visible intersection of US 421 Business (9,800 VPD) and US Highway 15-501 (33,500 VPD), offering excellent accessibility and high traffic counts. Recently rezoned to a Conditional Zoning District (CZ) (City of Sanford ETJ), the site is approved for 93 townhome lots, subject to site-specific design standards approved by the City of Sanford’s Planning Board and City Council. New construction townhomes in the area are currently priced from the upper \$200,000s to the low \$300,000s. Sanford continues to attract working-class families to support the hundreds of jobs created by present and future manufacturing opportunities in the region.

Site Size	±13.97 acres
Current Zoning	CZ
Future Land Use	Urban Neighborhood
Utilities	Municipal water and sewer
PIN #	9643-25-6533
Sales Price	\$1,674,000 (\$18,000/unit)



±13.97

ACRES



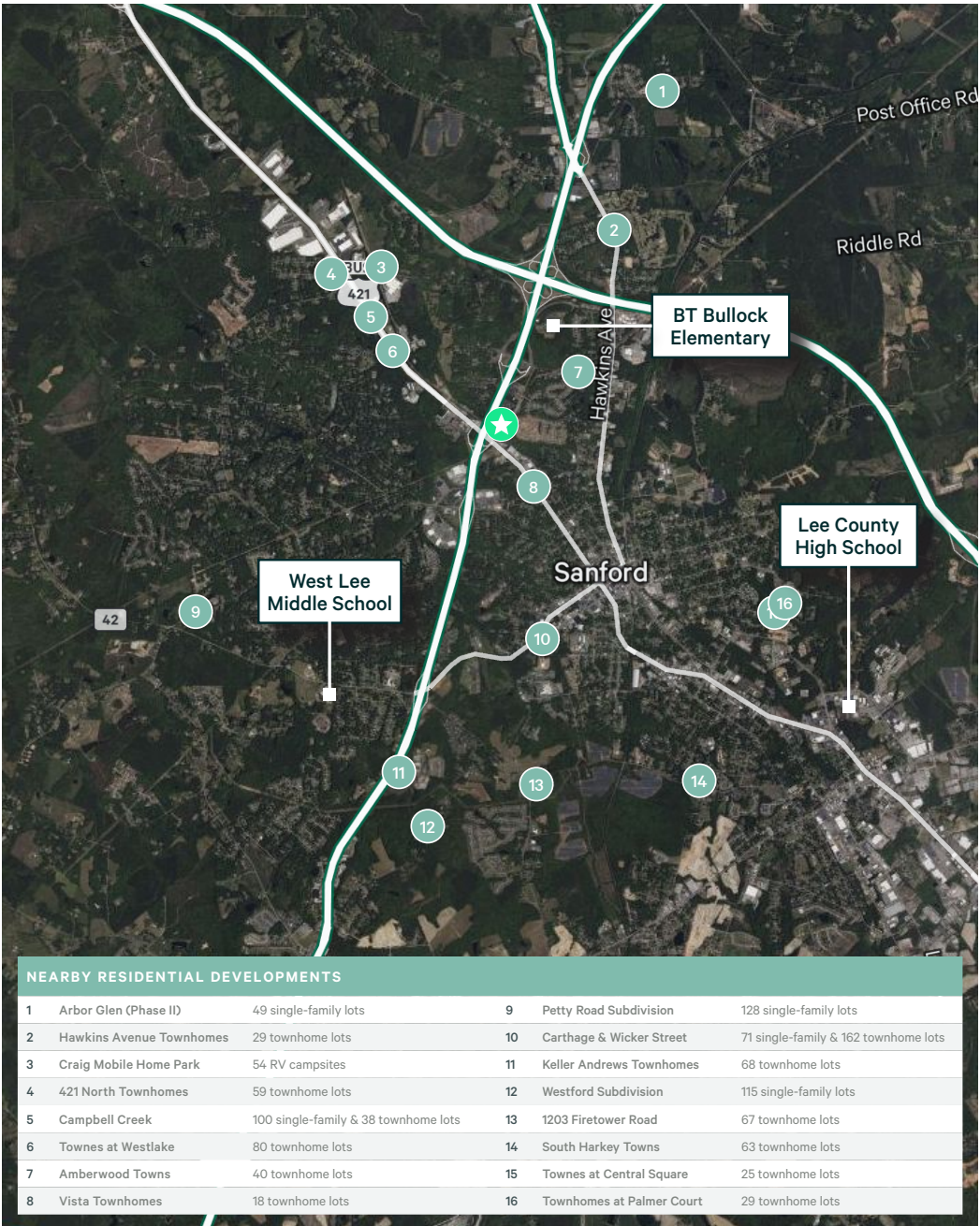
CZ

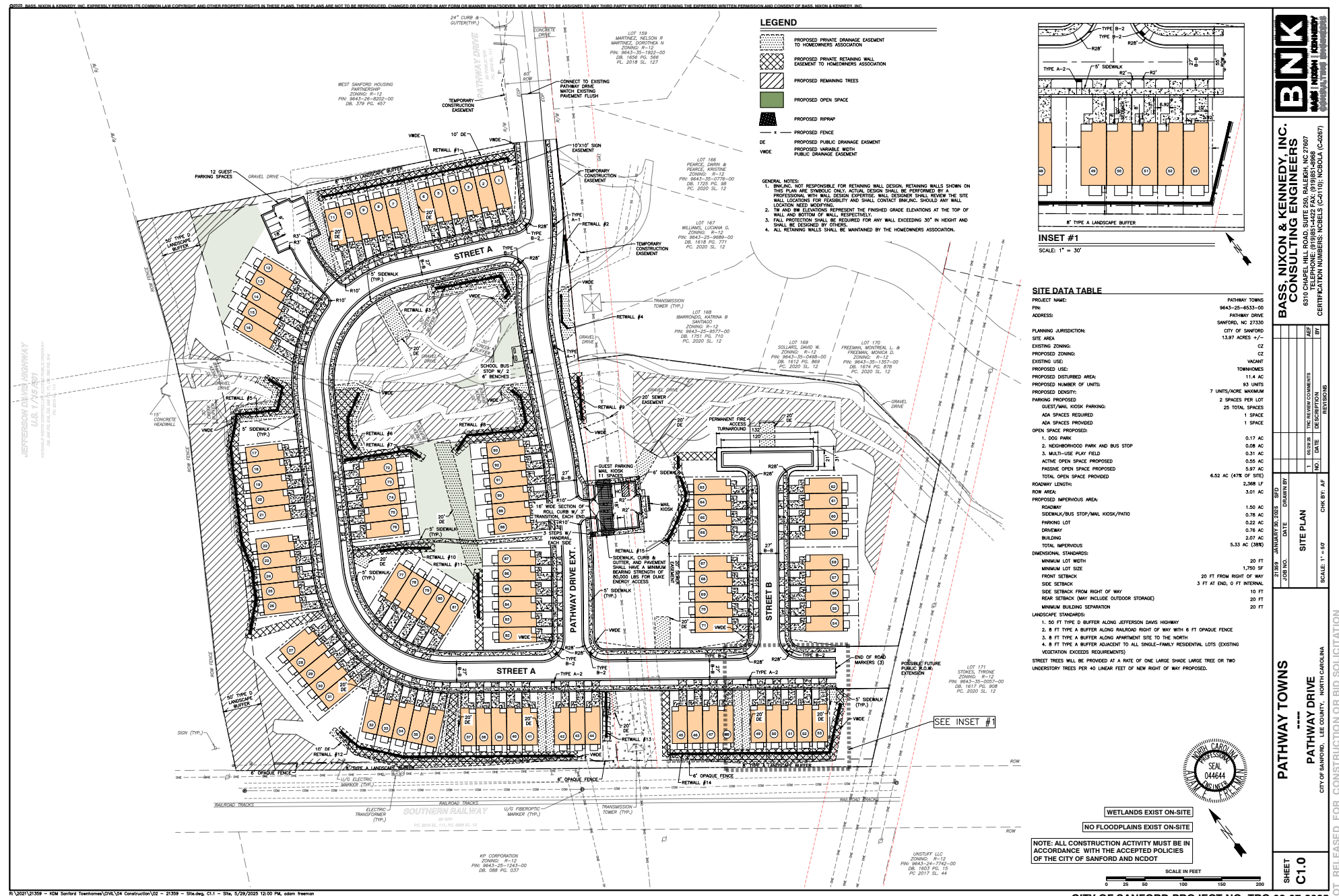
CURRENT ZONING



93 Townhome Lots

APPROVED BY CITY OF SANFORD





Pathway Towns

Sanford, NC 27330

For Sale



POPULATION

10 Mins | 31,116
20 Mins | 73,555
30 Mins | 293,144



LABOR FORCE

10 Mins | 14,869
20 Mins | 28,251
30 Mins | 94,293



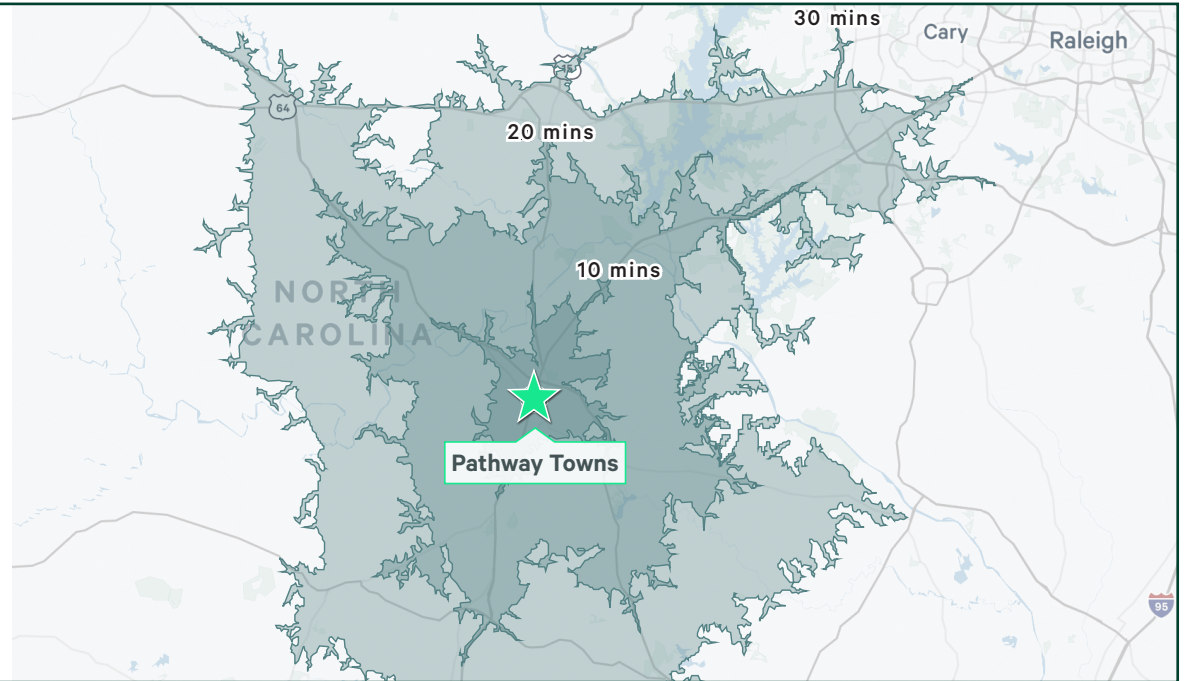
AVG. HH INCOME

10 Mins | \$80,772
20 Mins | \$83,032
30 Mins | \$128,401



HOUSEHOLDS

10 Mins | 12,273
20 Mins | 29,538
30 Mins | 110,240



Contact Us

Tiffany Hilburn

Vice President
Land Services
+1 919 831 8238
tiffany.hilburn@cbre.com

Harrison Benson

Associate
Land Services
+1 919 605 9420
harrison.benson@cbre.com

© 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.