

# LAND FOR SALE

1103 CHALYBEATE SPRINGS ROAD, ANGIER, NC 27501



±18 ACRES

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# PROPERTY SUMMARY

1103 CHALYBEATE SPRINGS RD, ANGIER, NC 27501

This  $\pm$ 18-acre assemblage offers a prime opportunity for residential, agricultural, or future development in a fast-growing Angier corridor. Surrounded by expanding subdivisions and positioned along a key connector road, the site delivers strong long-term potential. While zoned RA-30 today, nearby planning designations signal continued growth, supporting long-term development flexibility.

## LOCATION DESCRIPTION

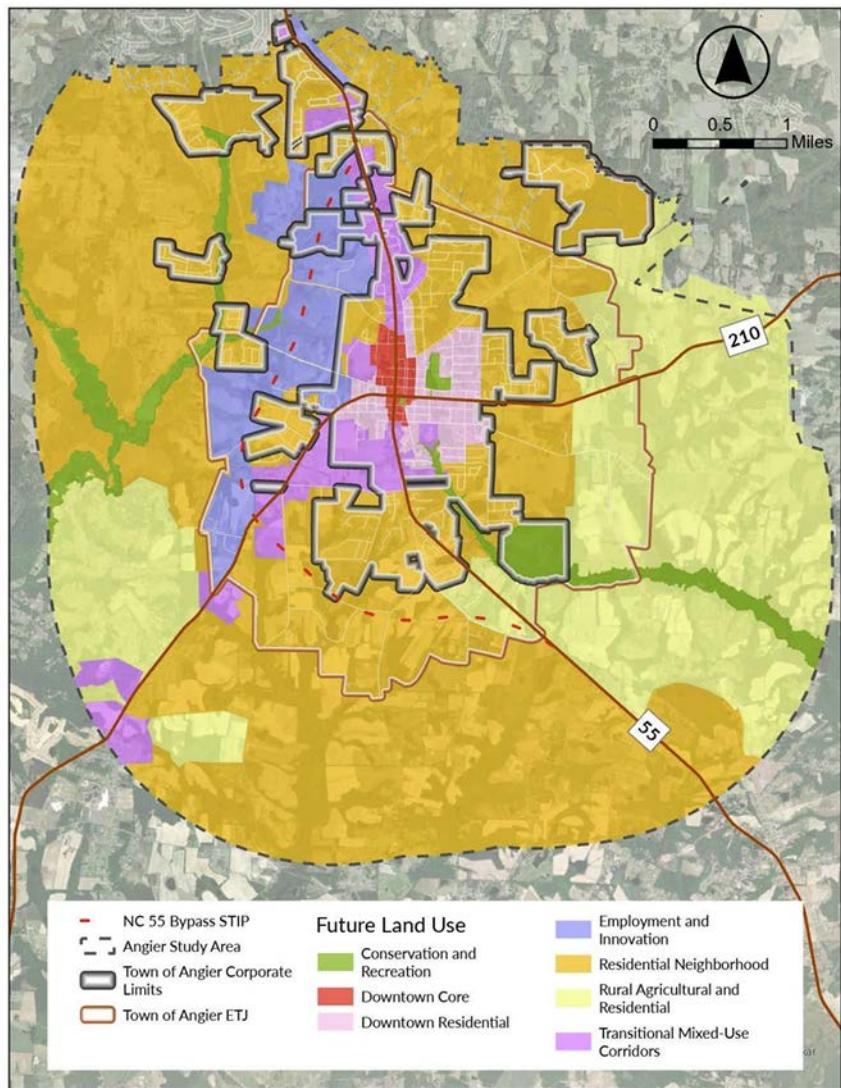
The property is ideally located along Chalybeate Springs Road with easy access to Angier, Lillington, Fuquay-Varina, and major regional routes. Northern Harnett County continues to experience significant population and housing growth, driving demand for land and new development opportunities. Its position near emerging neighborhoods and evolving growth corridors supports strong long-term value.

## HIGHLIGHTS

- » **Total Acreage:**  $\pm$ 18 acres | PINs: 0674212071, 0674210552 (Harnett County)
- » **Current Zoning:** RA-30 Residential Agricultural
- » **Near Future Land Use Areas** designated for Employment & Innovation
- » **Strong Candidate for Future Rezoning** (General Commercial, Office & Institutional, or Commerce Park)
- » **Surrounded by Rapid Residential Growth** and new subdivisions
- » **Utilities:** Public water available; sewer mains located along Chalybeate Springs Rd with strong extension potential
- » **Strategic Location** near NC-55 Bypass for regional connectivity
- » **Ideal for Future Flex Industrial, Logistics, Regional Retail, or Mixed-Use Concepts** (subject to rezoning)
- » **Frontage & Accessibility** along Chalybeate Springs Road
- » **SALE PRICE:** \$325,000/acre



# ZONING OVERVIEW



The above reflects the official Future Land Use Map (FLUM) for the Town of Angier.

Currently zoned RA-30 Residential Agricultural, allowing low-density residential and agricultural uses with select civic uses permitted through special approval.

## FUTURE LAND USE VISION (ANGIER FLUM)

The surrounding corridor is designated Employment & Innovation, supporting job-generating development such as light industrial, advanced manufacturing, R&D, flex space, logistics, distribution, and regional retail. This reflects Angier's long-term plan for economic growth along the NC-55 Bypass area.

## EMPLOYMENT & INNOVATION HIGHLIGHTS

- » Encourages coordinated, high-value commercial and employment development
- » Compatible zoning: Office & Institutional, General Commercial, and Commerce Park
- » Public water and sewer infrastructure expected and supported in this growth area.
- » Supports high-quality building materials and landscaping
- » Discourages low-density residential development

## REZONING POTENTIAL

Positioned near major infrastructure and active growth, the site is a strong candidate for future rezoning to commercial or employment-oriented districts, including GC, O&I, or CP. Public utilities nearby support scalable development and long-term upside.



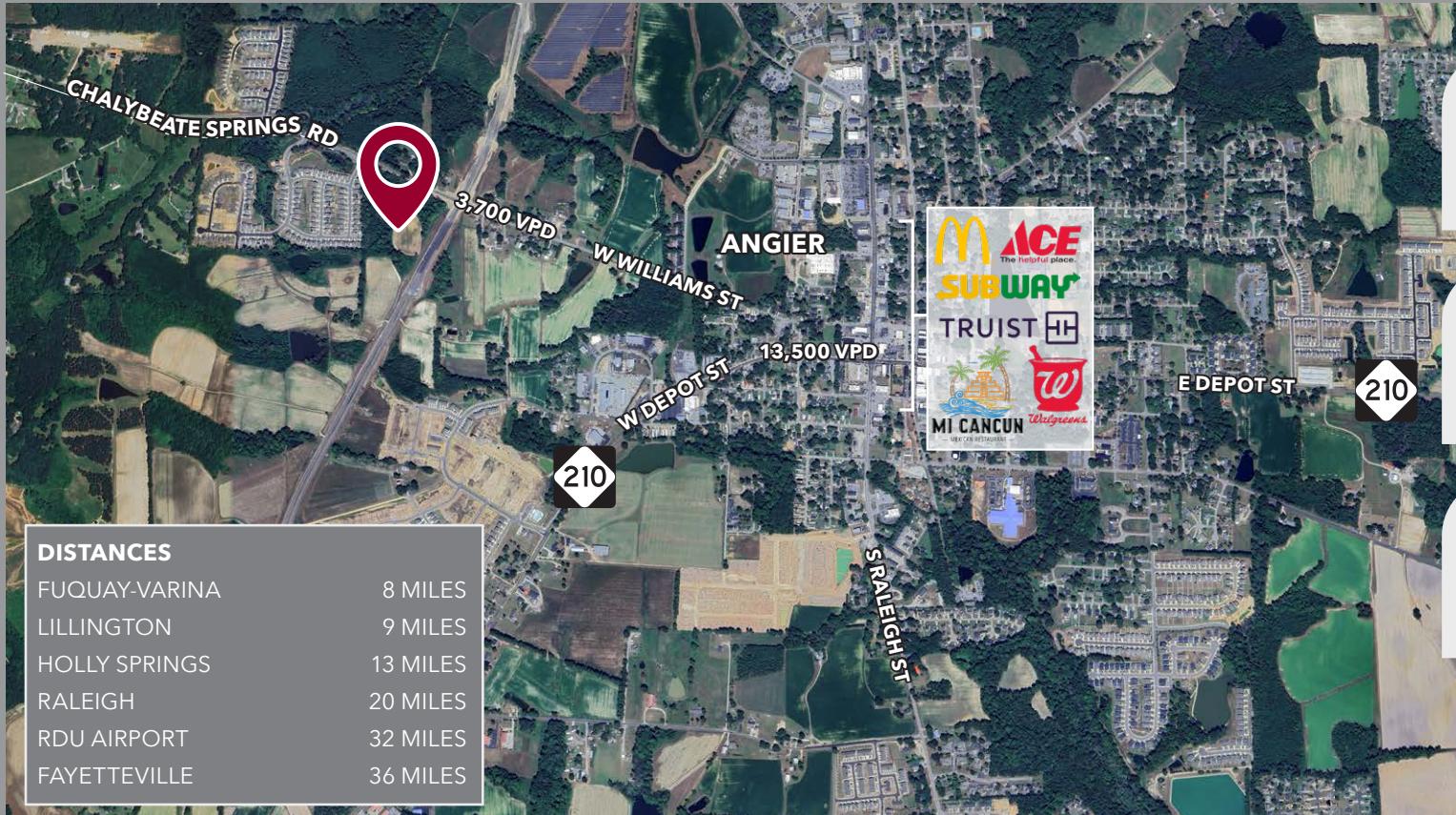
# DEMOGRAPHICS / AREA OVERVIEW

A FAST-GROWING, HIGH-INCOME MARKET POSITIONED BETWEEN RALEIGH AND FAYETTEVILLE

	1 MILE	3 MILES	5 MILES
Population (2025)	1,337	17,454	45,011
Daytime Population	1,474	12,542	31,529
Median Age	38.4	40.0	39.7
Average Household Income	\$89,859	\$103,080	\$108,927
Average Home Value	\$334,152	\$395,683	\$427,838
Bachelor's Degree or Higher	21.8%	34.9%	37.1%

Located in northern Harnett County near the Research Triangle, Angier offers a growing small-town setting with strong residential and commercial momentum. Its strategic position between Raleigh and Fayetteville provides convenient access to major employment centers and transportation routes, including NC-55, US-401, and I-40.

As part of a fast-growing county of approximately ±150,000 residents (2025), Angier is seeing increased demand for housing, services, and commercial development. The town's expanding population and proximity to the Triangle make it an attractive location for land investment, offering both affordability and long-term growth potential.



## DISTANCES

FUQUAY-VARINA	8 MILES
LILLINGTON	9 MILES
HOLLY SPRINGS	13 MILES
RALEIGH	20 MILES
RDU AIRPORT	32 MILES
FAYETTEVILLE	36 MILES

**20% COUNTY POPULATION GROWTH Since 2010 (Harnett County)**

**TOP-TIER LIVABILITY**  
Affordability + Safety (Angier)

**STRATEGIC LOCATION**  
Between Major Growth & Employment Centers (Harnett County)



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