

St. Andrews Church Rd Development

29-Lot Residential Subdivision Opportunity



- **Offering Price: \$1,150,000**
- **Price per Lot: ~\$39,655**
- **Site Size: 21 Acres**
- **Approved Density: 29 Lots**

- County Water Onsite
- No NCDOT Road Widening Required
- ~20,000 SF Lots
- 80 FT Lot Widths

~10 miles to Downtown Sanford | ~50 miles to Raleigh

Investment Highlights

MARKET CONTEXT

New construction home prices in the Sanford market typically range in the \$300Ks–\$400Ks, with continued demand for larger-lot residential product.

The property benefits from ongoing growth across the greater Triangle region, as buyers seek more attainable housing options outside of Raleigh.

DEVELOPMENT POSITIONING

At approximately \$39,655 per lot, the project presents a compelling entry basis relative to surrounding new construction values.

The approved layout and lot configuration support an efficient development program aligned with current builder demand.

KEY ADVANTAGES

- Large ~20,000 SF lots suited for today's buyer preferences
- 80 FT lot widths allowing for flexible home design
- County water onsite reduces infrastructure complexity
- No NCDOT road widening requirements

LOCATION DRIVERS

- Convenient access to US-1 corridor
- ~10 miles to Downtown Sanford
- ~50 miles to Raleigh and the Triangle region
- Proximity to major regional growth and employment expansion



Development Overview

ZONING & ENTITLEMENTS

- Town of Sanford jurisdiction
- SN-9 zoning
- Approved 29-lot residential subdivision
- Minimum lot size: ~20,000 SF

DEVELOPMENT STATUS

The project is positioned as a ready-to-execute residential development opportunity with key entitlement work completed.

Remaining development scope includes:

- Road construction
- Stormwater infrastructure
- Septic system permitting

UTILITIES & INFRASTRUCTURE

- County water available onsite
- Septic required
- No offsite road improvements required by NCDOT

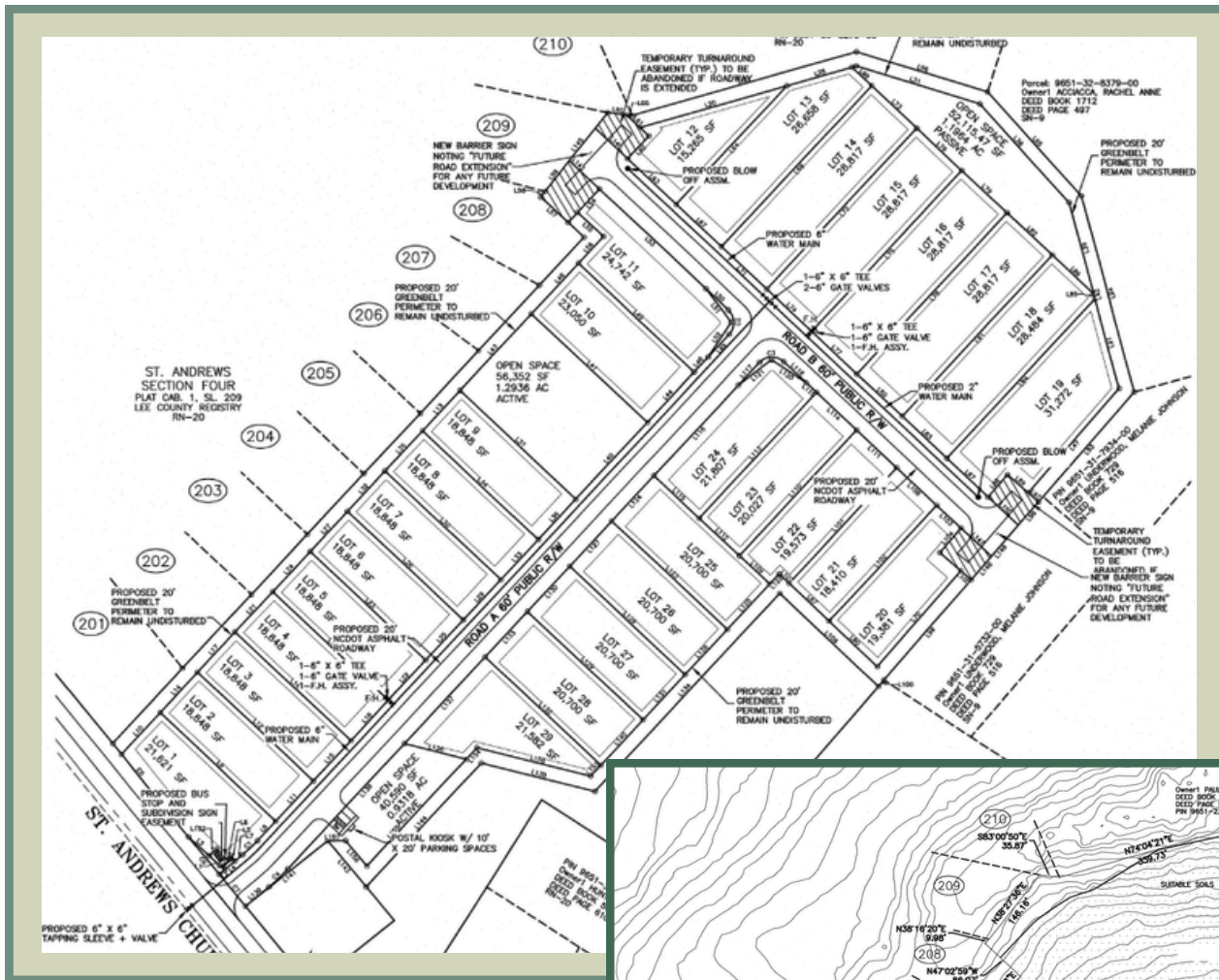
DUE DILIGENCE & SOILS

- Soils analysis completed by Central Carolina Soils
- Reports available upon request

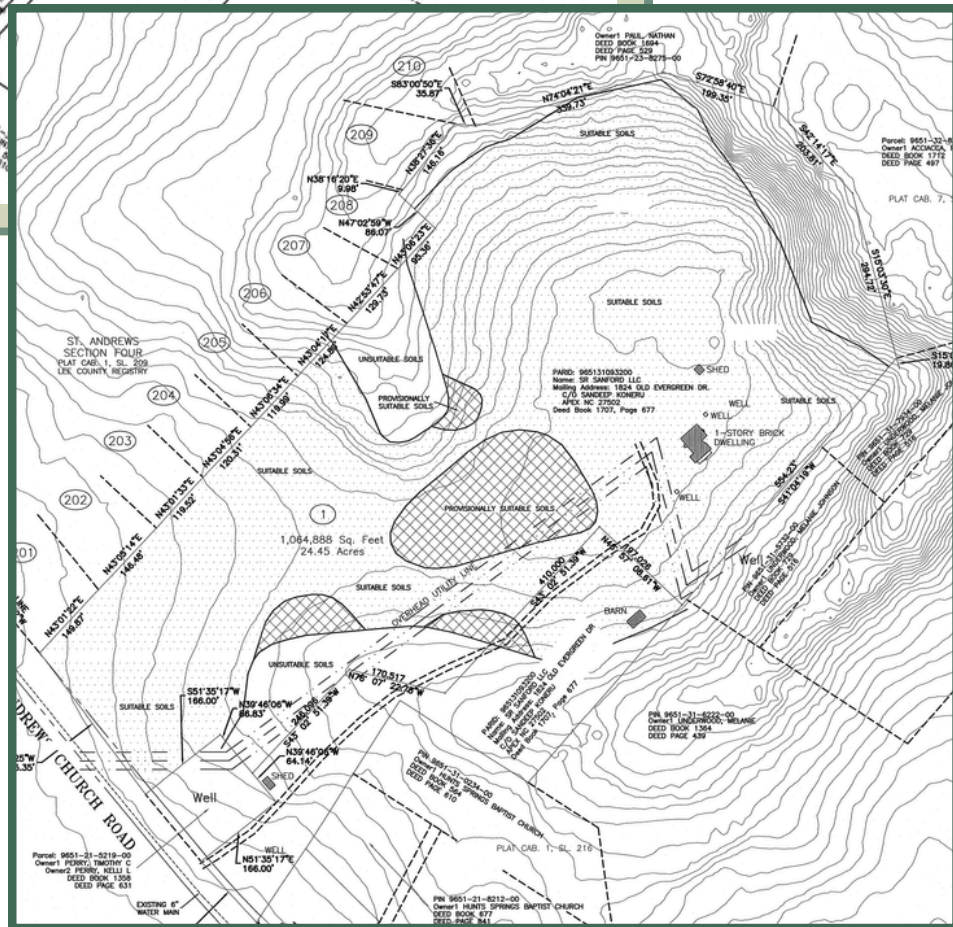


Site Plan & Property Overview

Approved 29-Lot Layout



Topographic Overview



- 21 Acres Total
- 29 Approved Lots
- Builder-Friendly Lot Dimensions
- Large-Lot Residential Product

\$1,150,000