



## KEY FEATURES

- ±82 acres zoned R-1
- Conveniently bordered by US 421 on one side
- Bordered by the Deep River on the other side, a 125 mile tributary of the Cape Fear River - perfect for fishing, kayaking and other water sports
- 11 minutes from downtown Sanford
- Equidistant from Greensboro, Raleigh/Durham/RTP and Fayetteville metro areas
- Conservation S/D regulations allow for flexibility in lot sizes and additional density
- Water/sewer available

LAND - DEVELOPMENT OPPORTUNITY

FOR SALE

## WILLS ESTATE

295 Wills Lane  
 Sanford, NC 27330

This is a great opportunity to create a development in a beautiful country setting on the southern end of rapidly-growing Chatham County, NC - only 11 minutes to charming downtown Sanford with unique restaurants, shopping and several major employers. The region offers a high quality of life and more affordable living than nearby Raleigh/Durham/RTP and Fayetteville, and an easy commute of just 30 - 40 minutes. World-class golf in Pinehurst NC is also a short drive away.

This spectacular ±82 acre tract is bordered by the Deep River on one side, a waterway connecting to the Cape Fear River, and the convenience of US 421 on the other. The land includes a mix of pasture and old growth forest, offering tremendous options with potential for a nature-centric development incorporating outdoor recreation, water sports and activities for the entire family.

With a high demand for new housing and low current inventory, other new developments in the area are expected to sell out quickly. This property allows you to unleash your imagination, so don't miss the opportunity to invest in this up and coming area!

### LEARN MORE ABOUT THIS PROPERTY

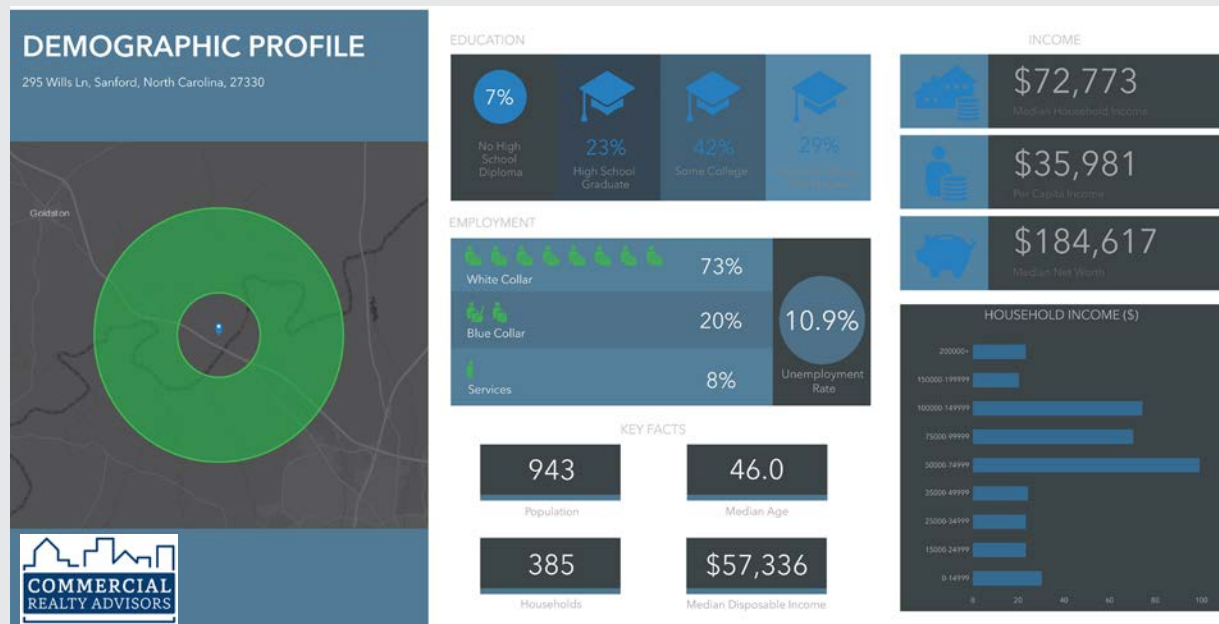
**BRAD KLOSTERMAN, AICP,  
 LEED AP ND**

Bradk@commercialrealtync.com  
 336-793-0890 ext 106

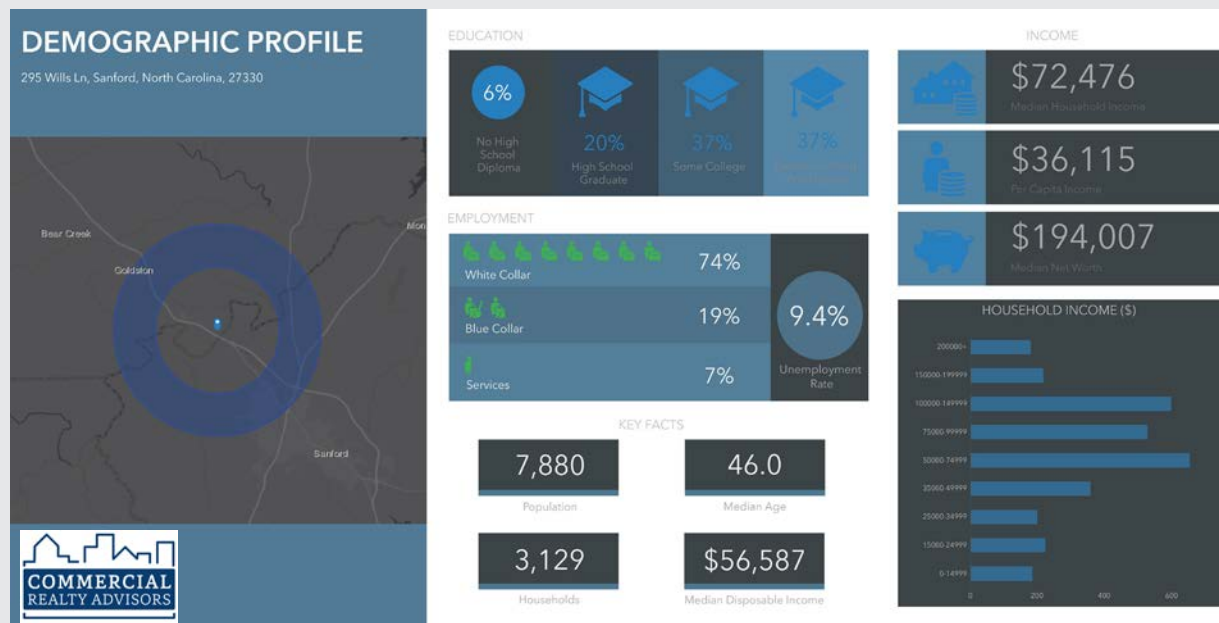
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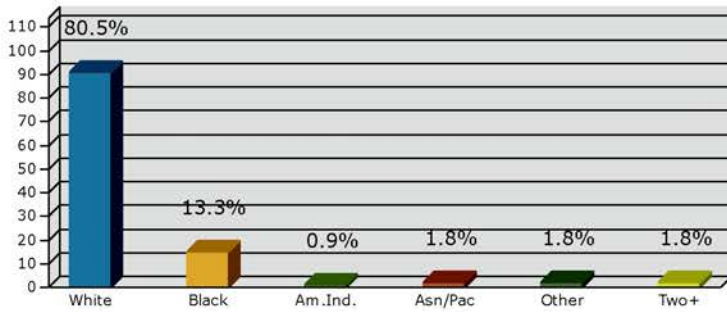
## 3 MILE RADIUS



## 5 MILE RADIUS

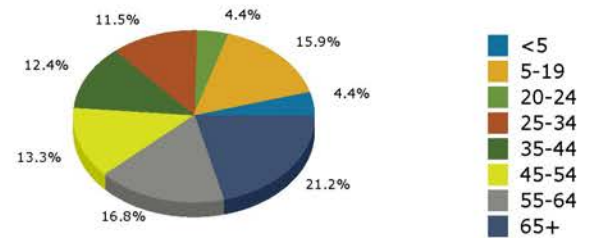


2020 Population by Race

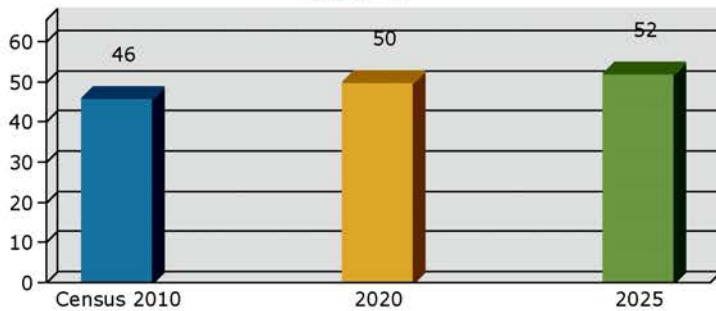


2020 Percent Hispanic Origin: 4.5%

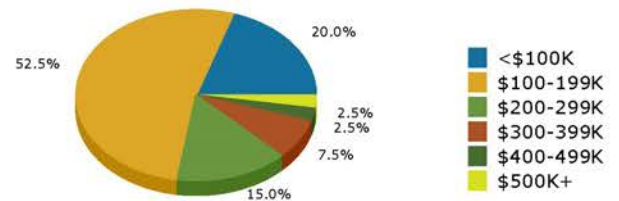
2020 Population by Age



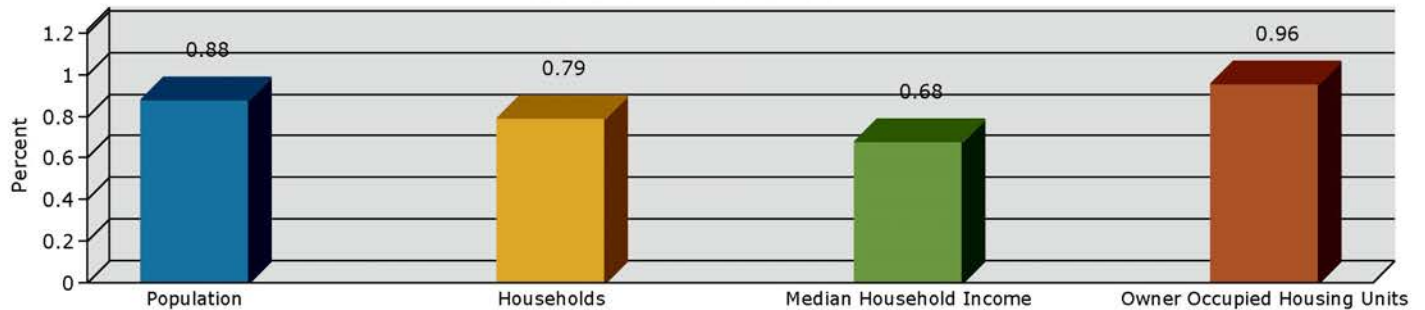
Households



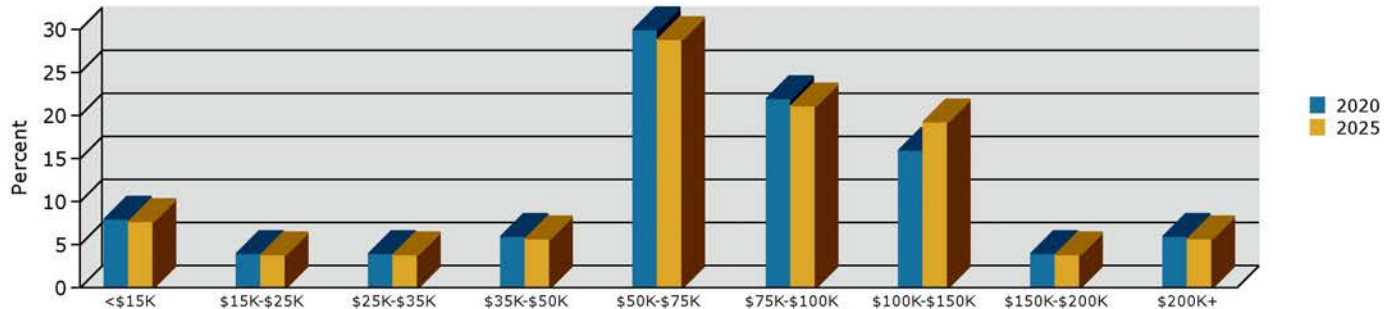
2020 Home Value



2020-2025 Annual Growth Rate



Household Income

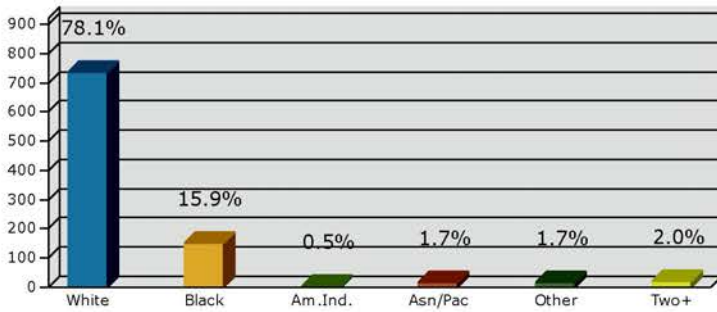


Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2020 and 2025.

April 01, 2021

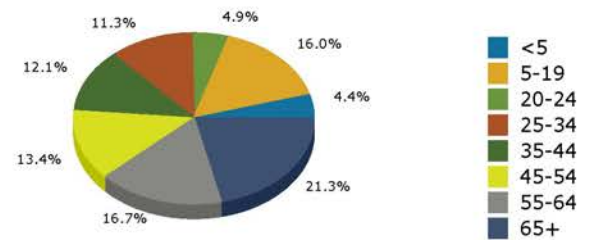


2020 Population by Race

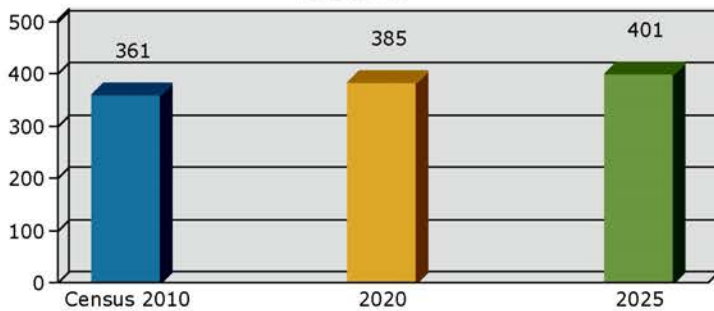


2020 Percent Hispanic Origin: 4.6%

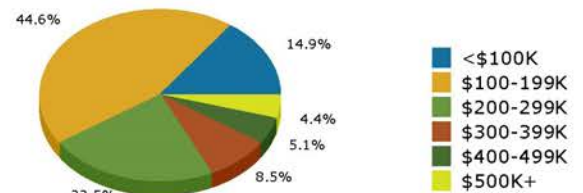
2020 Population by Age



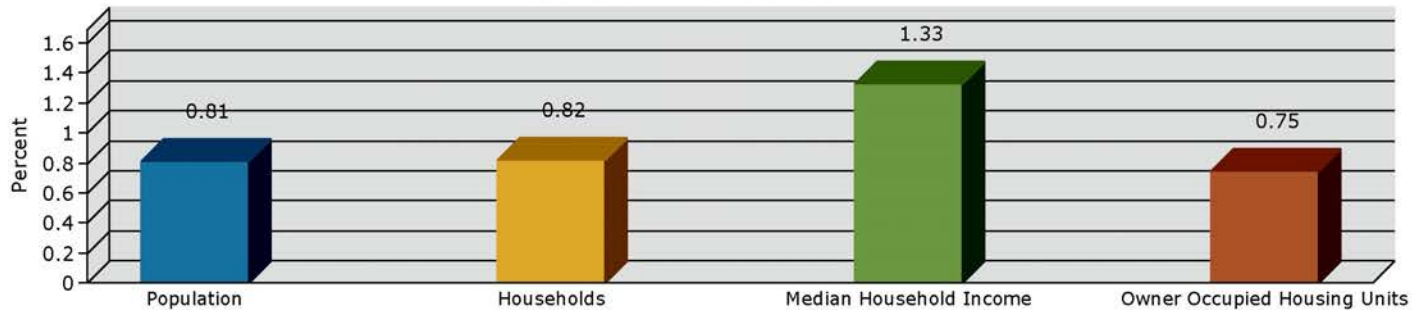
Households



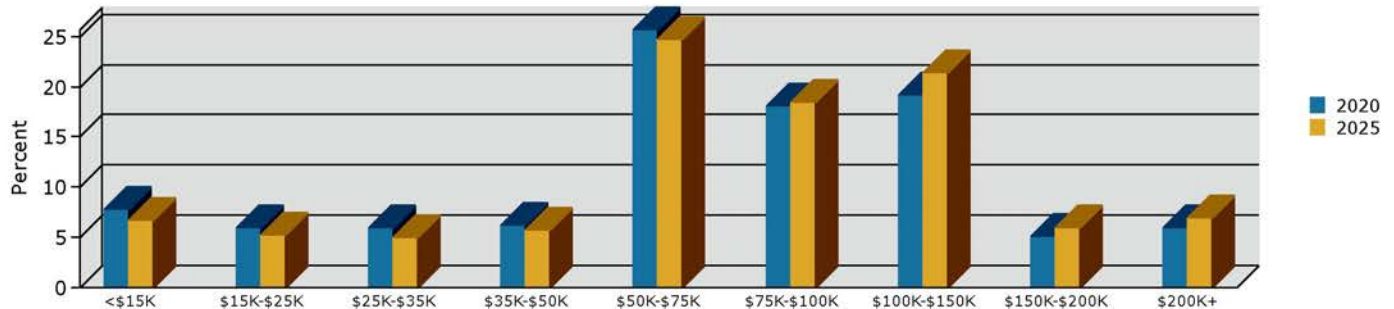
2020 Home Value



2020-2025 Annual Growth Rate



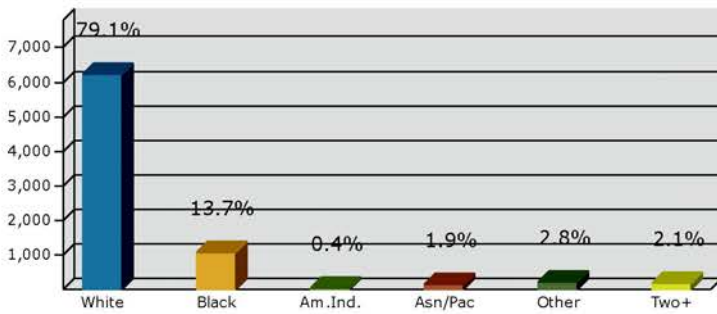
Household Income



Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2020 and 2025.

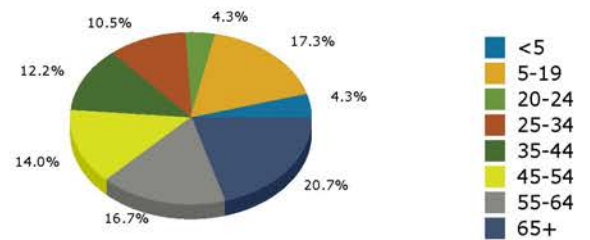
April 01, 2021

2020 Population by Race

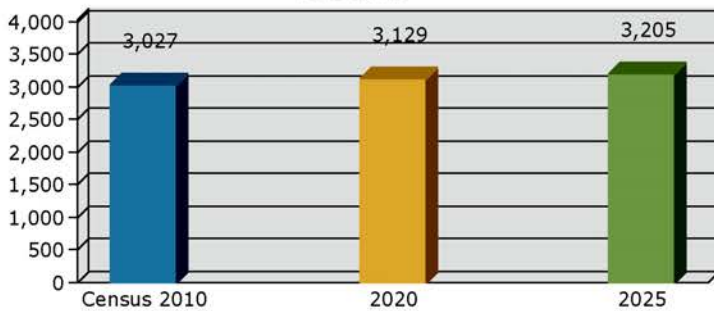


2020 Percent Hispanic Origin: 6.2%

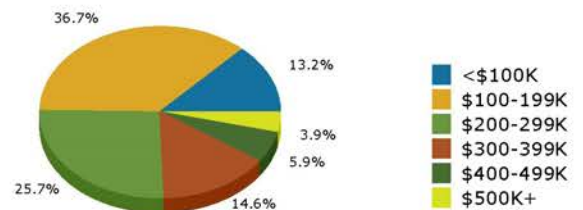
2020 Population by Age



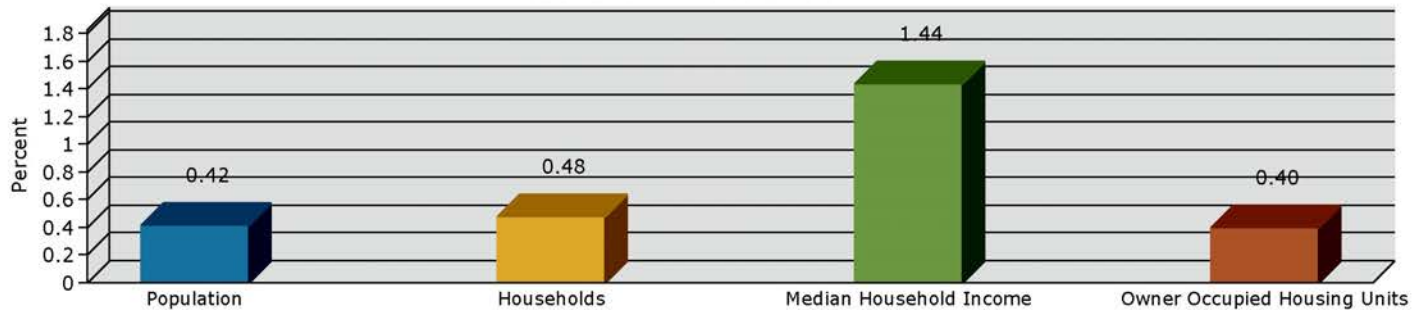
Households



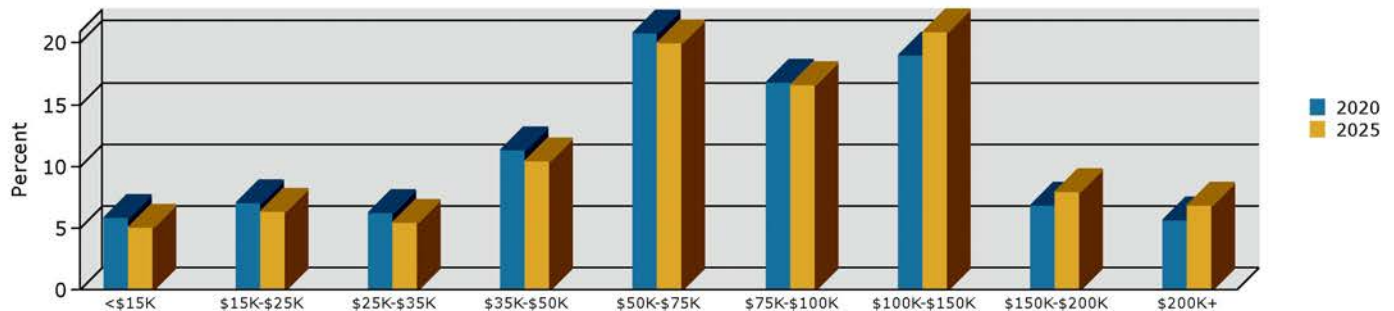
2020 Home Value



2020-2025 Annual Growth Rate



Household Income



Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2020 and 2025.

April 01, 2021



## WILLS LANE ESTATE

### LOCATION

Address	295 Wills Lane	City / Zip	Sanford / 27330	County	Chatham
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### PROPERTY DETAILS

Property Type	Land	Acres ±	82	Water	Municipal
Sewer	Municipal				

### TAX INFORMATION

Zoning	R-1	Tax Pin	9631-36-3857	
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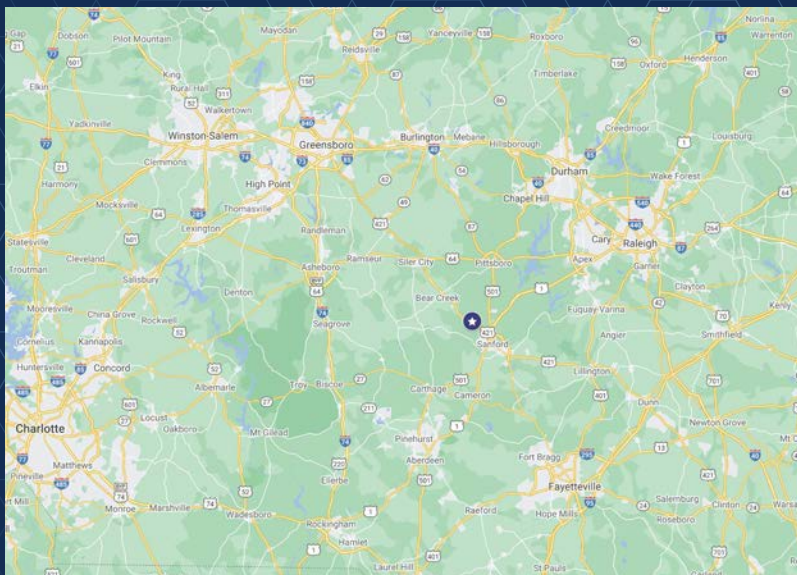
### PRICING & TERMS

Price	\$1,150,000		
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LAND - DEVELOPMENT OPPORTUNITY

FOR SALE



## LOCATION FEATURES

- Sanford NC Tract bordered by Deep River on one side, US 421 on the other
- Mix of pasture and old growth forest
- Located in central NC, 30 - 40 minute drive from Raleigh/Durham/RTP and Fayetteville metro areas
- 11 minute drive to downtown Sanford, NC, home to a large number of corporate employers