

PROVISION AT COURTLAND
BY DRB HOMES

COURTLAND DR

EXISTING PHASE 1 & 2

SUBJECT LOTS

78 North

SANFORD, NC

48 Finished Single Family Lots Available at 78 North in
the Booming Sanford Market

HWY 78 | TRAMWAY RD

WEST MAIN TOWNHOMES
BY MUNGO HOMES



78 North

SANFORD, NC

INVESTMENT SUMMARY

48 FINISHED SINGLE FAMILY LOTS AVAILABLE AT 78 NORTH IN THE BOOMING SANFORD MARKET

Jones Lang LaSalle, a North Carolina licensed real estate broker (“JLL”), has been retained as the exclusive sales representative for 48 finished single-family detached lots in the 78 North community, a McKee Homes development in Sanford, North Carolina. This represents an excellent opportunity to acquire ready-to-build lots in a growing market within the southern Piedmont region. The availability of finished lots enables builders to expedite their construction timelines and capitalize on the steady demand for new housing in the area.

Sanford, North Carolina is strategically located approximately 40 miles southwest of Raleigh and experiencing notable growth and development. The city benefits from its strong position along major transportation nodes, including US Highway 1 and the future I-87 corridor, providing seamless connectivity to the Research Triangle and beyond. Sanford offers an attractive combination of small-town character with convenient access to the employment centers and amenities of the greater Triangle region. With ongoing economic development initiatives and a more affordable cost of living compared to the metro core, Sanford continues to attract new residents and businesses seeking value and opportunity in central North Carolina.

48 FINISHED SINGLE FAMILY LOTS	LOTS ARE AVAILABLE NOW
DIRECT ACCESS VIA HWY 78	10 MINUTES TO DOWNTOWN SANFORD
CONVENIENT COMMUTE TO FOOD LION, WALMART, & ALDI	EASY ACCESS TO GREATER TRIANGLE REGION VIA US 1

PROPERTY DETAILS

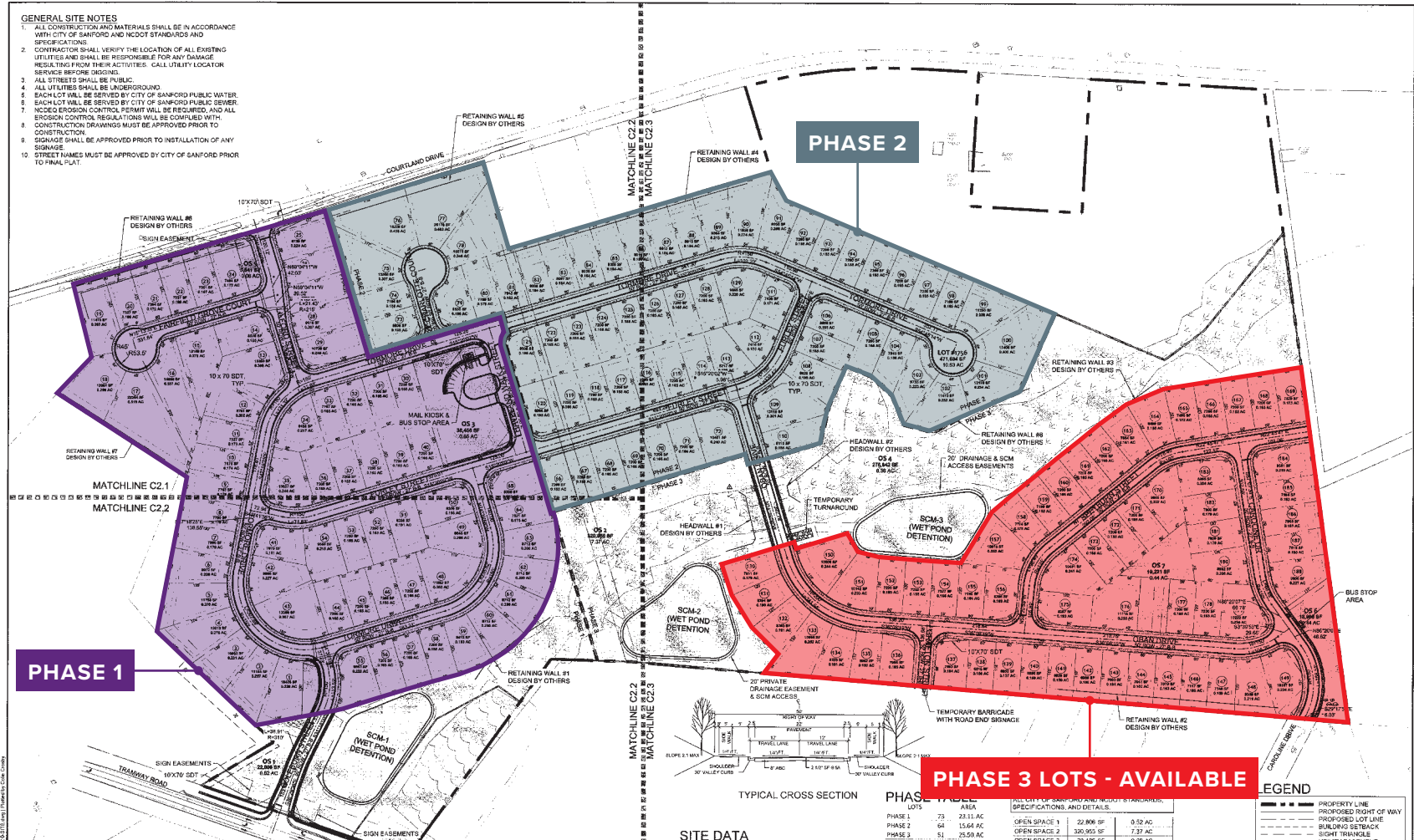
GOVERNING AUTHORITY	Town of Sanford
COMMUNITY NAME	78 North
MASTER DEVELOPER	McKee Homes
ADDRESS	126 Oban Drive, Sanford, NC 27330
AVAILABLE LOTS	48 Finished Lots
AREA	25.50 AC
FULL COMMUNITY BUILD OUT	188 Homes
AGE RESTRICTED	No
ZONING	R-6
ACCESS	via Oban Dr & Caroline Dr
UTILITIES	Available On-Site
PRICING	Call for Pricing

THE OFFERING

DocuSign Envelope ID: 76A0723E-12FC-401E-6E6F-D62D128A2CA

GENERAL SITE NOTES

1. ALL CONSTRUCTION AND MATERIALS SHALL BE IN ACCORDANCE WITH CITY OF SANFORD AND NC DOT STANDARDS AND SPECIFICATIONS.
2. CONTRACTOR SHALL VERIFY THE LOCATION OF ALL EXISTING UTILITIES AND SHALL BE RESPONSIBLE FOR ANY DAMAGING RESULTING FROM THEIR ACTIVITIES. CALL UTILITY LOCATOR SERVICES BEFORE DESIGN.
3. ALL STREETS SHALL BE PUBLIC.
4. ALL UTILITIES SHALL BE UNDERGROUND.
5. EACH LOT WILL BE SERVED BY CITY OF SANFORD PUBLIC WATER.
6. EACH LOT WILL BE SERVED BY CITY OF SANFORD PUBLIC SEWER.
7. NC DOT EROSION CONTROL PERMIT WILL BE REQUIRED, AND ALL EROSION CONTROL REGULATIONS WILL BE COMPLIED WITH.
8. CONSTRUCTION DRAWINGS MUST BE APPROVED PRIOR TO CONSTRUCTION.
9. SIGNAGE SHALL BE APPROVED PRIOR TO INSTALLATION OF ANY SIGNAGE.
10. STREET NAMES MUST BE APPROVED BY CITY OF SANFORD PRIOR TO FINAL PLAN.



PHASE 1

PHASE 2

PHASE 3 LOTS - AVAILABLE

PHASE 3 LOT DIMENSIONAL STANDARDS	
MIN LOT SIZE	6,000 SF
MINIMUM LOT SIZE PROVIDED	6,806 SF
MIN LOT WIDTH	60 FT
FRONT SETBACK	20 FT
CORNER YARD SETBACK	20 FT
SIDE SETBACK	8 FT
REAR SETBACK	20 FT

AREA	ACRES	SQ FT
64.75 AC	2,820,510 SF	3.95% OF
0.09 AC	3,950 SF	0.00% OF
12.85 AC	554,000 SF	2.33% OF
3.33 AC	145,900 SF	0.21% OF
0.21 AC	9,147.5 SF	0.00% OF
15.80 AC	731,800 SF	2.94% OF

SITE DATA

DEVELOPER:
MCKEE HOMES, LLC
109 HWY ST. SUITE 301
FAYETTEVILLE, NC 28301
PHONE: 919-909-9632

ENGINEER:
TIMMONS GROUP
MIKE ECCARDIO, PE
5410 TRINITY ROAD, STE. 102
RALEIGH, NC 27601
PHONE: 919-806-4507

PH 919-961-99-7696, 9641-99-7002,
9641-99-9351, 9641-99-4464, 9652-00-5103
FORM MAP# = 3710841003, 3710851003

EXISTING TRACT ACREAGE = 73.93 acres
RETAINED BY OWNER PARCELS = 10.38 acres
TOTAL DEVELOPED ACREAGE = 64.73 acres
ZONING = R-8
LAND USE = SINGLE-FAMILY RESIDENTIAL

PROPOSED NUMBER OF LOTS = 188
MAXIMUM DENSITY = 7.00 du/s
PROPOSED DENSITY = 2.94 du/s

MINIMUM REQUIRED LOT WIDTH AT SETBACKS = 60 feet
MINIMUM LOT WIDTH PROVIDED = 80 feet
MINIMUM ALLOWABLE LOT SIZE = 6,000 sq ft
MINIMUM LOT SIZE PROVIDED = 6,816 sq ft
AVERAGE LOT SIZE = 6,895 sq ft

PROVIDED OPEN SPACE AREA = 15.07 acres (24.8%)

PHASE	AREA	ACRES	SQ FT
PHASE 1	73	28.11 AC	1,221,000 SF
PHASE 2	64	15.60 AC	678,000 SF
PHASE 3	51	25.59 AC	1,115,000 SF

NAME	LENGTH (L.F.)
CELEBRITY STREET	446
TRINITY DRIVE	292
FURLEY COURT	140
LA FORD STREET	244
FAIRBILT DRIVE	364
PORT CHARLOTTE COURT	183
PREVAND WALK STREET	220
ORAN DRIVE	158
SPRING COURT	365
CAROLINE DR	688
EMMAFON STREET	127
TOTAL	9,372

OPEN SPACE 1	AREA	ACRES	SQ FT
OPEN SPACE 1	22,806 SF	0.52 AC	
OPEN SPACE 2	330,953 SF	7.37 AC	
OPEN SPACE 3	38,485 SF	0.88 AC	
OPEN SPACE 4	278,341 SF	6.36 AC	
OPEN SPACE 5	2,560 SF	0.06 AC	
OPEN SPACE 6	16,588 SF	0.44 AC	
OPEN SPACE 7	19,221 SF	0.44 AC	
TOTAL	699,254 SF	16.07 AC	

LEGEND

- PROPERTY LINE
- PROPOSED RIGHT OF WAY
- PROPOSED LOT LINE
- BUILDING SETBACK
- SIGHT TRIANGLE
- UTILITY EASEMENT
- OPEN SPACE
- EXISTING WETLANDS
- COMMON AREA SIDEWALK

COMMON AREA SIDEWALKS ARE TO BE CONSTRUCTED BY THE SITE CONTRACTOR PRIOR TO THE LAND DEVELOPMENT AND A RAMP THAT THE RIGHT WITH THE COMMON AREA SIDEWALKS TO BE INSTALLED IN CONJUNCTION WITH INITIAL SITE DEVELOPMENT AND

SETBACKS TABLE	
FRONT YARD = 20'	
SIDE YARD = 8'	
REAR YARD = 20'	
CORNER YARD = 20'	



9/7/2021

THIS DRAWING PREPARED AT THE
TIMMONS GROUP
RALEIGH OFFICE
10000 WOODHOLLOW DRIVE, SUITE 100
RALEIGH, NC 27601
TEL: 919-806-4507 FAX: 919-806-4501 WWW.TIMMONSGROUP.COM

YOUR DESIGN AUTHORITY THROUGH OURS
DATE: 09/07/2021
DRAWN BY: 331
DESIGNED BY: 331
CHECKED BY: FWZ
SCALE: 1" = 100'

DATE: 09/07/2021
DRAWN BY: 331
DESIGNED BY: 331
CHECKED BY: FWZ
SCALE: 1" = 100'

TIMMONS GROUP
NORTH CAROLINA LICENSE NO. C-1652
HWY 78 NORTH
TRINITY ROAD, SUITE 100, FAYETTEVILLE, NC 28301
NORTH CAROLINA
OVERALL SITE PLAN

JOB NO: 47361
SHEET NO: C2.0

PREMIER SANFORD RESIDENTIAL LOCATION

78 North presents a compelling opportunity to develop residential product within a growing market that continues to attract residents, businesses, and developers. This community benefits from strong regional connectivity, offering convenient access via US Highway 1 to Historic Downtown Sanford, retail and employment centers, and the greater Research Triangle area. 78 North is positioned to capitalize on the increasing demand for housing in a well-connected location with access to both local amenities and regional employment hubs.

DRIVE TIME HIGHLIGHTS



4-MIN
Planet
Fitness



5-MIN
Food Lion



7-MIN
Central
Carolina
Hospital

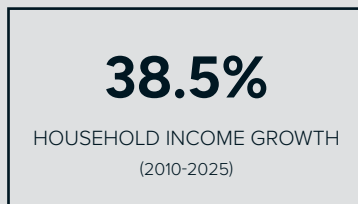
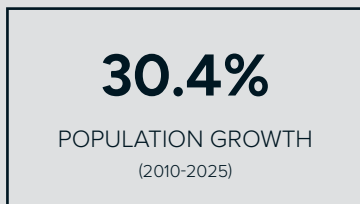
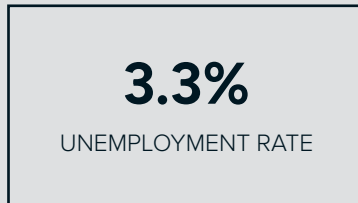
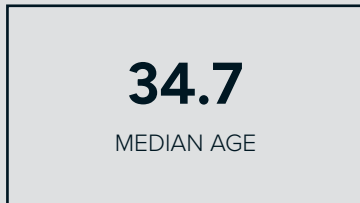


10-MIN
Downtown
Sanford



45-MIN
Downtown
Raleigh

DEMOGRAPHIC HIGHLIGHTS



DEMOGRAPHICS

1-MILE

3-MILE

5-MILE

POPULATION

Estimated Population (2025)	3,979	27,411	45,928
Projected Population (2030)	4,317	29,067	48,050
Census Population (2010)	3,051	23,672	39,550
Historical Annual Growth (2010-2025)	30.4%	15.8%	16.1%

HOUSEHOLDS

Estimated Households (2025)	1,491	10,357	17,765
Projected Households (2030)	1,639	11,130	18,832
Census Households (2010)	1,149	8,723	15,009
Historical Annual Growth (2010-2025)	29.8%	18.7%	18.4%

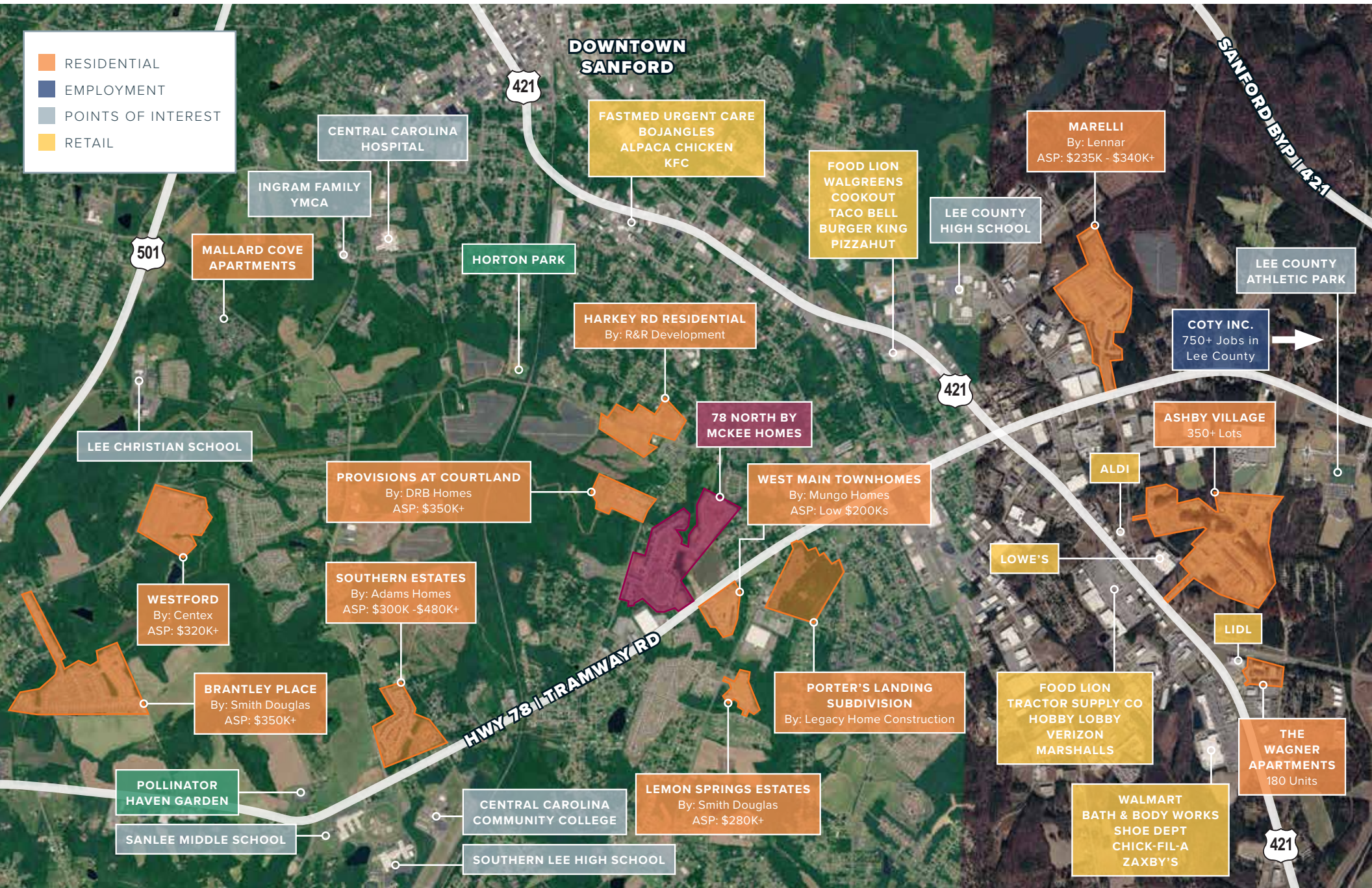
AVERAGE HOUSEHOLD INCOME

Estimated Average Household Income (2025)	\$56,434	\$69,689	\$84,082
Projected Average Household Income (2030)	\$56,459	\$69,369	\$83,586
Census Average Household Income (2010)	\$40,755	\$43,567	\$50,446
Historical Annual Growth (2010-2025)	38.5%	60.0%	66.7%

OVERVIEW

Median Age	34.7	34.6	36.9
College Degree + (Bachelor Degree or Higher)	14.1%	18.7%	23.3%
Average Minutes Travel to Work	15.2	16.1	18.8
White Collar Workers	51.2%	52.1%	57.0%
Unemployment Rate	3.3%	2.6%	2.6%

SURROUNDING DEVELOPMENT



INVESTMENT ADVISORS

TEDDY HOBBS

Director
919.746.5321
teddy.hobbs@jll.com

CASEY SHERMAN

Senior Director
704.777.2488
casey.sherman@jll.com

DEBT & STRUCTURED FINANCING

TRAVIS ANDERSON

Senior Managing Director
972.342.8119
travis.anderson@jll.com

WARD SMITH

Director
919.818.8751
ward.smith@jll.com

ANALYTICAL SUPPORT

MATT HIGDON

Associate
919.624.3485
matt.higdon@jll.com



For over 200 years, JLL (NYSE: JLL), a leading global commercial real estate and investment management company, has helped clients buy, build, occupy, manage and invest in a variety of commercial, industrial, hotel, residential and retail properties. A Fortune 500 company with annual revenue of \$23.4 billion and operations in over 80 countries around the world, our more than 112,000 employees bring the power of a global platform combined with local expertise. Driven by our purpose to shape the future of real estate for a better world, we help our clients, people and communities SEE A BRIGHTER WAYSM. JLL is the brand name, and a registered trademark, of Jones Lang LaSalle Incorporated. For further information, visit jll.com.