



Alston Ridge & Pine Valley

100 Finished Lots with Utility Commitments in Growing
Franklinton, North Carolina

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100 Finished Lots with Utility Commitments in Growing Franklinton, NC

Jones Lang LaSalle, a North Carolina licensed real estate broker, is actively marketing 100 finished lots within the approved Alston Ridge & Pine Valley communities (the "Property" or "Site"), representing an exceptional residential development opportunity in Franklinton, NC. The Property's strategic location, just 4 miles from US HWY 1, provides future residents with direct access to Downtown Raleigh and Research Triangle Park (60,000+ jobs) in under 45 minutes. Future residents will also benefit from an adjacent grocer-anchored retail center, offering convenient access to daily essentials.

The site is positioned at the corner of Lane Store Road and Cedar Creek Road, directly across from Franklinton High School. Given the area's proximity to the greater Triangle region, Franklinton has experienced increased residential development interest from homebuilders and land entitlement groups, driven by annual population growth approaching 3%. In the immediate corridor, Lennar, Mungo Homes, DRB Homes, and GreenHawk Development have all made recent investments in residential projects to accommodate the area's growth.

The Property currently has in-place Planned Development (PD) zoning, with lots estimated to be delivered in early Q3 2027. All 100 lots will have utility commitments from Franklin County without any phasing limitations. Additional phases will be subject to phasing requirements; however, these 100 lots provide a competitive advantage and expedited product delivery for builders.



PROPERTY OVERVIEW

Address	Cedar Creek Rd & Lane Store Rd Franklinton, NC 27525 (PIN: 1864-84-1836)	Current Zoning	Planned Development (PD)
Density	100 Finished Lots	Estimated Lot Delivery	Early Q3 2027
Municipality	Franklin County	Current Use	Vacant Land
Access	via Cedar Creek Rd & Lane Store Rd	Pricing	Call for Pricing

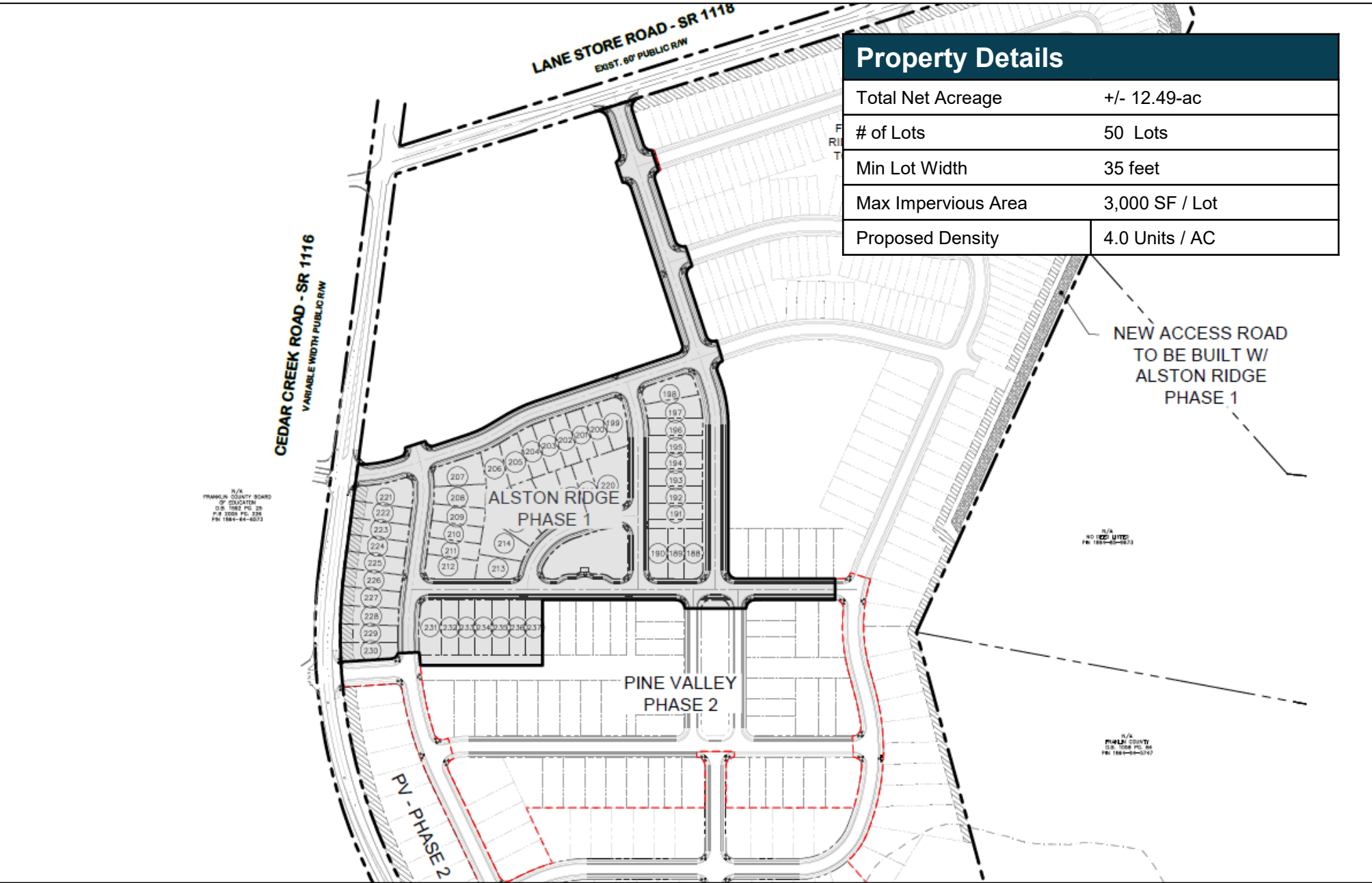
100
Finished Lots

In-Place
Utility Commitments

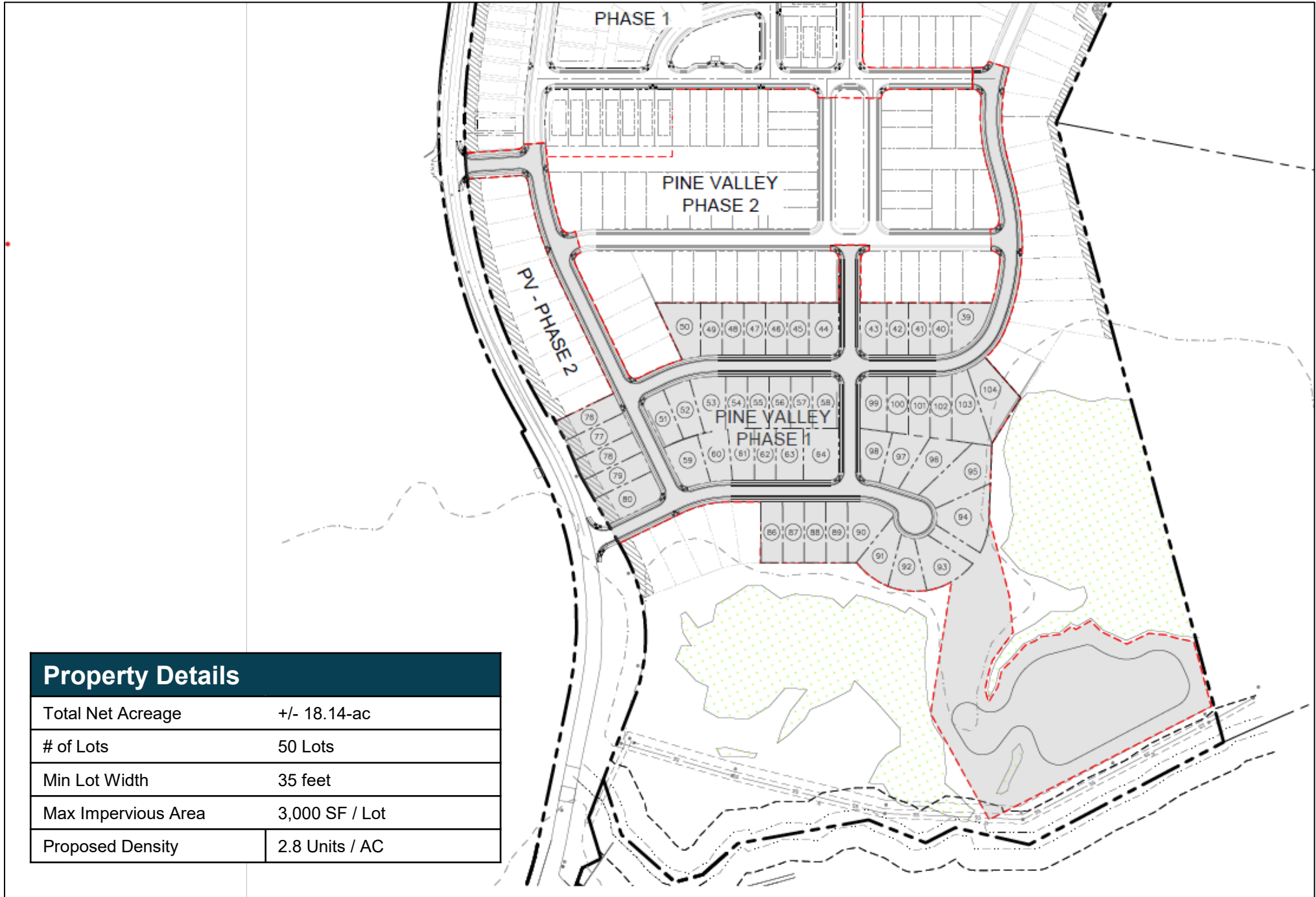
Q3 2027
Proj. Lot Delivery

\$400K+
Surrounding ASPs

Alston Ridge | 50 Finished Lots



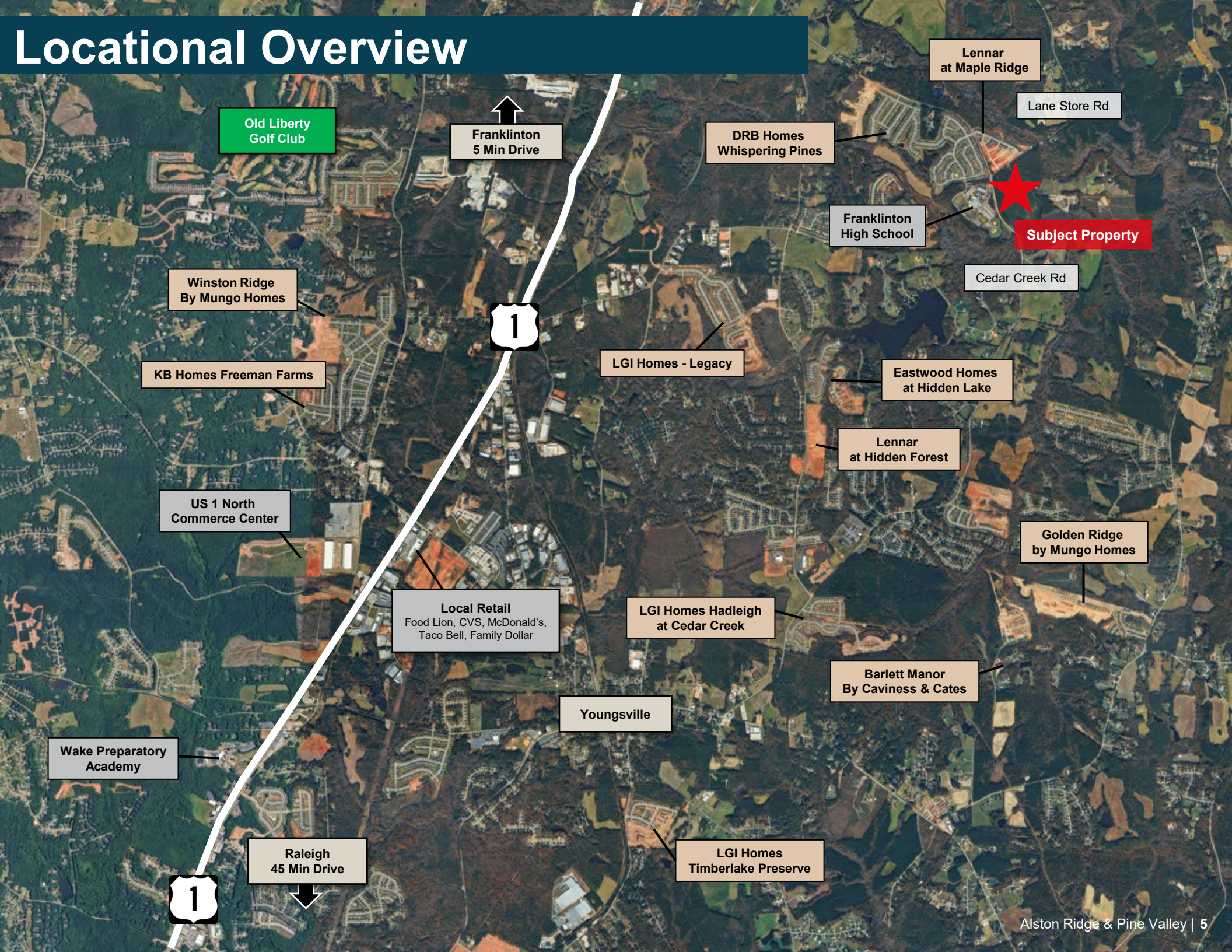
Pine Valley | 50 Finished Lots



Property Details

Total Net Acreage	+/- 18.14-ac
# of Lots	50 Lots
Min Lot Width	35 feet
Max Impervious Area	3,000 SF / Lot
Proposed Density	2.8 Units / AC

Locational Overview



Old Liberty
Golf Club

Franklinton
5 Min Drive

DRB Homes
Whispering Pines

Lennar
at Maple Ridge

Lane Store Rd

Franklinton
High School

Subject Property

Cedar Creek Rd

Winston Ridge
By Mungo Homes

LGI Homes - Legacy

Eastwood Homes
at Hidden Lake

KB Homes Freeman Farms

Lennar
at Hidden Forest

US 1 North
Commerce Center

Local Retail
Food Lion, CVS, McDonald's,
Taco Bell, Family Dollar

LGI Homes Hadleigh
at Cedar Creek

Golden Ridge
by Mungo Homes

Youngsville

Barlett Manor
By Caviness & Cates

Wake Preparatory
Academy

Raleigh
45 Min Drive

LGI Homes
Timberlake Preserve

JLL Advisor Contact Information

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