

OTTER CREEK DEVELOPMENT OPPORTUNITY | 3905 OAKCREST DR. SANFORD, NC 27332 | **PROPERTY OVERVIEW**

HIGHLIGHTS

With over 1,000' of frontage and two access points off the main commercial corridor in the market, Otter Creek's 10.2 acres provide developers and retailers a great location in a rapidly growing market south of the Raleigh metro area. 5 potential outparcels, a big box opportunity, and utilities servicing the site make Otter Creek ready for development.

MARKET OVERVIEW

- 10,000+ residential units proposed and approved in Sanford/Lee County
- 1,500+ homes under construction right now
- Major employers include Moen, Pfizer, Coty, Tyson, Caterpillar, Bharat Forge, Astellas, and more
- Proximity to Triangle, Raleigh Corporate Airport are driving corporate and residential growth
- As a hub within the "Carolina Core" along future I-685, Sanford is well positioned for continued expansion

DEVELOPMENT INFORMATION

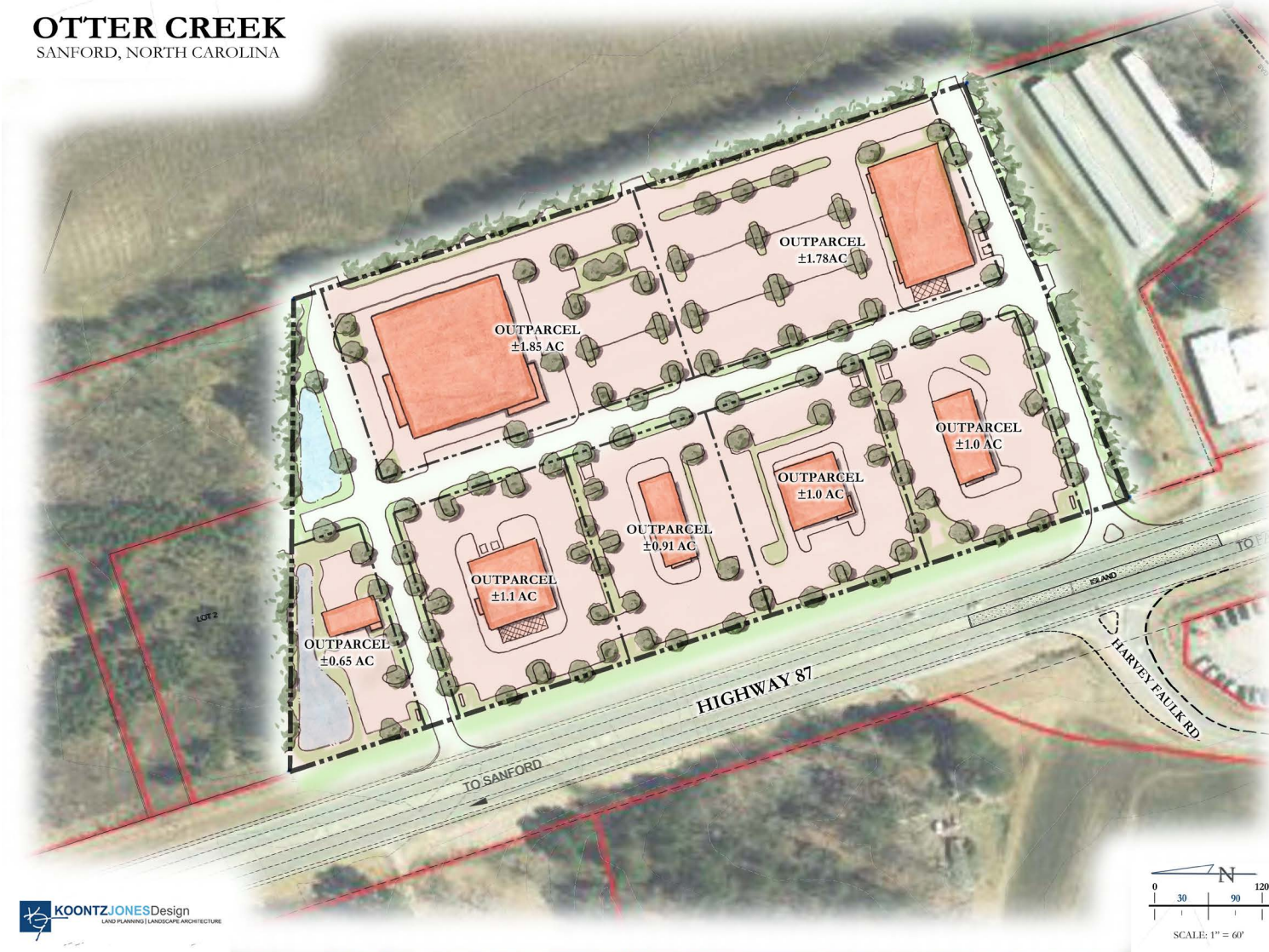
- **Zoning:** Highway Commercial and R-20/MH
- **Utilities:** W/S Available at the site with capacity
- **Access:** Two access points including a Full movement and R-in, R-out available onto Highway 87
- **Subdivision:** 10+ acre site available in flexible outpads
- **Ideal Uses:** Ideal for retail, commercial, medical office, hospitality, and multifamily

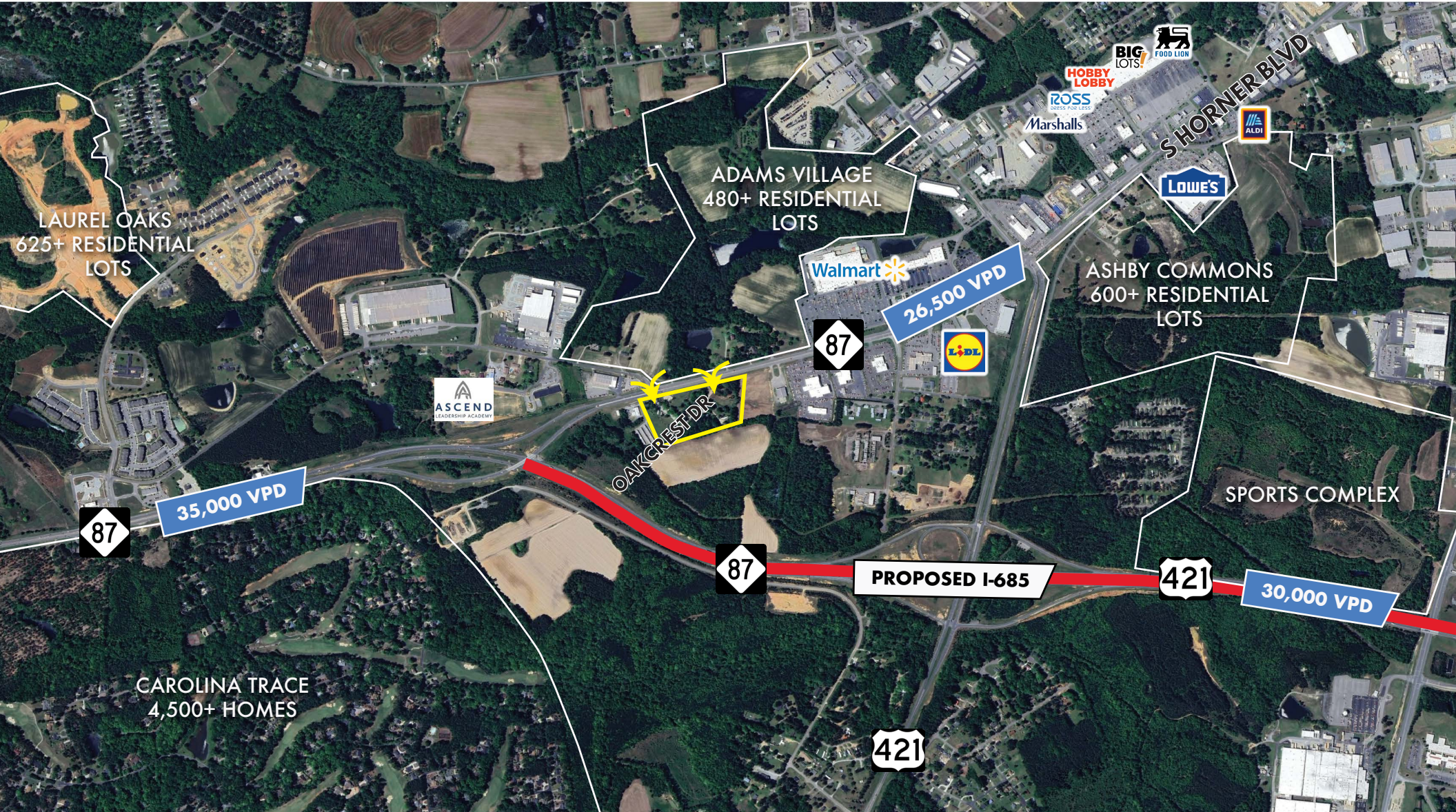


2023 SUMMARY	1 MILE	3 MILES	5 MILES
Population	10,600	30,400	69,300
Average Income	\$62,600	\$58,200	\$61,400

TRAFFIC COUNTS	VEHICLES PER DAY
S Hwy 87	± 35,000
N Hwy 87	± 26,500
N Hwy 421	± 30,000

OTTER CREEK
SANFORD, NORTH CAROLINA





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