

CREEKSIDO LANDING

CYPRESS CREEK FARM ROAD AND CALVARY CHURCH ROAD HARNETT COUNTY, NC

±357.62-ACRE MIXED-USE DEVELOPMENT OPPORTUNITY

WESTERN HARNETT COUNTY LOCATION WITH IN-PLACE UTILITY INFRASTRUCTURE



INVESTMENT HIGHLIGHTS

ADDRESS Cypress Creek Farm Road and Calvary Church Road
Harnett County, NC

HARNETT COUNTY PINS 9567-88-9050.000, 9567-76-0361.000, 9567-85-4645.000 and 9567-74-8243.000

JURISDICTION Harnett County

ACREAGE ±357.62 acres

ZONING Residential/Agricultural – 20 (RA-20M)
Commercial (COMM)
Conservation (CONS)

FUTURE LAND USE Low Density Residential (LDR) & Conservation

UTILITIES A 6" Harnett County water line is located within Calvary Church Road and Ponderosa Road. An existing 8" Harnett County sewer force main is located within NC 87.

ACCESS Calvary Church Road, Cypress Creek Farm Road, and Ponderosa Road

PRICING Call for Pricing

[CLICK FOR ACCESS TO THE DUE DILIGENCE FOLDER](#)

EXECUTIVE SUMMARY

CREEKSIDE LANDING | THE OPPORTUNITY

Foundry Commercial, a North Carolina broker, has been retained as the exclusive agent for the owner of Creekside Landing (the "Property"), a ±357.62-acre residential and commercial development opportunity located along Highway 87 in Harnett County, 16 minutes north of Fort Bragg and 20 minutes north of Fayetteville. Located within Harnett County's jurisdiction, the residential portion of the site (±309.12 acres) has existing RA-20M zoning which supports by-right development of single-family detached homes with minimum lot sizes of 20,000 SF. The remaining ±45.30 acres of the site is zoned Commercial which provides the potential for a wide variety of commercial uses. Given the existing zoning, the residential portion of the property has been conceptually planned for 266 lots (80' wide). With Harnett County preparing to update the UDO, a rezoning may be possible to further reduce lot sizes to 10,000 SF. An 8" Harnett County sewer force main is located within Highway 87 and a 6" water main is located within Ponderosa Road. It is likely that property will need to utilize a sewer pump station in order to connect to the sewer force main within Highway 87. With a high-growth location providing ease of access to major employment at Fort Bragg (16 minutes), Sanford (19 minutes), and Fayetteville (20 minutes), Creekside Landing provides an opportunity to capitalize on a rapidly growing area.

Positioned just off of the high traffic Highway 87 (22,000 VPD) corridor, the site benefits from proximity to major employment centers in Fort Bragg (16 minutes), Sanford (19 minutes), and Fayetteville (20 minutes). Fort Bragg, one of the largest and most active military installations in the world is home to tens of thousands of active-duty personnel, civilian employees, and military families that generate a uniquely stable and year-round housing demand. Outside of the base, Fort Bragg drives a large ecosystem of ancillary employment including medical professionals, logistics providers, and support services throughout the region. In addition to Fort Bragg, Sanford has continued to outpace expectations, especially as a rapidly evolving life science and biomanufacturing hub. Sanford is home to large manufacturing facilities such as Pfizer (1,450 employees), CAT (1,700 employees), Coty (900 employees), and Astellas Gene Therapies (140 employees).

With large employment opportunities on either side of Creekside Landing, the surrounding area has seen robust residential growth in the last few years. Within 5 miles of the site over 149 new construction homes have been sold in the last 12 months with prices averaging \$349,057. The impressive growth observed has been bolstered by strong demographics with an average household income of \$101,738 within 1 mile of the site and an overall growth rate for Harnett County of 15% since 2020. With the in-place zoning, access to utility infrastructure, and strong residential market, Creekside Landing provides a unique opportunity to join in on the rapid growth of Harnett County.

INVESTMENT HIGHLIGHTS

- Conceptually planned for 266 single-family lots (80' lot front)
- In-place zoning supports residential development with minimum lot sizes of 20,000 SF
- Ease of access to major employers at Fort Bragg and Sanford (Pfizer, Astellas Gene Therapies, CAT)
- Water utilities to the site with sewer infrastructure located within NC 87
- Strong 5-mile residential homes sales with over 149 new construction sales averaging \$349,057 in the last 12 months



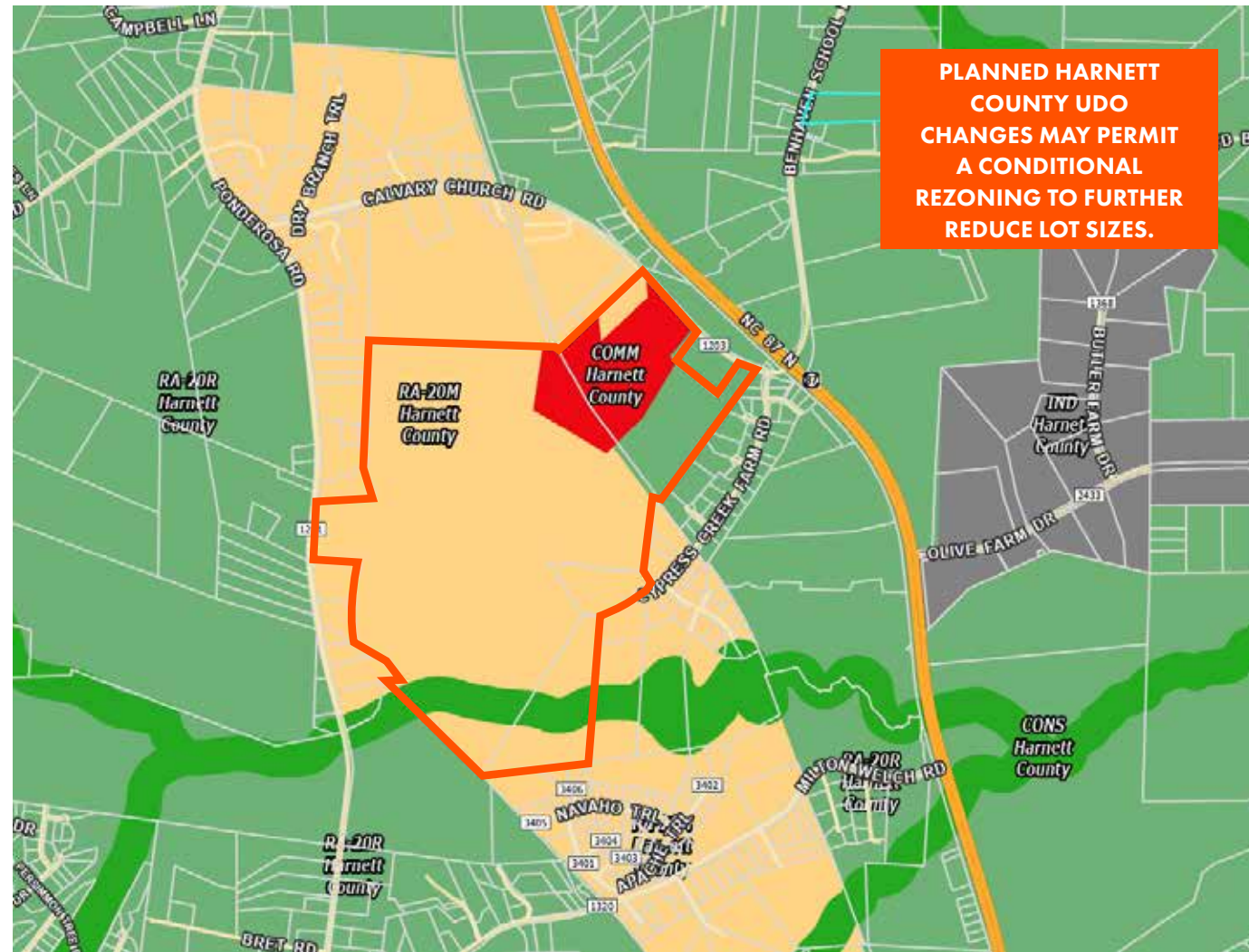
CREEKSIDE LANDING | ZONING

ZONING

The residential portion of the property (±309.12 acres) is zoned RA-20M which allows by-right development of single-family detached homes with a minimum lot size of 20,000 SF. The remaining ±45.30 acres is zoned commercial which allows by-right development of a wide variety of commercial uses.

SELECT PERMITTED COMMERCIAL USES

- Financial Institutions
- Emergency Services
- Health Care Services
- Hospitals
- Restaurant
- Hotel or Motel
- Office
- Grocery Store

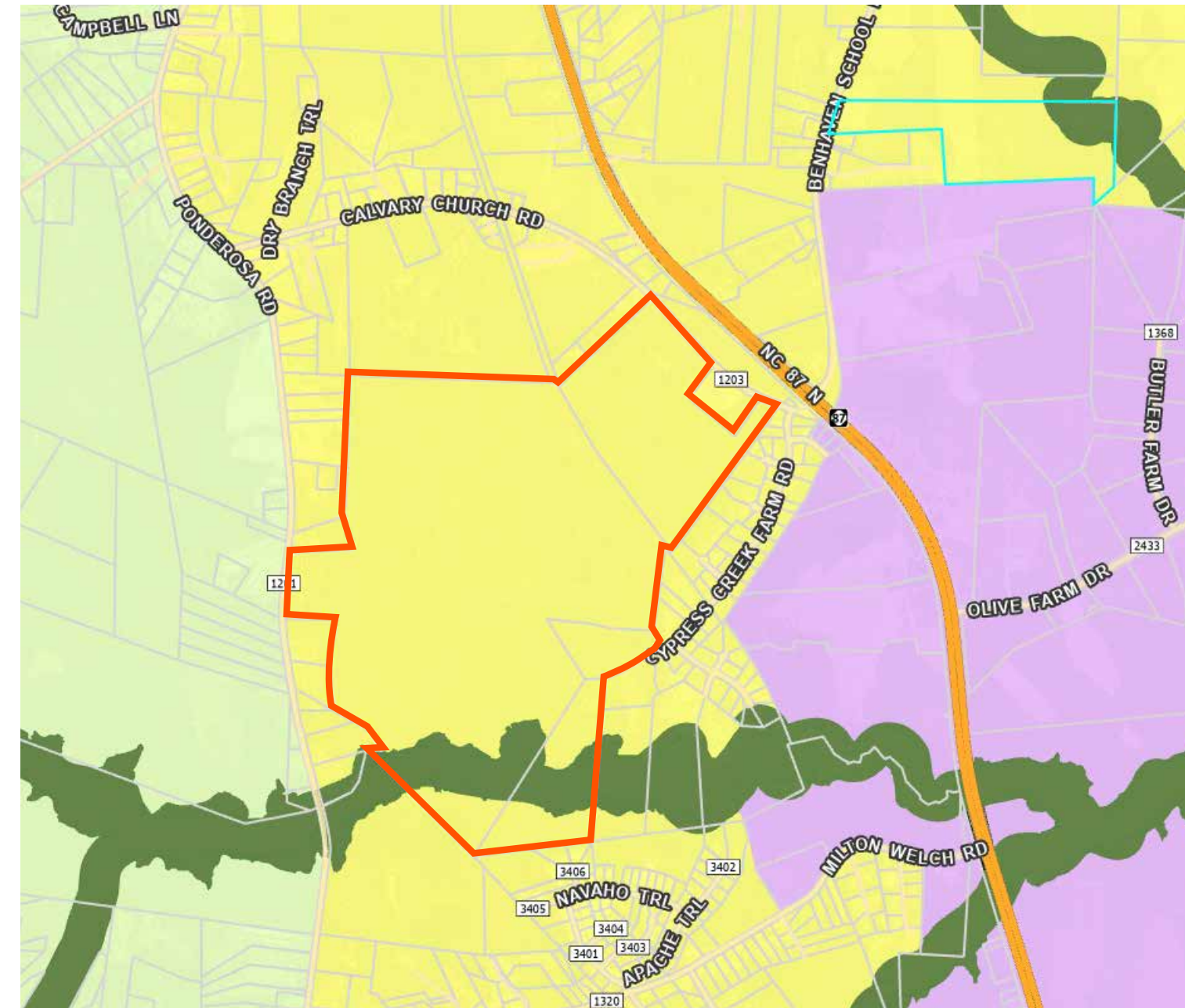


LEGEND

- | | |
|--------|------|
| RA-20 | CONS |
| COMM | IND |
| RA-20R | |

SOURCE: Harnett County GIS

CREEKSIDE LANDING | FUTURE LAND USE



LEGEND

- Low Density Residential
- Employment
- Conservation
- Agricultural Protection Area

SOURCE: Harnett County GIS

CREEKSIDe LANDING | DEVELOPMENT OPTIONS

The property can support by-right development single-family detached homes with minimum lot sizes of 20,000 SF. However, smaller lot sizes can be achieved under the current zoning with additional requirements such as public utility connections, street trees, curb & gutter, etc.

PLANNED HARNETT COUNTY UDO CHANGES MAY PERMIT A CONDITIONAL REZONING TO FURTHER REDUCE LOT SIZES.

RA-20M ZONING DISTRICT	>_ 20,000 SF LOTS	>- 15,000 SF LOTS	>_ 12,000 SF LOTS
Lot Width	80'	80'	70'
Front Yard	35'	30'	25'
Rear Yard	25'	20'	20'
Side Yard	10'	10'	10'
Corner Side Yard	20'	20'	20'
Open Space	0%	0%	20%
Street Trees	--	✓	✓
Sidewalks & Curb & Gutter	--	✓	✓
Public Utilities	--	1	2
Street Pavement Width	--	--	29'

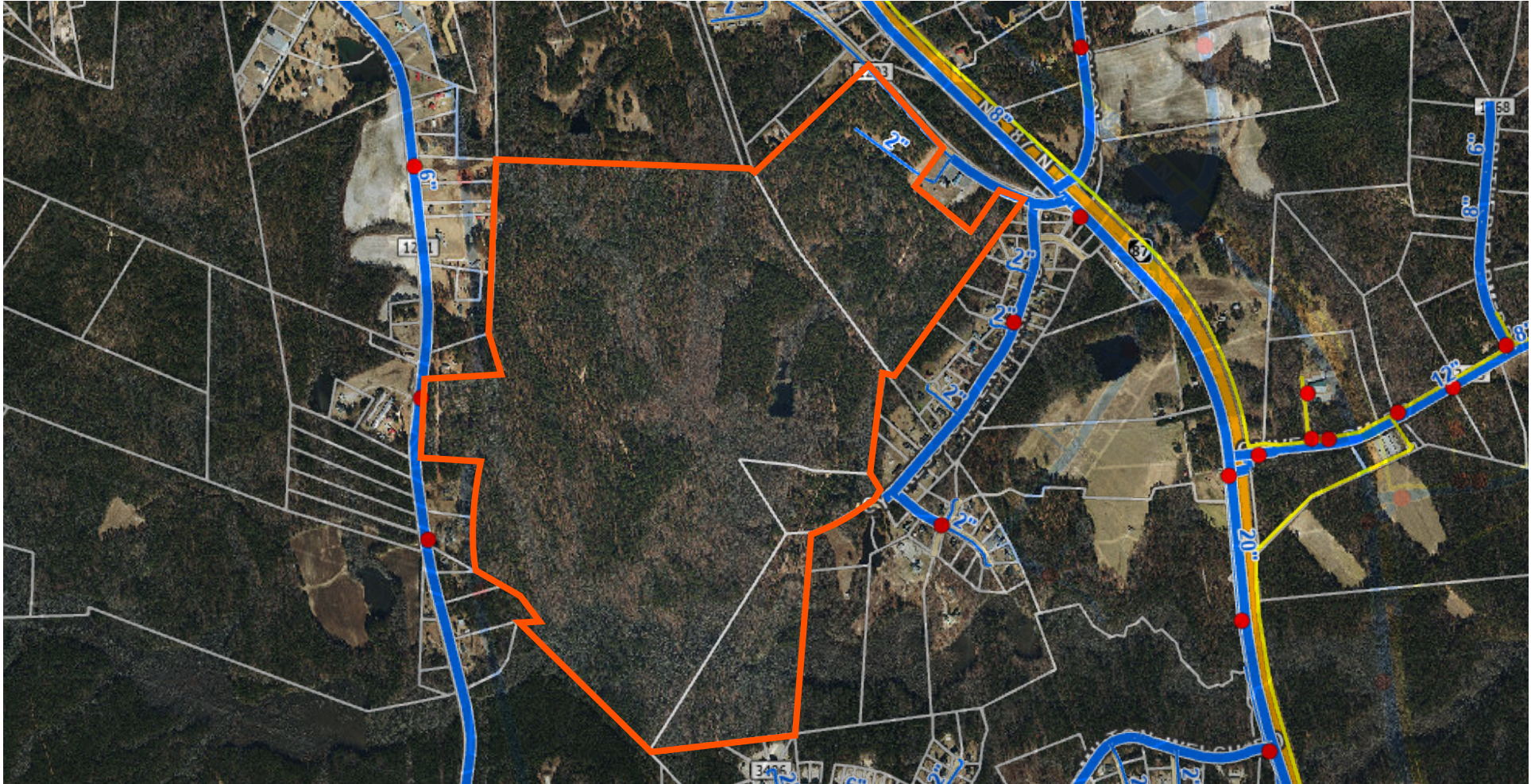
CREEKSIDe LANDING | UTILITIES

UTILITIES

Current utility infrastructure is in place with an 8" Harnett County sewer force main located within Highway 87 and a 6" Harnett County water main located within Ponderosa Road. In order to connect the property to the existing sewer line it is expected that a pump station will be required with cost estimates of ±\$1.7M.

LEGEND

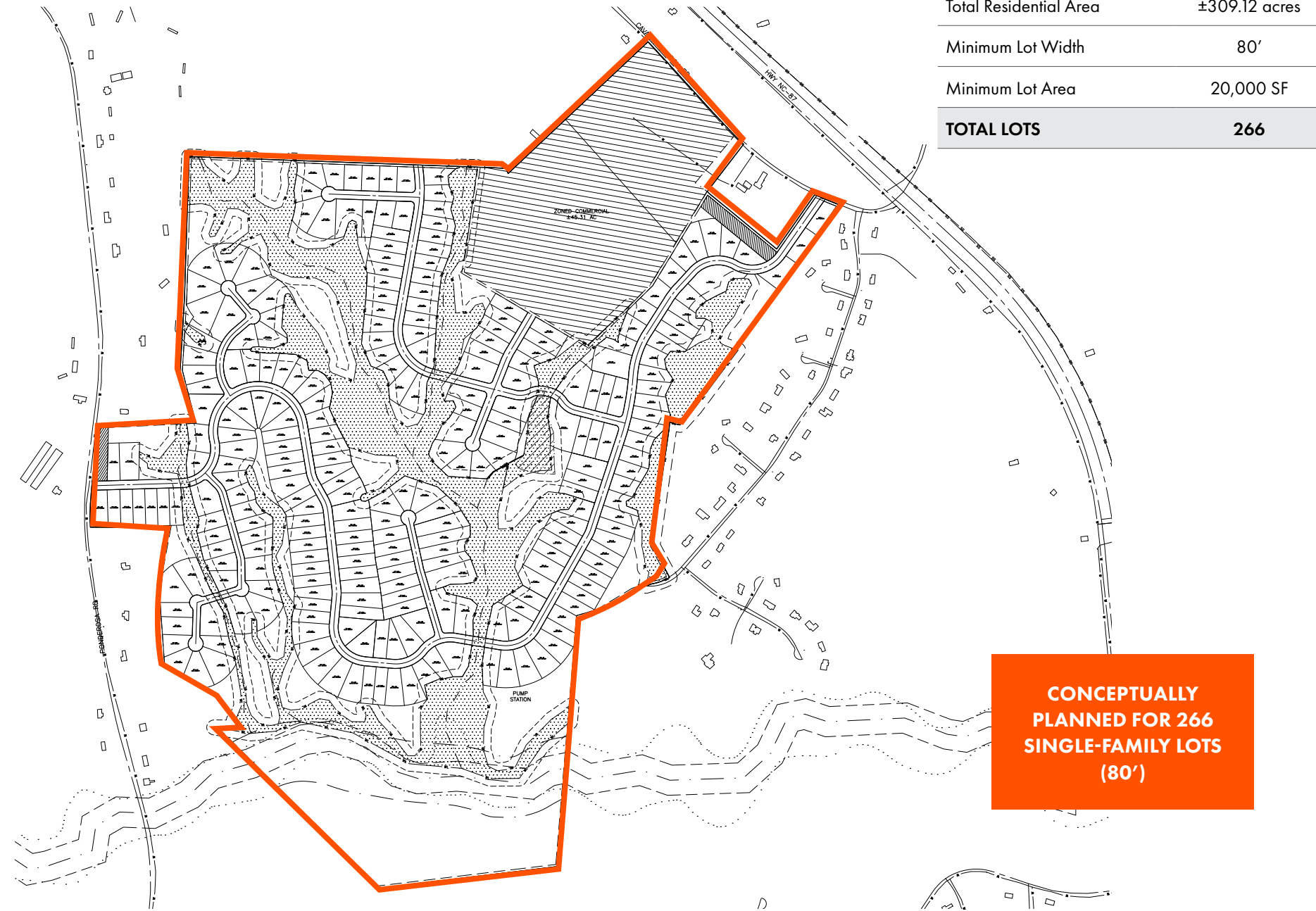
- Water Line
- Force Main
- Gravity
- Hydrants



SOURCE: Harnett County GIS

CREEKSIDE LANDING | CONCEPT PLAN

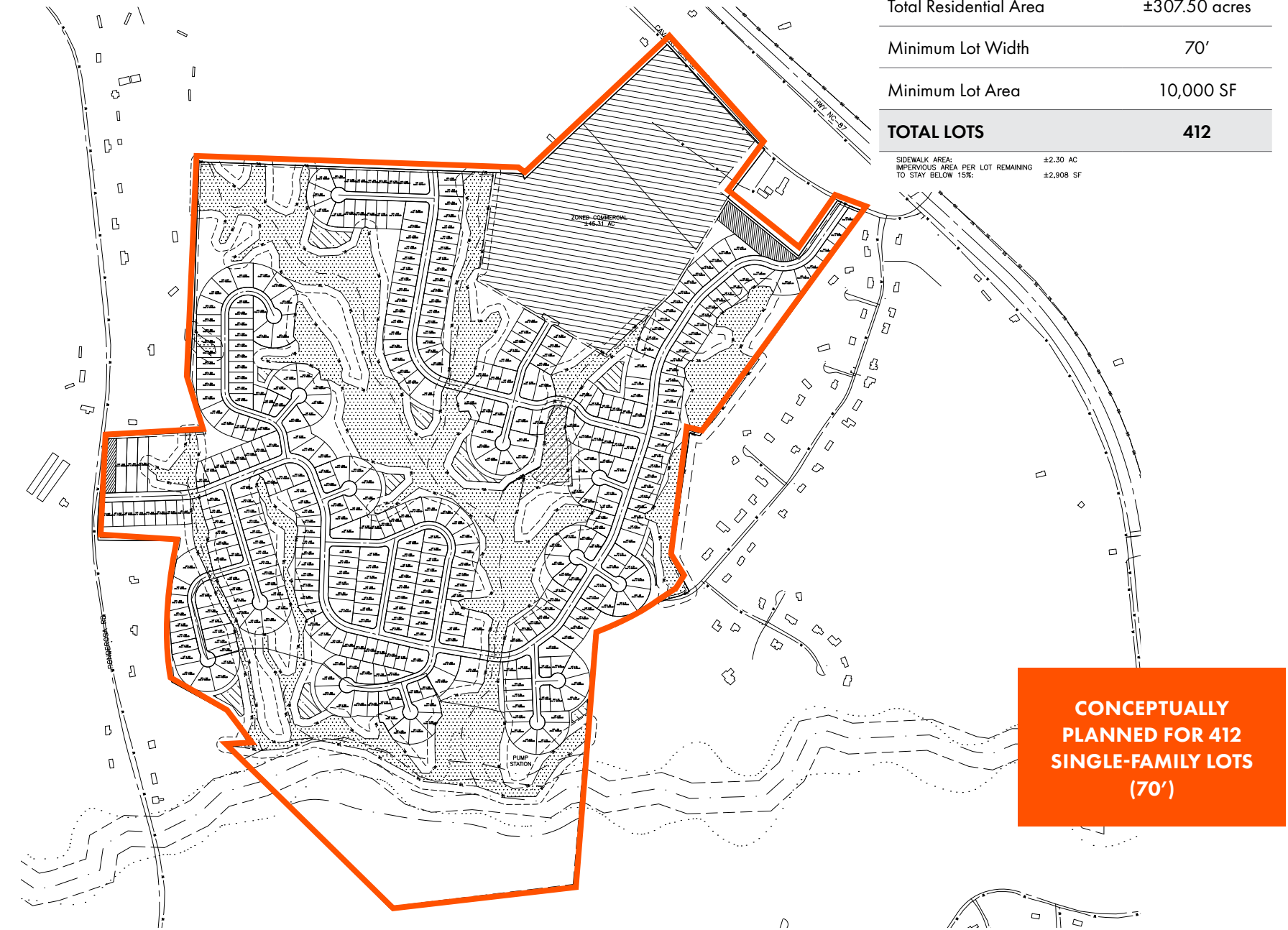
20,000 SF LOTS - BY-RIGHT



**CONCEPTUALLY
PLANNED FOR 266
SINGLE-FAMILY LOTS
(80')**

CREEKSIDE LANDING | CONCEPT PLAN

10,000 SF LOTS - REZONING REQUIRED



**CONCEPTUALLY
PLANNED FOR 412
SINGLE-FAMILY LOTS
(70')**

CREEKSIDE LANDING | NEARBY RESIDENTIAL SALES

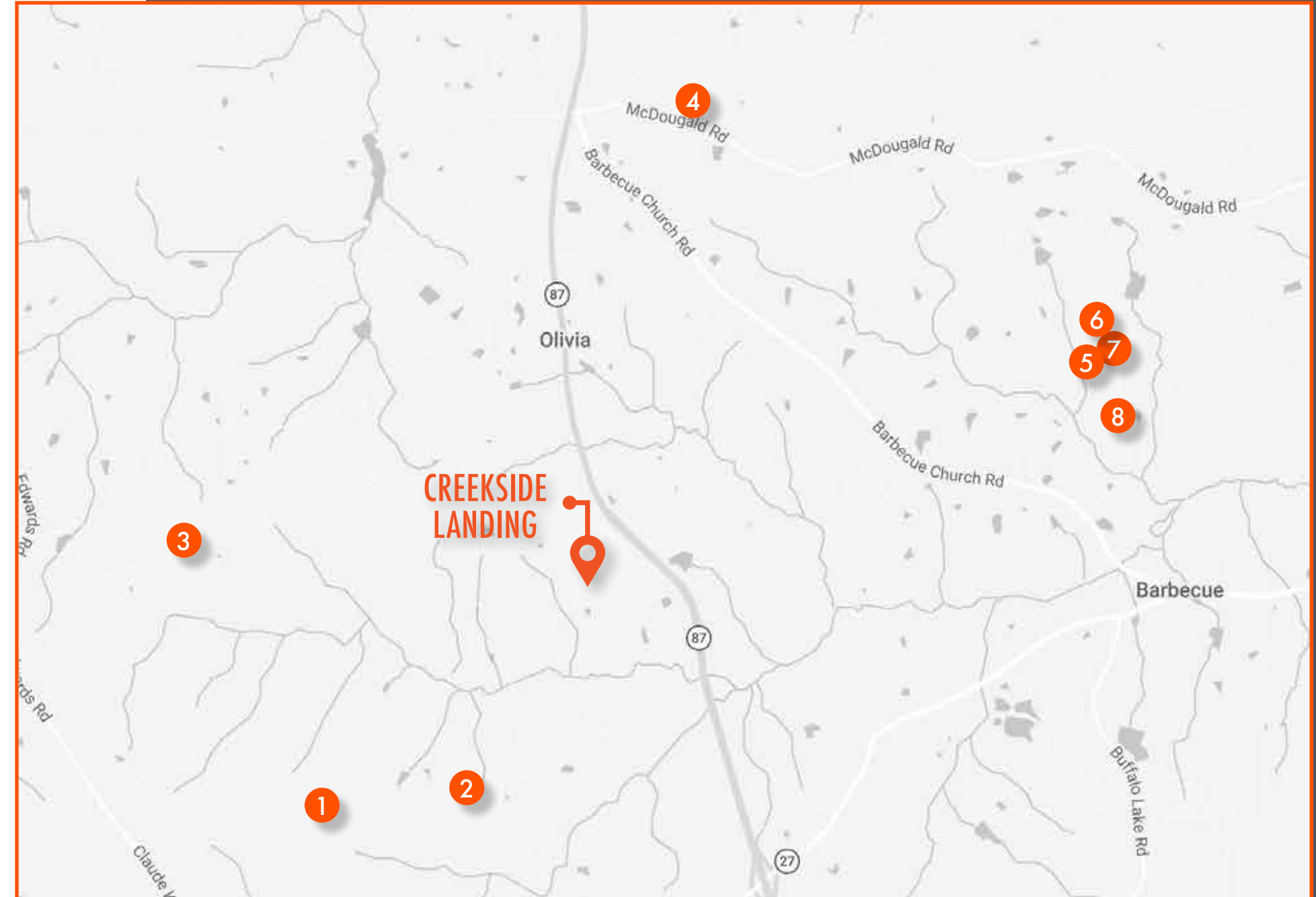
HIGHLIGHTS

- Over 149 new construction sales within 5 miles of the site in the last 12 months
- New construction sales averaging \$349,057 with average lot sizes of 28,000 SF

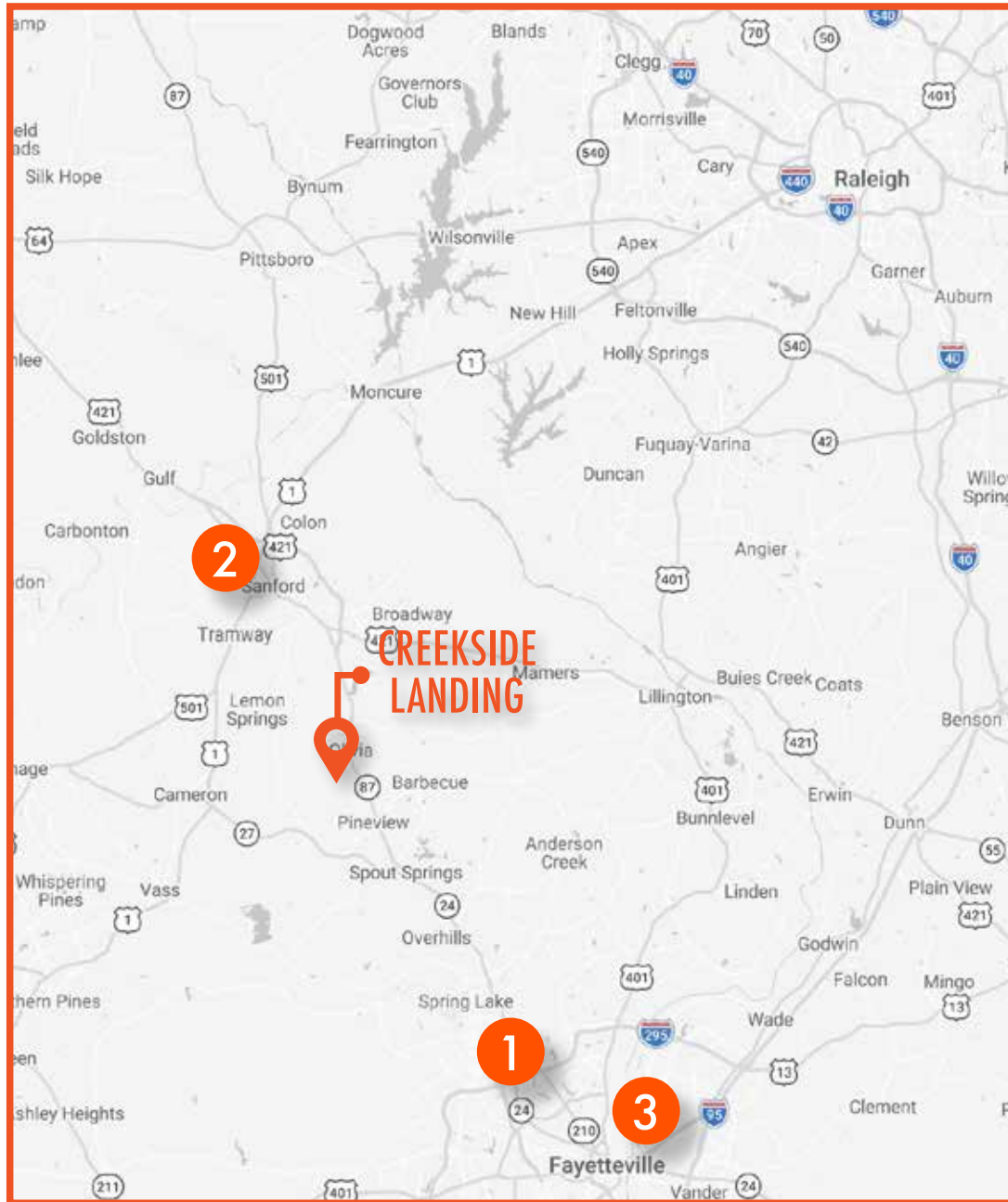
OVER 149 NEW CONSTRUCTION SALES WITHIN 5 MILES OF THE SITE IN THE LAST 12 MONTHS

NEW CONSTRUCTION SINGLE-FAMILY SALES | LAST 12 MONTHS | 5 MILE RADIUS

	SUBDIVISION	AVERAGE LOT SIZE (SF)	AVERAGE SALE PRICE	TOTAL SALES
1	Carolina Seasons	26,209	\$293,167	6
2	Magnolia Hills	31,033	\$418,652	33
3	Watson Ridge	22,488	\$325,313	32
4	West Preserve	35,606	\$377,783	23
5	Briarwood Park	34,467	\$347,813	8
6	Fair Ridge Farm	24,350	\$326,400	10
7	Briarwood Bluff	25,120	\$303,621	33
8	Pittman Crossing	36,046	\$317,500	4
	TOTALS/AVERAGES	28,270	\$349,057	149



CREEKSIDE LANDING | NEARBY EMPLOYMENT



1 FORT BRAGG

16 MINUTES

The site is located 16 minutes from Fort Bragg, one of the world's largest military installations. Fort Bragg is home to the XVIII Airborne Corps, U.S. Special Operations Command, and over 63,000 employees, consisting of active duty personnel and civilians. While Fort Bragg alone provides significant employment to the area, it also drives a large ecosystem of ancillary jobs including medical professionals, logistics providers, and other support services throughout the region.

- One of the largest military installations in the world
- ±63,000 employees, including active duty and civilian personnel



63,000+ EMPLOYEES

CREEKSIDE LANDING | LARGE EMPLOYERS

2 SANFORD

19 MINUTES



1,450 EMPLOYEES



1,700 EMPLOYEES



1,000 EMPLOYEES



900 EMPLOYEES



140 EMPLOYEES



100 EMPLOYEES

3 FAYETTEVILLE

20 MINUTES



±7,600 EMPLOYEES



±5,200 EMPLOYEES



±2,300 EMPLOYEES



±2,000 EMPLOYEES

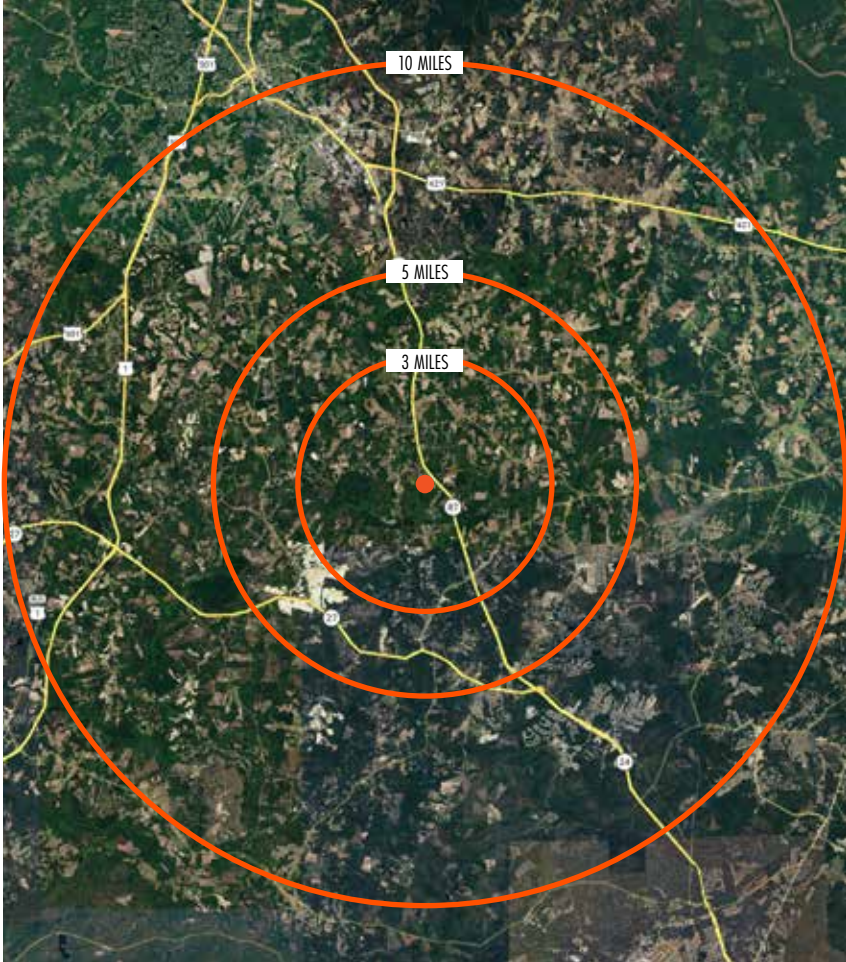


±1,000 EMPLOYEES



±600 EMPLOYEES

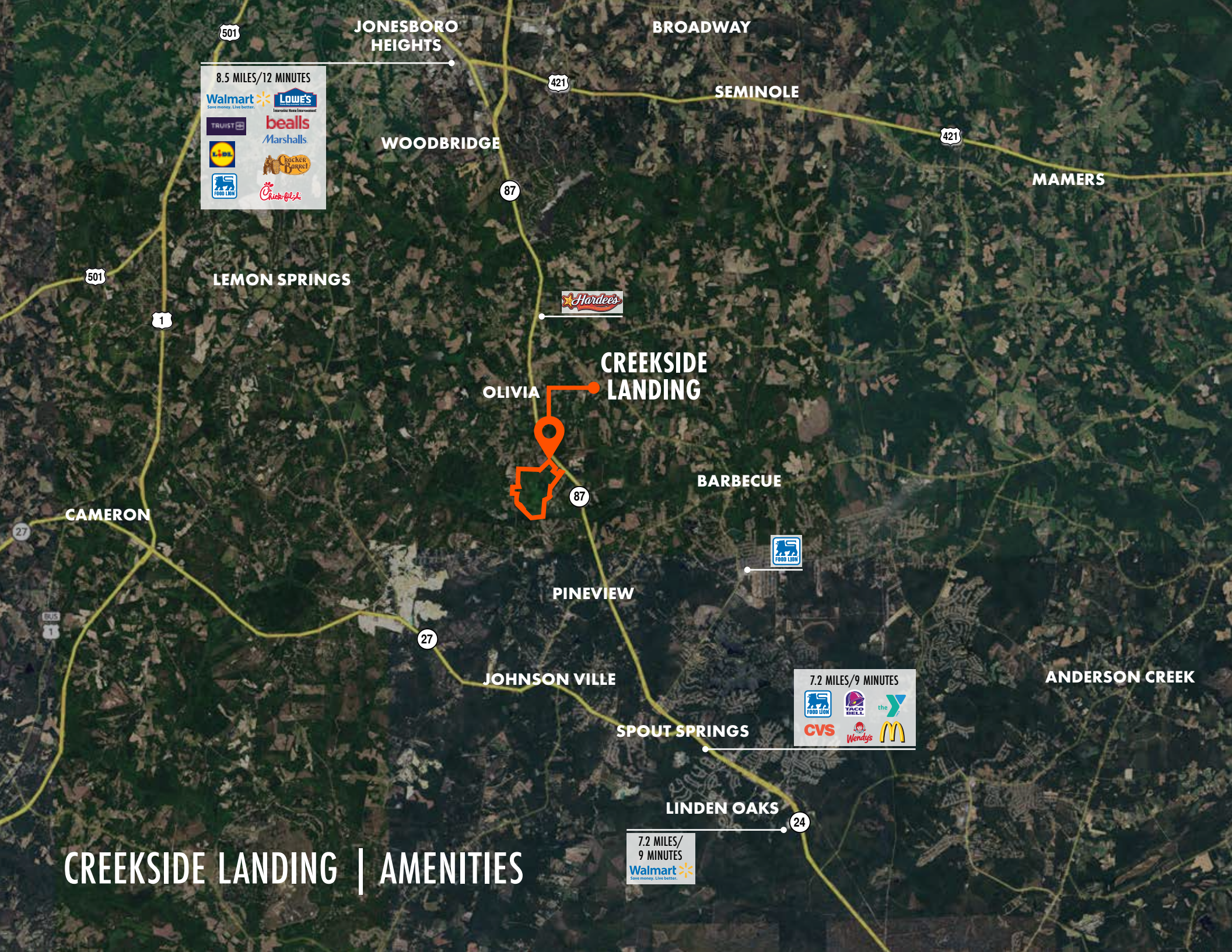
CREEKSIDE LANDING | DEMOGRAPHICS



DEMOGRAPHICS

	3 MILE RADIUS	5 MILE RADIUS	10 MILE RADIUS
ESTIMATED POPULATION 2025	5,733	24,804	94,772
MEDIAN AGE	35.2	37.2	35.6
MEDIAN HOME VALUE 2025	\$252,034	\$246,184	\$257,008
TOTAL EMPLOYEES	277	1,435	17,242
MEDIAN HOUSEHOLD INCOME	\$81,506	\$75,591	\$76,819

SOURCE: REGIS



CREEKSIDE LANDING | AMENITIES

LAND SERVICES

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