



Franklinton: A Thriving Hub at The Crossroads of Opportunity

13.55 +/- Acres | Franklin County, NC | OFFERING MEMORANDUM



ADDRESS

0 NC 56
Franklinton, NC 27525

LOCATION

From I-540 West, take exit 14 to US-1. Travel north for 17 miles. Take the exit for NC-56.

PROPERTY SUMMARY

Discover Franklinton, a growing community strategically located at the northern gateway to The Research Triangle Park. Ideally positioned just off US 1, Franklinton provides effortless access to North Raleigh within a 10-minute drive and the I-440 beltline in under 30 minutes.

This property is in a federally designated *Opportunity Zone*, presenting an excellent opportunity for multi-family, mixed-use, and age-restricted developments with potential tax advantages. With roots as the former site of Burlington Mills Factory, this tract is primed for a new chapter and substantial growth.

Surrounding this parcel are dynamic, approved developments:

- **DRB Project:** 600 residential units with a private school
- **Burlington Park:** 120 townhome units

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