



Paper Lots with 100 Unit Water Allocation in Growing Franklinton NC!

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



ADDRESS

0 Lane Store Road
Franklinton, NC 27525

LOCATION

Head west on I-540W, take exit 14 for Falls of Neuse Road, turn onto US-1 North, travel 10.5 miles and exit onto S Main St / NC 56. Property is located at the corner of NC 56 and Lane Store Road.

PROPERTY SUMMARY

Franklin County is one of North Carolina's fastest-growing regions, and this fully approved residential subdivision is primed to meet the area's expanding demand. Located at the corner of Highway 56 and Land Store Road in Franklinton, this project offers an ideal blend of single-family homes and townhomes, making it an attractive investment opportunity.

The site has been annexed into the town and features access to municipal water and sewer. The seller has secured a fully approved site plan with two phases:

- **Beekman Place:** A 6.78-acre development featuring 50 townhomes (20' x 55' units).
- **Van Cortland Manor:** A 129-unit single-family subdivision on 34.05 acres with 6,000 sqft lots.

Both subdivisions are contiguous, offering ingress/egress along Van Store Road,