



SITE  
8.49 Acres

Sanford Drive

**8.49 Acres - For Sale**

Sanford Drive  
Morganton, NC 28655



118-C W. Union Street  
Morganton, NC 28655  
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# Sanford Dr. - Morganton, NC

## Property Overview

Rare opportunity to own a prime 8.49 acre piece of property located in the heart of Morganton's High Intensity District zoning, suitable for multi-family or retail developments. With easy access to major roads and highways, this property is perfectly positioned for growth in the burgeoning Morganton market. The gently sloping terrain and stunning views make this property a developer's dream, and the High Intensity District zoning allows for a wide variety of uses. Whether you're looking to build multi-family housing, retail space, or a combination of the two, this property offers the flexibility and potential for a highly profitable investment. Don't miss out on this unique opportunity to capitalize on the growth of one of North Carolina's most vibrant and dynamic communities.

### PROPERTY FEATURES

- Rare 8.49 acre property in the heart of Morganton's High Intensity District zoning
- Suitable for multi-family or retail developments
- Easy access to major roads and highways
- Positioned for growth in the burgeoning Morganton market
- Gently sloping terrain and stunning views
- High Intensity District zoning allows for a wide variety of uses
- Offers flexibility and potential for a highly profitable investment
- Capitalize on the growth of one of North Carolina's most vibrant and dynamic communities

### DEMOGRAPHICS (2023)

	1 mile	3 miles	5 miles
Population	3,511	17,238	31,596
Daytime Pop.	576	12,035	17,238
Avg. HH Income	\$69,075	\$71,294	\$74,667

### TRAFFIC COUNTS

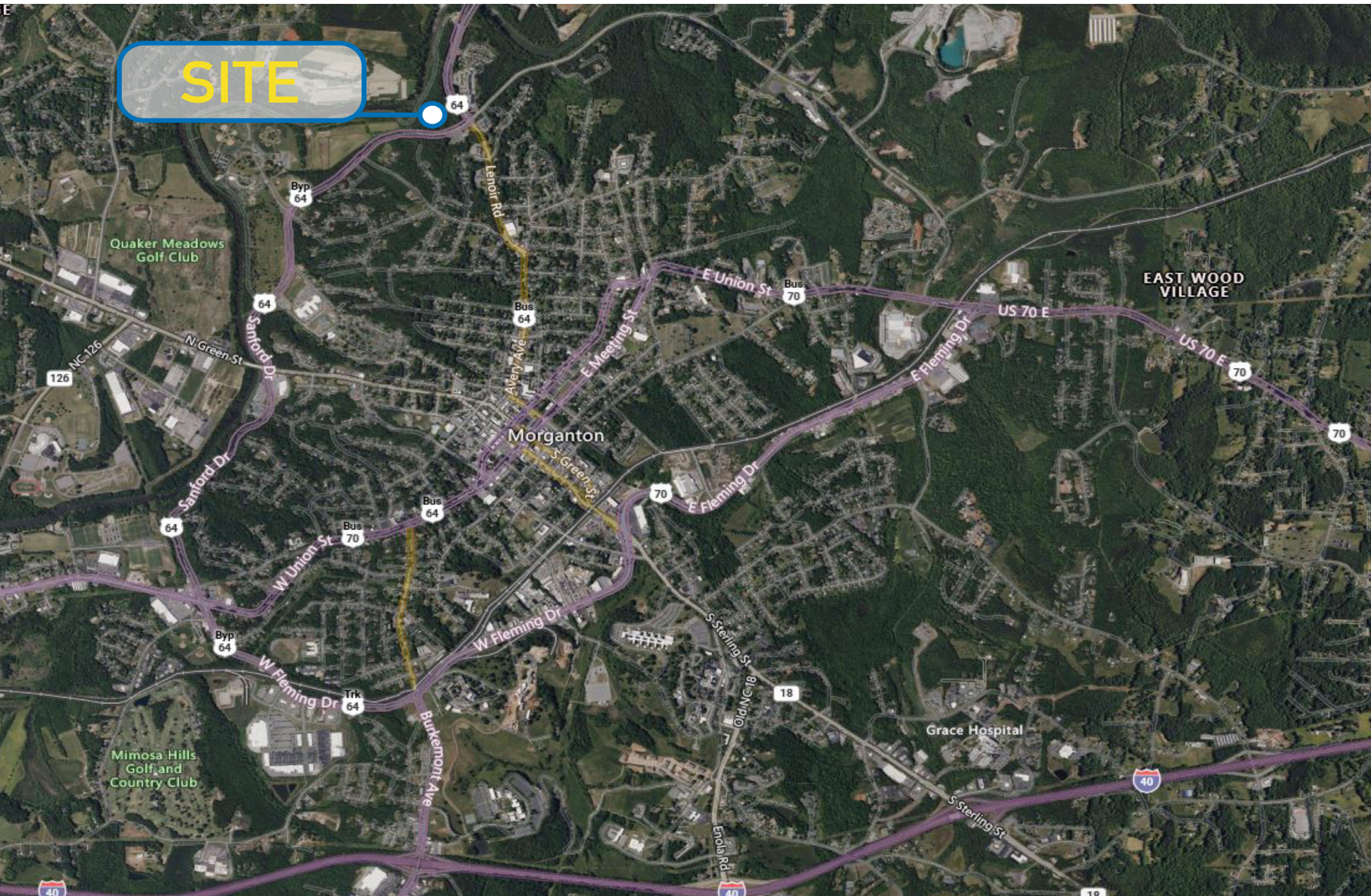
Sanford Drive	10,443 VPD
Lenoir Road	13,297 VPD





# Sanford Drive - Morganton, NC

Aerial





# Sanford Drive, Morganton, NC

## Western Aerial View



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