



MARKETING PACKAGE

Property: 282.61 acres of land (per tax records) located along US Highway 401 and Huntsburg Drive, west of Louisburg, NC. Less than 15 miles from Raleigh city limits.

Parcel ID: Franklin County Parcel ID Numbers 003119 & 003122

Zoning: "R-30" Single Family Residential by Franklin County

Link to Franklin County zoning information:

<https://cms9files.revize.com/franklincountync/Planning%20and%20Inspections/Franklin%20County%20UDO%20Article%205%20Zoning%20Districts%20and%20Standards%202022-01-04.pdf>

Frontage: 900' +/- along US HWY 401 & 2,600' +/- along Huntsburg Lane

Utilities: No public water or sewer available.

Pricing: \$30,000 per acre.

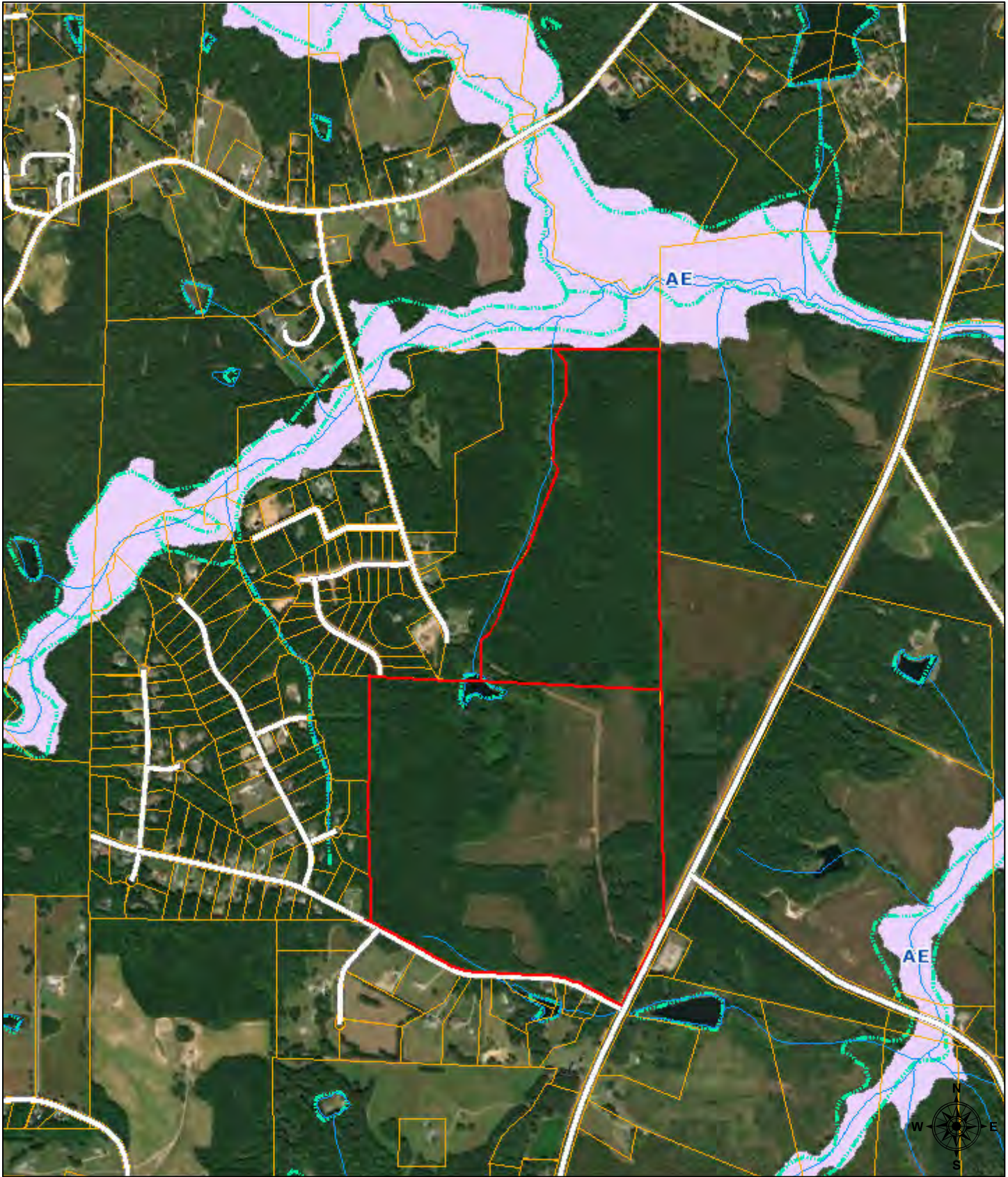
Local New Home Market: Within a five (5) mile radius, new construction asking prices range from \$295,000 to \$1,350,000 (per Triangle MLS).

Intended Use: Residential Development

Broker: B. Carter Kennemur, CCIM
(919) 971-6220 Mobile
carter@bcarterk.com

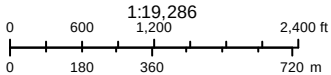
3112 Agecroft Road
Raleigh, North Carolina 27608
(919) 269-6400 Office
(919) 714-0522 Facsimile

MH Freeman Land Company Aerial



March 14, 2025

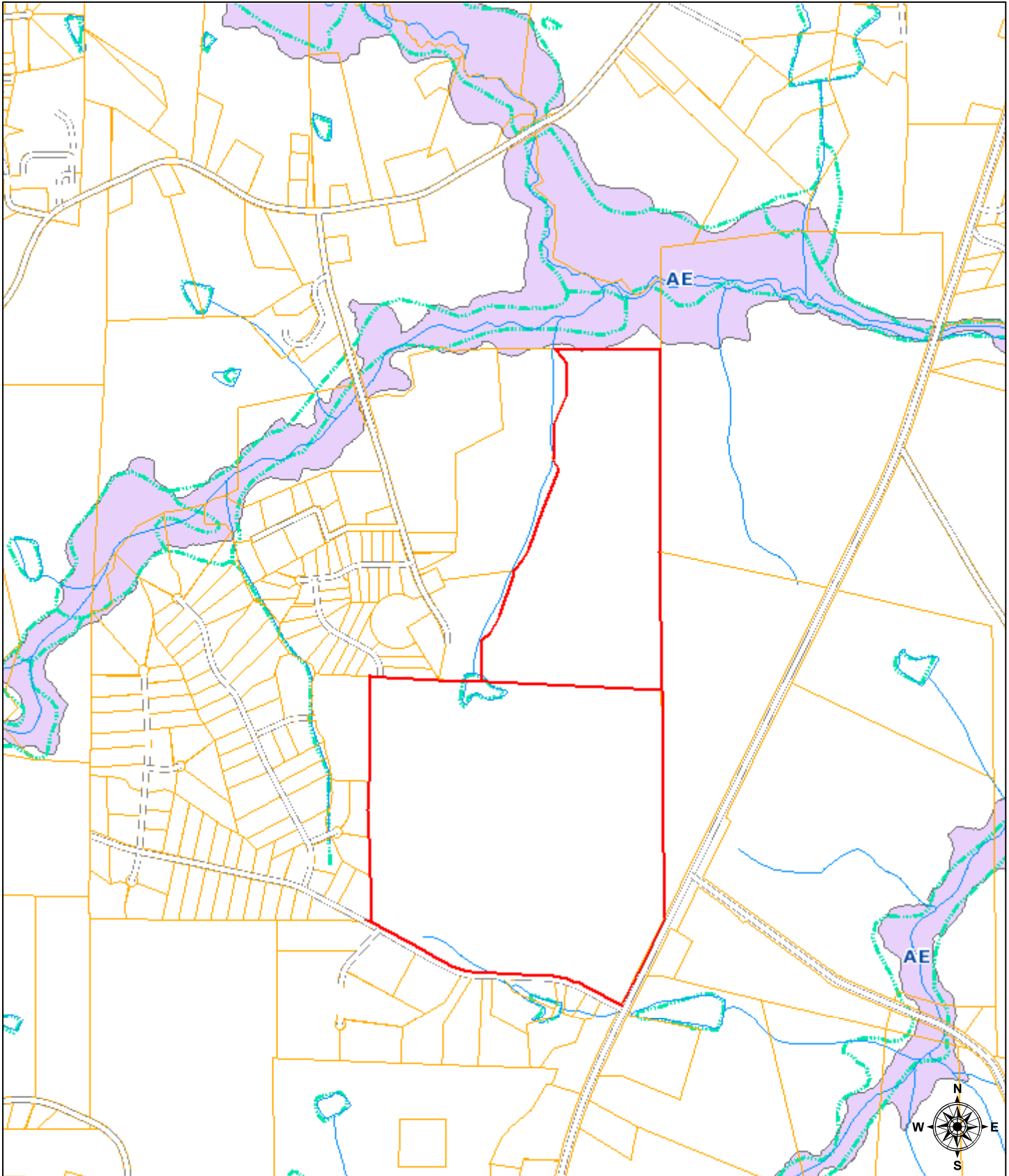
Roads	Flood Zones
Parcels	AE
Streams	AEFW
Wetlands	SHADED X
	County Boundary



WARNING: THIS IS NOT A SURVEY.
This map is prepared for the inventory of real property found within this jurisdiction, and is compiled from recorded deeds, plats, and other public records and data. Users of this map are hereby notified that the aforementioned public primary information sources should be consulted for verification of the information contained on this map. The County and mapping company assume no legal responsibility for the information contained on this map.

Esri, HERE, Garmin, (c) OpenStreetMap contributors, and the GIS user community
Source: Esri, Maxar, Earthstar Geographics, and the GIS User Community

MH Freeman Land Company Tax Map



March 14, 2025

Roads	Flood Zones
Parcels	AE
Contours	AEFW
Streams	SHADED X
Wetlands	County Boundary

0 600 1,200 2,400 ft
0 180 360 720 m

1:19,286

WARNING: THIS IS NOT A SURVEY.
This map is prepared for the inventory of real property found within this jurisdiction, and is compiled from recorded deeds, plats, and other public records and data. Users of this map are hereby notified that the aforementioned public primary information sources should be consulted for verification of the information contained on this map. The County and mapping company assume no legal responsibility for the information contained on this map.

Sources: Esri, HERE, Garmin, USGS, Intermap, INCREMENT P, NRCan, Esri Japan, METI, Esri China (Hong Kong), Esri Korea, Esri (Thailand), NGCC, (c) OpenStreetMap contributors, and the GIS User Community



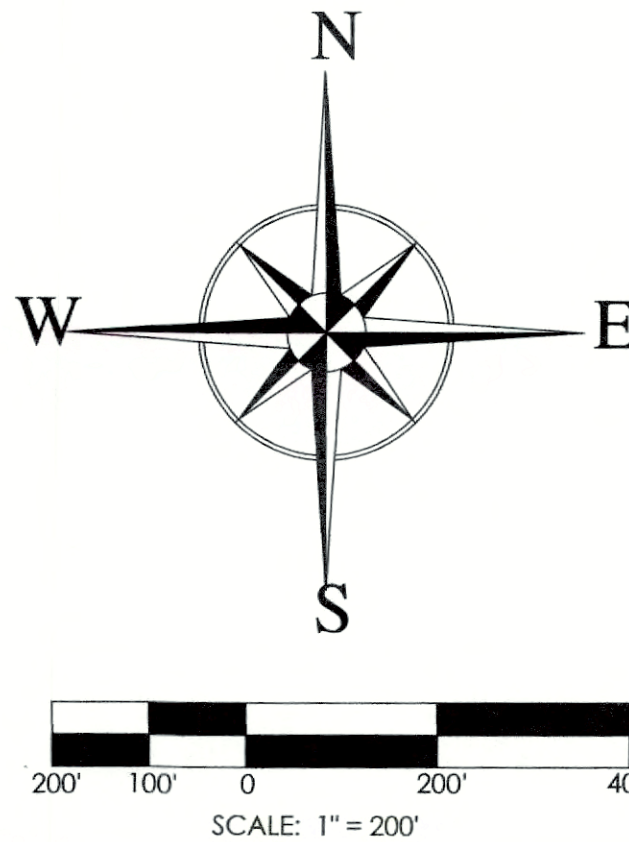
CONCEPT / SKETCH PLAN NOTES

1. BASE FILE ASSEMBLED WITH WAKE COUNTY GIS PARCEL LINES, TOPOGRAPHIC INFORMATION, AND OTHER AVAILABLE RECORD PLANS.
2. ALL PRELIMINARY AND CONCEPTUAL DESIGN SKETCHES ARE SUBJECT TO FIELD VERIFICATION OF ITEMS INCLUDING BUT NOT LIMITED TO BOUNDARY SURVEY, TOPOGRAPHIC SURVEY, EXISTING UTILITIES, REGULATED STREAM BUFFERS, WETLANDS, FLOODPLAIN DELINEATIONS, SOIL CONDITIONS (SEPTIC SOILS), SPECIMEN TREE LOCATIONS AND RIGHT-OF-WAY DEDICATION. THESE ITEMS ARE VERIFIED DURING FUTURE DESIGN DEVELOPMENT PHASE OF THE PROJECT.
3. ALL AREA CALCULATIONS ARE PRELIMINARY AND WILL BE ADJUSTED WITH ACTUAL BOUNDARY SURVEY.

PRELIMINARY SKETCH PLAN "A"

30,000 S.F. MINIMUM LOT SIZE

187 LOTS



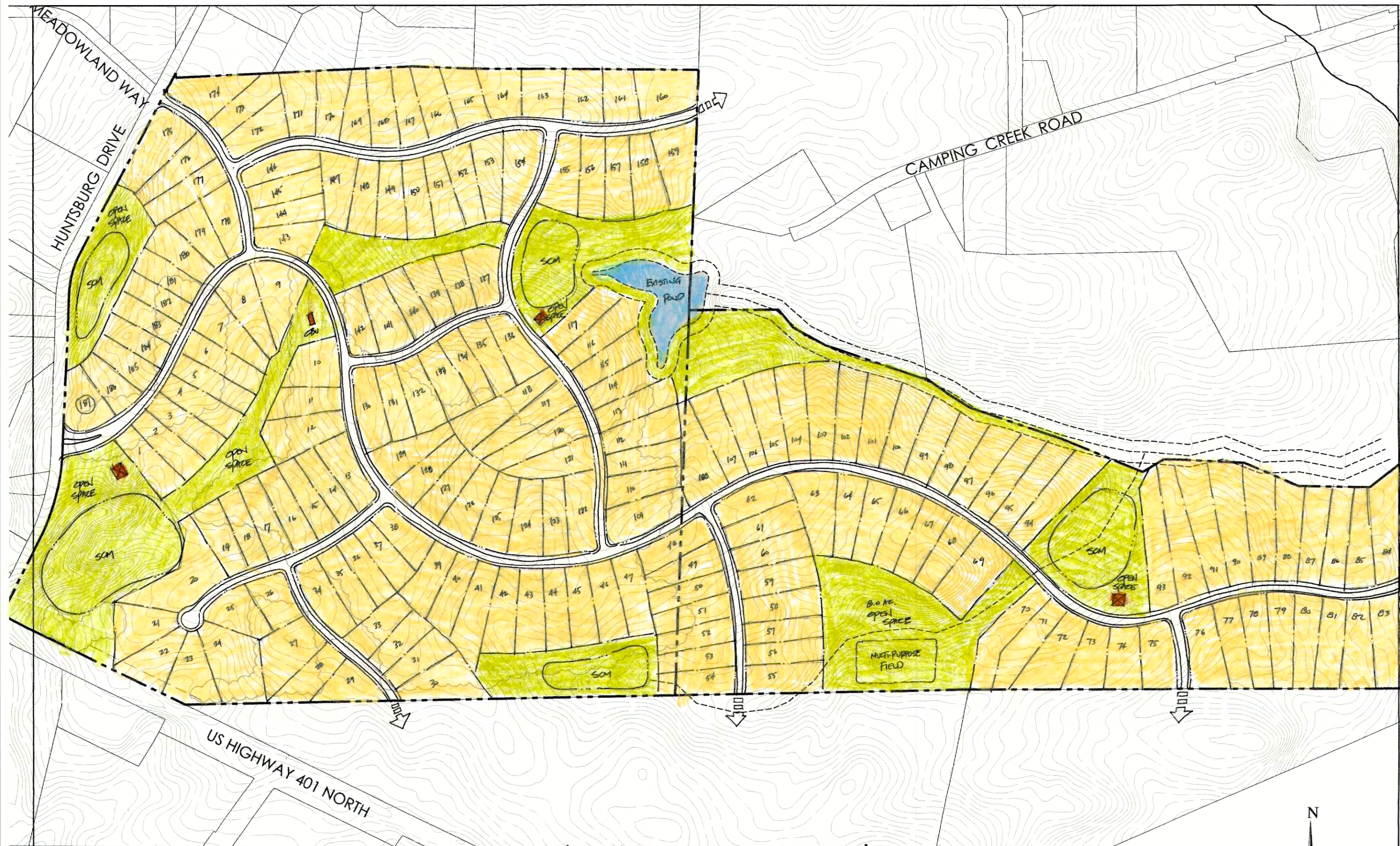
2022-KX-XX
PRELIMINARY
NOT FOR
CONSTRUCTION

REVISIONS:

NO.	DESCRIPTION

PRELIMINARY SKETCH PLAN
FREEMAN PROPERTY
HIGHWAY 401 AND HUNTSBURG ROAD
FRANKLIN COUNTY, NC

SCALE:
1"=200'
DRAWN BY:
TMT
PROJECT #
23089
DATE:
05/2023
SHEET
C-1
OF 1

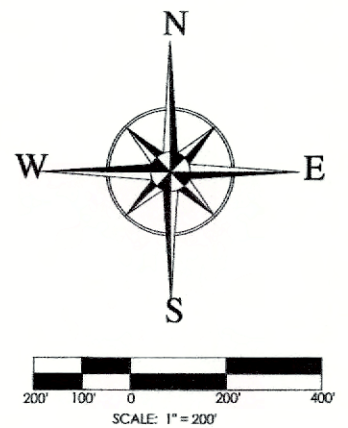


CONCEPT / SKETCH PLAN NOTES

1. BASE FILE ASSEMBLED WITH WAKE COUNTY GIS PARCEL LINES, TOPOGRAPHIC INFORMATION, AND OTHER AVAILABLE RECORD PLANS.
2. ALL PRELIMINARY AND CONCEPTUAL DESIGN SKETCHES ARE SUBJECT TO FIELD VERIFICATION OF ITEMS INCLUDING BUT NOT LIMITED TO BOUNDARY SURVEY, TOPOGRAPHIC SURVEY, EXISTING UTILITIES, REGULATED STREAM BUFFERS, WETLANDS, FLOODPLAIN DELINEATIONS, SOIL CONDITIONS (SEPTIC SOILS), SPECIMEN TREE LOCATIONS AND RIGHT-OF-WAY DEDICATIONS. THESE ITEMS ARE VERIFIED DURING FUTURE DESIGN DEVELOPMENT PHASE OF THE PROJECT.
3. ALL AREA CALCULATIONS ARE PRELIMINARY AND WILL BE ADJUSTED WITH ACTUAL BOUNDARY SURVEY.

PRELIMINARY SKETCH PLAN "A"
30,000 S.F. MINIMUM LOT SIZE 107 LOTS

1 CONCEPT PLAN
C-1 SCALE: 1"=200'



REVISIONS:



2022-XX-XX
PRELIMINARY
NOT FOR
CONSTRUCTION

PRELIMINARY SKETCH PLAN
FREEMAN PROPERTY
HIGHWAY 401 AND HUNTSBURG ROAD
FRANKLIN COUNTY, NC

SCALE:
1"=200'
DRAWN BY:
TMT
PROJECT #
23089
DATE:
05/2023
SHEET
C-1
OF 1

Photograph Addendum

Owner	MH Freeman Land Company				
Property Address	Us 401 Hwy				
City	Louisburg	County		State	NC Zip Code
Lender/Client					



Photograph Addendum

Owner	MH Freeman Land Company				
Property Address	Us 401 Hwy				
City	Louisburg	County		State	NC Zip Code
Lender/Client					



Photograph Addendum

Owner	MH Freeman Land Company				
Property Address	Us 401 Hwy				
City	Louisburg	County		State	NC Zip Code
Lender/Client					



Commute Profile

27549, Louisburg, North Carolina (5 miles)
27549, Louisburg, North Carolina
Ring of 5 miles

Prepared by Esri
Latitude: 36.03939
Longitude: -78.35276

COMMUTE PROFILE

27549, Louisburg, North Carolina
Ring of 5 miles
This infographic provides information about how population age 16+ travels to work. This data comes from the American Community Survey (ACS) from the US Census Bureau. Read an in-depth analysis on the [ACS documentation page](#).

WORKERS



6,013

ACS Workers Age 16+



83.1%

Drove Alone to Work

TRANSPORTATION TO WORK



0.3%

Took Public Transportation



11.0%

Carpooled



0.0%

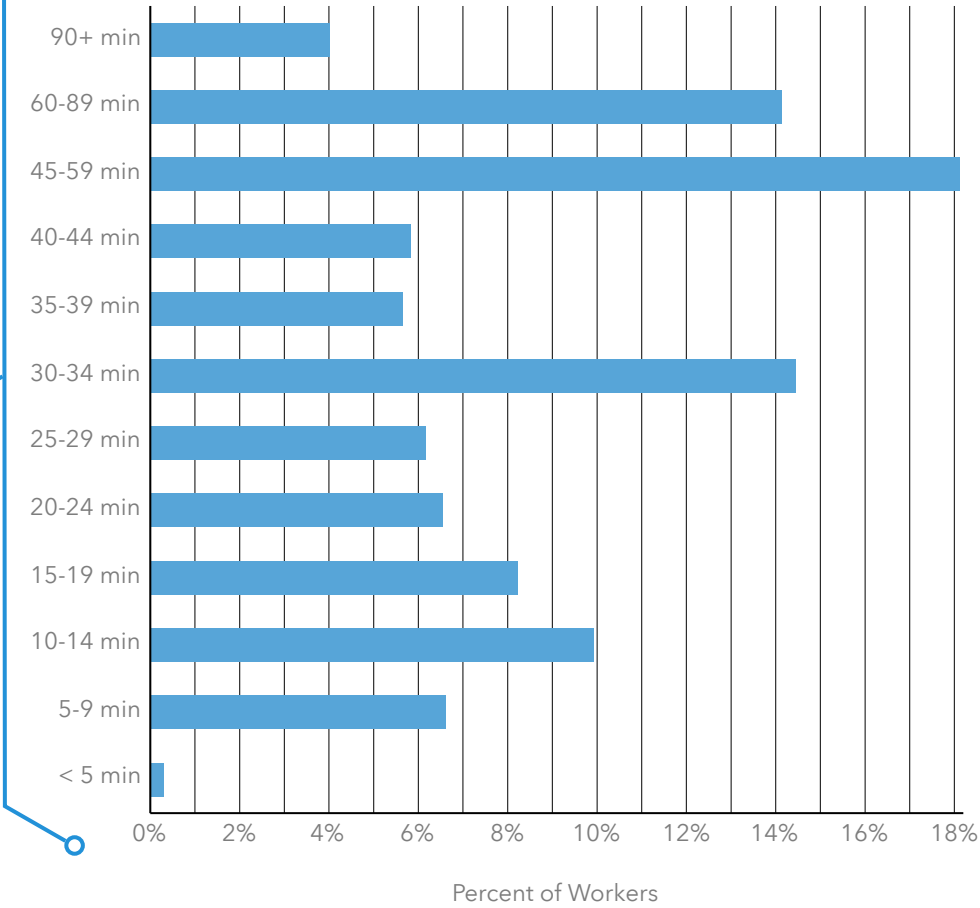
Walked to Work



0.0%

Bike to Work

TRAVEL TIME TO WORK



Source: This infographic contains data provided by ACS (2018-2022).

Commute Profile

27549, Louisburg, North Carolina (10 miles)
27549, Louisburg, North Carolina
Ring of 10 miles

Prepared by Esri
Latitude: 36.03939
Longitude: -78.35276

COMMUTE PROFILE

27549, Louisburg, North Carolina
Ring of 10 miles
This infographic provides information about how population age 16+ travels to work. This data comes from the American Community Survey (ACS) from the US Census Bureau. Read an in-depth analysis on the [ACS documentation page](#).

WORKERS



38,158

ACS Workers Age 16+



77.6%

Drove Alone to Work

TRANSPORTATION TO WORK



0.1%

Took Public Transportation



7.3%

Carpooled



0.6%

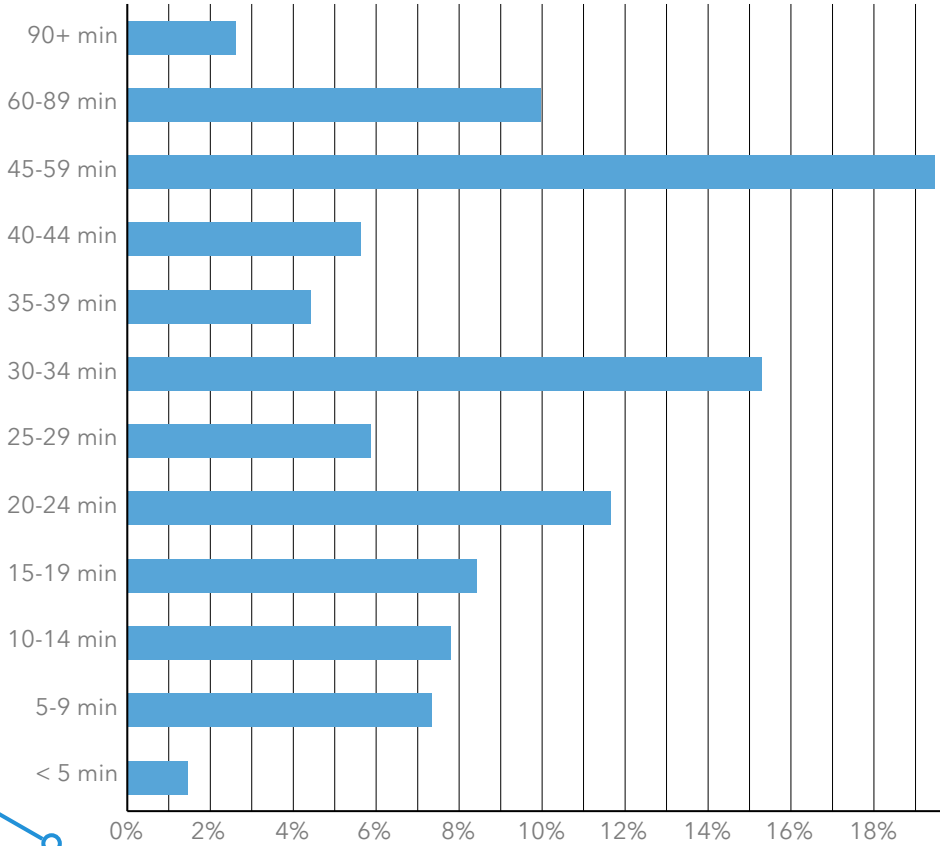
Walked to Work



0.1%

Bike to Work

TRAVEL TIME TO WORK



Percent of Workers

Source: This infographic contains data provided by ACS (2018-2022).

Source: This infographic contains data provided by ACS (2018-2022).

Commute Profile

27549, Louisburg, North Carolina (15 miles)
27549, Louisburg, North Carolina
Ring of 15 miles

Prepared by Esri
Latitude: 36.03939
Longitude: -78.35276

COMMUTE PROFILE

27549, Louisburg, North Carolina
Ring of 15 miles
This infographic provides information about how population age 16+ travels to work. This data comes from the American Community Survey (ACS) from the US Census Bureau. Read an in-depth analysis on the [ACS documentation page](#).

WORKERS



104,176

ACS Workers Age 16+



73.0%

Drove Alone to Work

TRANSPORTATION TO WORK



0.1%

Took Public Transportation



7.0%

Carpooled



0.4%

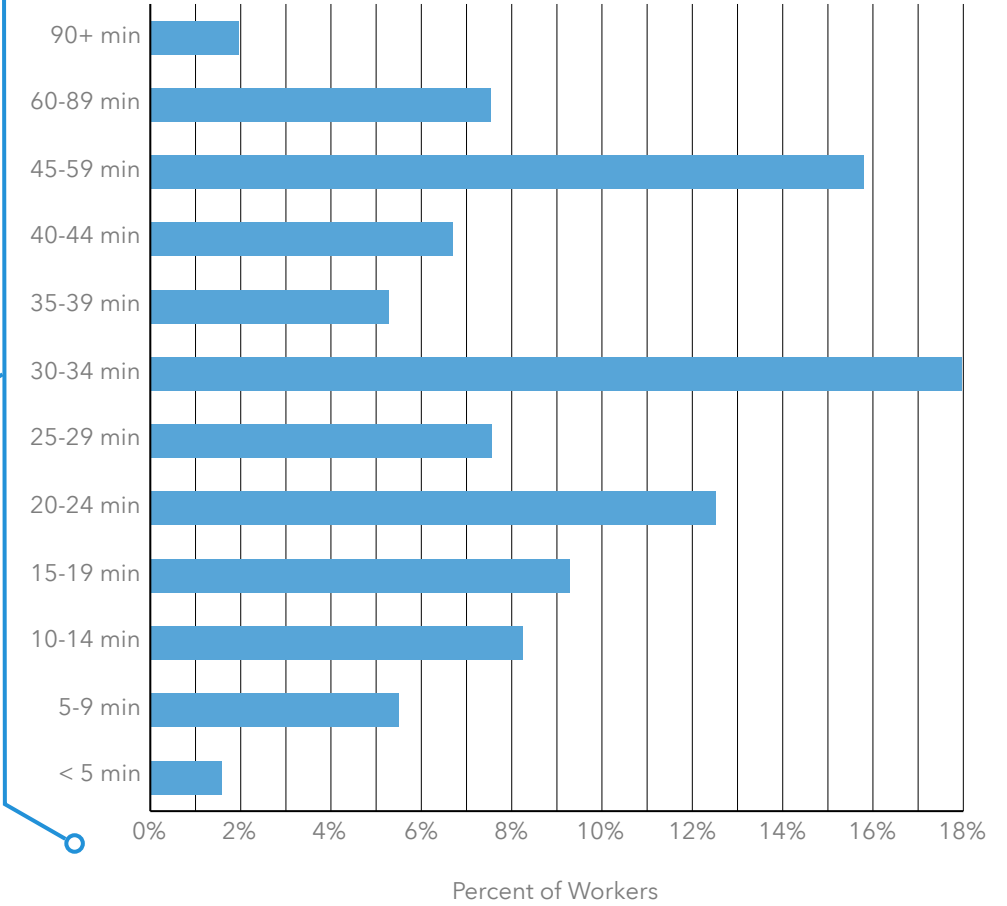
Walked to Work



0.1%

Bike to Work

TRAVEL TIME TO WORK



Source: This infographic contains data provided by ACS (2018-2022).

DISTRICT	MINIMUM LOT SIZE		MINIMUM YARD REGULATIONS ³			Maximum Structure Height (feet) ⁴
	Area (square feet) or Maximum Density (dwelling units per acre)	Frontage (feet)	Front (Street) Setback (feet)	Side Setback (feet) ⁵	Rear Setback (feet)	
Nonresidential	80,000	150	30	30	50	35
R-30 with well and septic system						
Single Family Residential, Manufactured Home, Family Care Home	30,000	90	30	10	25	35
Nonresidential	40,000	150	30	30	50	35
R-30 with noncommunity water and septic system						
Single Family, Manufactured Home, Family Care Home	20,000	90	30	10	25	35
Nonresidential	40,000	150	30	30	50	35
R-30 with noncommunity water and public sewer						
Single Family, Manufactured Home, Family Care Home	15,000	90	30	10	25	35
Nonresidential	40,00	150	30	30	50	35