

Lakefarms

E. Jewett Ave. & Baptist Church Rd., Bunn, NC



Mixed Cluster Development

Presenting a prime mixed-use development opportunity featuring 15 townhome lots and 55 single-family lots located on Jewett Street, Bunn, NC. This subdivision has been approved by the City of Bunn with annexation and zoning complete. Final entitlements will be completed within 60 days, making this a ready-to-build project with strong potential for immediate development and profitability.

Project Highlights:

- ✓ **70 Total Lots** – 15 townhomes + 57 single-family lots
- ✓ **No Sewer & Water Allotment Restriction** – All water and sewer permits will be issued for all lots. No limit on allocations.
- ✓ **Flexible Build Options** – Option to redesign townhomes into 7 single-family lots.
- ✓ **Scalable Development** – Project designed to allow development in 1 - 3 phases.

Lot Specifications:

- **Lot Dimensions:** Minimum 60 ft. width x 170 ft. depth
- **Impervious Surface Allowance:** 3,500 sq. ft. per lot
- **Townhome Width:** 20 ft. **Single Family Width:** 60 ft. Minimum
- **Single-Family Lot Sizes:** 10,000 to 27,000 sq. ft.

Parcel Details:

- **Total Acreage:** 25.36 acres

This project offers a streamlined path to construction with city utilities secured and no delays for water or sewer allotments. The flexibility in design and lot configuration makes it an attractive opportunity for builders looking for a profitable and turnkey development.



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