

Development Opportunity

Stem North Carolina



Net 45.064 Acres Available

JULIE WRIGHT
LAND COMPANY

10931 Strickland Road Suite 111
Raleigh, NC 27615
(919) 847-5731

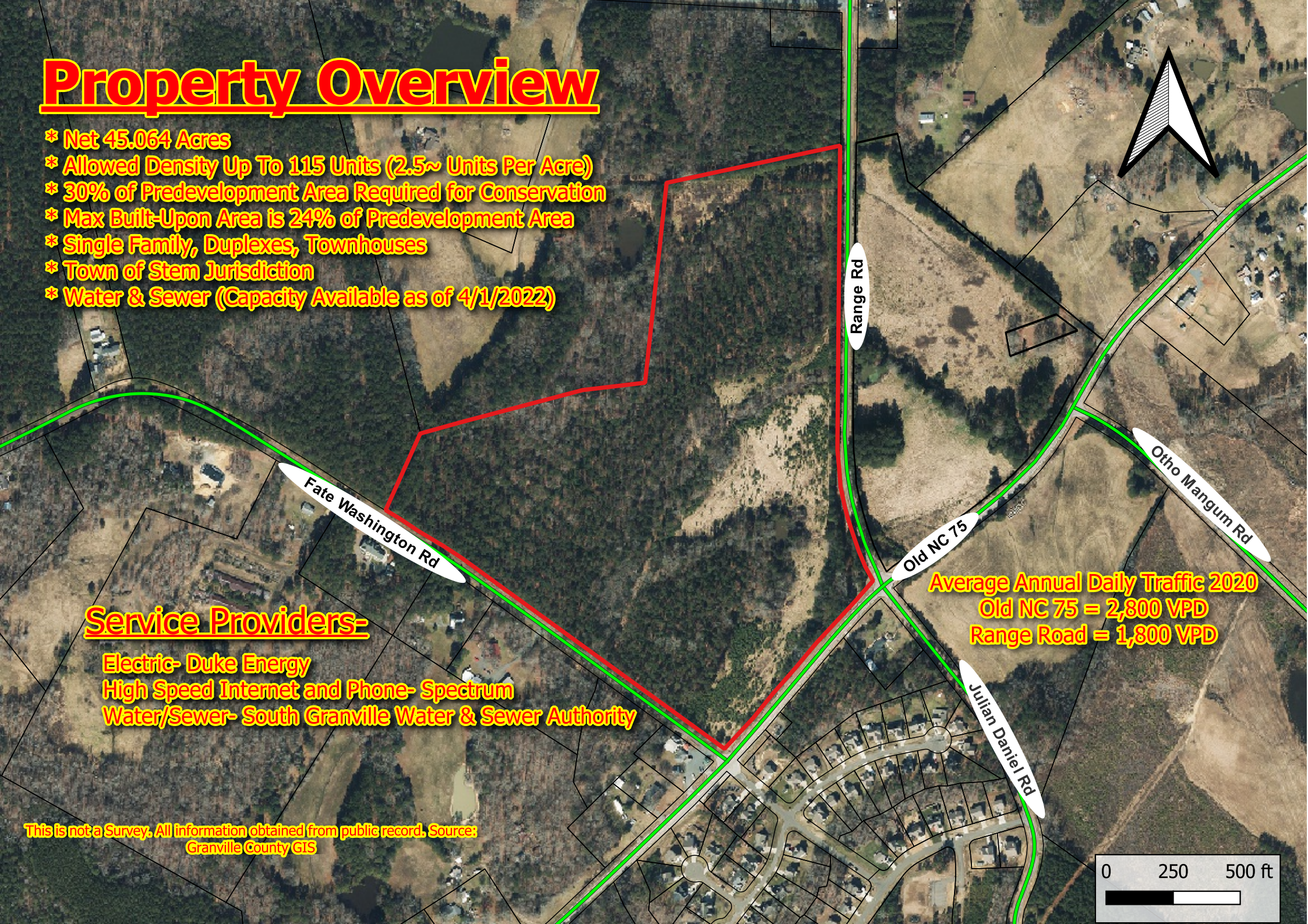
Property Overview

- * Net 45.064 Acres
- * Allowed Density Up To 115 Units (2.5~ Units Per Acre)
- * 30% of Predevelopment Area Required for Conservation
- * Max Built-Upon Area is 24% of Predevelopment Area
- * Single Family, Duplexes, Townhouses
- * Town of Stem Jurisdiction
- * Water & Sewer (Capacity Available as of 4/1/2022)

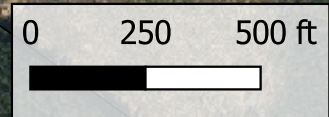
Service Providers-

Electric- Duke Energy
High Speed Internet and Phone- Spectrum
Water/Sewer- South Granville Water & Sewer Authority

This is not a Survey. All information obtained from public record. Source:
Granville County GIS

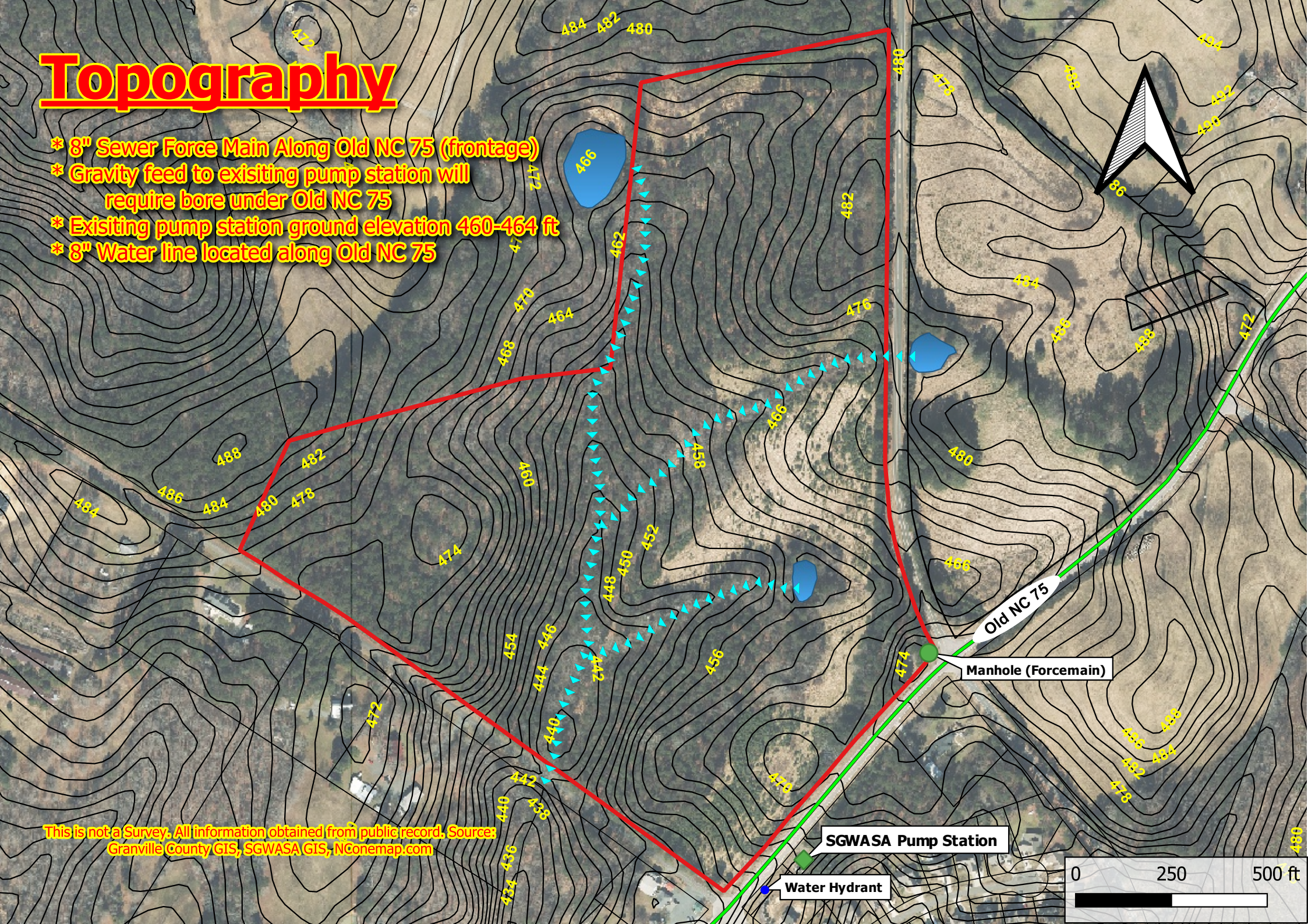


Average Annual Daily Traffic 2020
Old NC 75 = 2,800 VPD
Range Road = 1,800 VPD



Topography

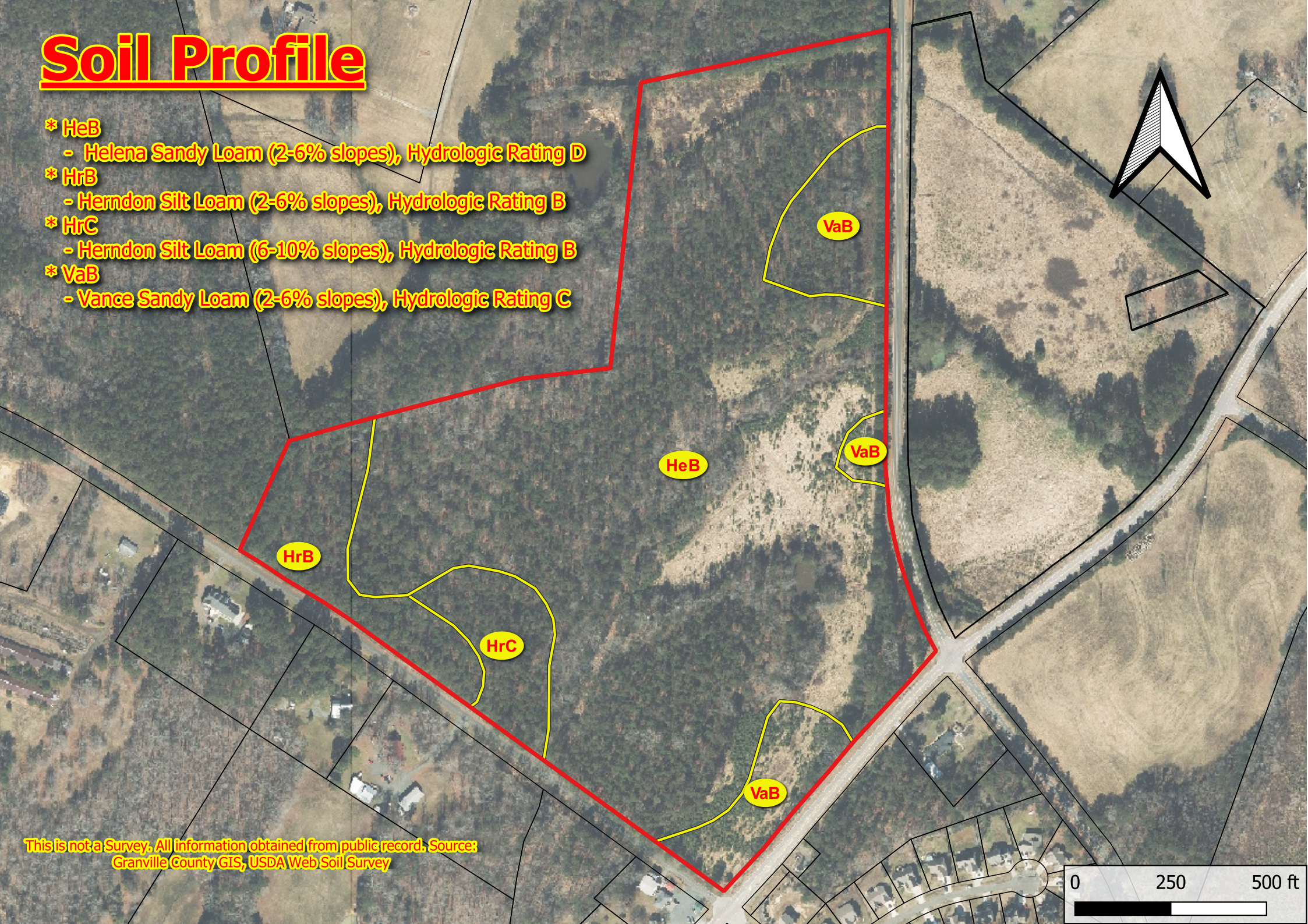
- * 8" Sewer Force Main Along Old NC 75 (frontage)
- * Gravity feed to existing pump station will require bore under Old NC 75
- * Existing pump station ground elevation 460-464 ft
- * 8" Water line located along Old NC 75



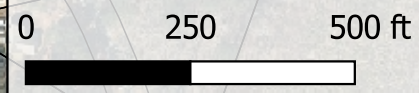
This is not a Survey. All information obtained from public record. Source: Granville County GIS, SGWASA GIS, NConemap.com

Soil Profile

- * HeB
 - Helena Sandy Loam (2-6% slopes), Hydrologic Rating D
- * HrB
 - Herndon Silt Loam (2-6% slopes), Hydrologic Rating B
- * HrC
 - Herndon Silt Loam (6-10% slopes), Hydrologic Rating B
- * VaB
 - Vance Sandy Loam (2-6% slopes), Hydrologic Rating C



This is not a Survey. All information obtained from public record. Source:
Granville County GIS, USDA Web Soil Survey

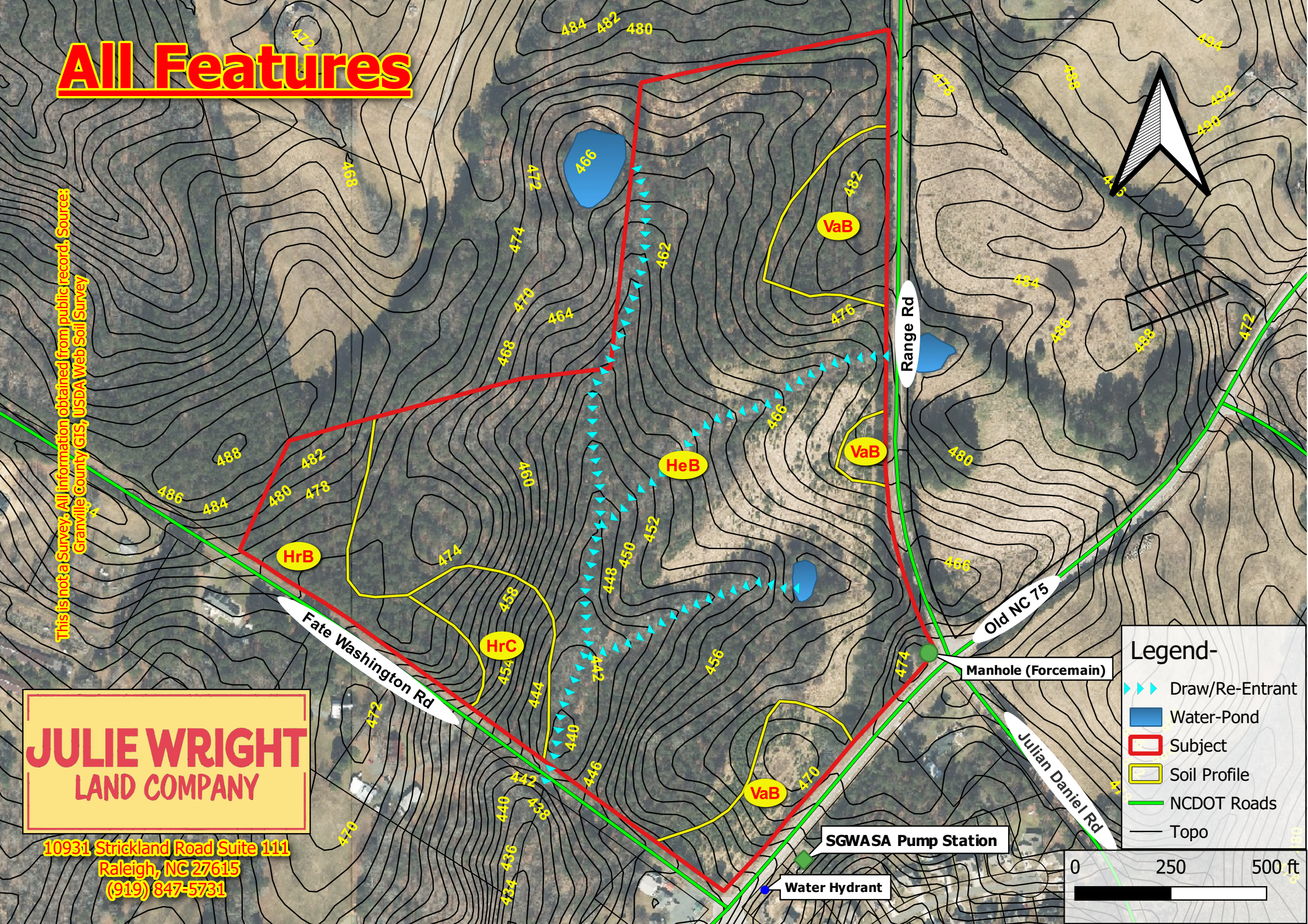


All Features

This is not a Survey. All information obtained from public record. Sources:
Granville County GIS, USDA Web Soil Survey

**JULIE WRIGHT
LAND COMPANY**

10931 Strickland Road Suite 111
Raleigh, NC 27615
(919) 847-5731



Legend-

- Draw/Re-Entrant
- Water-Pond
- Subject
- Soil Profile
- NCDOT Roads
- Topo

0 250 500 ft

Tar River Land Conservation

**Roberts Chapel
Conservation Area**

BEAUTIFUL HIKING TRAILS

**Ledge Creek Forest
Conservation Area**

See TarRiver.org for more details!

