



PASSPORT TO SANFORD

**2023
EDITION**

Top Sanford **BARS,
WINERIES, &
BREWERIES**

Hot neighborhoods
IN THE NEWS

MORTGAGE PAYMENT
CALCULATOR

**SPORTS AND
EVENT VENUES**

School
RANKINGS

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SR

THE SHERRY RIANO TEAM
AT FIRST HERITAGE MORTGAGE



**FIRST
HERITAGE**
MORTGAGE

PASSPORT to SANFORD

This comprehensive guide is designed to ease the anxieties often accompanying a move to a new location. Our objective is to furnish you with a comprehensive resource on crucial services and familiarize you with the Sanford, North Carolina area. We appreciate your choice to trust The Sherry Riano Team.

RANKED AS ONE OF THE BEST PLACES TO LIVE IN NORTH CAROLINA

Introduction to Sanford

Sanford, North Carolina is a vibrant and growing city located in the central part of the state. With a population of approximately 29,000 people, Sanford is a thriving community known for its rich cultural heritage, strong sense of community, and growing economy. The city is home to a number of historic sites and museums, as well as a growing high-tech industry and a variety of sports and recreational opportunities. Whether you're a resident or a visitor, Sanford offers a unique blend of history, culture, and modern amenities that make it a great place to live, work, and play.

Passport Professionals

Our presence in the market has allowed us to connect with a diverse range of reputable professionals and businesses. This directory serves to familiarize you with Sanford and its surrounding areas. As a token of our gratitude for choosing The Sherry Riano Team, you will receive money-saving discounts in the mail following your initial application process. Whenever you need it, you can request a copy of our directory of professional services partners.

Sanford Entertainment

Let us guide you to the latest arts, local fare, fine and casual dining, shopping, history, and more. Checkout our Facebook page for a guide to what is happening in and around the Sanford area.



PASSPORT to SANFORD

General Data

According to city data from 2021, Sanford, North Carolina has a population of approximately 29,000 residents. The population has seen a steady increase in recent years, reflecting the city's growing economy and attractive quality of life. The demographic breakdown of the population shows that 51% of residents are female, while 49% are male. The age distribution indicates that 22% of residents are aged 0-17, 63% fall between 18-64, and the remaining 15% are 65 or older. The median household income in Sanford stands at \$49,000, which is lower than the national average but still provides residents with access to a range of amenities and opportunities. With its rich cultural heritage, growing economy, and friendly community, Sanford is a great place to call home.

Weather

The weather in Sanford, North Carolina is characterized by hot summers and mild winters. The average temperature in Sanford is 63°F, with temperatures ranging from the high 80s in the summer to the low 40s in the winter. The city experiences occasional thunderstorms and rain throughout the year, with the highest rainfall occurring in the summer months. Despite the warm temperatures, Sanford is known for its comfortable and mild climate, making it an ideal place for outdoor activities and recreation. Whether you enjoy hiking, golfing, or simply relaxing in the sun, Sanford offers a variety of opportunities to enjoy the great outdoors.

Schools

Sanford, North Carolina is home to a number of high-quality schools that serve the educational needs of local students. The city is part of the Lee County School District, which is committed to providing students with a well-rounded education that prepares them for success in college and beyond. There are a number of elementary, middle, and high schools in the area, as well as a number of private schools and charter schools. In addition, Sanford is home to Central Carolina Community College, which offers a variety of programs and courses to local residents. With its strong commitment to education and its variety of educational opportunities, Sanford is a great place to raise a family and ensure that children receive a high-quality education.

AWARD-WINNING SCHOOLS: SEVERAL SCHOOLS IN SANFORD HAVE RECEIVED AWARDS AND RECOGNITION FOR THEIR ACADEMIC ACHIEVEMENTS AND PROGRAMS.



PASSPORT to SANFORD

Utilities

The Sanford area is serviced by several major utility providers, including electric, gas, water, internet, and trash. Here is some information and contact information for some of the major providers in the area:

Electricity:

- Duke Energy Progress: 1-800-452-2777

Gas:

- Piedmont Natural Gas: 1-800-752-7504

Water:

- City of Sanford Water Department: 919-775-8224

Internet:

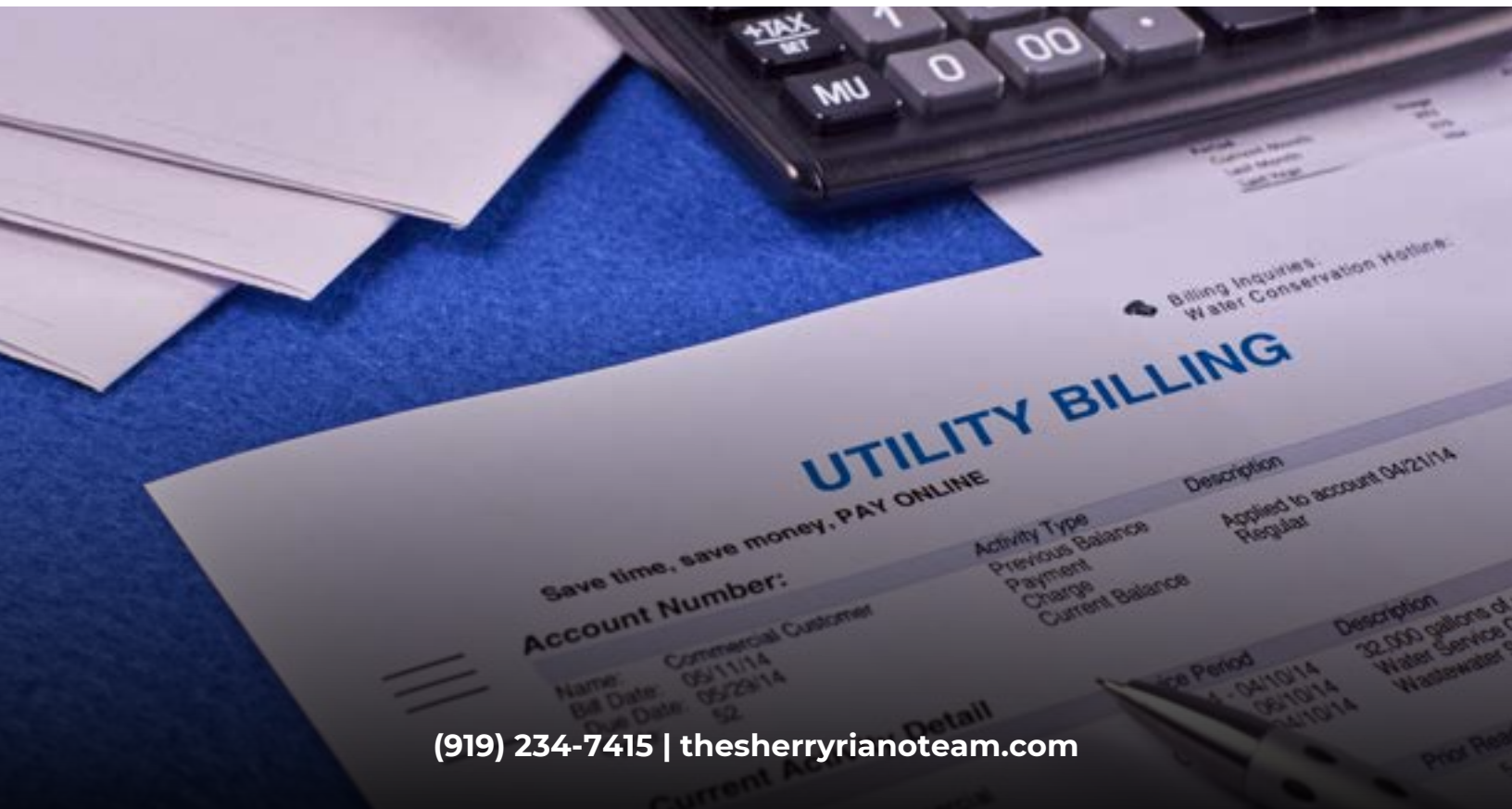
- Time Warner Cable: 888-TWCABLE
- AT&T: 800-288-2020

Trash/Waster:

- Waste Industries: 919-774-4545



It's important to note that the specific utility providers available to you may depend on your location within the Triangle area. You can check with your local government or contact the providers directly to confirm which services are available in your area.



PASSPORT to SANFORD

General Information

Driver's License and Auto Registration:

For a list of DMV office locations and general information visit www.ncdot.gov/dmv

Voters Registration:

To register to vote and other information visit www.ncsbe.gov

Postal Services:

For change of address information please visit [The Official USPS Change of Address Form](#)

Medical Facilities

The Sanford area of North Carolina is home to several top-rated medical facilities and hospitals. Here is a list of some of the most well-regarded medical institutions in the area:

- [Central Carolina Hospital](#) | Sanford | 919-775-5151
- [FirstHealth Moore Regional Hospital](#) | Pinehurst | 910-715-4000
- [Central Carolina Rehabilitation Center](#) | Sanford | 919-774-9000
- [Central Carolina Surgery Center](#) | Sanford | 919-777-1711
- [Sanford Urgent Care](#) | Sanford | 919-777-7800
- [Lee Regional Physical Therapy](#) | Sanford | 919-708-4200



This list is not exhaustive, and there are many other quality medical facilities and hospitals in the Sanford and surrounding area. It's always a good idea to check with your insurance provider and do some research to determine the best healthcare options for your specific needs.



PASSPORT to SANFORD

Popular Neighborhoods

Sanford, North Carolina is a city that boasts a diverse range of neighborhoods, each with its own unique character and attractions. From historic downtown areas and prestigious gated communities, to quiet residential neighborhoods and growing suburban areas, Sanford has something to offer for everyone. Whether you're looking for a peaceful and serene setting, or a bustling and lively community, you're sure to find a neighborhood in Sanford that fits your needs and lifestyle. Each neighborhood offers its own unique mix of homes, shops, restaurants, parks, and other amenities, making it easy to find the perfect place to live, work, and play. Whether you're a lifelong resident or new to the area, Sanford is a city that offers a variety of vibrant and welcoming communities to choose from.

Downtown Sanford:

Located in the heart of the city, this historic neighborhood is known for its beautiful architecture and rich cultural heritage. The area is home to a number of restaurants, shops, and cultural attractions, as well as a lively downtown business district.

Carolina Trace:

A prestigious gated community located just outside of Sanford, this neighborhood is known for its beautiful homes, pristine golf course, and scenic lakes. The area is perfect for those looking for a peaceful and serene setting, with easy access to the city's amenities and attractions.

West Sanford:

A growing residential area located in the western part of the city, this neighborhood is known for its affordable housing options and friendly community. The area is home to a number of parks, schools, and shopping centers, making it a convenient and accessible place to live.

Jonesboro Heights:

A historic neighborhood located in the southern part of the city, this area is known for its charming homes and tree-lined streets. The area is close to downtown Sanford and offers easy access to the city's shopping, dining, and entertainment options.

Mclver Park:

A quiet residential neighborhood located in the eastern part of the city, this area is known for its spacious homes and well-manicured yards. The area is close to local parks and recreational facilities, making it a great choice for families and outdoor enthusiasts.



We hope this list provides a good starting point for those interested in exploring the various neighborhoods of Sanford, North Carolina. Each neighborhood offers its own unique character and attractions, and is worth considering based on your individual needs and preferences.

RANKED IN THE TOP 1% OF LENDERS IN THE COUNTRY



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 Company NMLS ID #86548 | Cary Branch NMLS ID #1872098 | (www.nmlsconsumeraccess.org)

SEATING CHARTS

The Sanford area is home to several amphitheaters, sports arenas, and concert venues. Here is a list of some of the most well-known facilities in the area, along with their name, address, and a brief description:



Temple Theater:

120 Carthage St, Sanford, NC 27330

Phone: 919-774-4155

For tickets and events: www.templetheatre.com

This restored 1920s theater is located in the heart of downtown Sanford & is a popular venue for concerts, plays, and other cultural events.



Depot Park:

106 Charlotte Ave, Sanford, NC 27330

Phone: (919) 718-4659

For tickets and events: www.sanfordnc.net/697/Depot-Park

Depot Park is a beautiful park located in downtown Sanford. The park features walking trails, picnic areas, a playground, and a historic depot building that serves as a museum and event space.



Carolina Trace Country Club:

500 Carolina Trace Rd, Sanford, NC 27330

Phone: 919-499-3040

For tickets and events: www.carolinatrace.com

This prestigious golf & country club features a beautiful ballroom that is available for events, including weddings, & other special occasions.



Dennis A. Wicker Civic Center

1801 Nash St, Sanford, NC 27330

Phone: (919) 776-0345

For tickets and events: www.dawcc.com

For dazzling events, impressive business meetings and unforgettable gatherings, the Dennis A. Wicker Civic & Conference Center is great!



YOUR MORTGAGE MATCHMAKERS

Whether you are a first-time homebuyer, looking to refinance, purchase a second home or investment property, The Sherry Riano Team at First Heritage Mortgage has the expertise and resources to help you navigate the mortgage process and find the loan that best fits your financial goals and needs. They offer a wide range of loan products, including conventional, FHA, VA, USDA, and Jumbo loans, as well as specialized programs for self-employed borrowers, veterans, and those with less-than-perfect credit.

Led by Sherry Riano, a seasoned industry veteran with over 25 years of experience, her team specializes in providing customized mortgage solutions to meet the unique needs of each client. They have a track record of success and a reputation for excellence in the mortgage industry. They have also received hundreds of five-star reviews from satisfied clients, and have been recognized with multiple awards and accolades for their outstanding performance. Want to see for yourself? Take a look at a few of their latest reviews.

TESTIMONIALS:



"I recently closed on my first house with The Sherry Riano Team as my lender. They did a wonderful job of walking me through the process and meeting the 30 day closing time frame that the seller wanted. Everything was done promptly and they were very responsive with any questions I had. The system for signing and uploading documents was easy to use. They also easily worked with my insurance agent and the legal firm I used for the official closing."



"One of the best start to finish mortgage processes I have experienced. Highly professional team, expert knowledge, that ended with a great outcome during a highly volatile interest rate environment. Thank you Chris Brazell, Sherry Riano, and the entire team at First Heritage Mortgage!"



LOCAL WINERIES BARS & BREWERIES

This list showcases the diverse and thriving craft beverage scene in the Sanford area of North Carolina, offering a range of options from wineries to bars to breweries and taprooms. Whether you're a local or just visiting, these establishments are a must-visit for any craft beverage lover in the area.

Libations 139:

[139 Chatham St, Sanford, NC 27330](#)

www.chefhamm.com

Libations 139 in Sanford, NC is a craft cocktail bistro with seasonal cocktails, local craft beer, boutique wines, and a chef inspired bistro-style menu.



Camelback Brewing Company:

[804 Spring Ln, Sanford, NC 27330](#)

www.camelbackbrewingco.com

Our five barrel craft brewhouse and ten barrel cellar enables us to maximize our creative affinity for crafting great brews.



Hugger Mugger Brewing Company:

[229 Wicker St, Sanford, NC 27330](#)

www.huggermuggerbrewing.com

Come enjoy one of our finely crafted beers in our spacious beer hall and try your hand at unraveling the meaning behind the symbols on the tapestries.



Wild Dogs Brewing Company:

[136 N Steele St, Sanford, NC 27330](#)

www.sites.google.com/view/wilddogsbrewing/home

Dog friendly brewery, wide range of beers, easy parking and the nicest staff.



LOCAL WINERIES BARS & BREWERIES

Smoke and Barrel:

[120 S Steele St, Sanford, NC 27330](#)

www.smokeandbarrelsandford.com

Rustic, relaxed hangout featuring classic smokehouse fare with lots of beer & brown spirits.



The Chocolate Cellar:

[110 Carthage St, Sanford, NC 27330](#)

www.thechocolatecellarshop.com

Handmade chocolate, organic wines, good prices and the wine selection is more than you'll find in any grocery store in Sanford!



Goodfellas Grill and Sports Bar:

[2709 Lee Ave, Sanford, NC 27332](#)

www.goodfellasgrillandsportsbar.com

Goodfellas Grill and Sports Bar is your friendly neighborhood bar and grill, with a cozy family atmosphere.



I hope this list provides a good starting point for those looking for breweries, wineries, and bars in the Sanford, North Carolina area. These establishments offer a variety of options for drinking and socializing, and are sure to provide a fun and memorable experience.

SANFORD IS ALSO KNOWN FOR ITS SPORTS AND RECREATION OPPORTUNITIES, WITH A NUMBER OF PARKS, TRAILS, AND SPORTS FACILITIES AVAILABLE FOR RESIDENTS AND VISITORS.

KNOWN FOR ITS RICH CULTURAL HERITAGE, ENJOY A NUMBER OF HISTORIC SITES AND MUSEUMS THAT SHOWCASE THE CITY'S HISTORY AND TRADITIONS.

SECOND HOME DESTINATIONS

These destinations offer a range of options for second homes, from coastal towns to mountain cities. Whether you're looking for a beach retreat, a golf getaway, or a mountain escape, North Carolina has something for everyone!



Asheville, North Carolina

Asheville is a city with a population of approximately 93,000 located in the western part of the state. The average home price in Asheville is around \$400,000. Asheville is approximately 2 hours west of Raleigh.

Boone, North Carolina

Boone is a city with a population of approximately 20,000 located in the northwestern part of the state. The average home price in Boone is around \$300,000. Boone is approximately 2 hours northwest of Raleigh.



Emerald Isle, North Carolina

Emerald Isle is a town with a population of approximately 4,000 located on the coast of North Carolina. The average home price in Emerald Isle is around \$450,000. Emerald Isle is approximately 3 hours east of Raleigh.

Pinehurst, North Carolina

Pinehurst is a village with a population of approximately 13,000 located in the southern part of the state. The average home price in Pinehurst is around \$350,000. Pinehurst is approximately 2 hours south of Raleigh.



FILMED IN THE CAROLINAS

North Carolina has a rich film and TV history, and has been the backdrop for many well-known movies and TV shows over the years. From the mountains to the coast, North Carolina offers a diverse range of locations for film and TV production, making it a popular destination for filmmakers.



The Last of the Mohicans | 1992

Filmed in western North Carolina, including the Great Smoky Mountains and the Nantahala National Forest.



The Hunger Games | 2012

Filmed in the cities of Asheville and Charlotte.



Dawson's Creek | 1998-2003

Filmed in Wilmington.



Bull Durham | 1988

Filmed in Durham.



One Tree Hill | 2003-2012

Filmed in Wilmington.



The Green Mile | 1999

Filmed in various locations in North Carolina, including the city of Wilmington.



The Color Purple | 1985

Filmed in various locations in North Carolina, including the cities of Anson County and Charlotte.



The Notebook | 2004

Filmed in various locations in North Carolina, including the city of Wilmington.



A Walk to Remember | 2002

Filmed in various locations in North Carolina, including the city of Wilmington.



The Conjuring | 2013

Filmed in various locations in North Carolina, including the city of Wilmington.

CAROLINA COLLEGES

North Carolina is home to a diverse range of colleges and universities, offering a wealth of educational opportunities for students of all ages and interests. The state is home to some of the country's most prestigious public universities, including the University of North Carolina at Chapel Hill, North Carolina State University, and East Carolina University, as well as a range of smaller, liberal arts colleges, such as Wake Forest University and Davidson College. In addition to these traditional four-year institutions, North Carolina is also home to a range of community colleges and technical schools, offering vocational and technical education to students who are looking to enter the workforce immediately after graduation. Whether you're interested in pursuing a degree in the arts, sciences, or engineering, or looking to gain practical skills in a specific trade, North Carolina has a college or university that can meet your needs. With its strong commitment to education, North Carolina is an excellent place to pursue your academic and professional goals.



South Carolina boasts a diverse range of colleges and universities, from large research universities to small liberal arts colleges. Some of the state's most well-known institutions include the University of South Carolina, Clemson University, and the College of Charleston. These universities offer a wide range of academic programs, from business and engineering to arts and humanities. In addition, South Carolina is home to several technical colleges, offering students hands-on training and certification in a variety of fields. With its commitment to providing access to quality education, South Carolina offers something for everyone, whether you're looking to start your career or continue your studies at the graduate level.



POPULAR ANNUAL EVENTS

These events showcase the rich cultural heritage and vibrant community spirit of the Sanford area, offering residents and visitors a chance to experience the best of what the area has to offer. Whether you're looking for family-friendly fun, cultural enrichment, or a taste of local flavors, these events are a must-visit for anyone in Sanford!

Broadway Our Way: April 16th

As part of Bluegrass 365, the festival will feature a variety of live entertainment including some of the best, local bluegrass bands. Come out to enjoy food and craft vendors, classic cars and activities for kids of all ages.



Strawberry Jammin': May 6-7th

Dive into everything strawberry at the Sanford Farmers' Market. Visit a number of vendor booths to snag fresh produce, jellies, jams and much more.



Downtown Alive Concerts: May-October

The downtown district practically sizzles with excitement, music, food trucks and fun for the whole family. Free concerts will take place on the third Thursday of the month at 6:30 pm.



StreetFest: October 8th

Visitors from all over flock to StreetFest to enjoy live music and creative performances, sample the food and drink trucks and explore the artisan market for local treasures.



Boo & Brew: October

Embark on a self-guided audio tour that will lead you to popular shops, restaurants and bars throughout downtown for great drinks, delicious nibbles, superb entertainment and plenty of chills and thrills.



Santa Train and Tree Lighting: December

Join Santa as he illuminates the downtown sky and kicks off a night full of fun. Bundle up and enjoy family-friendly activities throughout the night like face painting, craft making, sledding, and more!



A LITTLE BIT ABOUT US

At The Sherry Riano Team, we take pride in our team of mortgage experts who are licensed to serve all of North Carolina, South Carolina, Florida, Tennessee, Alabama, and Virginia. Our commitment to providing top-notch service has helped us consistently rank in the top 1% of lenders nationwide. We understand that securing a mortgage can be a confusing and overwhelming process, which is why we believe that it should be the easiest part of buying a home.

Our team is dedicated to ensuring that each and every client we serve is informed and understands all of their options, making the entire experience as smooth as possible. We believe that the key to a successful home buying experience is education and communication. Our mortgage experts are always available to answer any questions you may have and provide guidance throughout the entire process.

At The Sherry Riano Team, we are committed to providing our clients with the best possible experience. Whether you are in the market to purchase a new home or refinance an existing one, our team is here to help. We would love the opportunity to connect with you and learn about your financing or refinancing needs. With our extensive experience and commitment to customer service, you can trust that you are in good hands with our team.

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Sherry Riano



We look forward to being your
lifelong Mortgage Matchmakers!

