WHITE OAK COMMERCIAL

403 E. Six Forks Road, Raleigh, NC 27609
919-832-6800 (phone) 919-832-8043 (fax)
whiteoakcommercial.com



1205 S. MAIN STREET FUQUAY-VARINA, NC 27526

COMMERCIAL LAND FOR SALE

White Oak Commercial is proud to present approximately 4.8 acres of land for sale at 1205 S Main St in Fuquay-Varina, NC. These 3 parcels totaling just under 5 acres of prime development land are well-positioned for commercial activity in one of the hottest submarkets in the entire state. This site is located half a mile south from Judd Pkwy and is adjacent to Bowling Road Elementary School and Fuquay-Varina Middle School. Surrounded by residential development in every direction, this site is rich with commercial and retail potential.

Site Address – 1205 S Main St, Fuquay-Varina, NC 27526

Parcel IDs – 0008984, 0030374, 0069203

Acreage – approximately 4.78 acres

ETJ – Fuquay-Varina

Existing Zoning – Heavy Industrial (HI)

Future Land Use – Neighborhood Commercial (NC) or General Commercial (GC)

Utilities – public water, electric, natural gas are to the site. Sewer connection is available in the adjacent subdivision along Bowling Rd (approx. 430 feet) or at the Wagstaff Rd/Main St intersection (approx. 650 feet).

Environmental – the site slopes roughly 20 feet from the northern boundary to the southern boundary. The site is not impacted by wetlands, ponds or blue line streams.

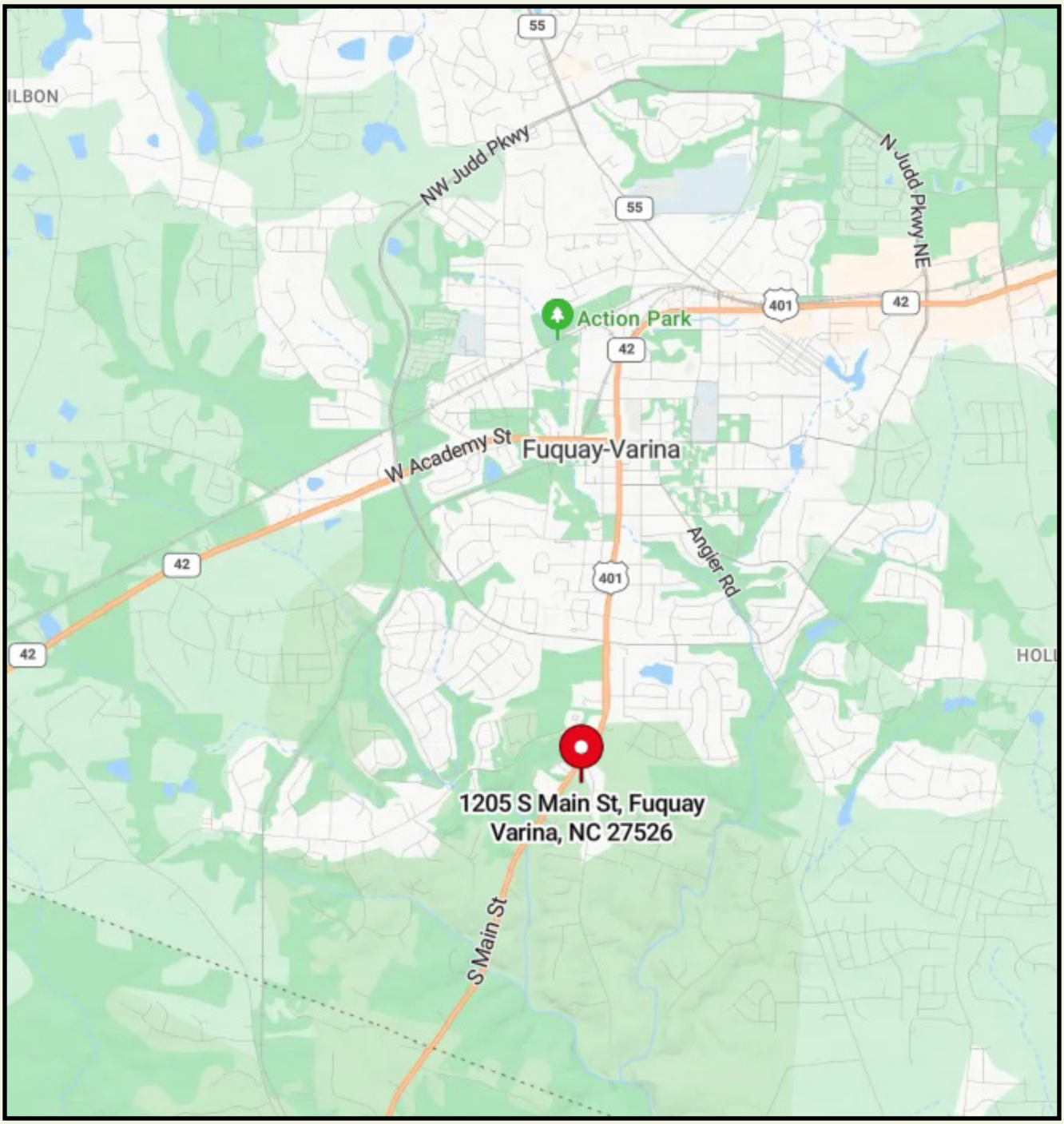
Average Daily Traffic Counts – approximately 14,000 VPD per NCDOT (2023)

Pricing Guidance - $1,600,000

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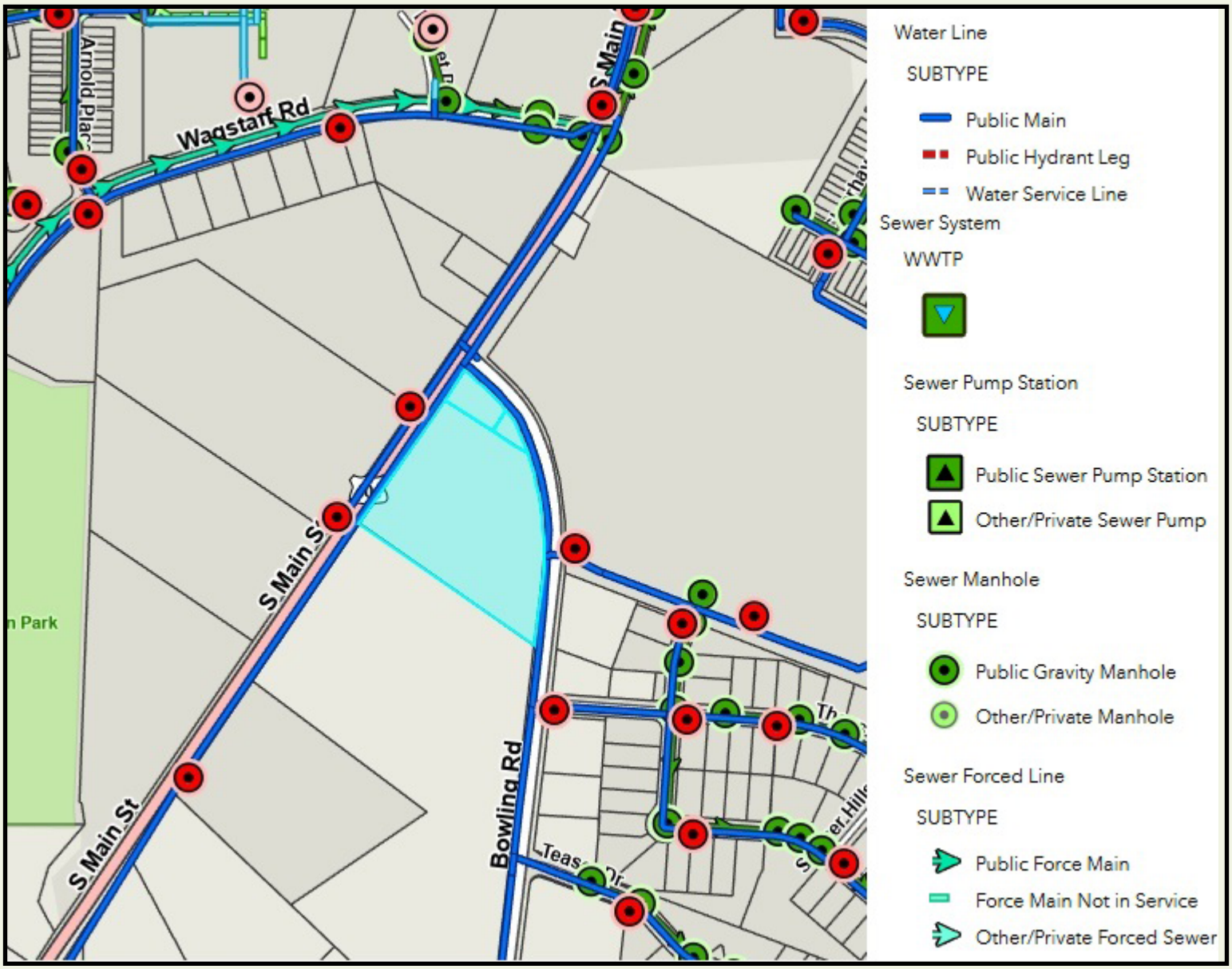
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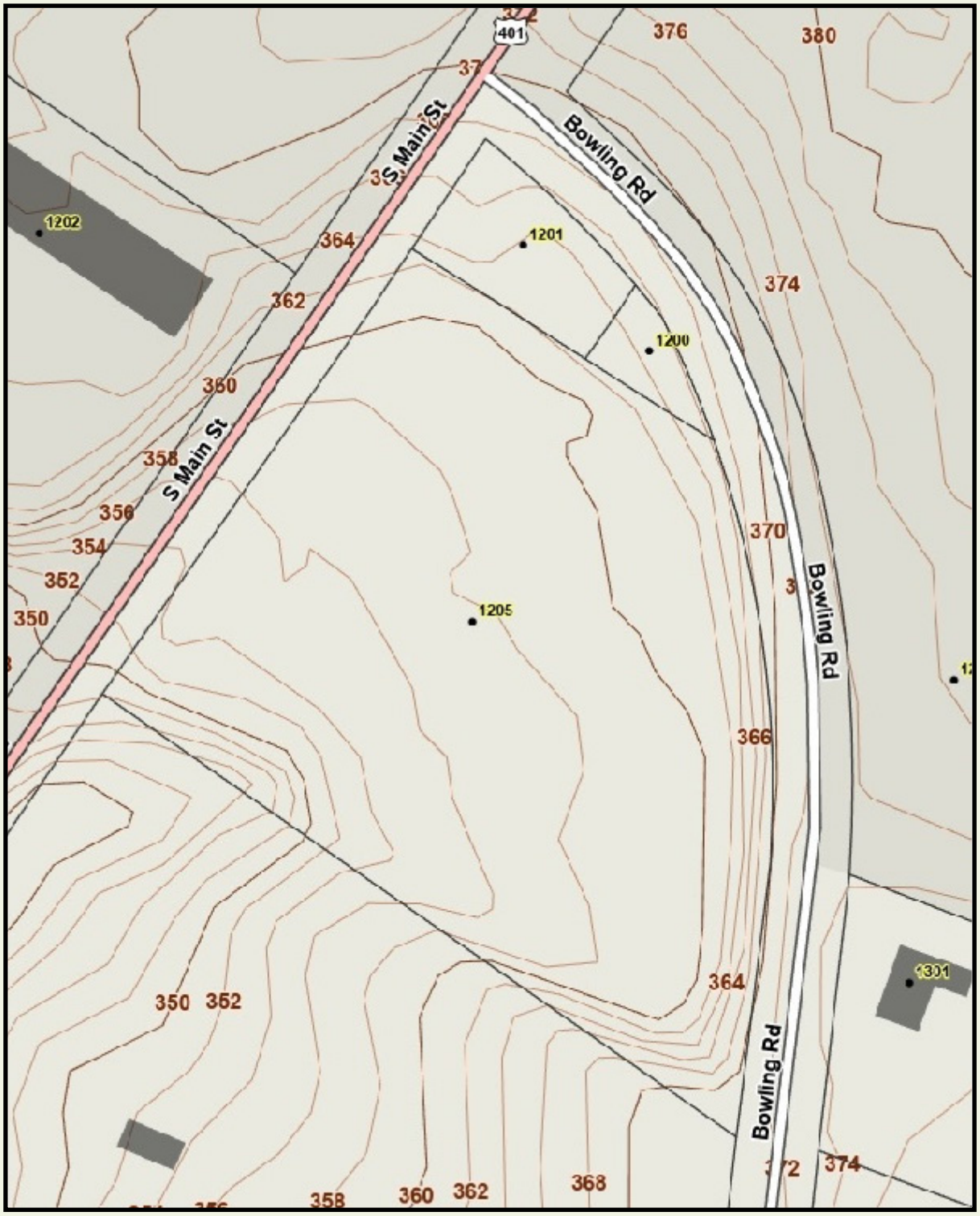
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UTILITIES



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TOPOGRAPHY

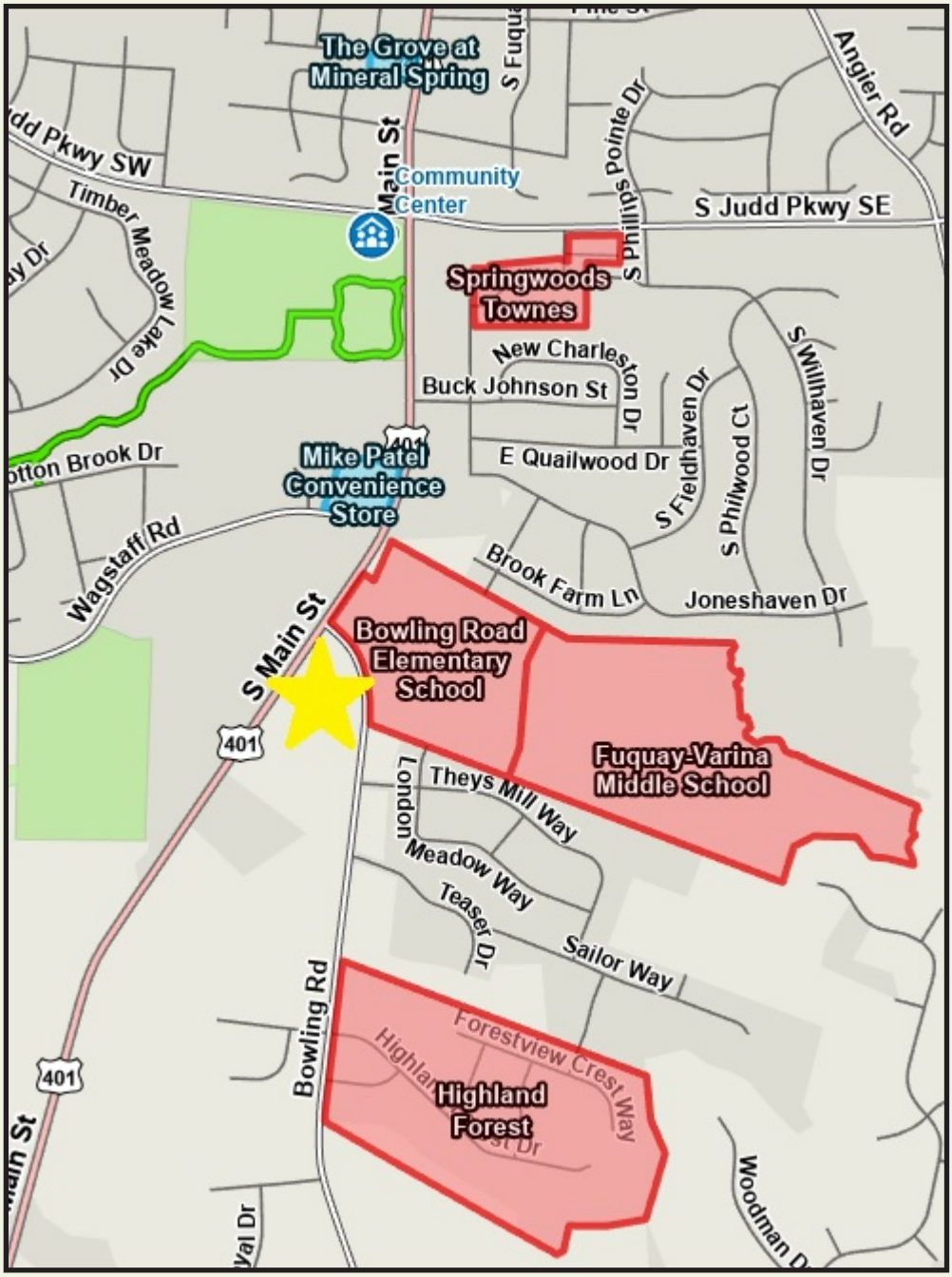


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Town Planning Area Population

44,054	Population (2010)
52,907	Population (2016)
61,817	Population (2021)
107,958	Population (2040)
Absolute Growth, 2010 to 2021	17,763
40%	Percent Change
Anticipated Growth, 2021 to 2040	46,141
75%	Percent Change

Source: Fuquay-Varina Population Projections, Growth Management Area Sum

HIGH-END RETAIL OUTLOOK

Employment forecasts indicate demand of up to 411,000 square feet of new retail space through 2027; especially in southern areas of Town and along major transportation corridors. Fuquay-Varina also has the opportunity to capture more spending from in-town residents (as well as the surrounding communities) visiting new retailers.

- per the 2040 Community Vision Land Use Plan