



Land For Sale

On Highway US-1 | +/- 48.64 Acres

Asking Price: \$250,000 to \$525,000 / Acre

US Highway 1

Franklinton, NC 27525



BRASSFIELD



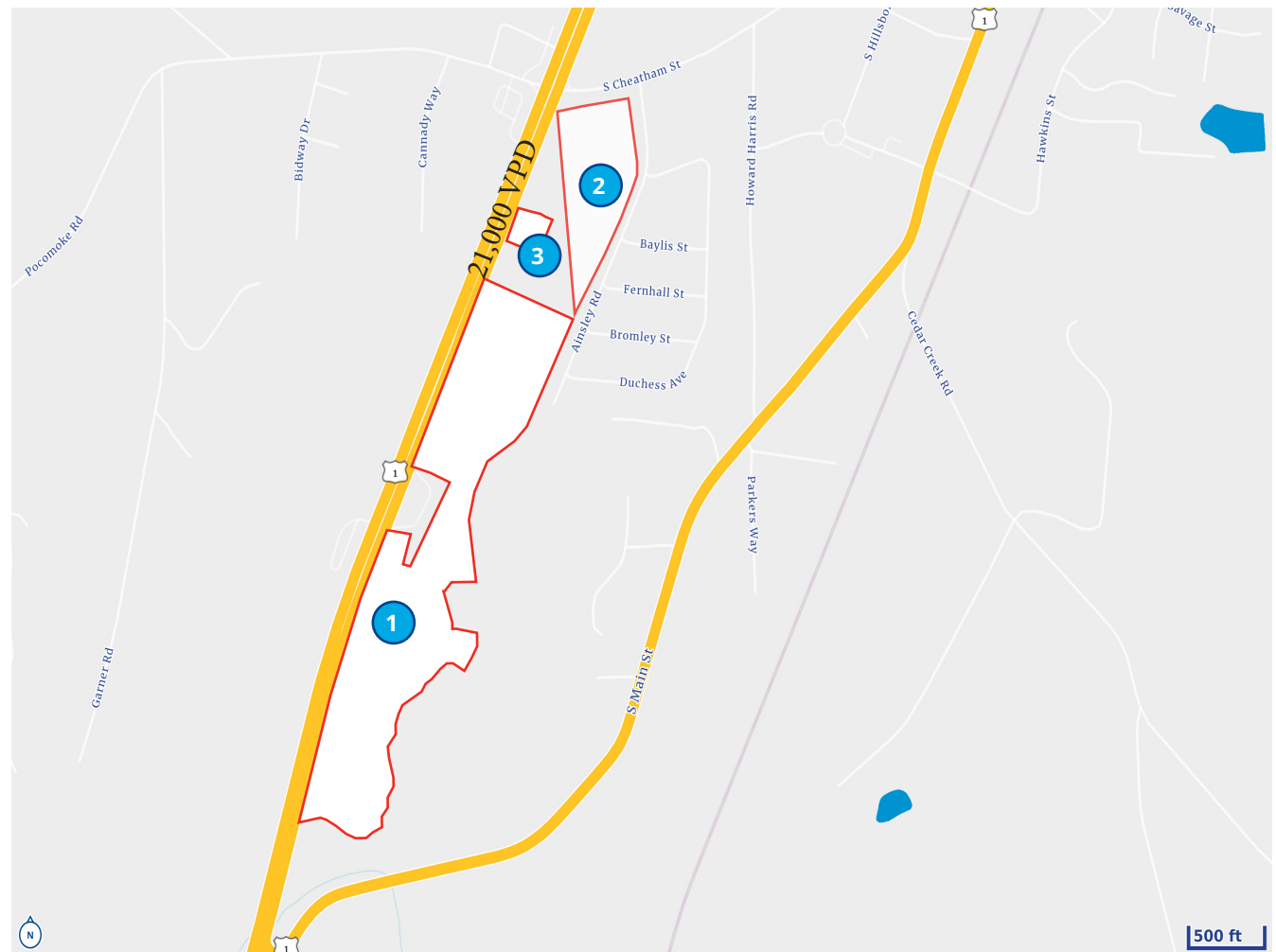
The Property

Site Improvements

- Engineered Mass Grading Plan is complete and available for review.
- Grading supervised by soils engineer and certified by same
- All commercial lands to be delivered fully graded
- Sewer Pump Station is operational
- Ainsley Road has been extended and connects Cheatham Street and US-1A (Main Street) providing internal access to all land parcels
- PD zoning in place
- All commercial lands are cleared and fully graded.
- Water available (15" main) in the right of way fronting each commercial parcel.
- 3 sewer stubs installed and connected to one of two pump stations
- No offsite construction needed for water or sewer

Details

	Parcel	Size	Zoning
1	1855-61-1712	+/- 39.3 Acres	PD
2	1855-74-2113	+/- 8.24 Acres	C-3H
3	1855-63-7883	+/- 1.1 Acres	C-3H





Neighborhood

Franklinton, North Carolina is a fast growing community 10 minutes north of Wake Forest, NC that is currently experiencing strong residential growth and is well positioned for new grocery, restaurant and shop spaces.

The property is easily accessible from US-1, South Main Street and Cheatham Street.

A new residential community is adjacent to the available land and numerous rooftops are planned/approved in the surrounding area.

Land Use Designation

Essex zoning allows for a blending of residential, institutional and neighborhood-serving uses including retail, office, flex and medical. Under this designation housing, shopping, working and recreational options are allowed in close proximity to one another.

Demographics - 5 Mile Radius



2023
population

25,178



2023 Average
Household Income

\$93,601



2023 Number
of Households

6,696



Projected Population
Growth in 5 Years

17.3%

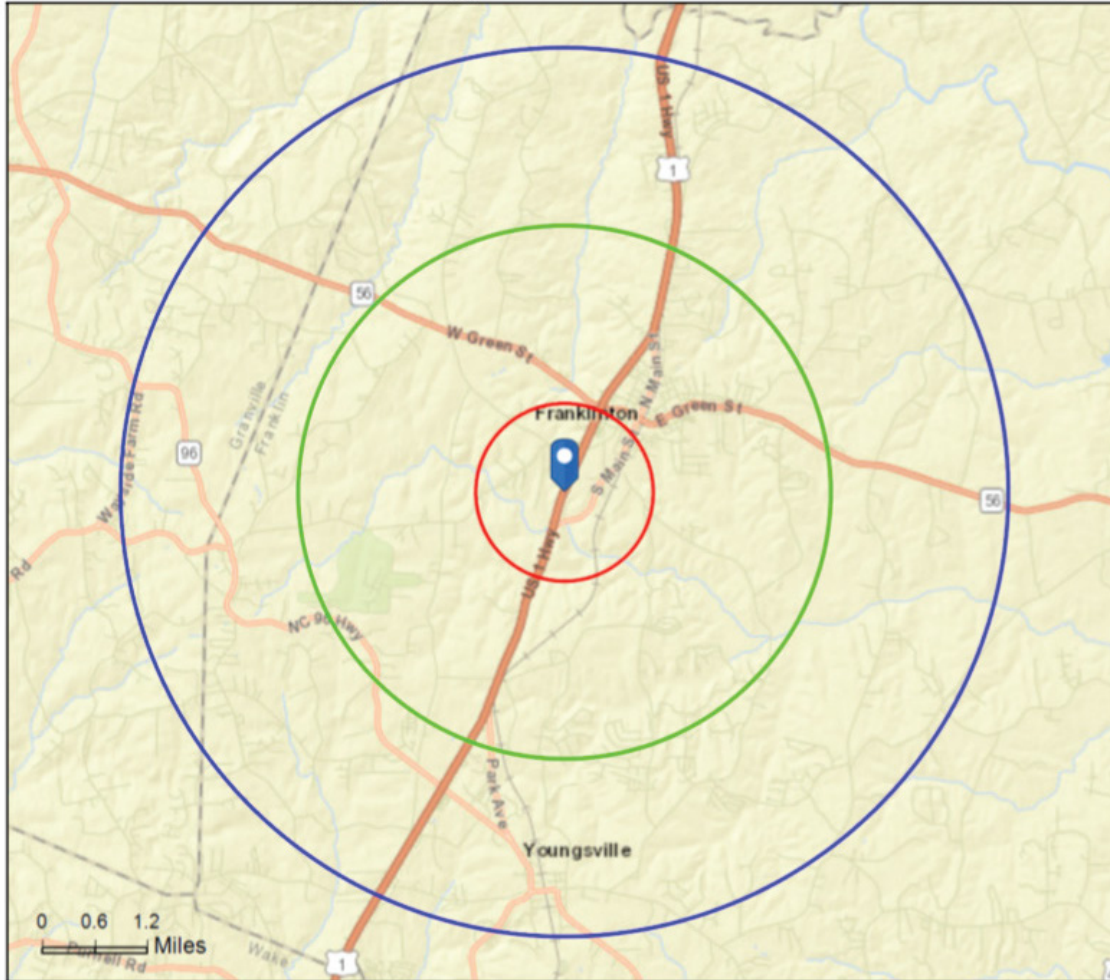
Summary



Site Map

2982 United States 1 Highway
2982 United States 1 Highway, Franklinton, North Carolina, 27525
Rings: 1, 3, 5 mile radii

Prepared by Esri
Latitude: 36.08957
Longitude: -78.47274



The subject land is located just south of the intersection of US-1 and Highway 56 in Franklinton, NC. The site is approximately 48.64 acres and is strategically located on the fast growing US-1 Highway corridor that connect Raleigh with Wake Forest, NC.

Dynamic growth in the Raleigh, NC area is spreading population density and retail expansion north and east of Wake County limits. Franklin County continues to attract a high net worth demographic at numerous single-family subdivisions. Such as Old Liberty golf community.

These residential, recreational areas and amenities are fueling tremendous growth in southern Franklin County. A key growth driver is the proximity of Research Triangle Park, which is a 30 minute drive from Franklinton combines with the roaring pace of construction in northern Wake County.

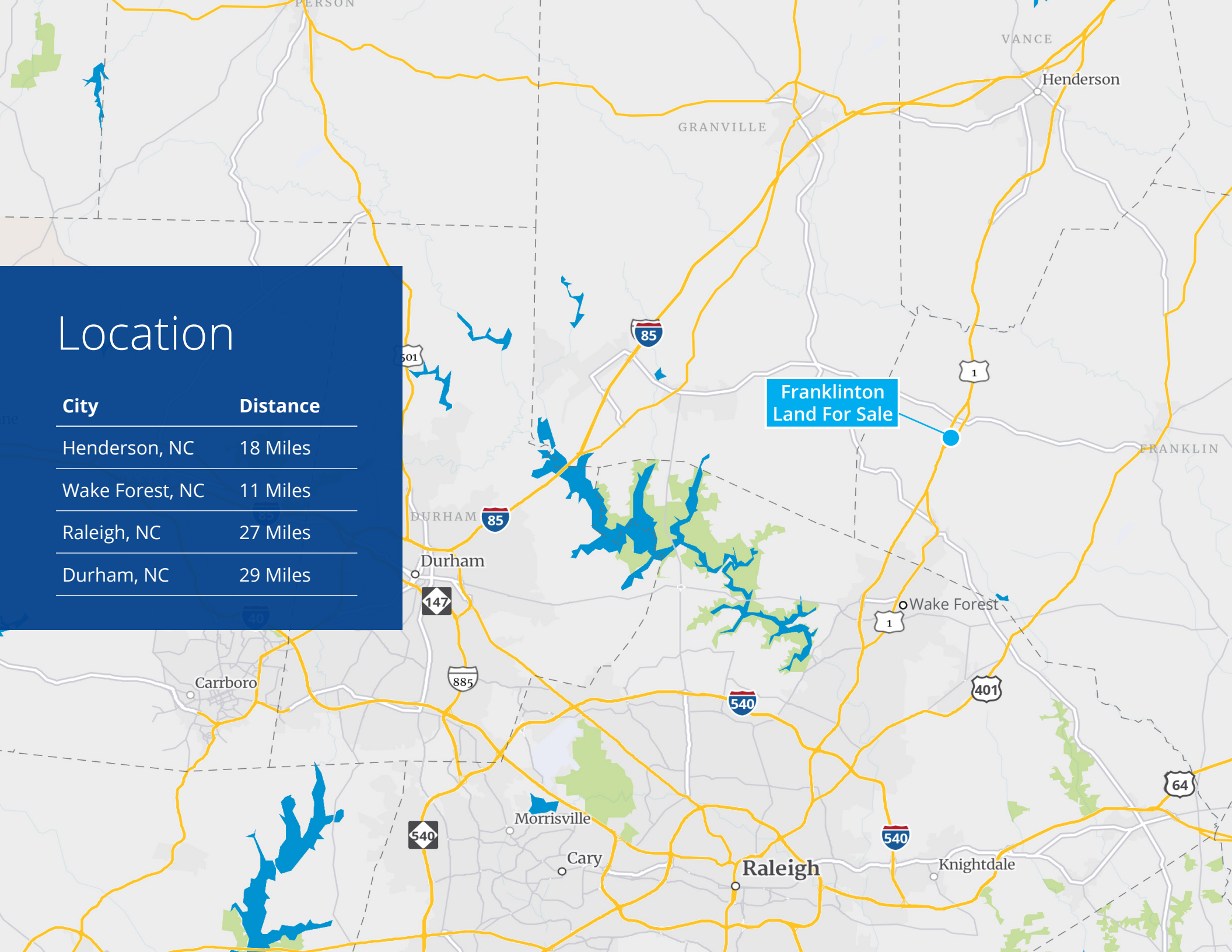
US-1 is the main artery of commerce and the focal point of the mixed retail-residential development planned in Franklinton. Currently the North Carolina DOT is underway in converting US-1 Highway from I-540 to Franklinton to interstate grade, eliminating all stoplights.

Franklinton and Franklin County are very developer/ business friendly municipalities and welcome growth. The amazing pace of retail, professional and residential growth in northern Wake County and Southern Franklin County is quickly adding value to the Franklin-Cedar Creek-Wake Forest-US-1 corridor.

Location

City	Distance
Henderson, NC	18 Miles
Wake Forest, NC	11 Miles
Raleigh, NC	27 Miles
Durham, NC	29 Miles

Franklinton
Land For Sale



Franklin County

Franklinton & Youngsville Subdivisions Map

Franklinton County Snapshot - November 2023



ACCESS TO MAJOR HIGHWAYS

- US Hwy. 1
- US Hwy. 64
- 20 minutes to I-40
- 20 minutes to I-540
- 20 minutes to I-85

AIRPORTS

- 40 minutes to Raleigh-Durham International
- Triangle North Executive Airport
 - Designated as a reliever airport for Raleigh-Durham International
 - 5,500' x 100' runway
 - 60,000 lbs. dual wheel load
 - Full runway lighting & signage
 - Terminal building designed for casual visitors & pilots with conference rooms & rest lounges
 - Helicopter flight training & charter

POPULATION

2010	*2023 (est.)	*2030 (proj.)
60,619	75,698	91,985

*Federal Research Bank of St. Louis, Federal Research Econ. Data, NC Office of the Demographer

RALEIGH-CARY, NC METROPOLITAN STATISTICAL AREA

• Population 2023 (est.)*	1,516,997
• 2028 (proj.)*	1,617,519

*ESRI - As of Nov. 17, 2023

• Unemployment Rate (Nov 2023)	3.0%
• Labor Force (Nov 2023)	807,388
• Average Household Income (2023)	\$124,630

FRANKLIN COUNTY DEMOGRAPHICS

• Median Age	41
• Average Household Income (2023)	\$88,357
• Per Capita Income (2022)	\$46,330
• Average Wkly. Wage (2Q 2023)	\$993
• Labor Force (Nov 2023)	35,413
• Unemployment Rate (Nov 2023)	3.4%
• Tax Rate (per \$100 valuation)	\$0.7850
• Index Crime Rate/per 100,000 (2022)	1,006.9

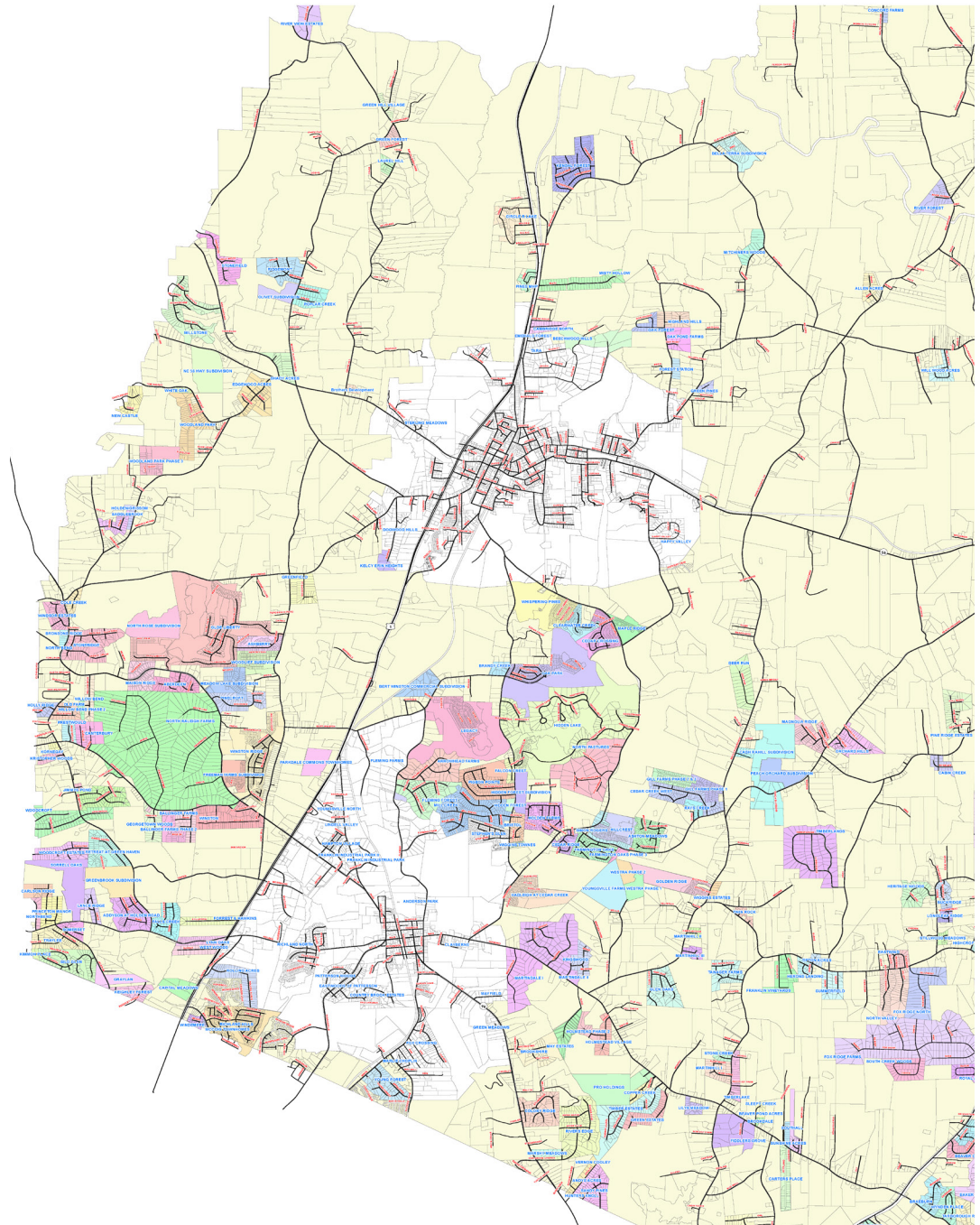
EDUCATION

- Public
 - (3) High Schools, (4) Middle Schools, (8) Elementary Schools, (3) Charter, (1) Early College High School Program
- Higher
 - Vance-Granville Community College
 - Louisburg College
- Only 30-45 minutes from world-renowned universities
 - University of North Carolina
 - Duke University
 - North Carolina State University
 - North Carolina Central University

FOREIGN TRADE ZONE DESIGNATION

- Zone #93

CONTACT: Barbara S. Fiedor, Economic Development Director
 Franklin County Economic Development Commission
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 Phone: 919-554-1863
 www.franklincountync.gov



Demographics

Colliers

Demographic Spotlight Graphic Report

2982 US-1 N, Franklinton, NC 27525
Demographic Report

Prepared by Colliers
Latitude: 36.089127
Longitude: -78.473016

	3 mile radius	5 mile radius	10 mile radius
Population Summary			
2023 Total Population	9,561	25,178	111,020
2023 Total Daytime Population	7,733	20,386	88,298
Workers	2,196	6,908	32,306
Residents	5,537	13,478	55,992
2028 Total Population	11,609	29,538	123,964
2010 Census Population	5,565	16,241	76,794
2000 Census Population	4,692	11,296	48,664
2023-2028 Total Projected Population Change	21.4%	17.3%	11.7%
2010-2023 Total Estimated Population Change	71.8%	55.0%	44.6%
2000-2010 Total Population Change	18.6%	43.8%	57.8%
2023 Total Daytime Population	7,733	20,386	88,298
Workers	2,196	6,908	32,306
Residents	5,537	13,478	55,992
Household Summary			
2023 Total Households	3,567	9,641	41,223
2028 Total Households	4,335	11,346	46,306
2010 Total Households	2,180	6,309	28,074
2000 Total Households	1,792	4,345	18,101
2023-2028 Total Projected Household Change	21.5%	17.7%	12.3%
2010-2023 Total Estimated Household Change	63.6%	52.8%	46.8%
2000-2010 Total Household Change	21.7%	45.2%	55.1%
Family Household Summary			
2023 Total Family Households	2,310	6,696	30,020
2028 Total Family Households	2,811	7,858	33,731
2010 Total Family Households	1,461	4,542	20,995
2000 Total Family Households	1,257	3,159	13,470
2023-2028 Total Projected Family HH Change	21.7%	17.4%	12.4%
2010-2023 Total Estimated Family HH Change	58.1%	47.4%	43.0%
2000-2010 Total Family HH Change	16.2%	43.8%	55.9%
2023 Population by Race/Ethnicity			
Total	9,560	25,178	111,020
White Alone	55.0%	63.2%	68.6%
Black Alone	31.5%	23.1%	17.4%
American Indian Alone	0.5%	0.5%	0.4%
Asian Alone	0.8%	0.8%	1.9%
Pacific Islander Alone	0.1%	0.1%	0.0%
Some Other Race Alone	5.2%	5.3%	4.2%
Two or More Races	7.0%	7.0%	7.4%
Hispanic Origin	10.0%	10.1%	8.9%
Non-Hispanic Origin	90.1%	89.9%	91.1%
Diversity Index	66.4	62.3	57.4
2023 Hispanic Origin Population by Race/Ethnicity			
2023 Hispanic Population	951	2,537	9,892
White	20.4%	19.3%	18.2%
Black/African American	5.3%	3.6%	3.1%
American Indian/Alaska Native	1.6%	1.8%	2.0%
Asian	0.0%	0.2%	0.3%
Pacific Islander	0.3%	0.1%	0.1%
Other Race	48.0%	49.3%	42.8%
Two or More Races	24.6%	25.7%	33.4%

Source: American Community Survey (ACS), Esri, U.S. Census

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2023 Population by Sex			
Total Population	9,561	25,178	111,020
Male Population	49.4%	49.5%	49.0%
Female Population	50.6%	50.5%	51.0%
2023 Households by Income			
Total Households	3,567	9,641	41,223
<\$15,000	12.2%	8.8%	6.6%
\$15,000 - \$24,999	8.1%	6.9%	6.0%
\$25,000 - \$34,999	6.6%	4.9%	5.0%
\$35,000 - \$49,999	13.2%	11.1%	9.3%
\$50,000 - \$74,999	21.4%	21.4%	15.2%
\$75,000 - \$99,999	10.7%	12.6%	11.9%
\$100,000 - \$149,999	19.9%	22.5%	20.7%
\$150,000 - \$199,999	3.0%	5.5%	11.8%
\$200,000+	5.1%	6.3%	13.5%
Average Household Income	\$82,749	\$93,601	\$121,983
Median Household Income	\$59,202	\$69,971	\$90,173
2023 Households by Type			
Total Households	3,567	9,641	41,223
Family Households	64.8%	69.5%	72.8%
Non-Family Households	35.2%	30.6%	27.2%
2023 Population 15+ by Marital Status			
Total	7,791	20,312	88,591
Never Married	26%	26%	26%
Married	57%	57%	60%
Widowed	7%	7%	5%
Divorced	10%	10%	9%
Households by Type Details			
2023 Total Households (Esri)	3,567	9,641	41,223
Households with 1 Person	28.0%	22.9%	20.4%
Households with 2+ People	72.0%	77.1%	79.6%
Family Households	67.0%	72.0%	74.8%
Husband-wife Families	45.7%	54.9%	59.0%
With Related Children	19.5%	24.7%	29.9%
Other Family (No Spouse Present)	21.3%	17.1%	15.8%
Other Family with Male Householder	4.9%	4.6%	4.2%
With Related Children	2.5%	2.7%	2.6%
Other Family with Female Householder	16.4%	12.5%	11.6%
With Related Children	10.1%	8.0%	7.9%
Nonfamily Households	5.0%	5.1%	4.8%
All Households with Children	32.6%	35.8%	40.9%
Multigenerational Households	4.6%	3.8%	3.5%
Unmarried Partner Households	6.7%	6.4%	5.3%
Male-female	5.8%	5.5%	4.6%
Same-sex	0.9%	0.9%	0.7%

Source: American Community Survey (ACS), Esri, U.S. Census

12/12/2023

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Demographics



Demographic Spotlight Graphic Report

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Demographic Report

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Latitude: 36.089127
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	3 mile radius	5 mile radius	10 mile radius
Household Size			
2010 Average Household Size	2.6	2.6	2.7
2023 Average Household Size	2.7	2.6	2.7
2028 Average Household Size	2.7	2.6	2.7
Family Size			
2010 Average Family Size	3.1	3.0	3.1
2023 Average Family Size	3.4	3.2	3.2
2028 Average Family Size	3.4	3.2	3.1
Poverty Status (ACS 2017-2021)			
Households Below the Poverty Level	11.6%	10.3%	7.3%
Households at or Above the Poverty Level	88.4%	89.7%	92.8%
Married Couple Families below Poverty Level	2.2%	2.2%	1.4%
2023 Population by Age			
Total	9,560	25,178	111,021
0 - 4	5.7%	5.9%	6.0%
5 - 9	6.3%	6.6%	6.8%
10 - 14	6.5%	6.9%	7.4%
15 - 19	6.1%	6.3%	7.2%
20 - 24	4.9%	5.1%	5.7%
25 - 29	5.3%	5.6%	5.9%
30 - 34	6.3%	6.1%	6.1%
35 - 39	6.8%	6.8%	6.4%
40 - 44	6.4%	6.7%	6.9%
45 - 49	6.8%	7.0%	7.1%
50 - 54	6.8%	6.9%	7.1%
55 - 59	6.8%	6.8%	6.7%
60 - 64	7.3%	7.1%	6.3%
65 - 69	6.5%	6.1%	5.2%
70 - 74	5.3%	4.9%	4.1%
75 - 79	3.2%	3.0%	2.6%
80 - 84	1.6%	1.5%	1.4%
85+	1.2%	1.0%	1.0%
18+	77.7%	76.8%	75.4%
2023 Median Age	41.5	40.7	38.8
2023 Population 25+ by Educational Attainment			
Total	6,734	17,453	74,244
Less than 9th Grade	6.0%	4.4%	2.7%
9th - 12th Grade, No Diploma	7.2%	6.0%	4.4%
High School Graduate	27.8%	24.2%	17.9%
GED/Alternative Credential	4.6%	4.6%	3.3%
Some College, No Degree	20.4%	21.3%	18.3%
Associate Degree	11.3%	11.4%	10.2%
Bachelor's Degree	15.7%	19.4%	26.2%
Graduate/Professional Degree	6.9%	8.8%	17.0%

Source: American Community Survey (ACS), Esri, U.S. Census

12/12/2023

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Demographic Spotlight Graphic Report

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	3 mile radius	5 mile radius	10 mile radius
2023 Employed Population 16+ by Occupation			
Total	4,344	12,407	58,118
White Collar			
Architecture/Engineering	0.6%	1.2%	2.2%
Arts/Design/Entertainment/Sports/Media	0.3%	0.4%	1.2%
Business/Financial	5.9%	6.2%	8.4%
Community/Social Service	1.7%	2.4%	2.3%
Computer/Mathematical	4.7%	4.3%	6.4%
Education/Training/Library	5.8%	7.1%	7.1%
Healthcare Practitioner/Technician	5.4%	5.3%	6.1%
Legal	0.6%	0.6%	1.0%
Life/Physical/Social Science	0.1%	0.9%	1.9%
Management	12.1%	13.3%	15.9%
Office/Administrative Support	9.4%	9.8%	9.7%
Sales and Sales Related	11.4%	9.4%	8.2%
Blue Collar			
Construction/Extraction	6.8%	5.9%	4.4%
Farming/Fishing/Forestry	0.0%	0.1%	0.2%
Installation/Maintenance/Repair	1.6%	2.5%	2.5%
Production	9.4%	7.7%	4.5%
Transportation/Material Moving	10.8%	8.8%	6.3%
Other			
Building/Grounds Cleaning/Maintenance	2.6%	2.9%	2.3%
Food Preparation/Serving Related	2.0%	3.1%	2.7%
Healthcare Support	2.8%	2.0%	1.9%
Personal Care/Service	3.6%	3.3%	2.6%
Protective Service	2.5%	3.0%	2.2%
Occupied Housing Units by Vehicles Available (ACS 2017-2021)			
Total Households	2,480	7,429	36,922
Owner Households			
No Vehicles	1,774	5,820	27,817
1 Vehicle	3.6%	3.2%	1.7%
2 Vehicles	20.9%	16.9%	16.5%
3 Vehicles	41.9%	44.4%	46.6%
4 Vehicles	21.4%	22.7%	22.9%
5 or More Vehicles	9.4%	9.8%	8.6%
Renter Households			
No Vehicles	706	1,609	9,105
1 Vehicle	6.8%	4.4%	9.2%
2 Vehicles	48.3%	49.8%	45.5%
3 Vehicles	36.7%	34.6%	35.3%
4 Vehicles	6.0%	8.9%	7.4%
5 or More Vehicles	2.3%	1.9%	2.1%
5 or More Vehicles	0.0%	0.4%	0.5%

Source: American Community Survey (ACS), Esri, U.S. Census

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	3 mile radius	5 mile radius	10 mile radius
Workers Age 16+ by Transportation to Work (ACS 2017-2021)			
Workers Age 16+	2,787	9,103	48,393
Worked in State and County of Residence	33.6%	31.5%	56.0%
Worked in State but Outside County	65.5%	66.9%	42.7%
Worked Outside State of Residence	0.9%	1.6%	1.3%
Drove Alone to Work	81.0%	83.1%	76.7%
Carpooled	6.2%	6.2%	6.1%
Took Public Transportation	0.1%	0.2%	0.1%
Took a Taxicab	0.0%	0.0%	0.0%
Motorcycled	0.0%	0.0%	0.1%
Bicycled	0.1%	0.0%	0.1%
Walked	1.4%	1.2%	0.7%
Took Other Means of Transportation	0.0%	0.1%	0.4%
Worked at Home	11.1%	9.2%	15.9%
Travel Time to Work (Did Not Work From Home)			
<5 minutes	3.3%	2.7%	1.7%
5-9 minutes	6.2%	7.4%	5.6%
10-14 minutes	7.6%	9.9%	9.1%
15-19 minutes	7.7%	7.6%	8.8%
20-24 minutes	14.8%	12.4%	11.4%
25-29 minutes	8.3%	7.9%	5.7%
30-34 minutes	15.3%	13.7%	17.9%
35-39 minutes	5.0%	4.1%	4.9%
40-44 minutes	4.6%	6.6%	8.7%
45-59 minutes	16.2%	17.6%	16.4%
60-89 minutes	8.4%	8.6%	7.3%
90 minutes or more	1.2%	1.5%	2.4%
2023 Owner Occupied Housing Units by Value			
Total	2,668	7,605	31,659
<\$50,000	7.7%	6.4%	3.5%
\$50,000 - \$99,999	13.2%	6.7%	3.6%
\$100,000 - \$149,999	8.3%	8.0%	4.5%
\$150,000 - \$199,999	10.7%	9.6%	7.2%
\$200,000 - \$249,999	11.6%	10.8%	7.2%
\$250,000 - \$299,999	16.7%	19.2%	13.4%
\$300,000 - \$399,999	20.1%	23.9%	23.8%
\$400,000 - \$499,999	5.7%	7.0%	16.1%
\$500,000 - \$749,999	5.2%	7.2%	16.0%
\$750,000 - \$999,999	0.2%	0.5%	3.0%
\$1,000,000 - \$1,499,999	0.0%	0.0%	1.2%
\$1,500,000 - \$1,999,999	0.8%	0.6%	0.5%
\$2,000,000 +	0.0%	0.0%	0.1%
Average Home Value	\$256,610	\$286,875	\$382,233
Median Home Value	\$243,871	\$272,215	\$344,676
2023 Estimated Housing Units by Tenure			
2023 Housing Units	3,813	10,197	43,642
Owner Occupied Housing Units	75%	79%	77%
Renter Occupied Housing Units	25%	21%	23%
Vacant Housing Units	6%	5%	6%

Source: American Community Survey (ACS), Esri, U.S. Census

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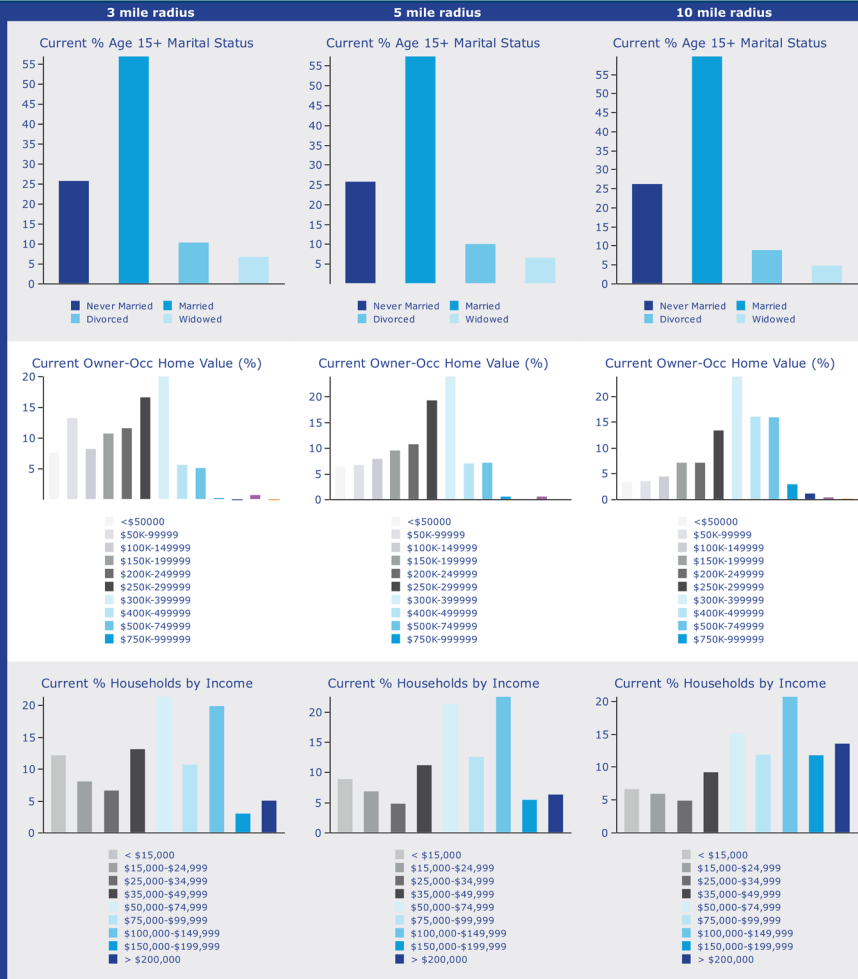
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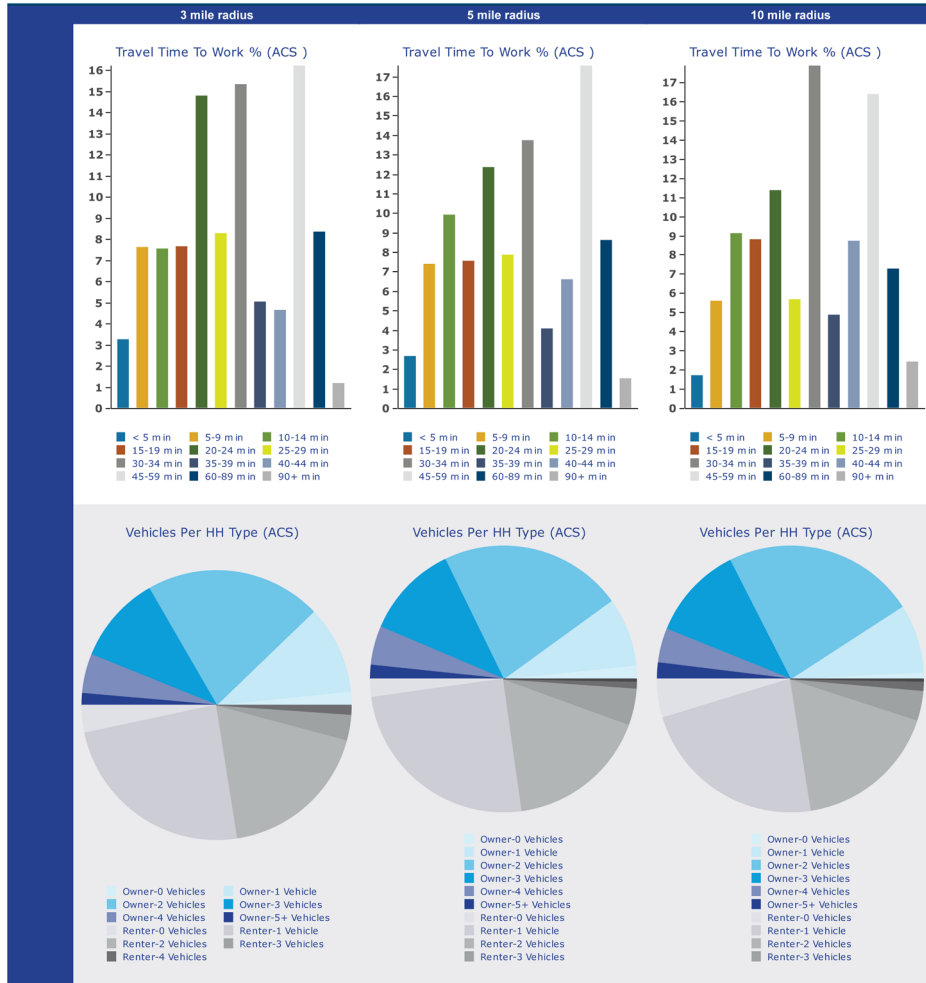
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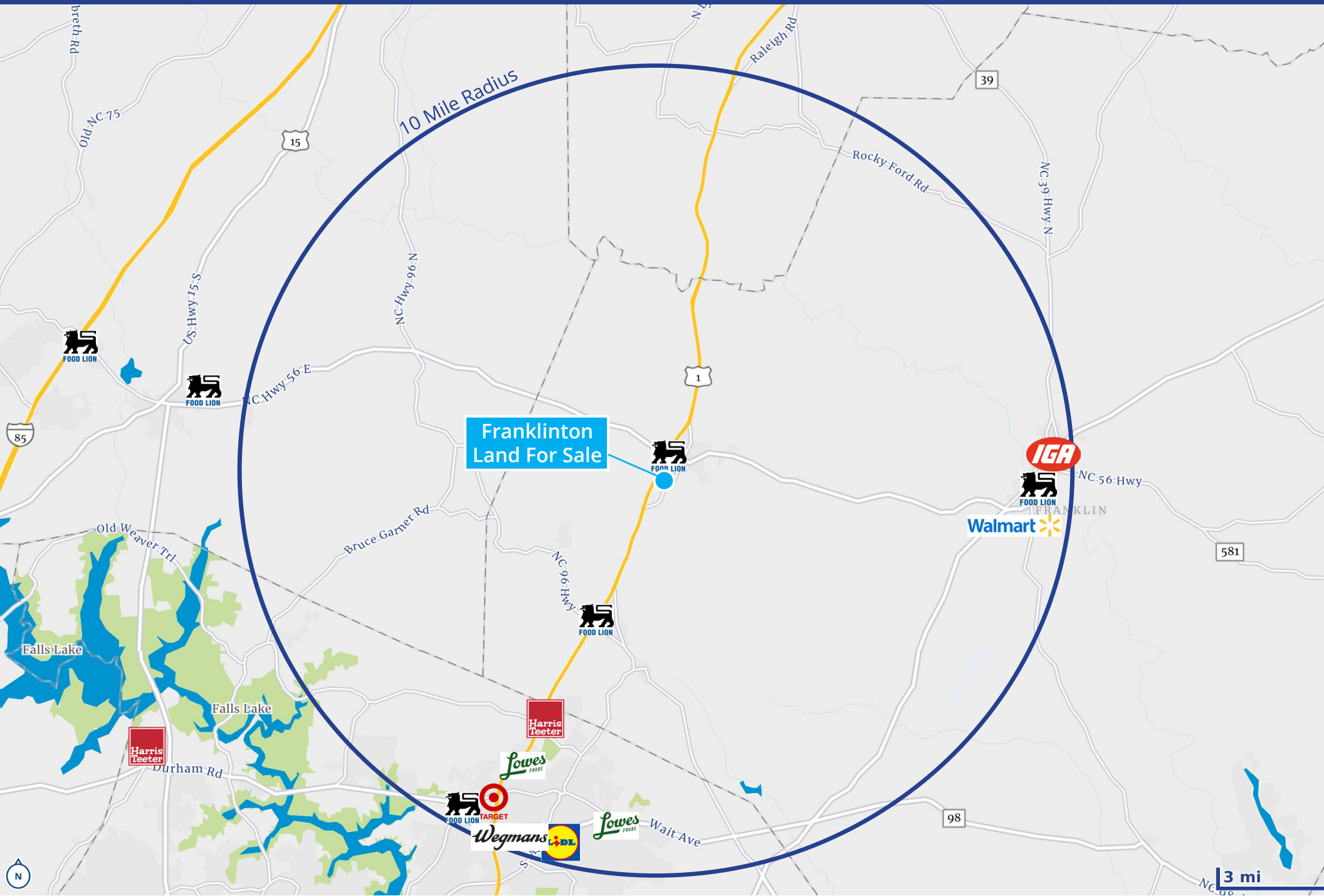


Source: American Community Survey (ACS), Esri, U.S. Census

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Grocery Opportunity - 10 Mile Radius of Franklinton, NC



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Accelerating success.



BRASSFIELD

