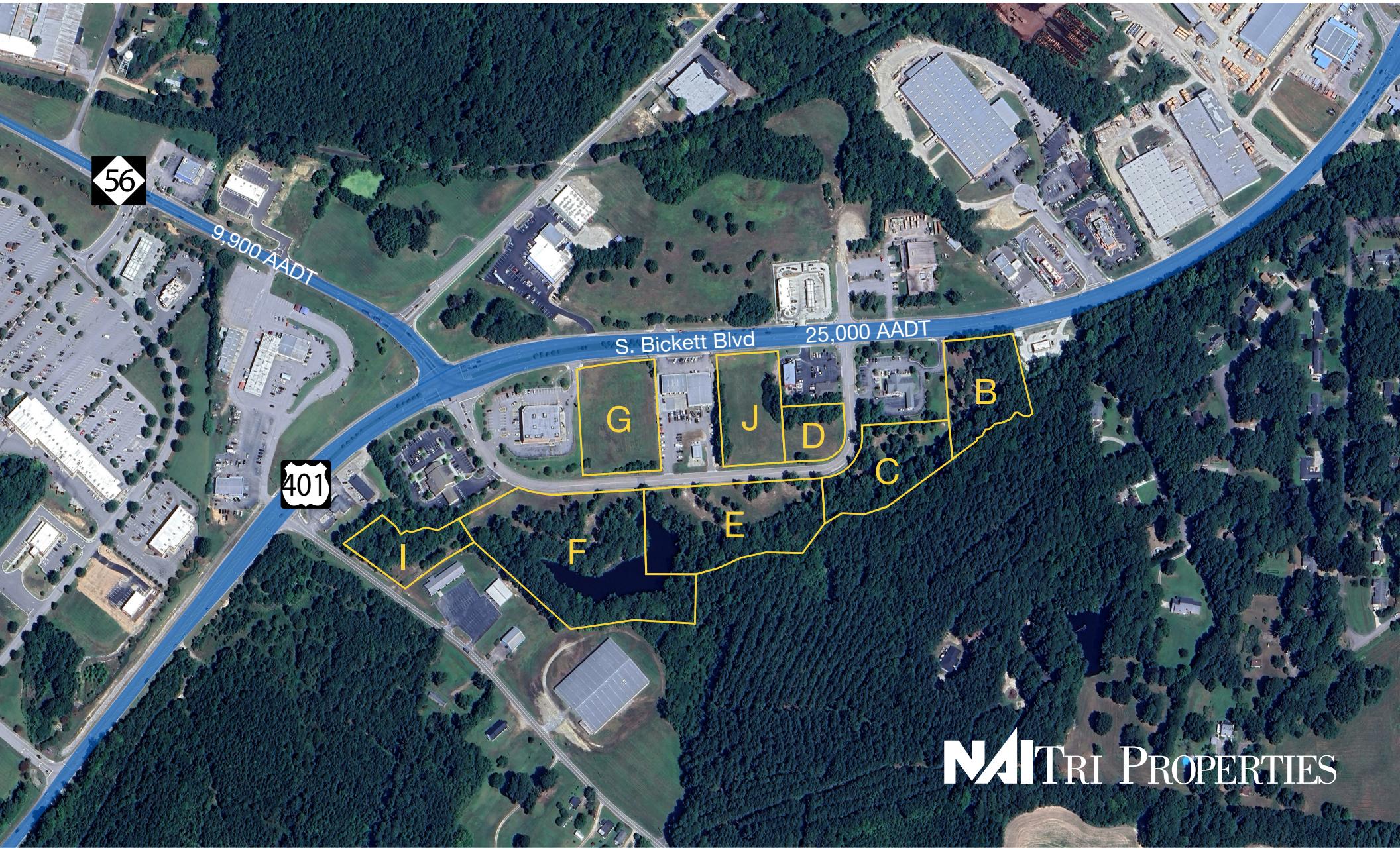


LAND FOR SALE | UP TO +/- 18.83 ACRES

# HIGHWAY 401

LOUISBURG, NC 27549 | RETAIL OPPORTUNITY



**NAI** TRI PROPERTIES

# PROPERTY OVERVIEW

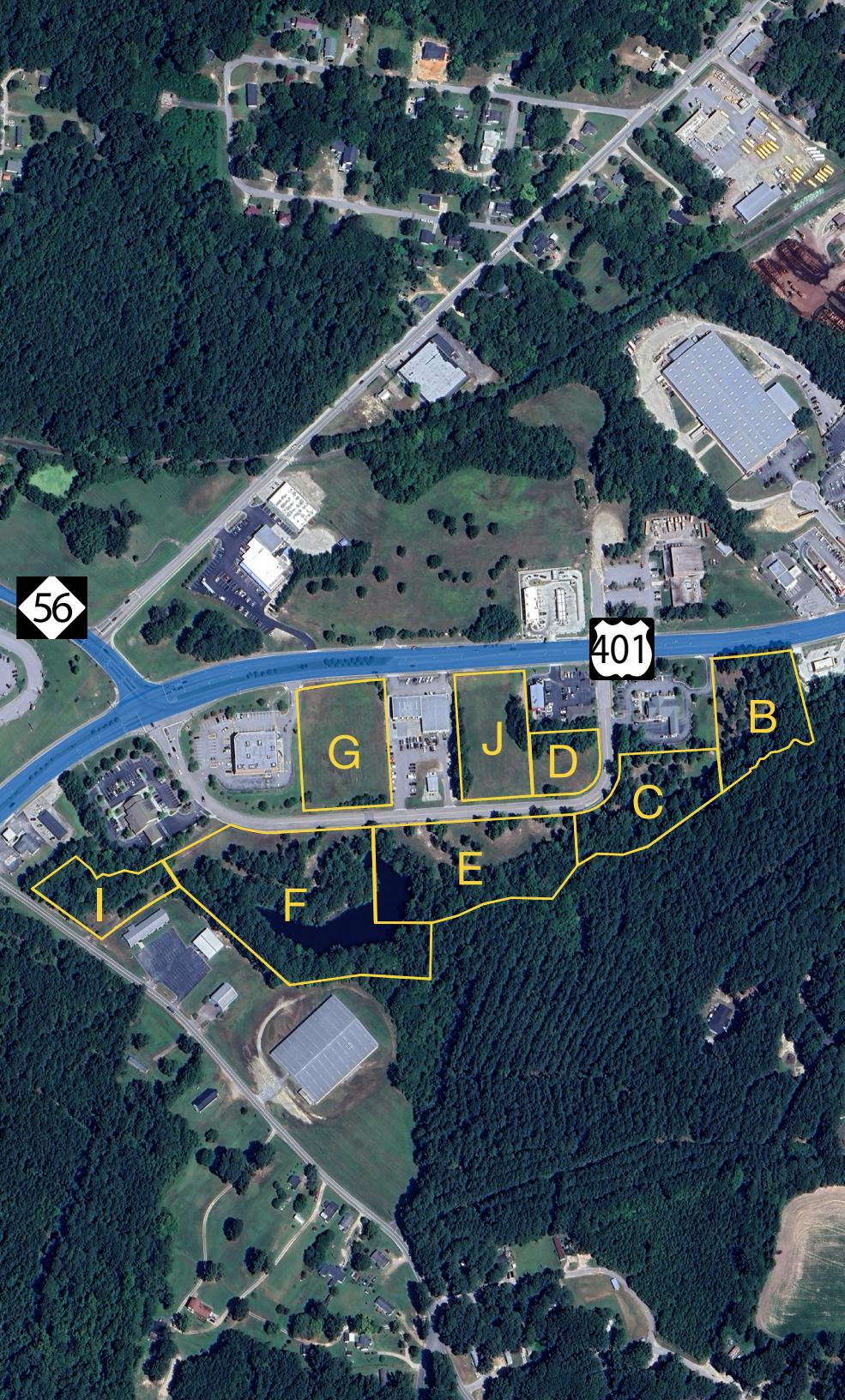
Phenomenal retail opportunities along the high-traffic (25K AADT) US Highway 401 in the heart of Louisburg. Directly adjacent to a host of other retailers including Walmart, Walgreens, Truist Bank, Bojangles, and local grocer Moss Foods.

<b>ADDRESS</b>	US-401 (S. Bickett Boulevard) at NC-56 Louisburg, NC 27549		
<b>ACRES/PRICE</b>	Outparcel B	1.93 acres	\$675,000
	Outparcel C	1.28 acres	\$390,000
<b>PARCELS</b>	Outparcel D	.92 acres	\$325,000
	Outparcel E	3.66 acres	\$440,000
	Outparcel F	5.59 acres	\$670,000
	Outparcel G	2.30 acres	\$1,200,000
	Outparcel I	1.30 acres	\$170,000
	Outparcel J	1.85 acres	\$890,000
<b>IMPROVEMENTS</b>	Outparcels D, G, J cleared and graded		
<b>UTILITIES</b>	Public Water, Sewer, and Gas available		
<b>ZONING</b>	Town of Louisburg; Highway Business <a href="#"><u>ZONING ORDINANCE (Franklin County)</u></a>		

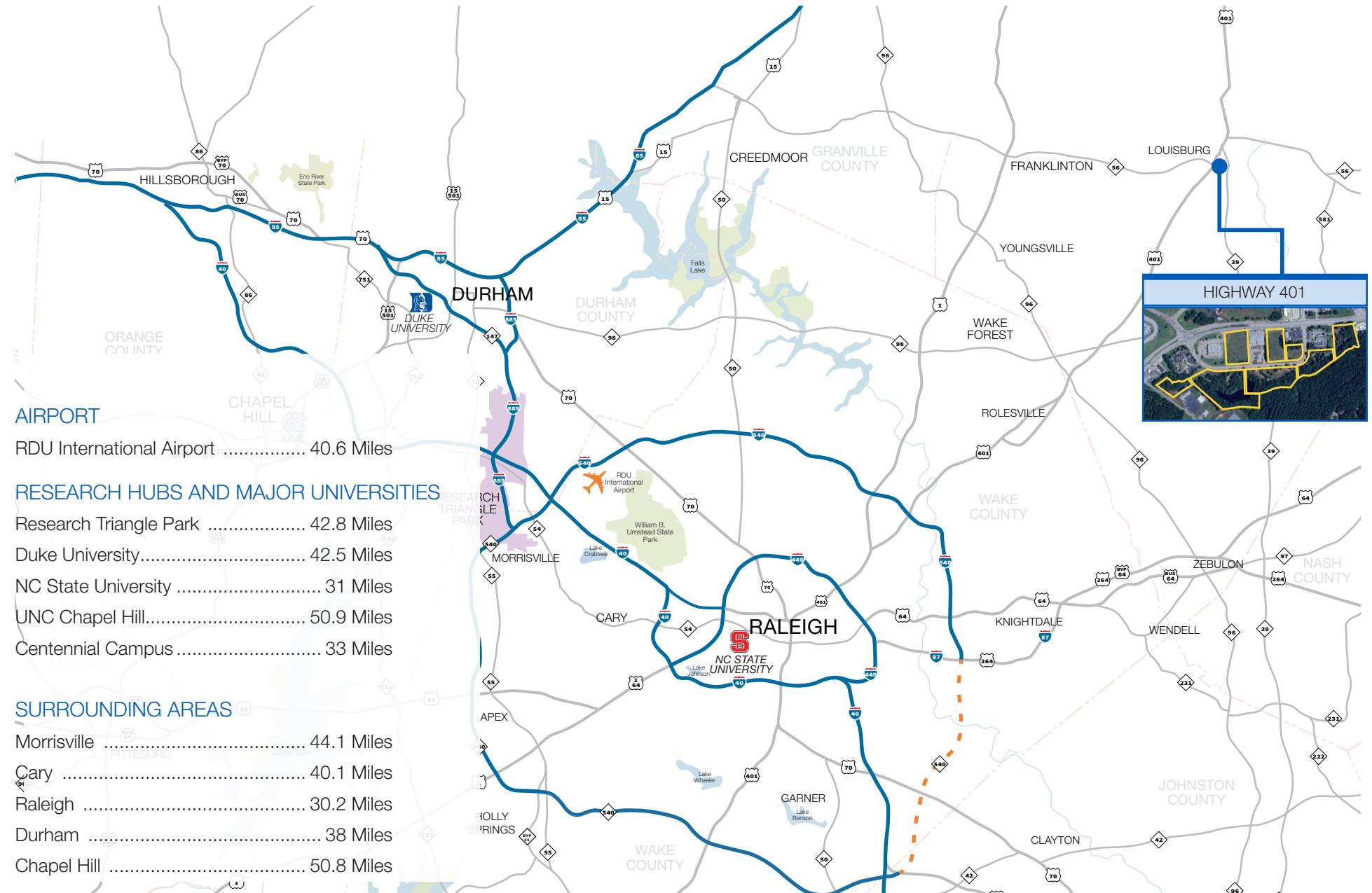
## CONTACT

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# TRIANGLE REGION



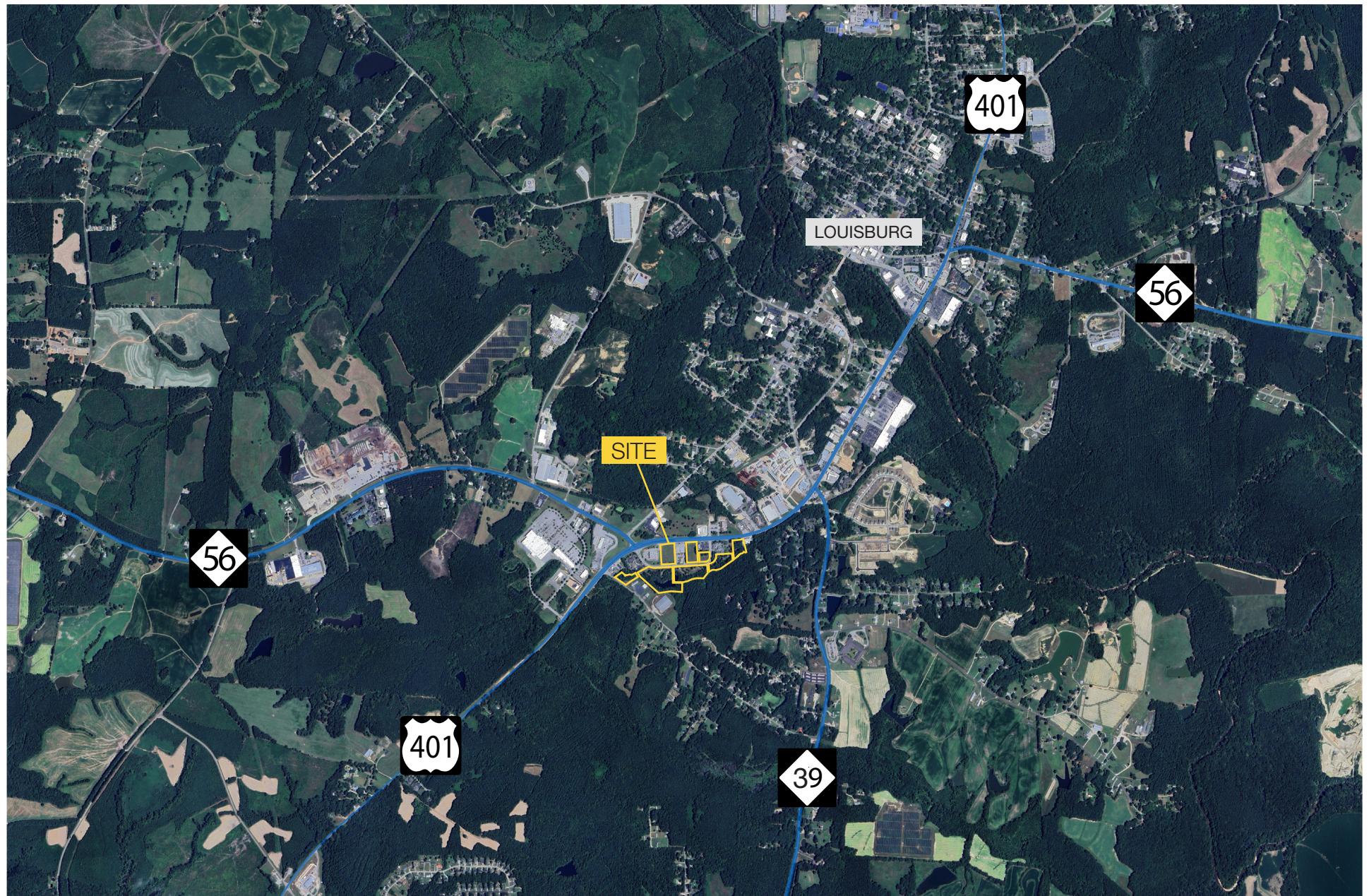
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# NAI TRI PROPERTIES

# AERIAL



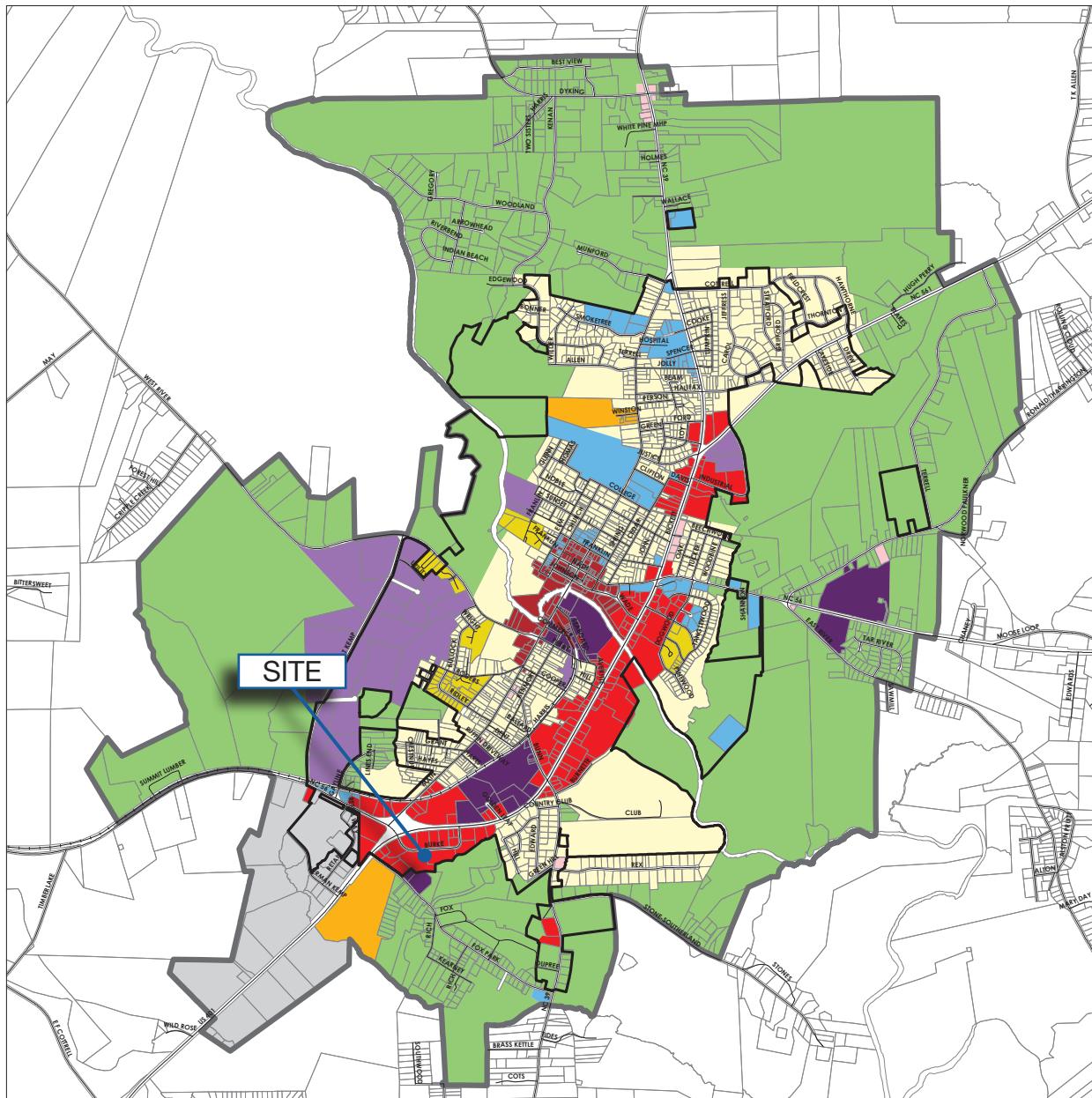
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# ZONING MAP



## Town of Louisburg Zoning Map

- Agricultural Residential (A-R)
- Low Density Residential (R-1)
- Medium Density Residential (R-2)
- Office / Institutional (OI)
- Downtown Business (B-1)
- Highway Business (B-2)
- Neighborhood Business (B-3)
- Planned Development District (PDD)
- Special Highway Overlay District (SHOD)
- Light Industrial (I-1)
- Heavy Industrial (I-2)
- Town Limits
- Extraterritorial Jurisdiction (ETJ)
- Roads

Adopted DATE  
As Amended through DATE

Mayor

Town Clerk



0 0.25 0.5 0.75 1 mile

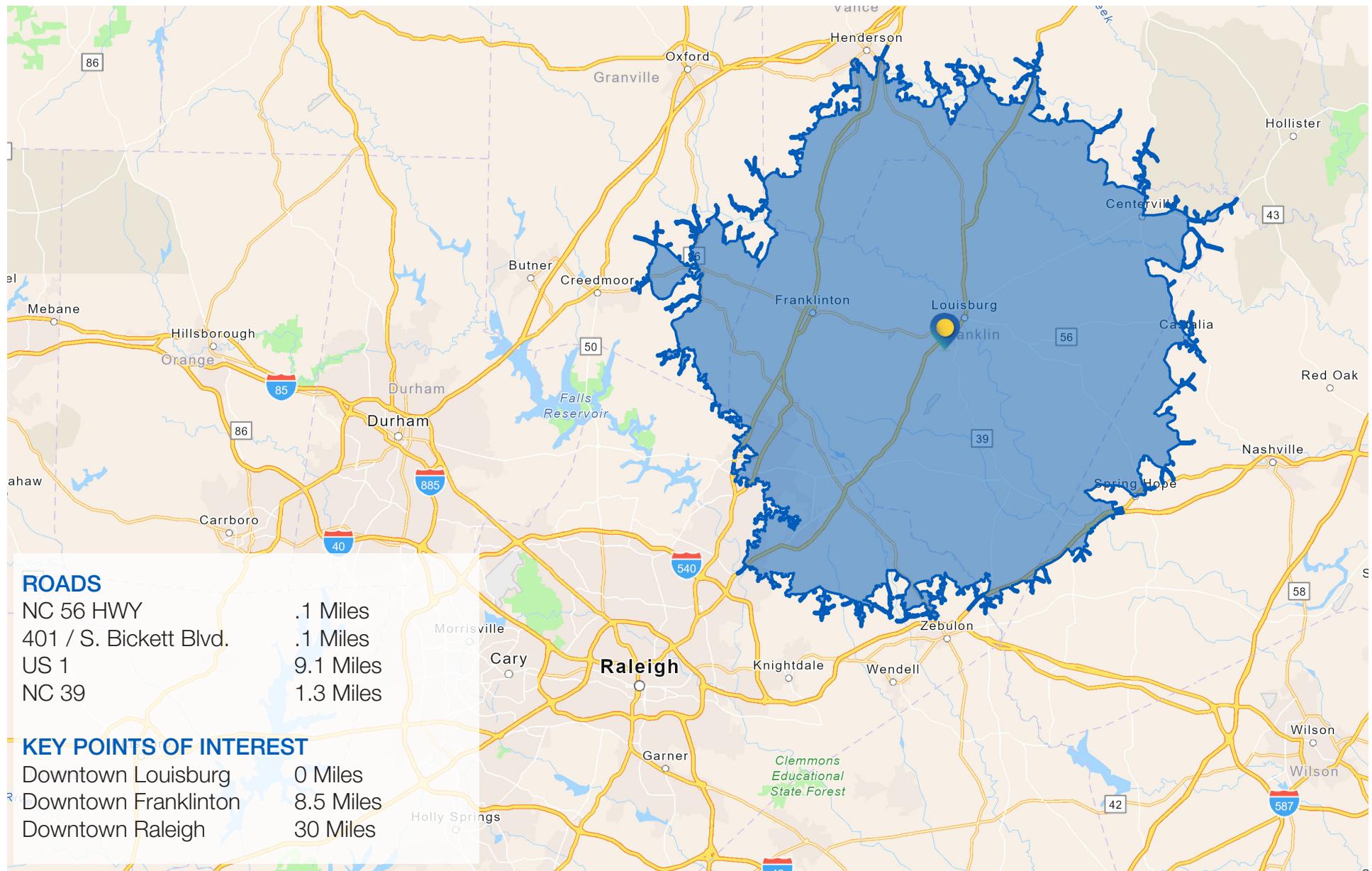
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# DRIVE TIME MAP



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**NAI** TRI PROPERTIES

# AMENITIES

Louisburg is a tight-knit community which means less competition and more goodwill poured into your storefront. Below lists some of the surrounding amenities within a five-minute drive.

## FOOD

Bojangles  
Cookout  
Dairy Queen  
Domino's Pizza  
Fiesta Mexicana  
Hardee's  
Jersey Mike's  
Johnnys Barbecue  
KFC  
Mayflower  
McDonald's  
Packhouse Coffee Company  
Papa Johns  
Pizza Hut  
Reminton Grill Burgers & BBQ  
Subway  
Sunrise Biscuit Kitchen  
Waffle House  
Wendy's  
Zaxby's

## SHOPPING/SERVICES

Advance Auto Parts  
AutoZone Auto Parts  
bp  
Carlie C's  
CVS  
Dollar General  
Dollar Tree  
Eagle Mart  
Food Lion  
Goodwill Industries  
H&R Block  
Mavis Tires & Brakes  
Moss Foods  
Murphy USA  
O'Reilly Auto Parts  
Sheetz  
Speedway  
Tractor Supply  
Verizon  
Walgreens  
Walmart  
Whistle Express Car Wash

## MEDICAL

Carolina QuickCare  
Duke Primary Care  
Impact Healthcare Primary Medical

## BANKING

Carter Bank  
First Citizens Bank  
First National Bank  
State Employees' Credit Union  
Truist

## CONTACT

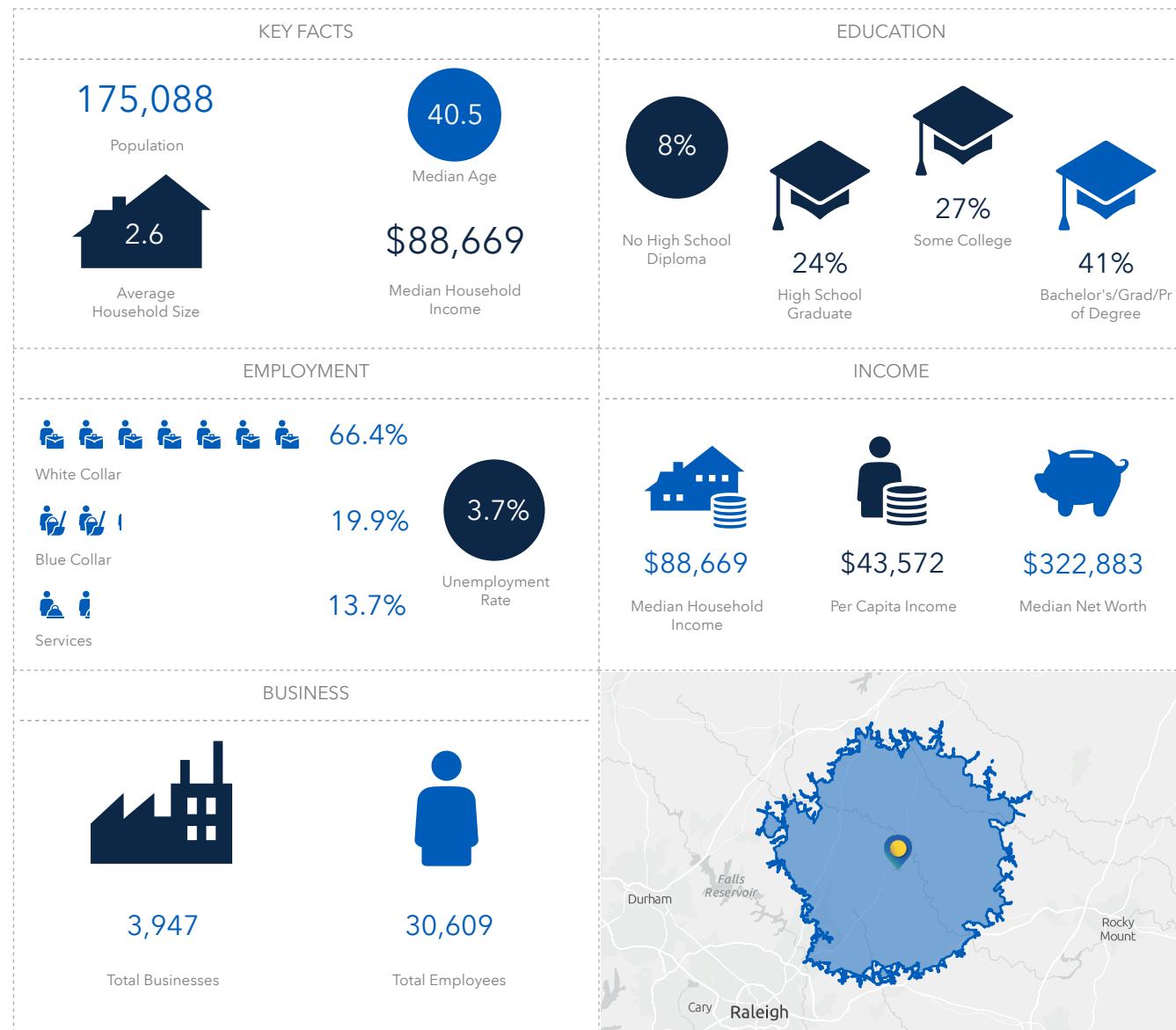
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# DEMOGRAPHICS

## KEY COMMUTING RADIUS



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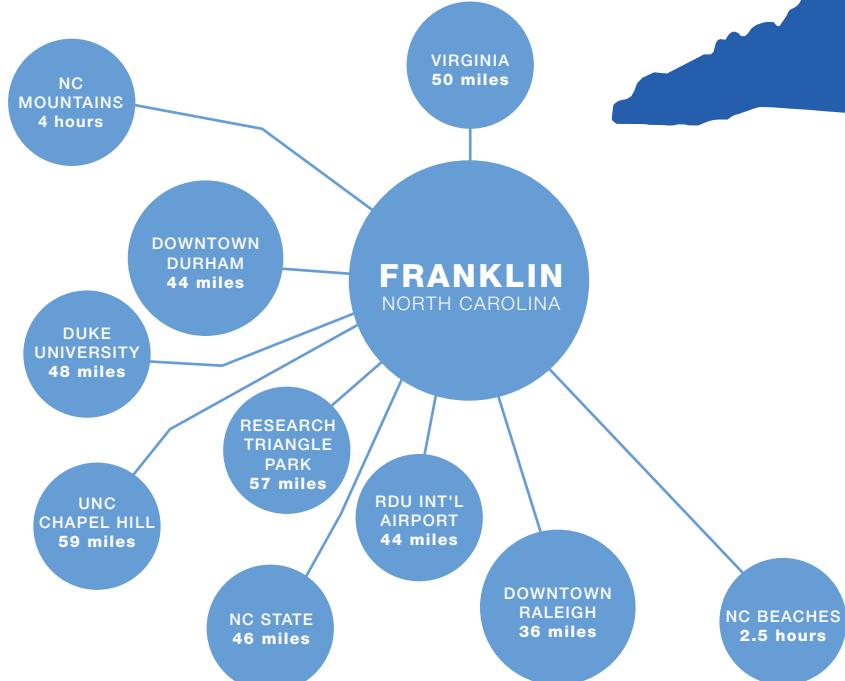
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**NAI**TRI PROPERTIES

# FRANKLIN COUNTY

## NORTH CAROLINA

Small town charm with close proximity to the research, development, and educational assets in the nearby Raleigh-Durham metropolitan area and Research Triangle Park. A strong infrastructure, healthcare services, educational opportunities, and an active community with business development incentives, there is no better place to plant roots and grow than Franklin County.



Source: U.S. Census Data and FranklinCountyNC.gov

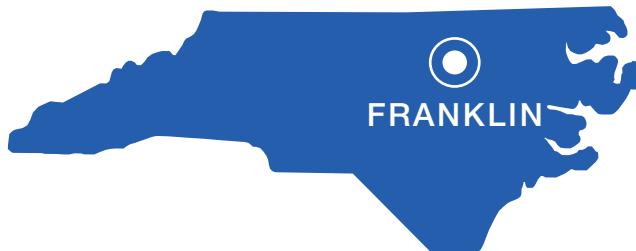
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### DEMOGRAPHICS

- Population growth: **3.25% in the past year**
- Educational attainment: **27% bachelor's degree or higher degree**
- Median household income: **\$73,324**
- Average household size: **2.5**
- Median Age: **41.4**
- Unemployment rate: **4.2%**



### MAJOR EMPLOYERS

- Novogenesis North America
- K-Flex USA
- Southwire
- Palziv North America
- Eaton
- Robling Medical Incorporated
- CaptiveAire
- Trulite Glass and Aluminum
- Sirchie Acquisition Company
- Amcor Rigid Plastics Company
- PlanITROI

**86.2%**

High school graduate or higher degree

**2nd**

Fastest growing county in North Carolina

**\$319,316**

Median Home Price

**4.2%**

Unemployment Rate

**NAI TRI PROPERTIES**