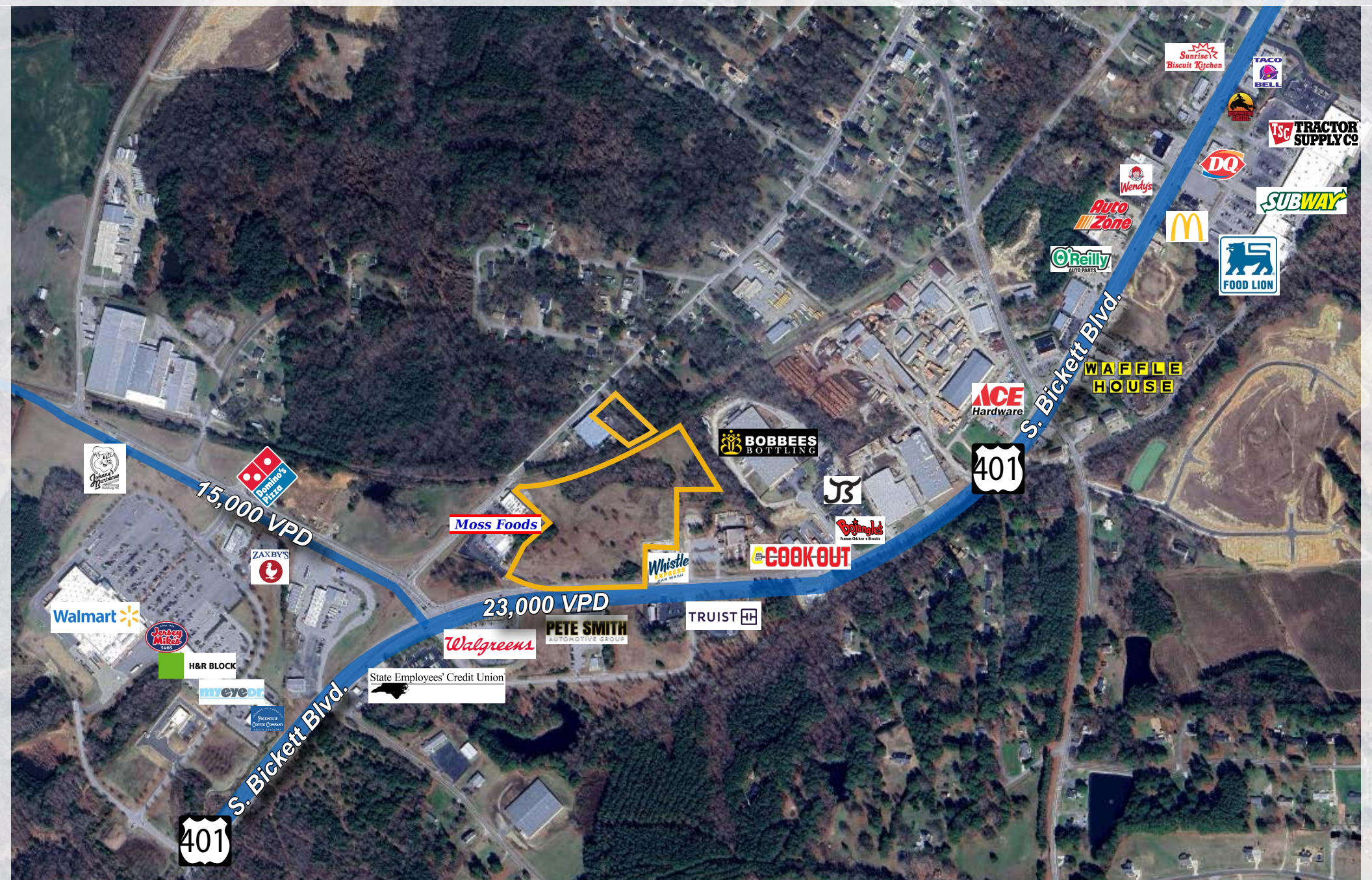


# HIGHWAY 401, LOUISBURG, NC

±13 ACRES | HIGHWAY BUSINESS LAND | FRANKLIN COUNTY

LAND FOR SALE



15,000 VPD

Moss Foods



Walmart



H&R BLOCK



S. Bickett Blvd.



23,000 VPD

Walgreens

PETE SMITH AUTOMOTIVE GROUP

State Employees' Credit Union



COOK-OUT

TRUIST

BOBBEES BOTTLING



ACE Hardware



S. Bickett Blvd.

WAFFLE HOUSE



Auto Zone



TRACTOR SUPPLY CO

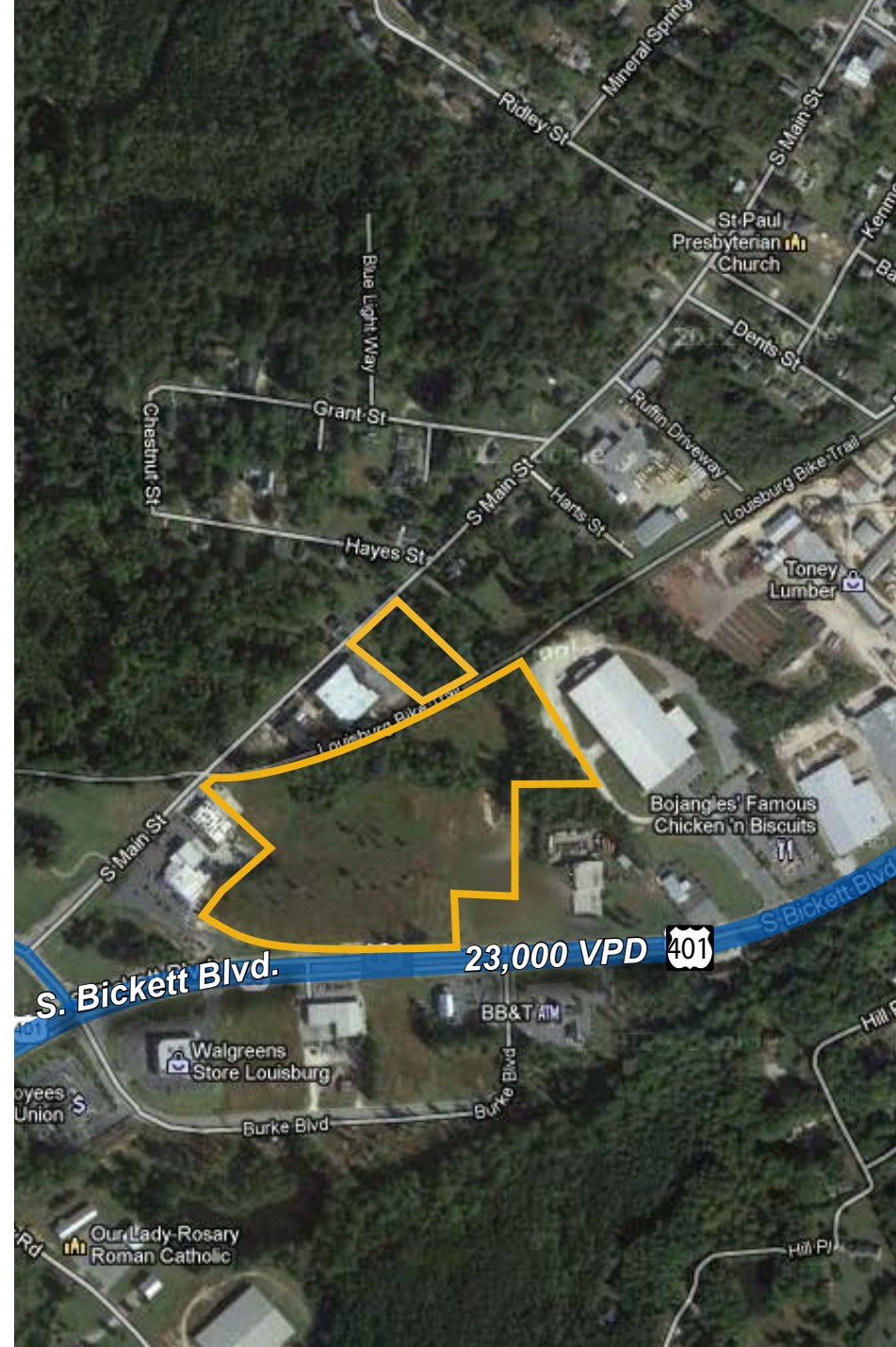


# HIGHLIGHTS

## COMMERCIAL OPPORTUNITY

Great opportunity for anchored retail with highway frontage outparcels. Located on US-401, the primary thoroughfare across Franklin County. Directly adjacent to a host of other retailers including Walmart, Walgreens, Truist Bank, Bojangles, and local grocer Moss Foods.

ADDRESS	US-401 (S. Bickett Blvd.) at NC-56 Louisburg, NC 27549
ACRES	13.28 acres
PARCELS	2805-30-6529 2805-30-1536 2805-31-5073 2805-31-6037
ZONING	Town of Louisburg; Highway Business Zoning <a href="#">ZONING ORDINANCE (Franklin County)</a>
PRICE	Contact for pricing.
FEATURES	Frontage along US-401 (Bickett Road) Frontage along S. Main Street Partially cleared and graded Wetland delineation by US ACE complete.



### CONTACT

ROB GRIFFIN | 919.281.2318 | rgriffin@triprop.com

All information provided herein is from sources deemed reliable. However, all information is subject to verification. NAI Tri Properties does not independently verify nor warrant the accuracy of the information.

# FRANKLIN COUNTY

## WHAT OTHERS ARE SAYING

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The Town of Louisburg is a charming, small town in the heart of North Carolina's piedmont. Louisburg is the Franklin County seat and located in the geographic center of the County. Just a 25 minute drive to Raleigh, 40 minute drive to Durham, and 50 minute drive to Chapel Hill, Louisburg has access to some of the best Healthcare, Academic, Cultural, and Entertainment resources in North Carolina.

### TRIANGLE BUSINESS JOURNAL

March 18, 2024

“Wake and Durham counties, it’s time to take a back seat. The county with the highest population growth rate in the Triangle area, and the third-highest in North Carolina, lies to the northeast.”

### ABC NEWS

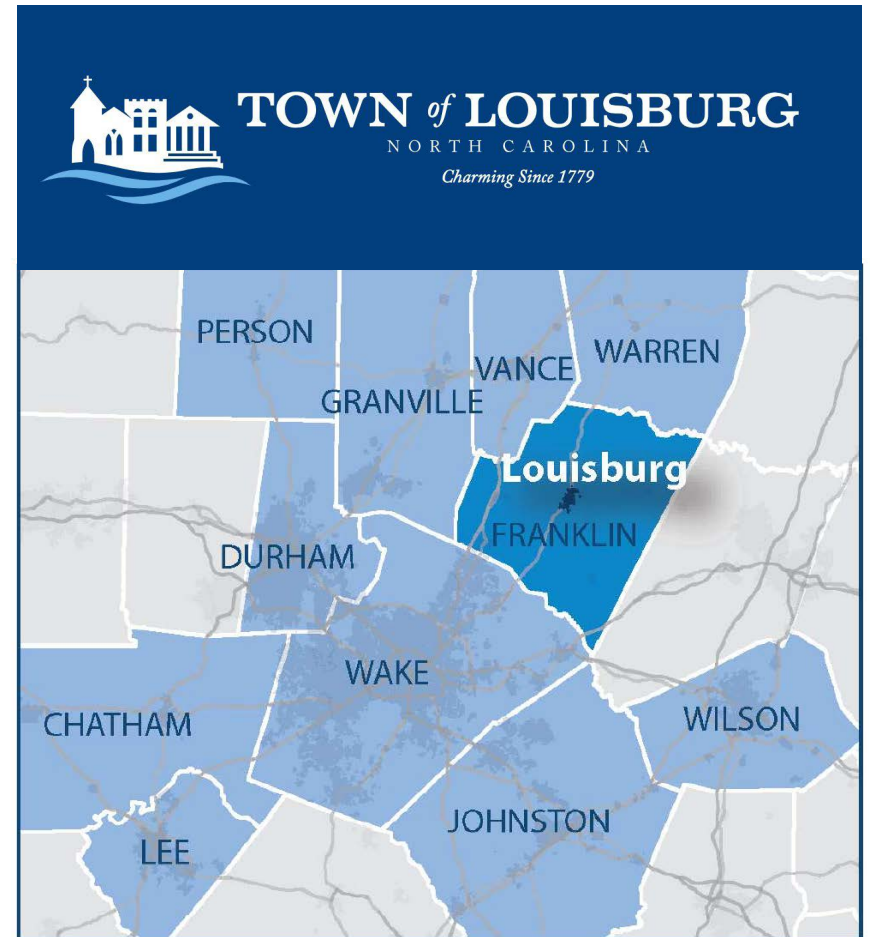
July 24, 2023

“Triangle North Executive Airport credited as major economic driver for Franklin County’s booming population growth.”

### LOUISBURG 2030 PLAN

April 18, 2022

“Approximately 300 lots in proposed residential subdivisions have been approved. When built, these could increase the Town’s population to almost 3,800 people.



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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.

### DEMOGRAPHICS

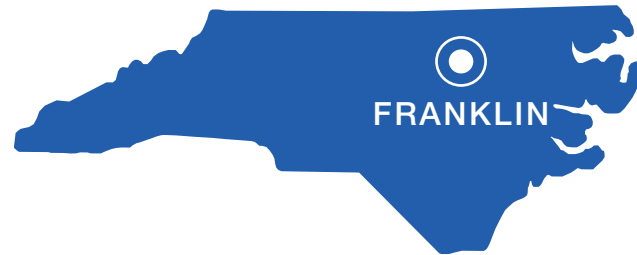
- Population growth: **3.9% growth from 2010 - 2020**
- Educational attainment: **28% bachelor's degree or higher degree**
- Median household income: **\$73,182**
- Average household size: **2.63**
- Median Age: **40.2**
- Unemployment rate: **3.1%**

**86.2%**  
High school graduate  
or higher degree

**8<sup>th</sup>**  
Fastest growing  
county in  
North Carolina

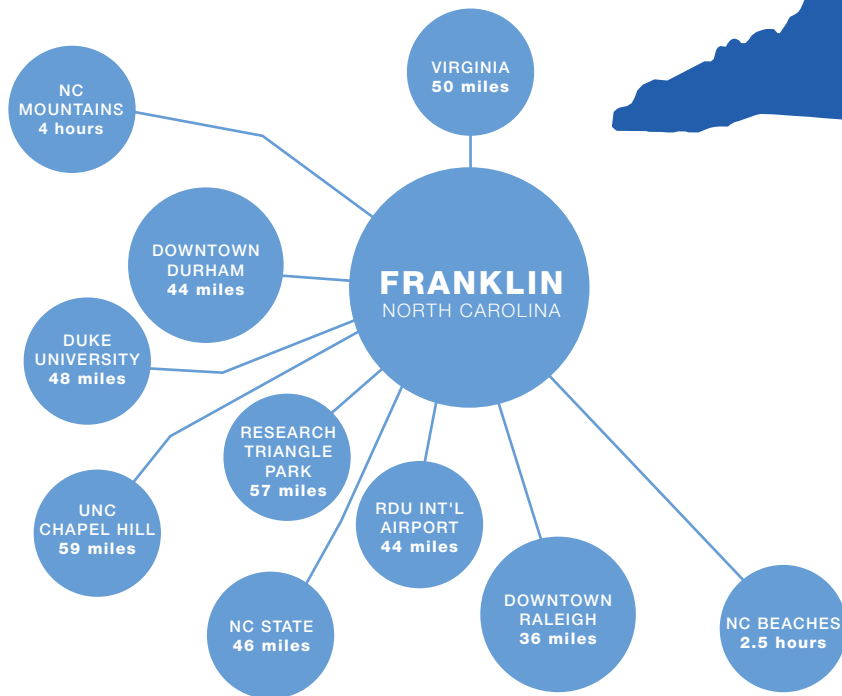
**\$239,900**  
Median Home Price

**3.1%**  
Unemployment Rate



### MAJOR EMPLOYERS

- Franklin County Schools
- Novozymes North America
- K-Flex USA
- Conduent
- CaptiveAire
- Palziv
- Wal-Mart
- Majestic Marble & Glass



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

### CONTACT

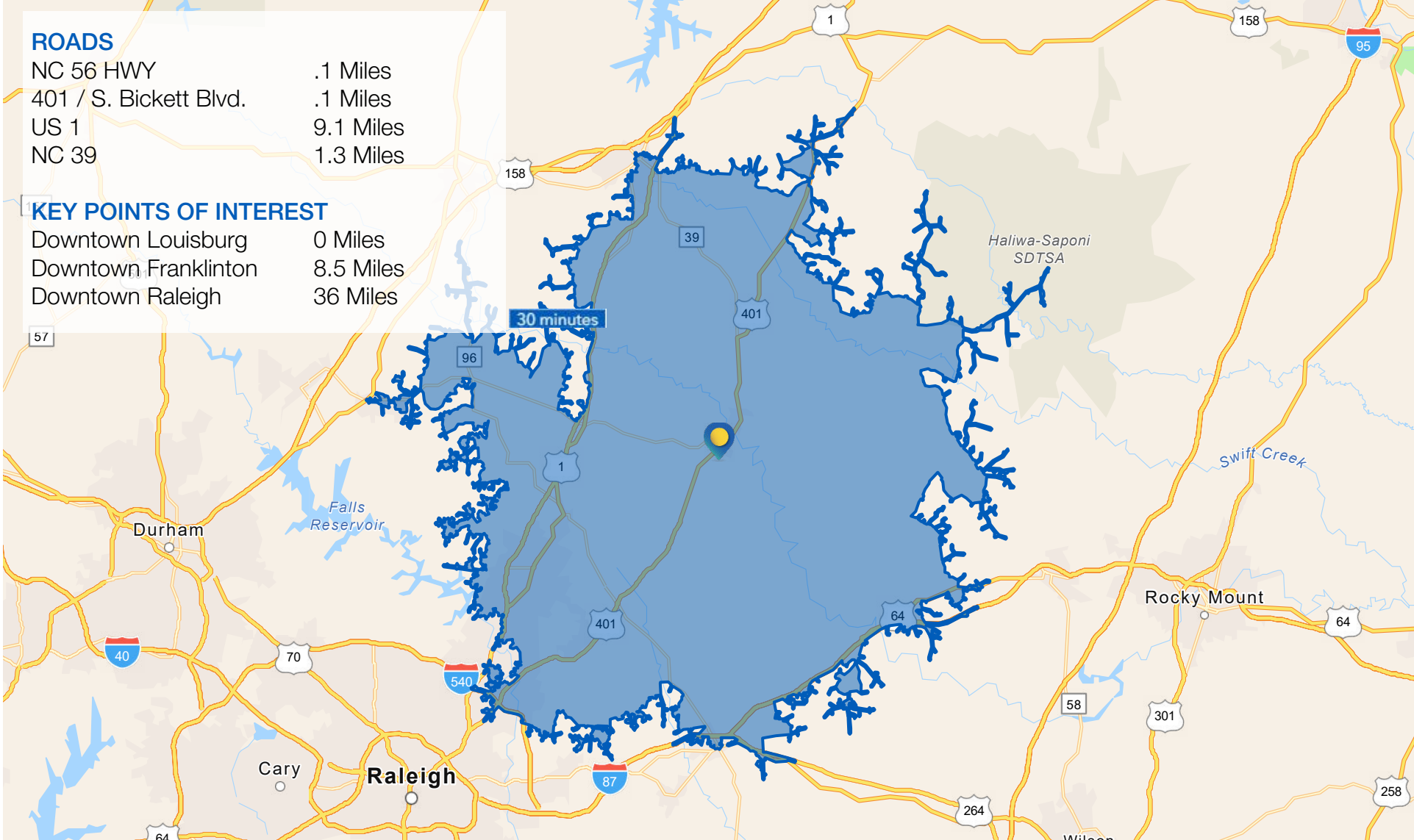
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# DRIVE TIME MAP



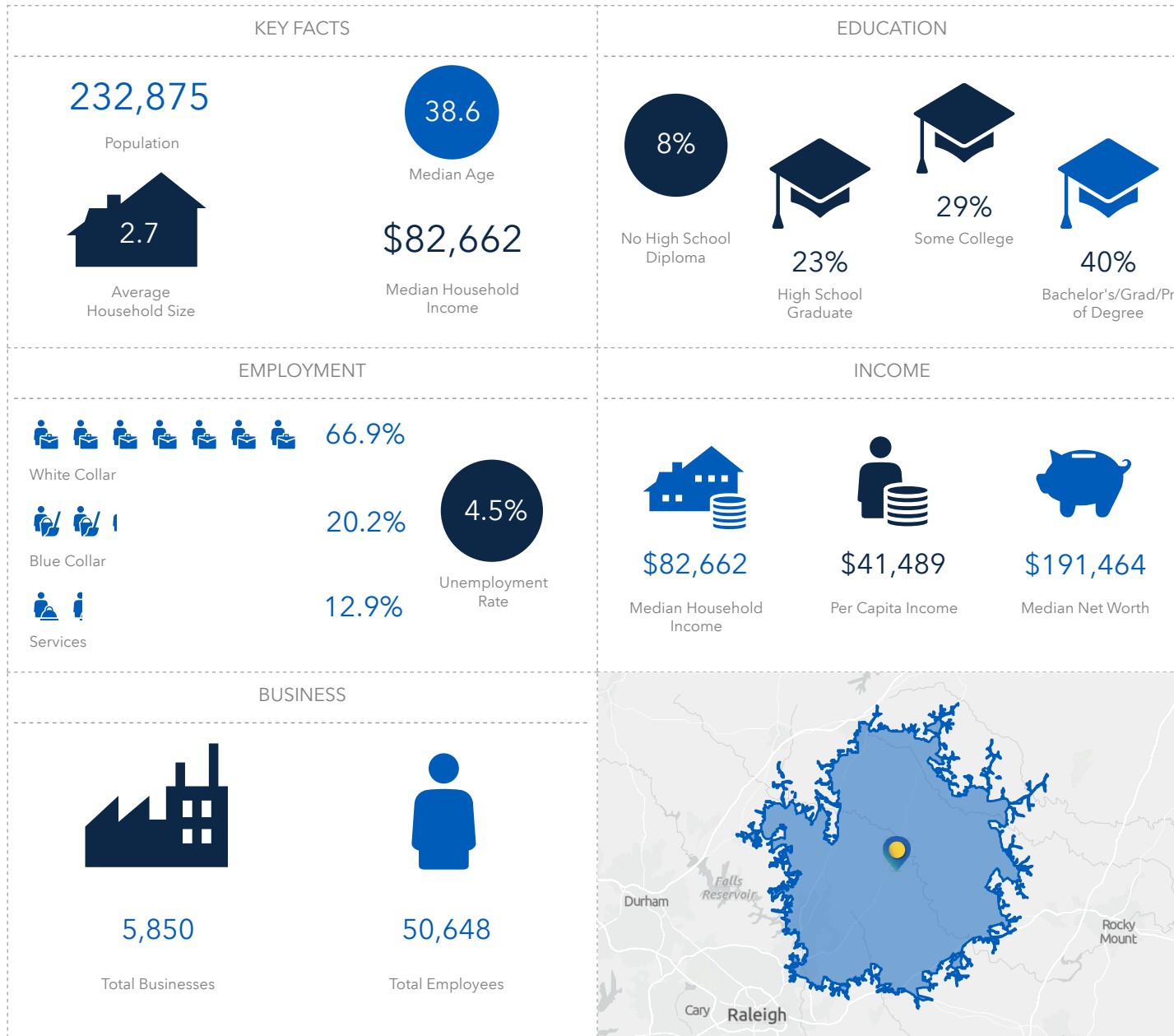
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# DEMOGRAPHICS



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