

RESIDENTIAL LAND ASSEMBLAGE

TWIN LAKE FARMZ

±345 ACRES FOR SALE

**LEE &
ASSOCIATES**
COMMERCIAL REAL ESTATE SERVICES
RALEIGH • DURHAM • WILMINGTON



1812 NC 39 HWY, ZEBULON, NC 27597

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PROPERTY SUMMARY

Lee & Associates is pleased to present ±345.05 acres located at 1812 NC 39 Highway in Zebulon, North Carolina. This rare, large-scale assemblage represents one of the largest contiguous residential development opportunities currently available in Wake County.

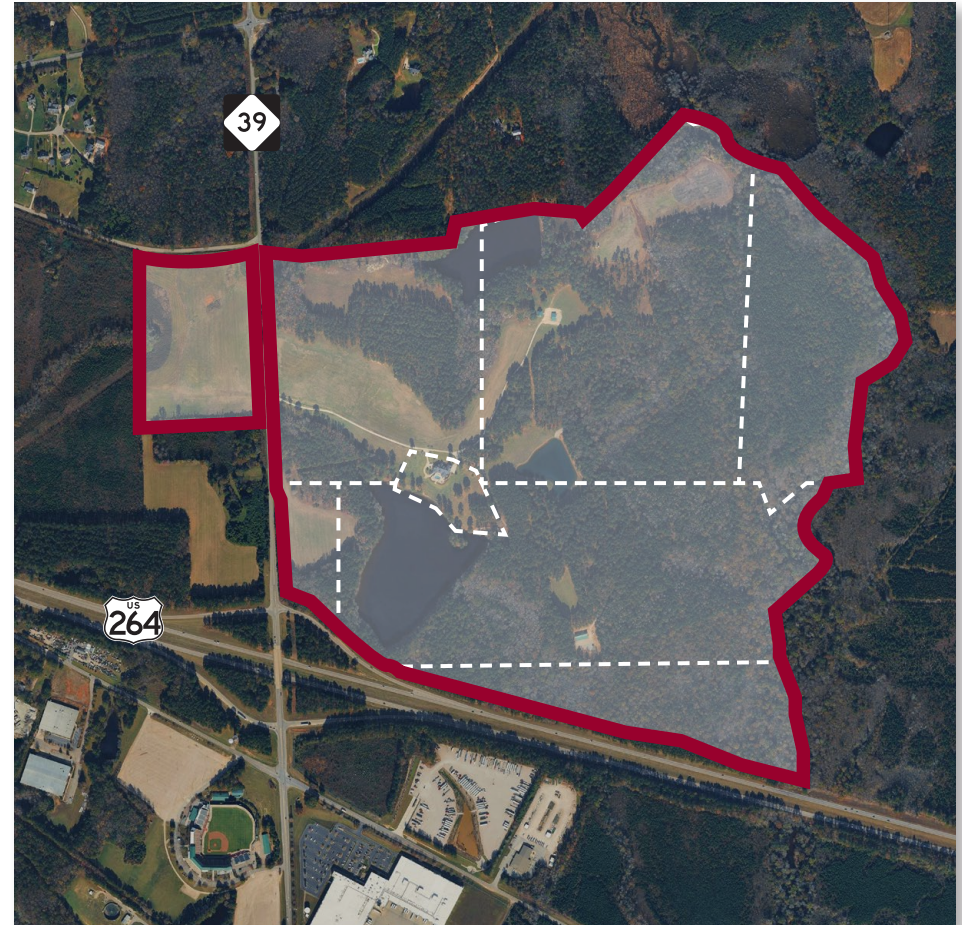
LOCATION DESCRIPTION:

Located along NC Highway 39 in Zebulon, Wake County, the property offers direct access to US 264 (I-87) and convenient connectivity to Raleigh and the greater Research Triangle. Positioned within a designated growth corridor near Five County Stadium, the site benefits from strong regional expansion and long-term residential and mixed-use development support under the Town's adopted Comprehensive Plan.

HIGHLIGHTS

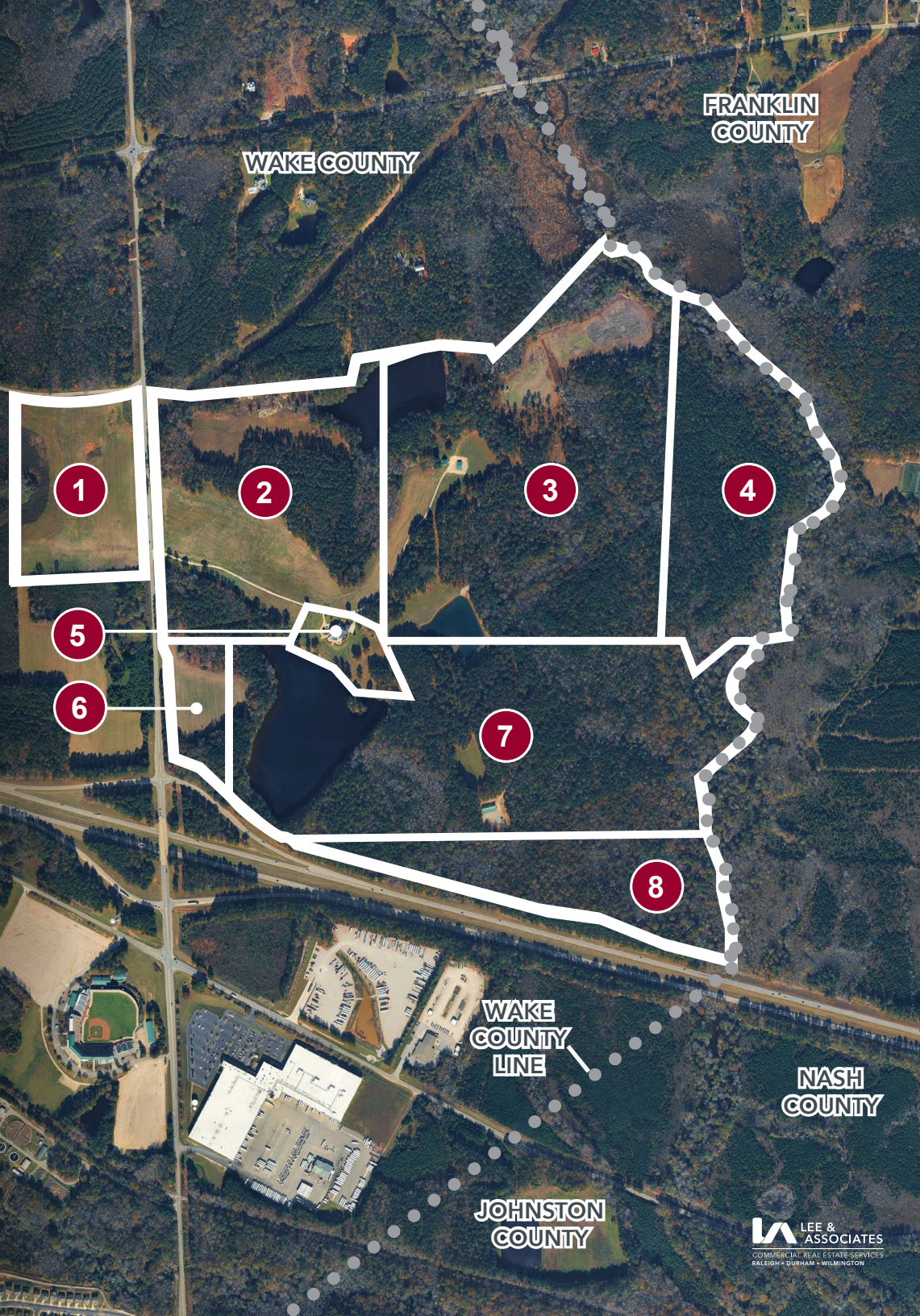
- » ±345.05-acre assemblage (8 parcels)
- » Zoned R2 - Residential Suburban (Town of Zebulon)
- » Located within Zebulon Planning Jurisdiction
- » Dual Future Land Use Designation: Suburban Residential (SR) & Stadium Area Mixed Use (SAMU)
- » Potential for master-planned residential community with mixed-use frontage component
- » Strategic frontage near Five County Stadium growth node
- » Direct frontage along NC Highway 39
- » Strong regional housing demand and limited large-tract supply
- » Strategic eastern Wake County growth corridor

SALE PRICE: \$150,000 PER ACRE
TOTAL OFFERING: \$51,757,500



PROPERTY SUMMARY

| | ADDRESS | PIN | ACRES |
|---|------------------|------------|-------|
| 1 | 0 Old Bunn Rd | 2715661717 | 24.00 |
| 2 | 1800 NC 39 HWY | 2715764646 | 59.50 |
| 3 | 1748 NC 39 HWY | 2715962952 | 79.99 |
| 4 | 1786 NC 39 HWY | 2725065795 | 46.70 |
| 5 | 1812 NC 39 HWY | 2715759697 | 6.15 |
| 6 | 1736 NC 39 HWY | 2715659279 | 8.61 |
| 7 | 1728 NC 39 HWY | 2715859019 | 93.12 |
| 8 | 0 Old US 264 HWY | 2715945116 | 26.98 |



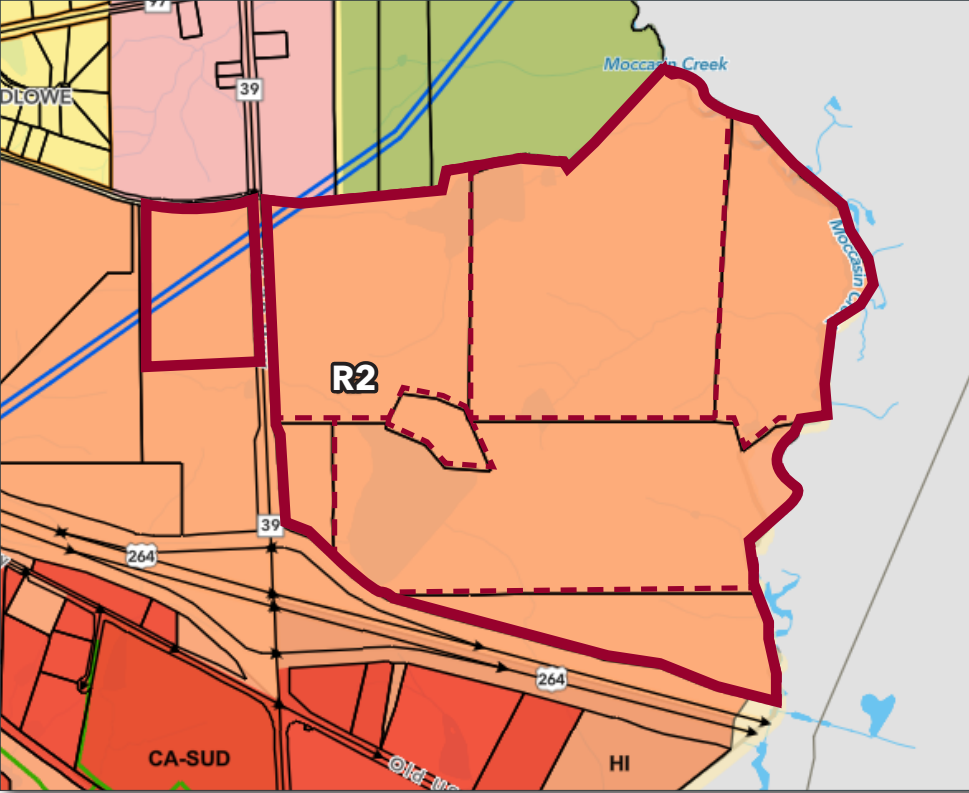
ZONING/LAND USE PLAN

CURRENT: R2 - RESIDENTIAL SUBURBAN ZONING (TOWN OF ZEBULON)

The Residential Suburban (R2) district is intended to support suburban-scale residential development characterized primarily by lower-density, detached residential uses in the peripheral portions of Zebulon's planning jurisdiction. This district encourages neighborhood-compatible design with larger lots, landscaped areas, and a quiet, residential character.

Small-lot small-home developments like conservation subdivisions, bungalow courts, and pocket neighborhoods are also supported when compatible with the surrounding area. Low-intensity non-residential uses (e.g., schools, parks, churches, minor utilities) are permitted where they do not detract from the residential nature of the district.

[ZONING CONDITIONS](#)



FUTURE LAND USE

The property is designated primarily **Suburban Residential** in the Town of Zebulon's adopted 2021 Comprehensive Plan, with a significant portion along US 264 identified within the **Stadium Area Mixed Use** district – a strategic growth node envisioned for coordinated mixed-use, commercial, and higher-intensity development surrounding Five County Stadium.

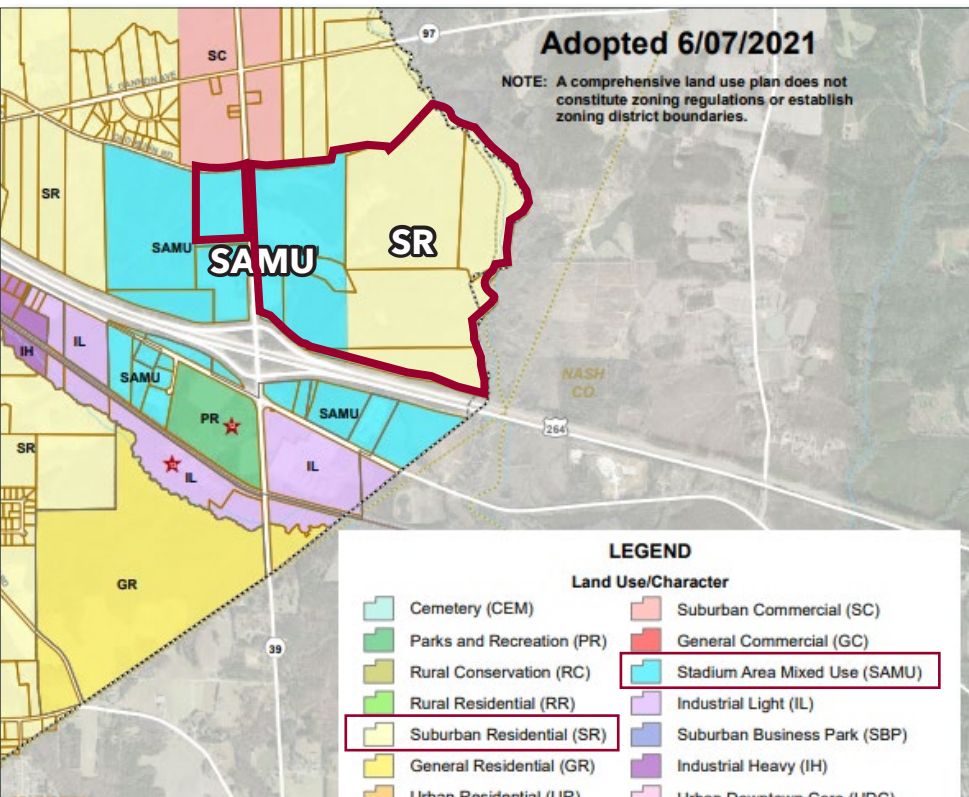
Property sits at the intersection of:

- » Suburban neighborhood expansion (SR)
- » A designated mixed-use growth node (SAMU)
- » Adjacent industrial/employment areas
- » Direct access to US 264 infrastructure

That combination supports:

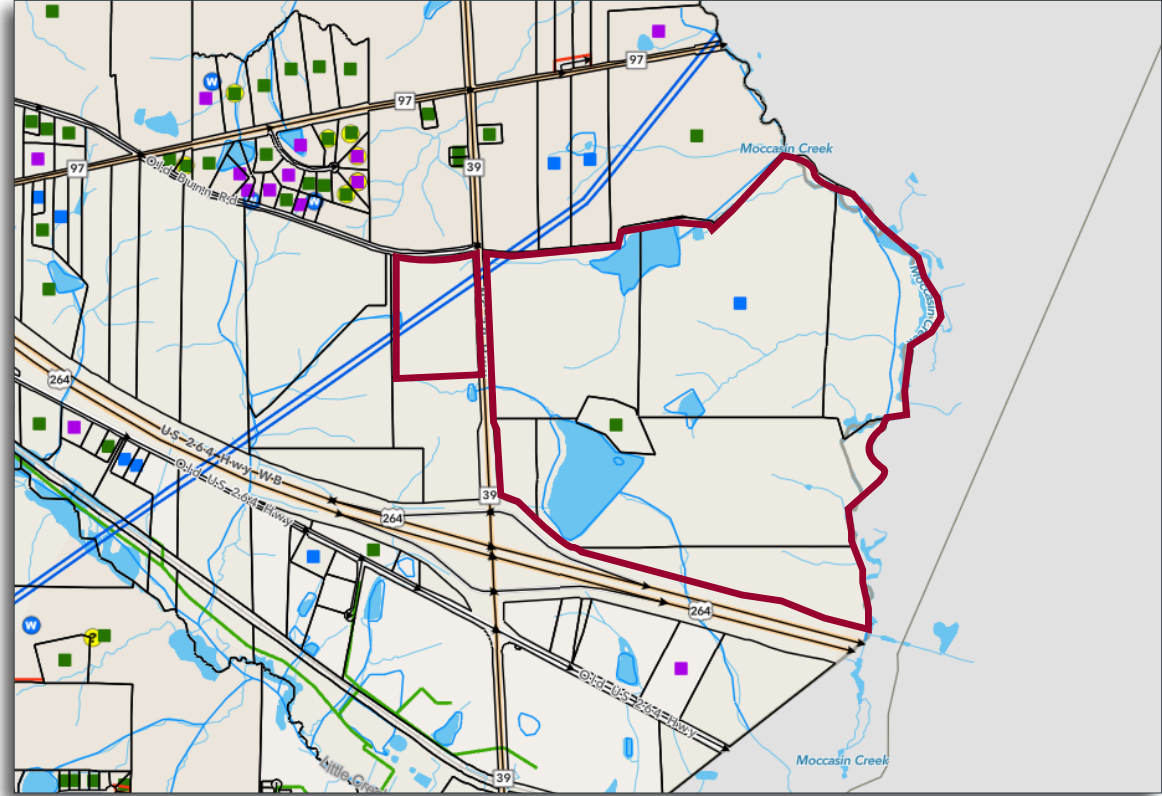
- » Phased master-planned community
- » Frontage mixed-use or higher-density component
- » Interior suburban residential development.

[COMPREHENSIVE LAND PLAN](#)



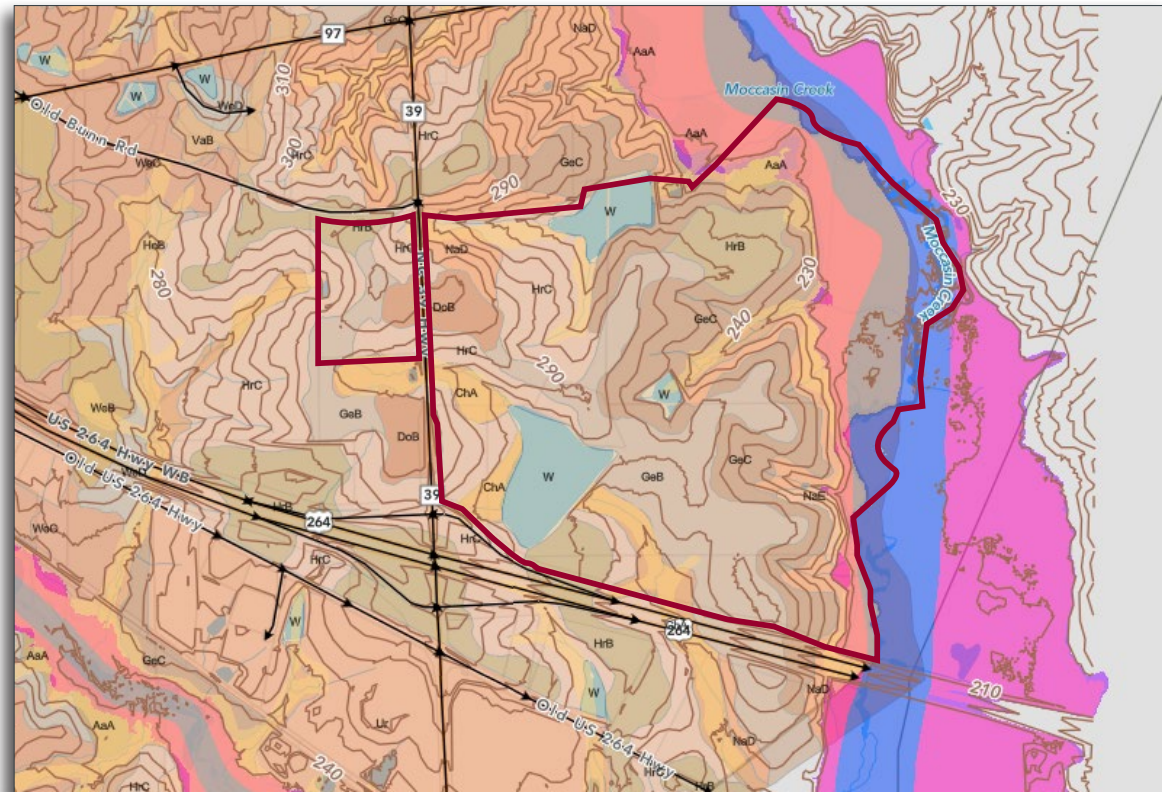
UTILITIES

Moccasin Creek forms the eastern boundary, with internal streams and ponds providing natural drainage and potential amenity features within a master-planned community. The site's drainage patterns support coordinated stormwater management consistent with suburban residential development.



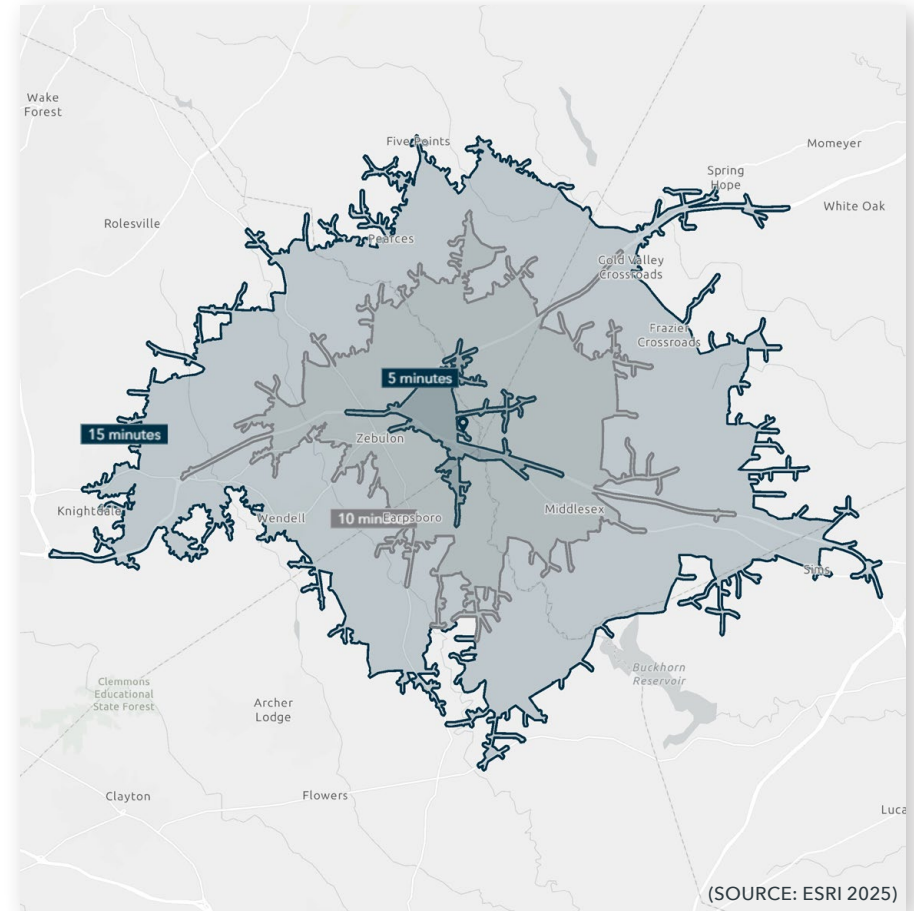
TOPOGRAPHY

The property features gently rolling terrain with elevations ranging approximately from 230' to 310', providing natural drainage toward Moccasin Creek and supporting attractive residential lot design. The varied topography offers opportunities for open space integration and thoughtfully planned neighborhood layouts.



DEMOGRAPHICS

| | 5 MINUTES | 10 MINUTES | 15 MINUTES |
|-----------------------------|-----------|------------|------------|
| Population (2025) | 1,449 | 23,838 | 66,931 |
| 2030 Projected | 2,058 | 26,699 | 74,963 |
| Daytime Population | 2,215 | 21,182 | 53,364 |
| Average Home Value | \$561,692 | \$555,055 | \$458,253 |
| Average Household Income | \$100,336 | \$103,310 | \$103,095 |
| Median Age | 40.4 | 40.3 | 39.6 |
| Bachelor's Degree or Higher | 17.5% | 26.9% | 28.9% |



#1
BEST COUNTY TO
LIVE IN NC (WAKE)
(STACKER 2024)

#2
HOTTEST REAL ESTATE
MARKET (RALEIGH)
(US NEWS & WORLD REPORT 2024)

#1
STATE FOR BUSINESS
(NORTH CAROLINA)
(CNBC 2025)



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