

DEVELOPMENT OPPORTUNITY

±100.95 ACRES IN FUQUAY-VARINA

2507 TERRI CREEK DRIVE | 2437 N MAIN ST | 2601 N MAIN ST



29,500 VPD



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COMMERCIAL REAL ESTATE SERVICES
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PROPERTY SUMMARY

This ±100.95-acre assemblage presents a rare large-scale development opportunity in Fuquay-Varina, one of Wake County's fastest-growing communities.

The property offers the scale and flexibility to support a variety of uses including a medical campus with potential future hospital component, flex industrial or innovation space, and complementary retail and multifamily development. Its size and configuration allow for a thoughtfully planned mixed-use environment designed to serve the area's rapidly expanding population and employment base.

LOCATION DESCRIPTION

Positioned along the US-401/N Main Street corridor, the property offers strong visibility and convenient access to Raleigh, Holly Springs, and the greater Triangle region. The surrounding area is experiencing significant residential and commercial growth, establishing this corridor as a key expansion area for southern Wake County.

HIGHLIGHTS

- » ±100.95 acres of contiguous development land
- » PINS: 0677687421, 0677675319, 0677772939
- » Zoning: GC - General Commercial; RA - Residential Agricultural
- » Future Land Use: REC (Regional Employment Center); OS (Open Space)
- » Prime location along US-401 / N Main Street corridor
- » Directly across from the new WakeMed health campus
- » Opportunity for medical campus or future hospital-anchored development
- » Potential for flex industrial / innovation space (±40 acres)
- » Ability to incorporate retail outparcels along frontage
- » Located in one of Wake County's fastest-growing submarkets
- » Rare large-scale development opportunity in Fuquay-Varina
- » SALE PRICE: \$25,000,000 (\$247,648/acre)



ZONING

ZONING: GC (GENERAL COMMERCIAL)

- » Designed for retail, service, and commercial development.
- » Allows a wide range of businesses and customer-serving uses.
- » Typically located along major corridors and commercial areas.

ZONING: RA (RESIDENTIAL AGRICULTURAL)

- » Intended for low-density residential and agricultural uses.
- » Supports large-lot homes, farming, and rural character.
- » Allows limited accessory and rural-related uses.

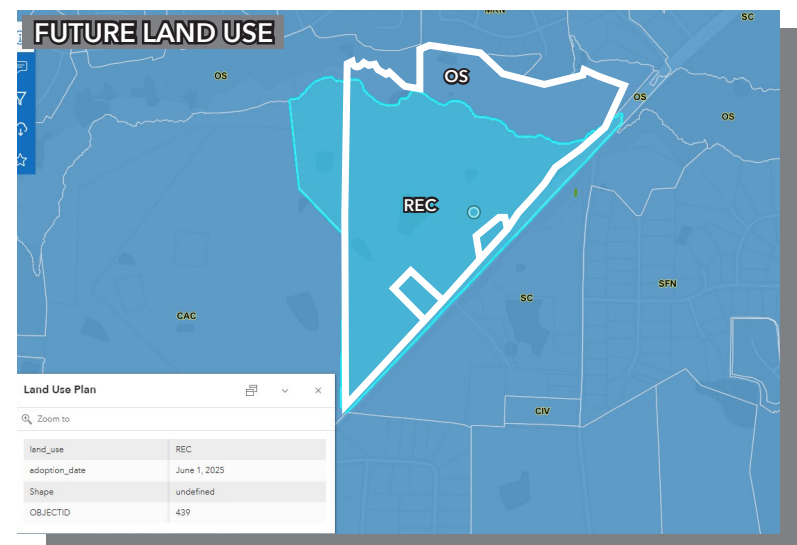
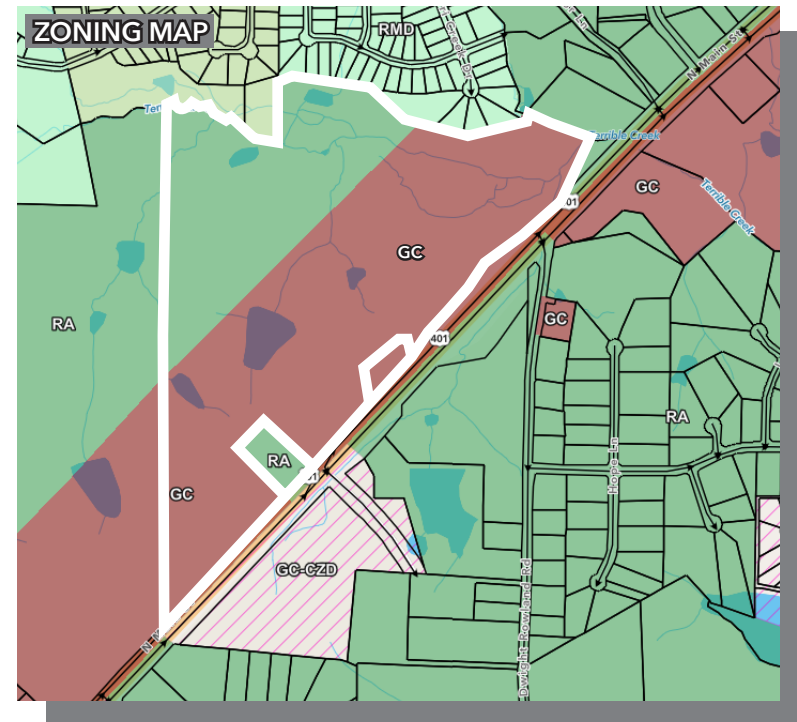
FUTURE LAND USE: REC (REGIONAL EMPLOYMENT CENTER)

- » Intended for employment-focused development such as office, tech, research, and light industrial.
- » Allows supporting retail and services for employees and nearby users.
- » Designed as higher-intensity job centers serving the regional workforce.

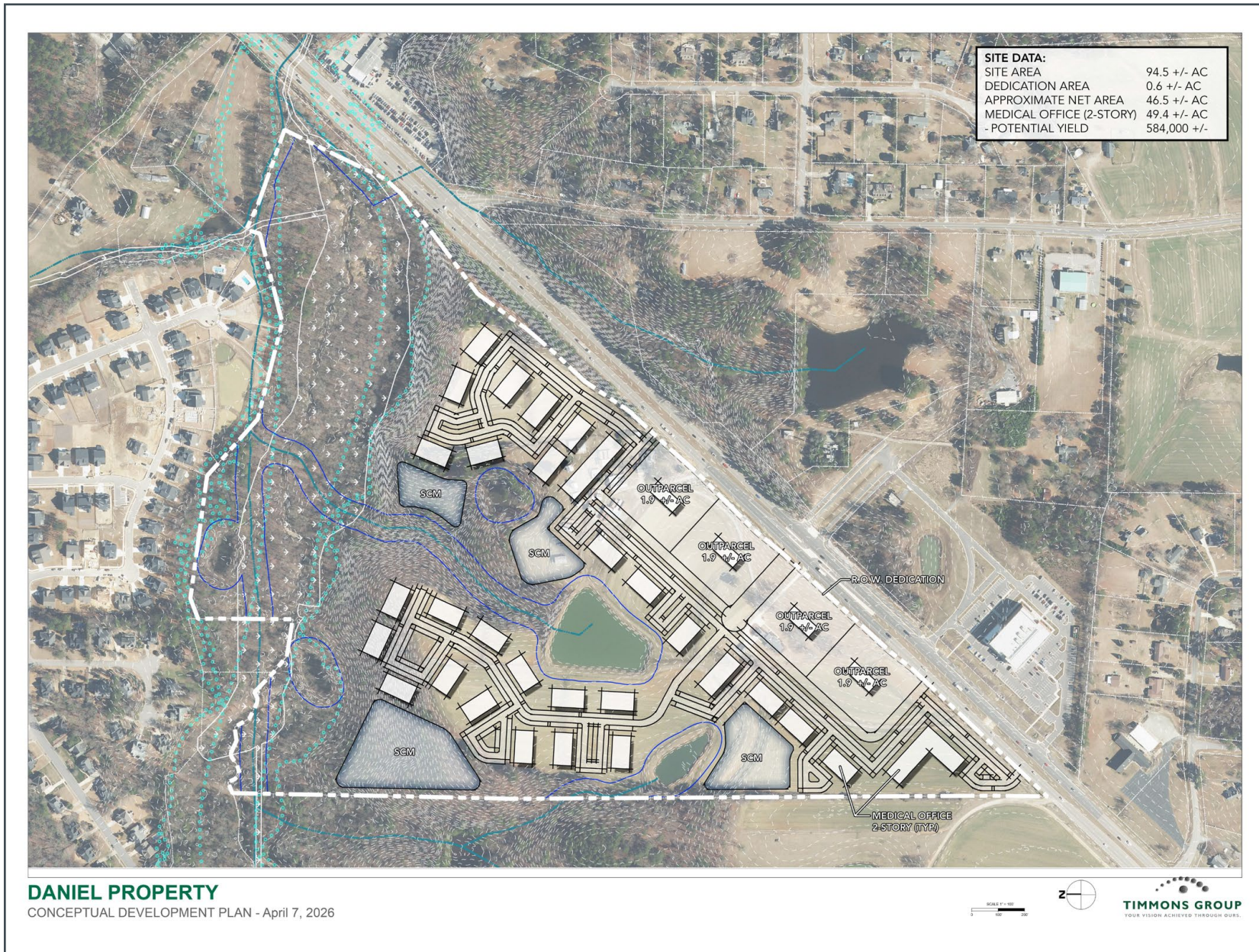
FUTURE LAND USE: OS (OPEN SPACE)

- » Areas intended for conservation, parks, or natural open space.
- » May include trails, greenways, or recreational uses.
- » Limited development to preserve environmental and scenic resources.

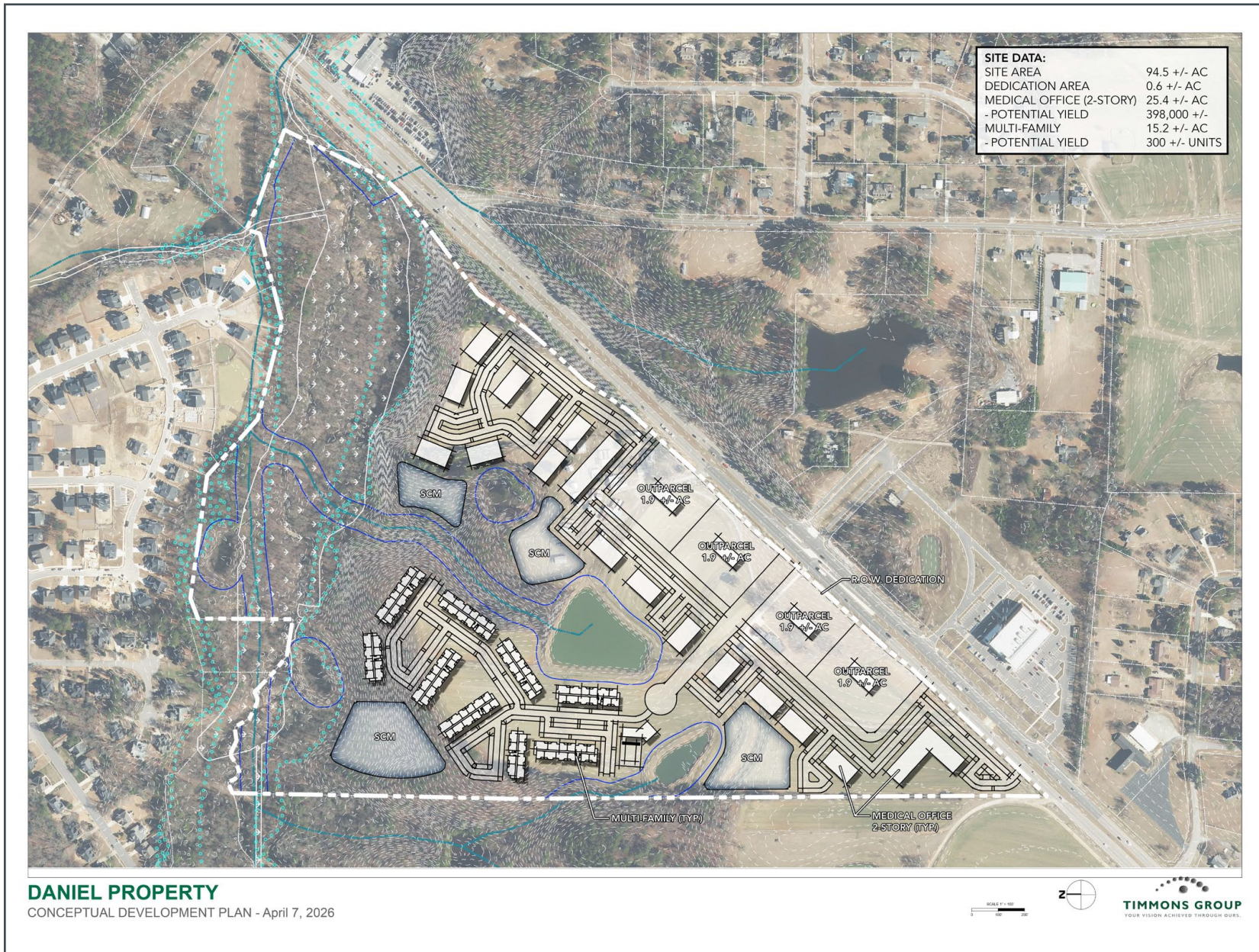
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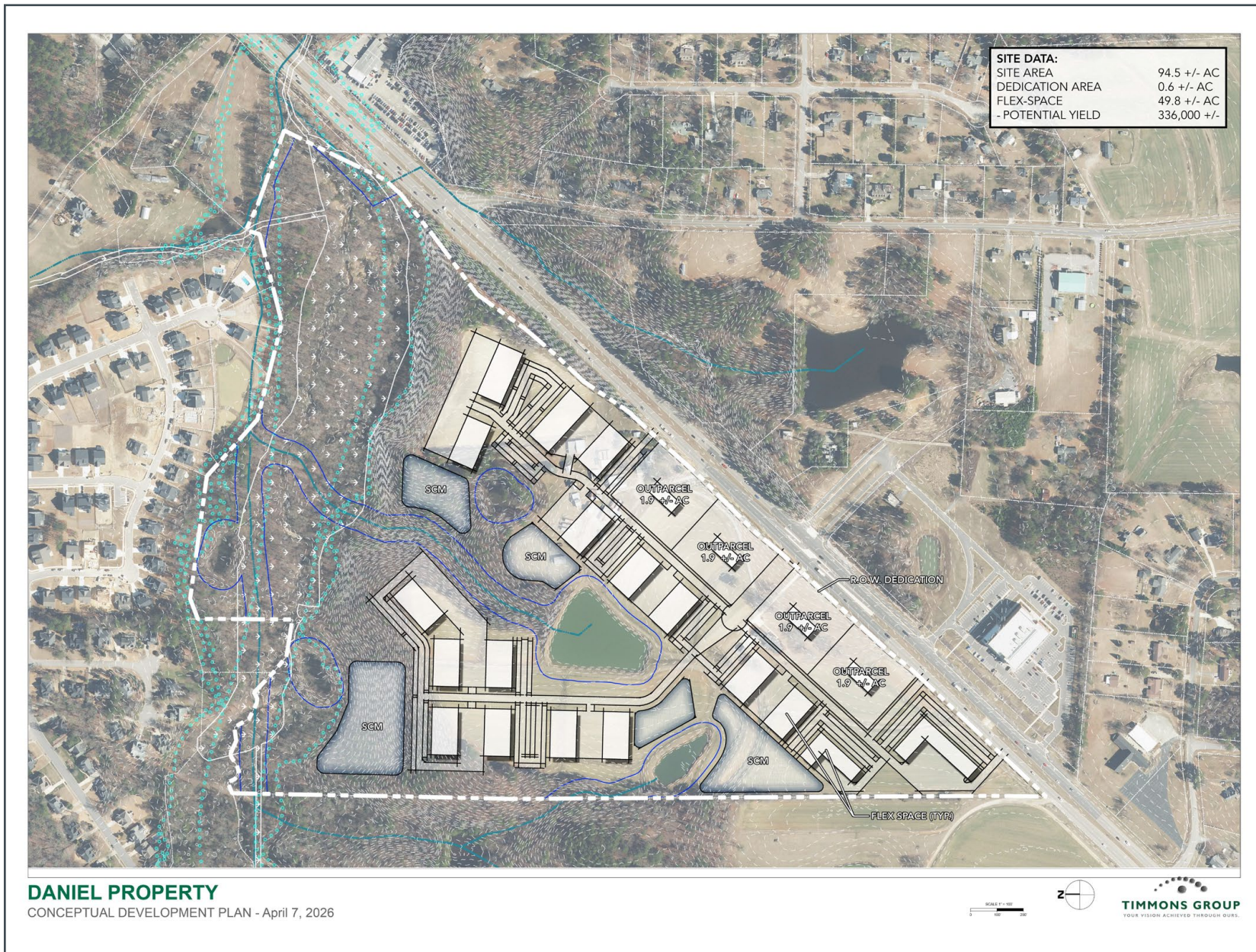
CONCEPTUAL PLANS - MEDICAL OFFICE



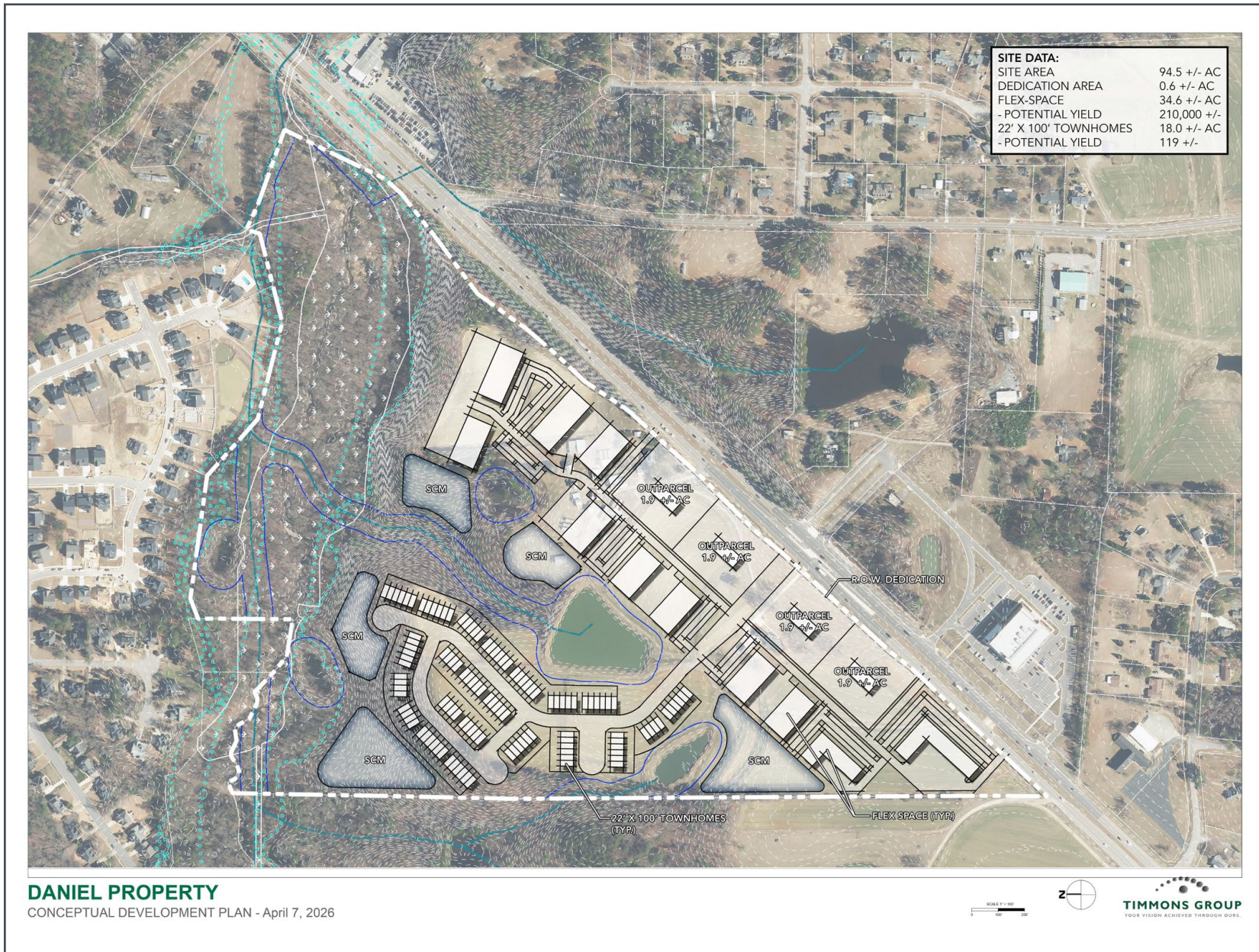
CONCEPTUAL PLANS - MEDICAL OFFICE & MULTIFAMILY



CONCEPTUAL PLANS - FLEX SPACE



CONCEPTUAL PLANS - FLEX SPACE & TOWNHOMES



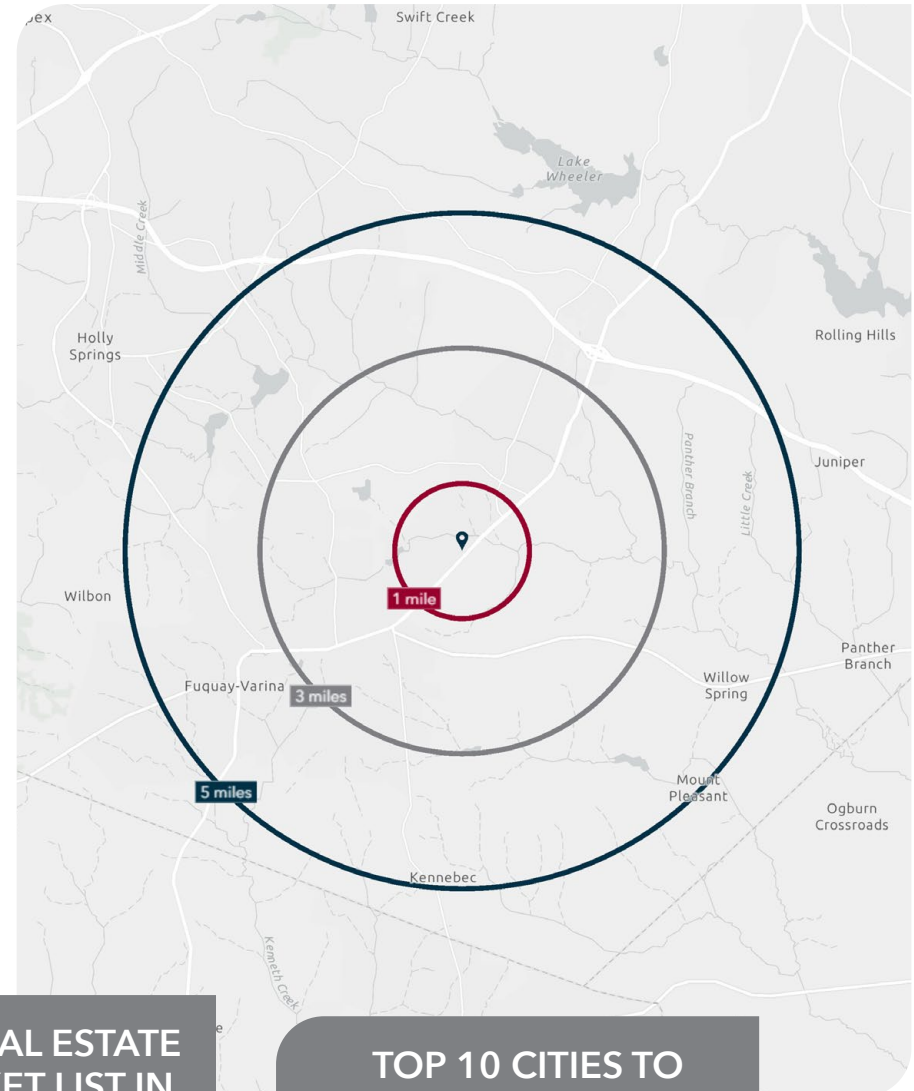
AREA OVERVIEW



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DEMOGRAPHICS

	1 MILE	3 MILES	5 MILES
Population (2025)	2,962	31,687	99,176
Daytime Population	2,088	25,541	76,396
Median Age	39.3	38.8	38.7
Average Household Income	\$138,381	\$145,103	\$145,386
Average Home Value	\$535,831	\$574,830	\$583,892
Bachelor's Degree or Higher	54.3%	52.3%	55.6%



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