

**RIPPLE REAL ESTATE
IS DELIGHTED TO
PRESENT THIS
OFFERING
MEMORANDUM FOR
ATWATER STATION**



- 12.85 acres commercial development opportunity
- ~400 residential units being built adjacent
- Former farmland, flat and cleared
- Zoned CMU & RMU
- Offered for \$8,800,000

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Site Overview

Atwater Station is a +/- 430 unit residential development underway in Fuquay Varina, Southern Wake County NC. It provides a variety of housing options, recreation and support services and amenities.

This mixed use development is located in the rapidly growing town of Fuquay-Varina and meets the town's 2035 Community Vision for Land Use Plan. Homes are currently being built and under contract.

The commercial component of this mixed use development offers 12.85 mostly cleared acres

The town envisions a grocery-anchored shopping center with a Village Square feel.

Potential tenants would include fitness, pharmacy, smaller home improvement chains, regional coffee shops & restaurants, bookstore, apparel, & aesthetic services.

A small hotel is also possible within the CMU zoning. There is currently no higher end hotel option in Southern Wake County. Senior-focused housing and care also fall under the zoning.

THE DETAILS

ADDRESS 3125 James Slaughter Road, Fuquay-Varina NC

OFFERING SALE

GIS 35.626538, -78.788829

APPROVED USE Shopping Center/ Commercial Development

ZONING CMU & NMU

SIZE 12.85 acres

ASKING PRICE \$8,800,000 (~\$680,000 per acre)

DELIVERY Negotiable Regarding Structures on Site

ENVIRONMENT Flat, Mostly Cleared, Former Farm

UTILITIES Electric on site, Water, Sewer to site

ROAD FRONTAGE Bass Lake ~ 700 feet/ James Slaughter ~1000 feet

ROAD CONDITION Stoplight, dedicated right turn lane, curb cuts

TRAFFIC Approximately 14,500 VPD

DUE DILIGENCE Concept Plan to zoning standards

CONDITION NEGOTIABLE Preference to close in 2026

Regional Overview

The **Triangle Innovation Mega-Region**—anchored by Raleigh, Cary, Pittsboro, and Sanford—is one of Central North Carolina's fastest-growing markets and part of the broader Research Triangle. The region benefits from strong connectivity via I-40, US-1, US-64, NC-540, and US-421, with RDU Airport within 30 minutes.

Fuquay-Varina, along with Apex and Holly Springs, forms a high-growth Southern Wake County cluster with shared demographic and economic tailwinds. Centrally located within this corridor, the subject

property benefits from municipal support, active development, and strong community appeal, making it well suited for grocery-anchored, lifestyle, and mixed-use retail investment.

The area is a rising biotech and advanced manufacturing hub, with major employers including Genentech, Amgen, Fujifilm Diosynth, Seqirus, and Janssen. Nearby Harnett County is expanding in warehousing and pharmaceuticals, while the Triad metro—90 minutes west—continues to grow in aerospace and manufacturing.



Projected Growth

Development Pipeline



Retail SF Under Construction

110,000 Square Feet



Office SF Under Construction

62,380 Square Feet



Hotel Keys Under Construction

0 Keys (Rooms)



Retail SF Proposed

1,091,000 Square Feet



Office SF Proposed

51,990 Square Feet



Hotel Keys Proposed

0 Keys



Residential Units Under Construction

For-Sale Residential = 2,864 units

Rental Residential = 264 units

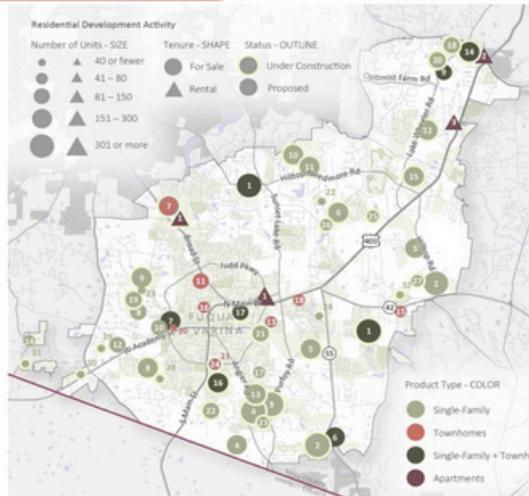


Residential Units Proposed

For-Sale Residential = 2,772 units

Rental Residential = 778 units

► The Fuquay-Varina Planning Area could see an increase of approximately 6,200 residential units in the communities that were identified as U/C or proposed.



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Demographics

Town of Fuquay-Varina	 10,421 2022 Total Jobs	 \$91,611 Median HH Income	 57.1% Secondary Degree
	 17.7% Largest Sector: Retail Trade	 45.6% Households Earning +\$100k	 72.3% White Collar Occupation
Fuquay-Varina + ETJ	 13,383 2022 Estimated Jobs	 \$81,659 Median HH Income	 55.0% Secondary Degree
	 17.3% Largest Sector: Retail Trade	 39.2% Households Earning +\$100k	 72.6% White Collar Occupation
Raleigh- Durham- Chapel Hill CSA	 1,036,025 2022 Total Jobs	 \$74,259 Median HH Income	 56.4% Secondary Degree
	 14.2% Largest Sector: Healthcare and Social Assistance	 36.5% Households Earning +\$100k	 71.6% White Collar Occupation

Commercial Real Estate Demand (2022-2032)



RETAIL*

Known Trade
Area Pipeline

1,050,000
Square Feet

Net
Planning
Area Demand

151,000
Square Feet

Total 10-Year
Demand

1,201,000
Square Feet



OFFICE

115,000
Square Feet

193,500
Square Feet

308,500
Square Feet



HOTEL

0
Rooms

94
Rooms

94
Rooms

Ariel Views Jan 2026

30 minutes to RDU
Airport

10 minutes to 540
beltline



8 minutes to downtown Holly
Springs or Fuquay Varina

< 30 Minutes to downtown
Raleigh

+/- 45 Minutes to downtown
Durham



5 Medical Care facilities
within a 3 mile radius
(Two hospitals and 3
urgent care)

Several Parks and
Recreation amenities
within a 3 mile radius



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Additional Resources

[Atwater Station Master Plan \(link\)](#)

[FV Commercial Study \(link\)](#)

**[Development ordinance permitted uses
Form Based District CMU & RMU \(link\)](#)**



This Offering Memorandum has been prepared by Ripple Real Estate solely for the purpose of providing prospective purchasers with preliminary information to evaluate the property located at 3125 James Slaughter Road Fuquay Varina, NC

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