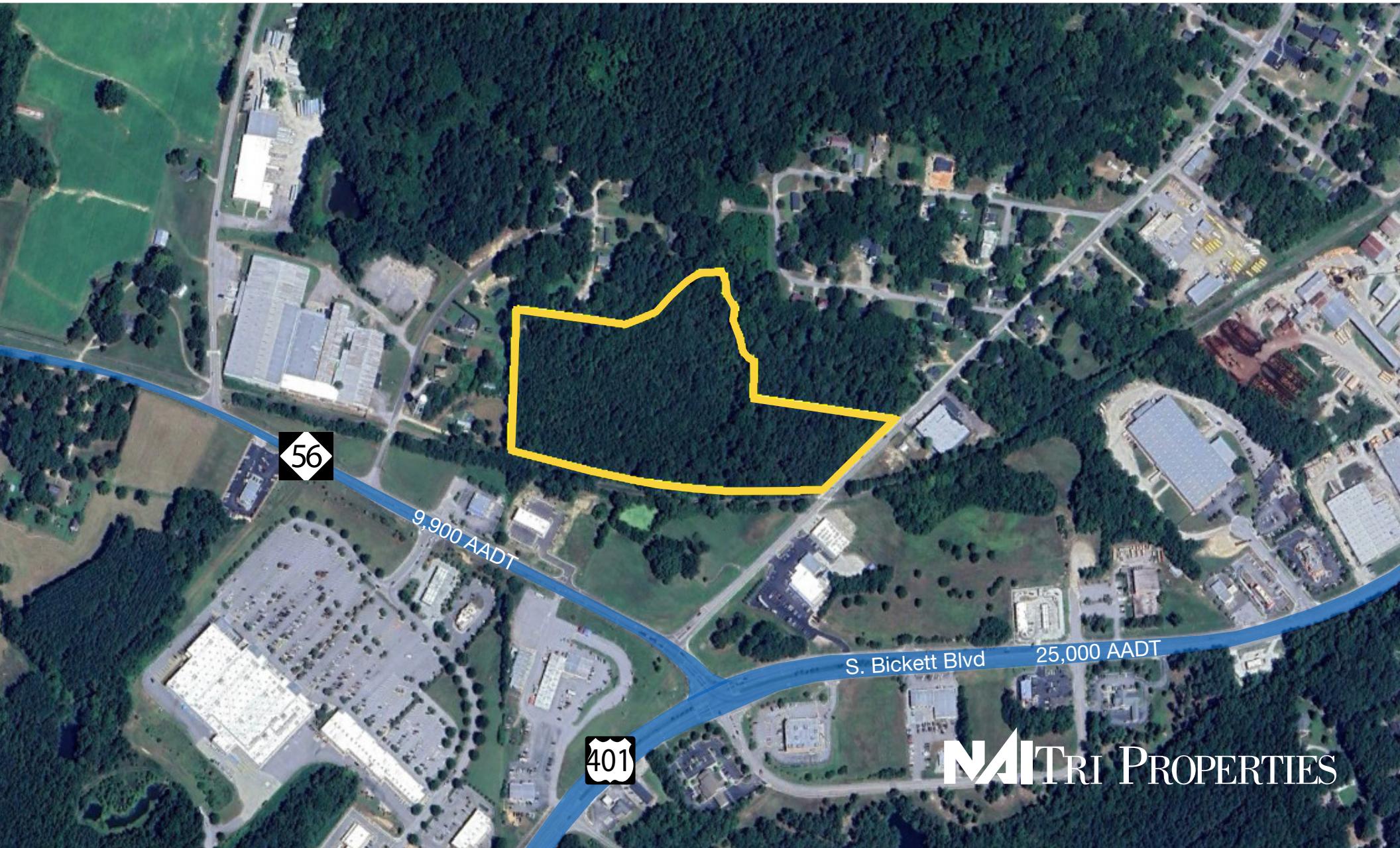


LAND FOR SALE | UP TO +/- 16.6 ACRES

HIGHWAY 401

LOUISBURG, NC 27549 | RESIDENTIAL/MIXED USE OPPORTUNITY



NAI TRI PROPERTIES

PROPERTY OVERVIEW

Located on US-401, the primary thoroughfare through Franklin County, directly adjacent to a host of other retailers including Walmart, Walgreens, BB&T, Bojangles, and local grocer Moss Foods.

ADDRESS Highway 401
Louisburg, NC 27549

COUNTY Franklin County

LOT SIZE 16.6 acres

ZONING Town of Louisburg; R1

PIN # 2805-21-2007

TRAFFIC COUNTS
S. Bickett (401): 25,000 AADT
NC 56 Highway: 9,900 AADT
S. Main Street: 5,000 AADT

FEATURES

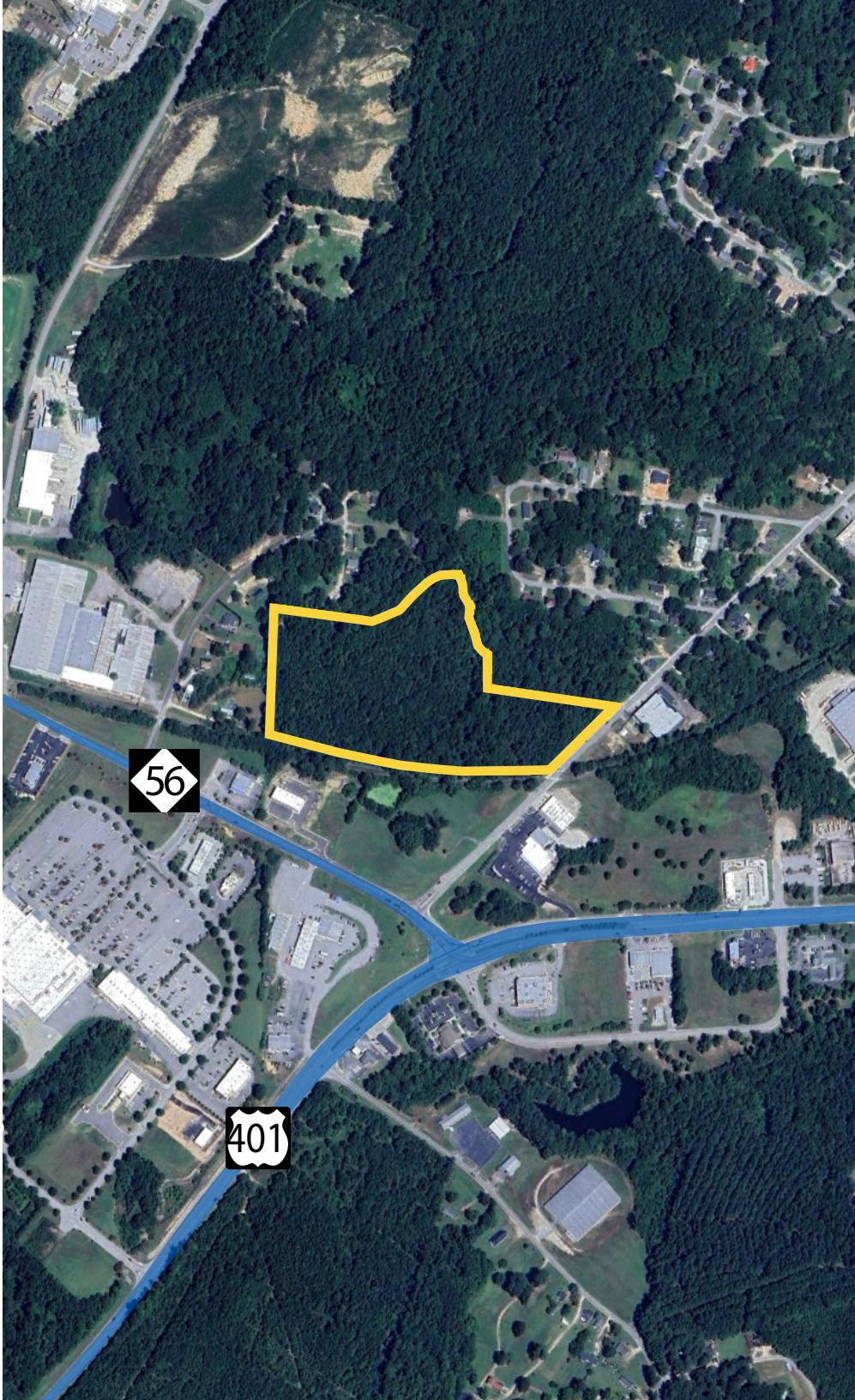
- Public water, sewer, and gas available
- Directly adjacent to a host of retailers
- Full service access onto S. Main Street

SALE PRICE \$2,200,000 (\$132,530/acre)

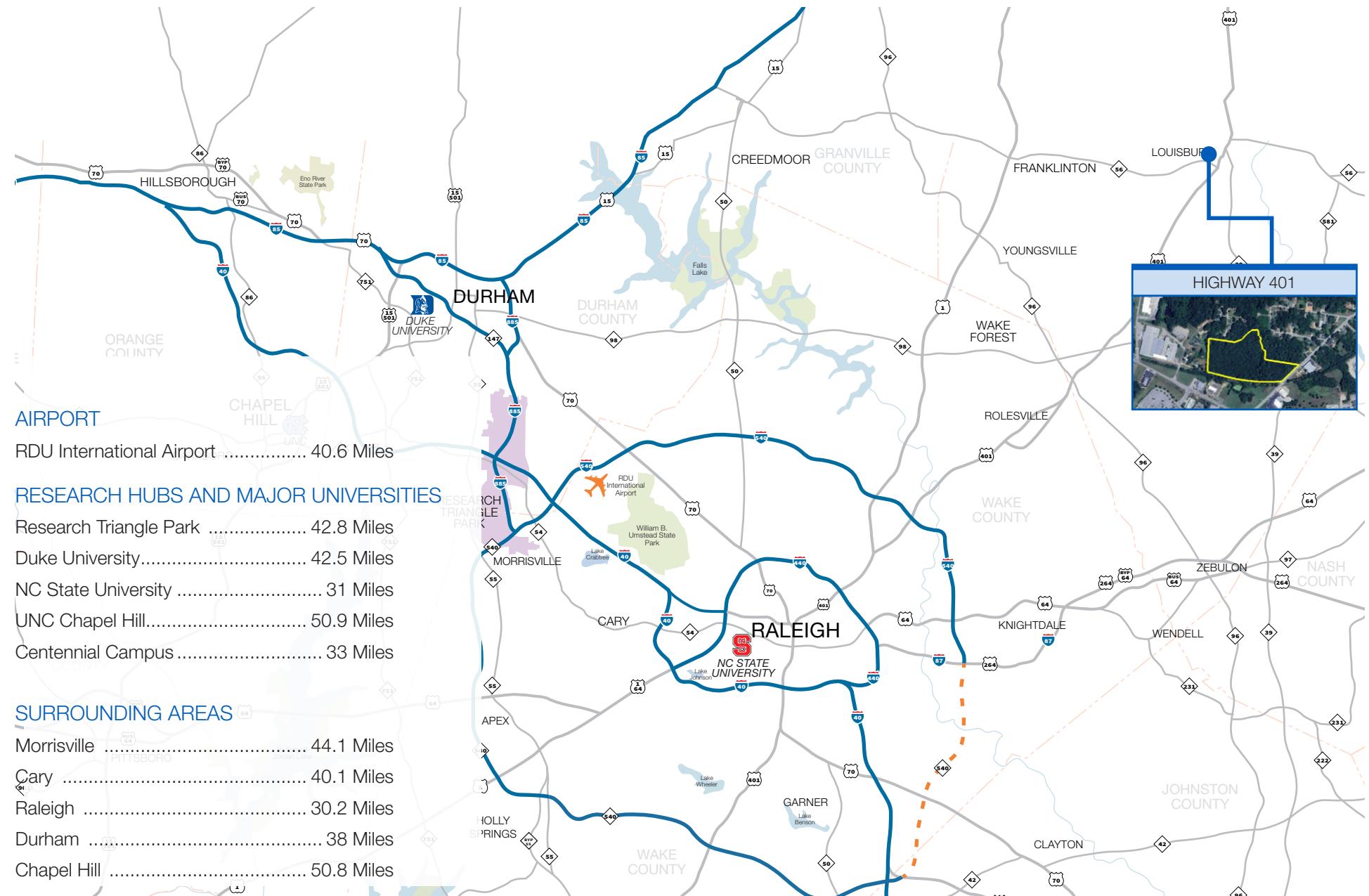
CONTACT

ROB GRIFFIN | 919.281.2318 | rgriffin@triprop.com

NAI TRI PROPERTIES



TRIANGLE REGION



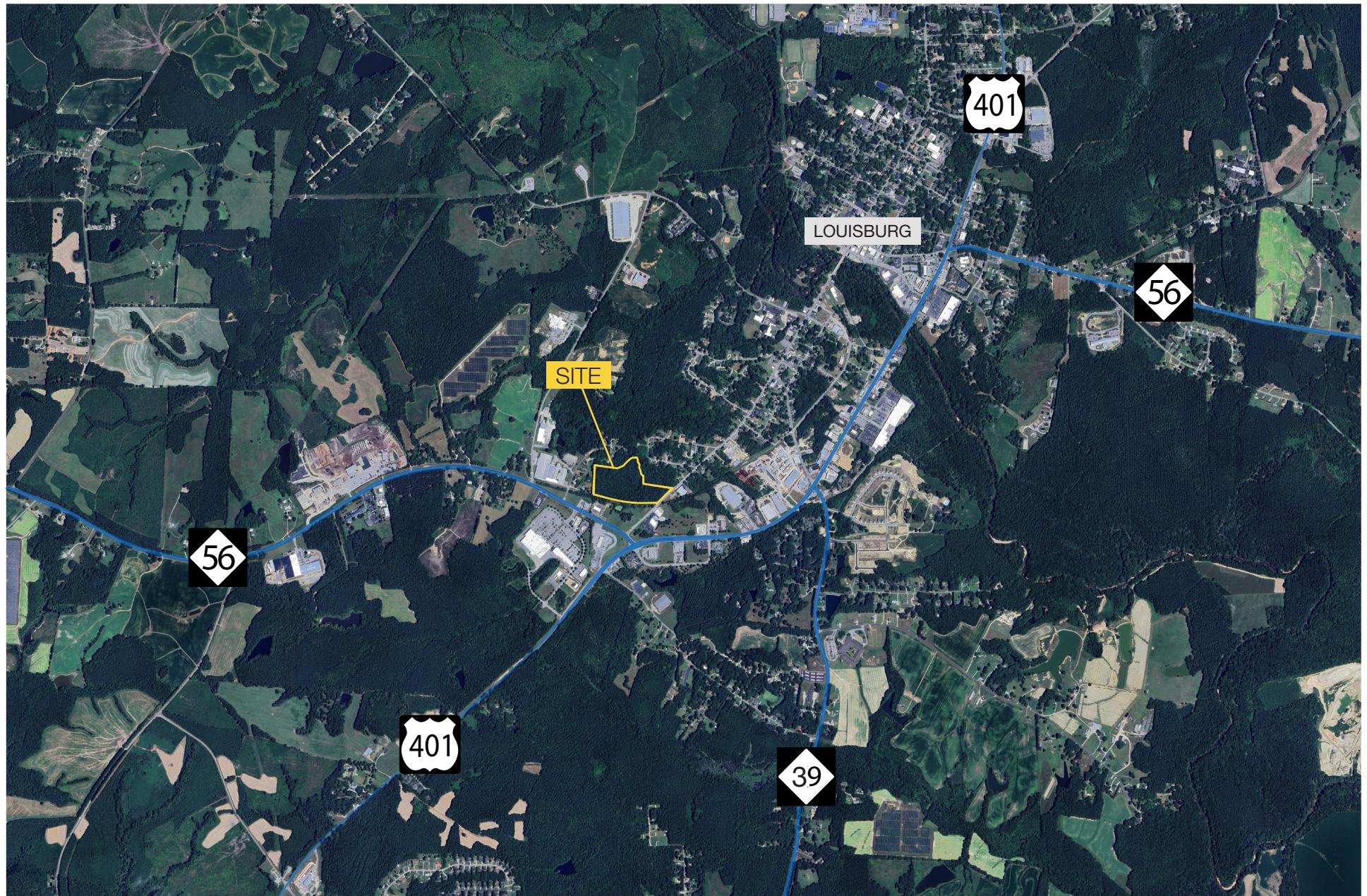
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NAUTRI PROPERTIES

AERIAL



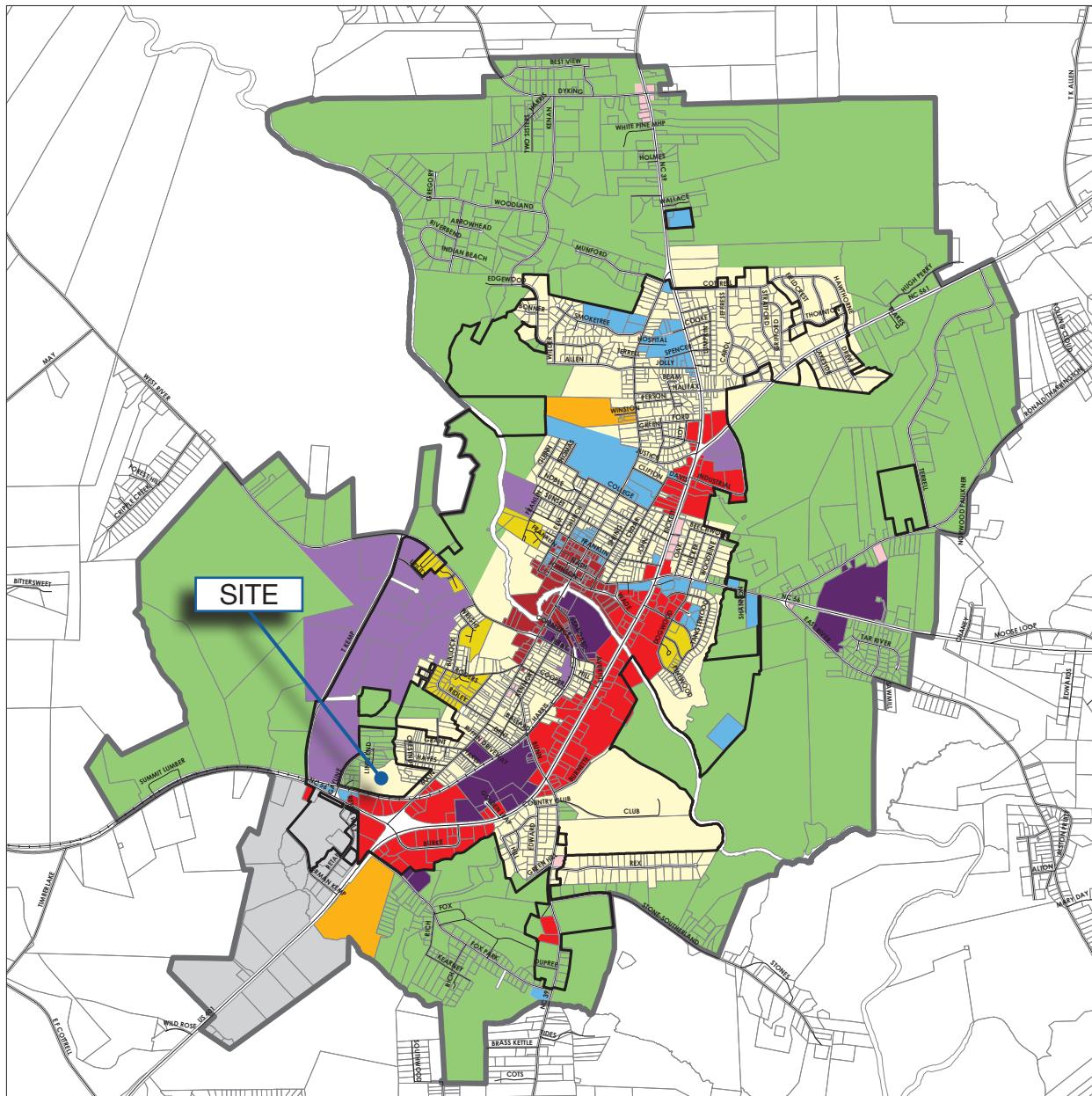
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NAI TRI PROPERTIES

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

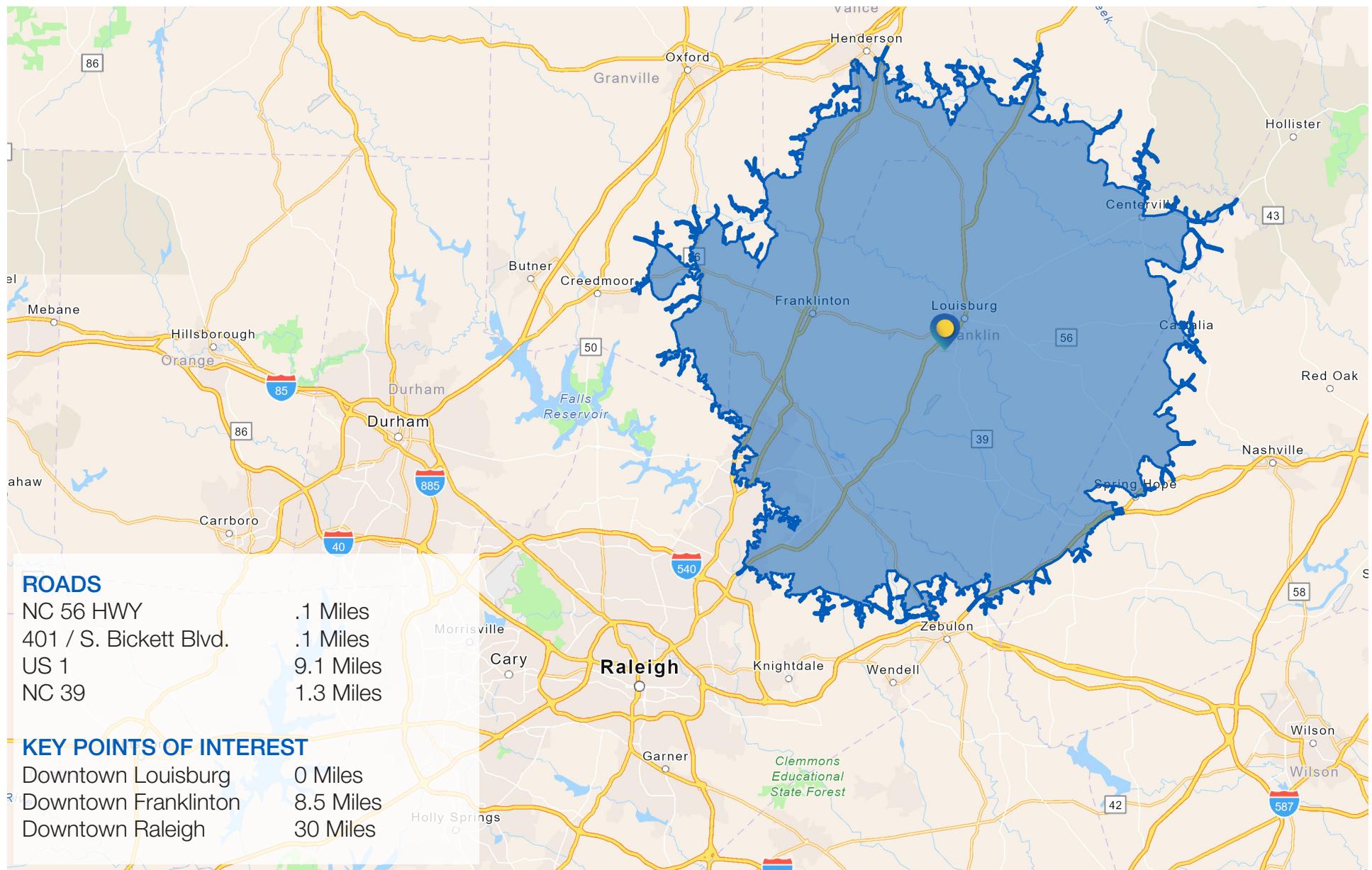
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TRI PROPERTIES

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

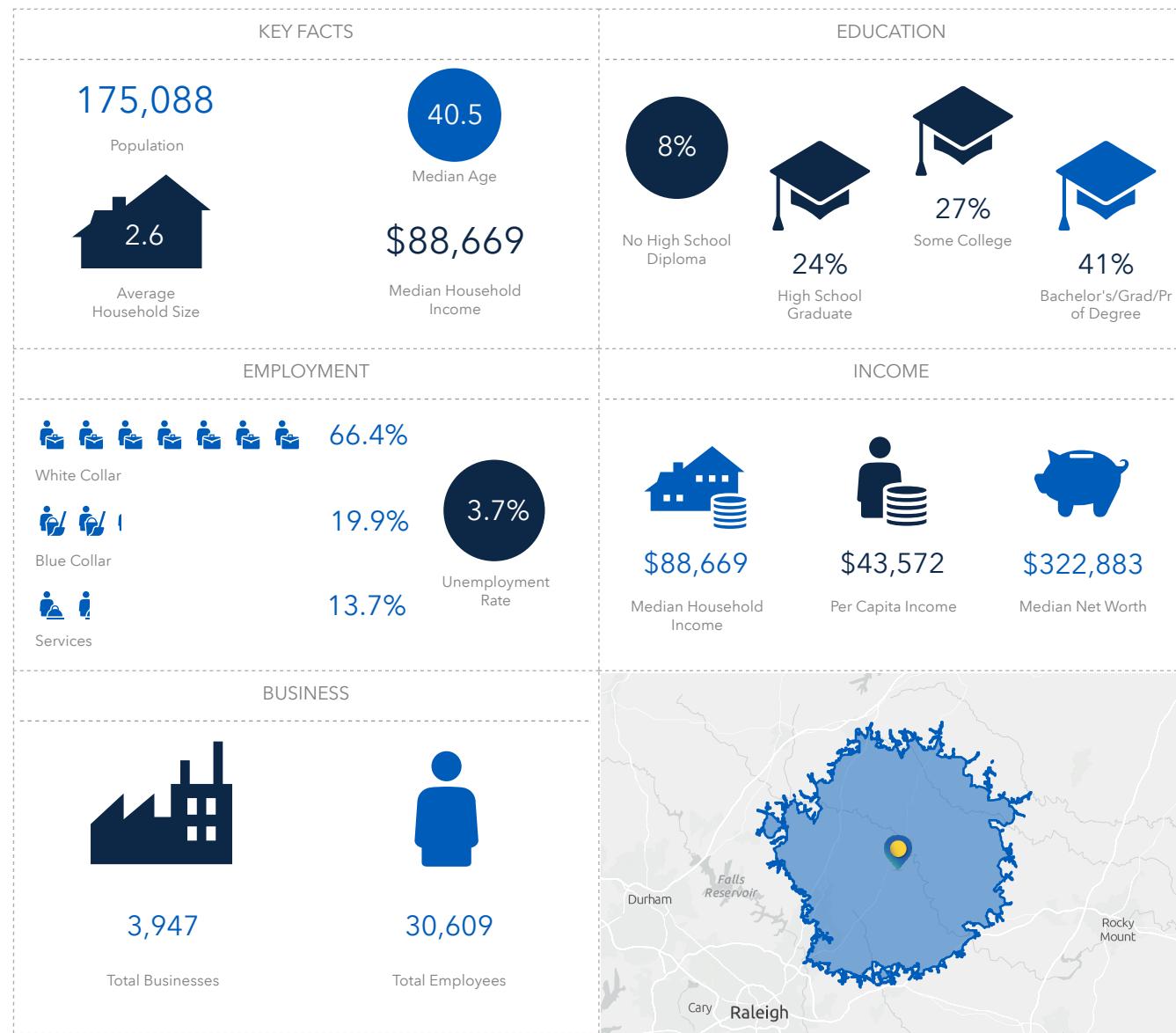
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DEMOGRAPHICS

KEY COMMUTING RADIUS



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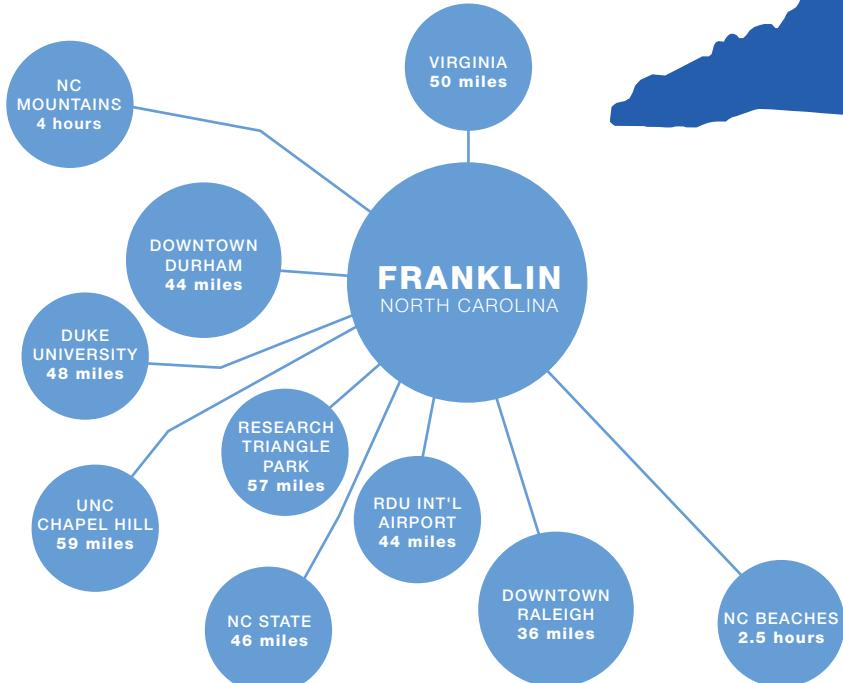
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NAI TRI PROPERTIES

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

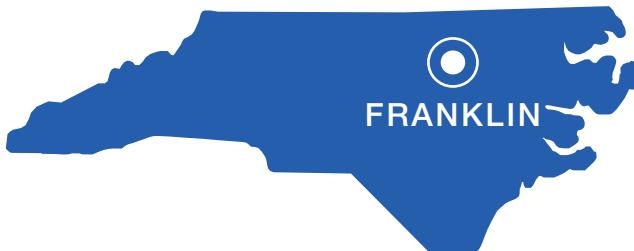
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DEMOGRAPHICS

- 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