

US 1 HWY AT NC 96 HWY

YOUNGSVILLE, NC 27596

RETAIL LAND FOR SALE



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PROPERTY OVERVIEW

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This ±2.18-acre retail land opportunity sits at a signalized corner of US 1 and NC 96 in Youngville, offering outstanding visibility in a rapidly growing trade area. The site is well-positioned for a variety of retail and commercial uses, with strong traffic counts and excellent accessibility. Ideal for investors seeking a high-exposure location along one of the region's primary corridors.

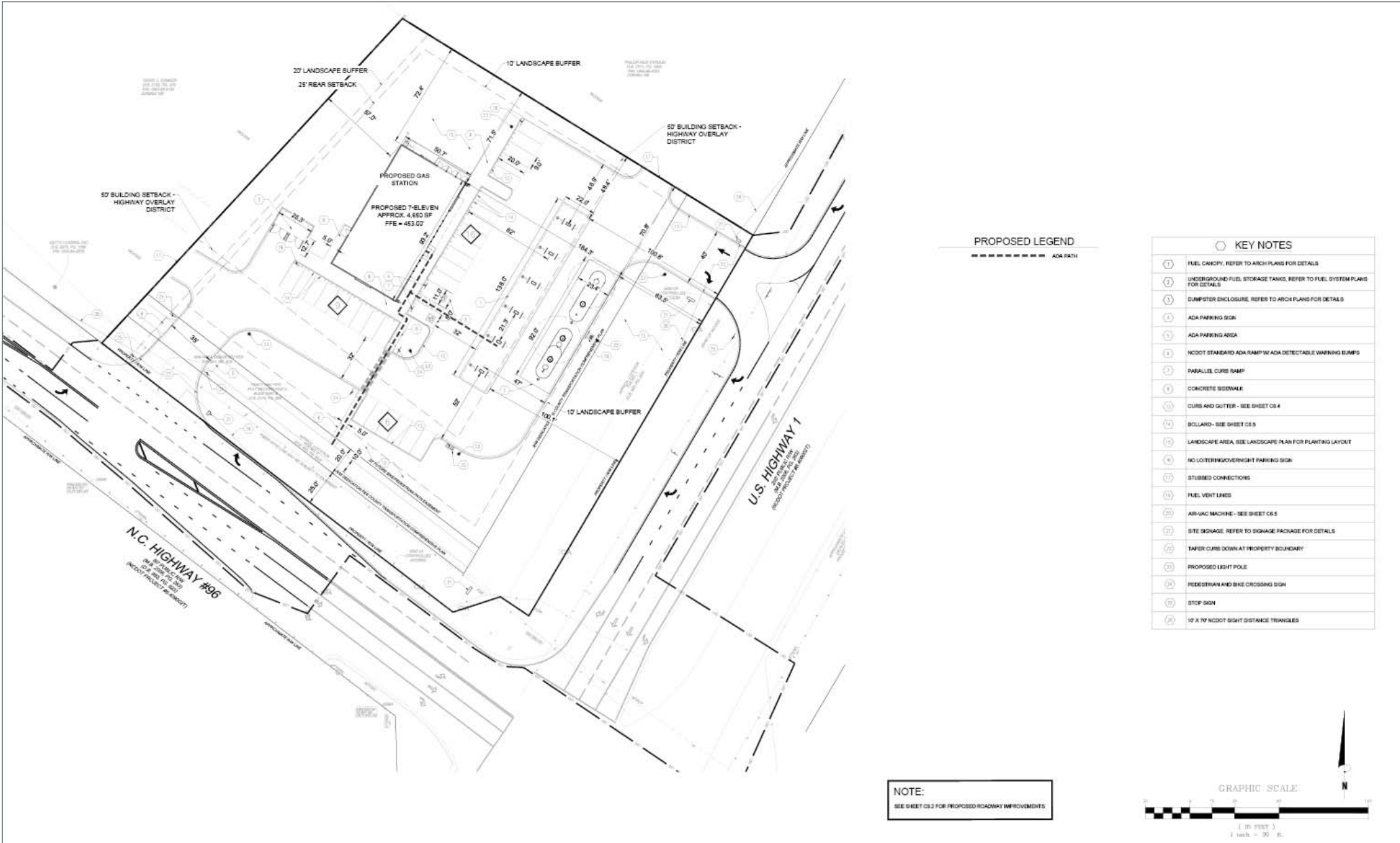
PROPERTY HIGHLIGHTS

- » ±2.18 acres for sale or lease at signalized intersection of US 1 & NC 96
- » Permit in place for driveway access on US 1 and NC 96
- » Zoned NB Neighborhood Business (Franklin County)
- » Permitted uses include gas station, day care, bank, restaurant (including drive-thru), veterinary, retail sales, vehicle repairs and sales, self-storage and outdoor storage
- » Franklin County PIN 1843-84-5723
- » Seeking investor, not developer
- » Daily traffic count 29,000+ vehicles per day on US 1
- » **Sale Price: \$1,700,000 (\$779,816/acre)**



CONCEPTUAL SITE PLAN

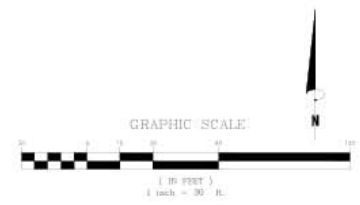
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PROPOSED LEGEND
----- ADA PATH

KEY NOTES	
(1)	FUEL CANOPY, REFER TO ARCH PLANS FOR DETAILS
(2)	UNDERGROUND FUEL STORAGE TANKS, REFER TO FUEL SYSTEM PLANS FOR DETAILS
(3)	DUMPSTER ENCLOSURE, REFER TO ARCH PLANS FOR DETAILS
(4)	ADA PARKING SIGN
(5)	ADA PARKING AREA
(6)	NC DOT STANDARD ADA RAMP W/ ADA DETECTABLE WARNING BUMPS
(7)	PARALLEL CURB RAMP
(8)	CONCRETE SIDEWALK
(9)	CURBS AND GUTTER - SEE SHEET C04
(10)	BOLLARD - SEE SHEET C05
(11)	LANDSCAPE AREA, SEE LANDSCAPE PLAN FOR PLANTING LAYOUT
(12)	NO LOITERING/OVERNIGHT PARKING SIGN
(13)	STUBBED CONNECTIONS
(14)	FUEL VENT LINES
(15)	AIR-VAC MACHINE - SEE SHEET C05
(16)	SITE SIGNAGE, REFER TO SIGNAGE PACKAGE FOR DETAILS
(17)	TAPER CURBS DOWN AT PROPERTY BOUNDARY
(18)	PROPOSED LIGHT POLE
(19)	PEDESTRIAN AND BIKE CROSSING SIGN
(20)	STOP SIGN
(21)	10 X 10 NC DOT SIGHT DISTANCE TRIANGLES

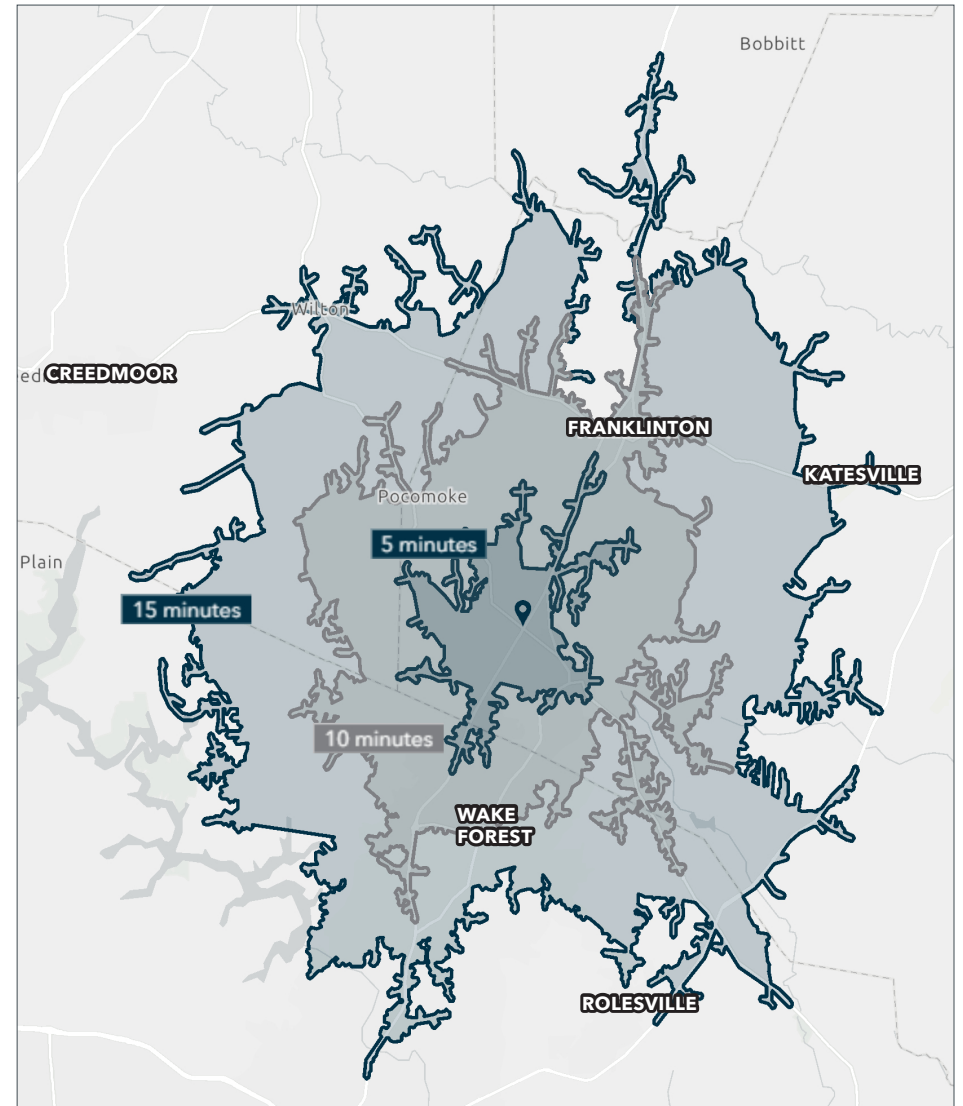
NOTE:
SEE SHEET C02 FOR PROPOSED ROADWAY IMPROVEMENTS



DEMOGRAPHICS

RETAIL LAND FOR SALE
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	5 MILES	10 MILES	15 MILES
Population (2025)	7,572	43,902	109,319
Daytime Population	7,183	36,833	90,078
Median Age	40.6	39.4	39.9
Average Household Income	\$100,458	\$119,727	\$139,148
Average Home Value	\$393,768	\$456,404	\$501,697



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