

4925 Unicon Drive

Wake Forest, NC 27587



Offering memorandum

16.38-acre industrial
development site for sale

**AVISON
YOUNG**

Contents

- 01 Executive summary
- 02 Property overview
- 03 Location overview
- 04 Market overview



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01

Executive summary



Executive summary

Avison Young is pleased to present an excellent investment opportunity, 4925 Unicon Drive, Wake Forest, North Carolina 27587 (the “Property”). This 16.38-acre industrial development site in Wake Forest, North Carolina, offers a prime opportunity for investors and developers seeking to capitalize on the region’s rapid growth and strong industrial demand. Strategically located with convenient access to major transportation corridors including US-1, NC-98, and I-540, the property is ideally suited for light industrial, warehouse, or flex development. The site benefits from proximity to a skilled labor force, established industrial parks, and a thriving business ecosystem within the greater Raleigh-Durham metropolitan area. With favorable zoning, available utilities, and a development-friendly topography, this parcel is well-positioned to support a range of industrial uses. As Wake County continues to experience robust population and economic expansion, this site represents a compelling opportunity to meet the increasing demand for modern industrial space in one of North Carolina’s most dynamic markets.

Investment Highlights



High visibility and accessibility from US-1/ Capital Boulevard



Ready-to-develop with essential infrastructure in place



Excellent long-term value in a growing market



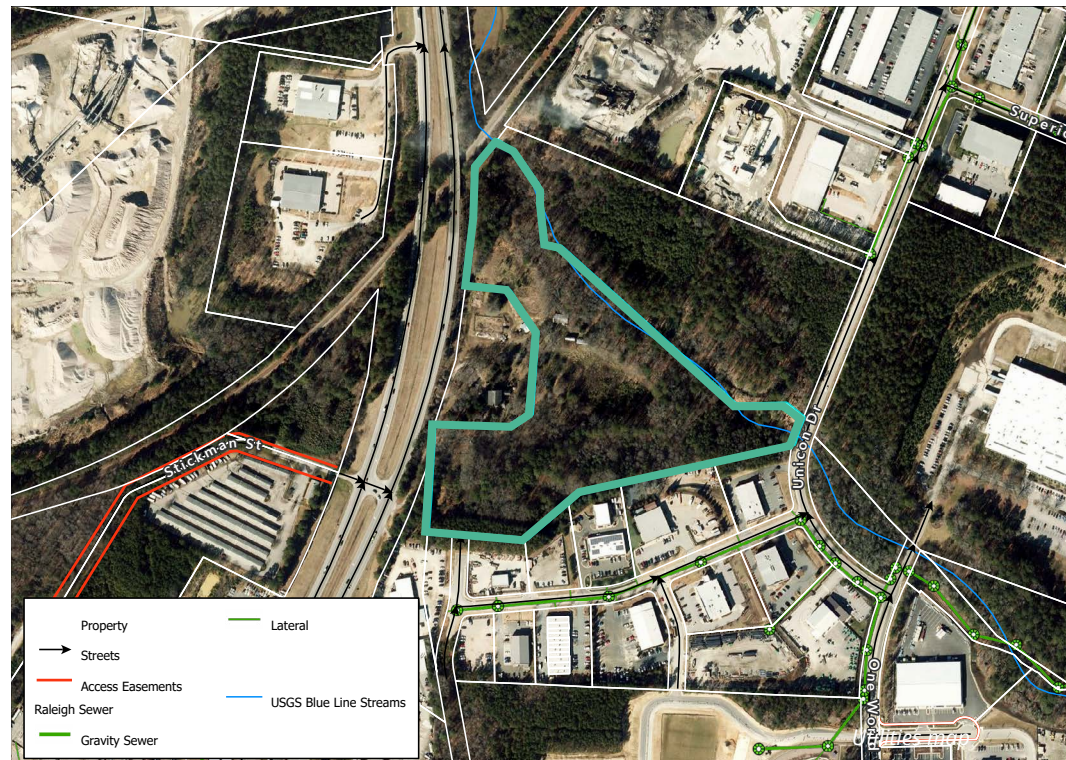
02

Property overview

Property overview

Sale price	Contact broker
Address	4925 Unicon Drive
City	Wake Forest
State	North Carolina
Zipcode	27587
Lot size	16.38 acres
PIN	1739-51-7399
County	Wake
Zoning	LI - Light Industrial

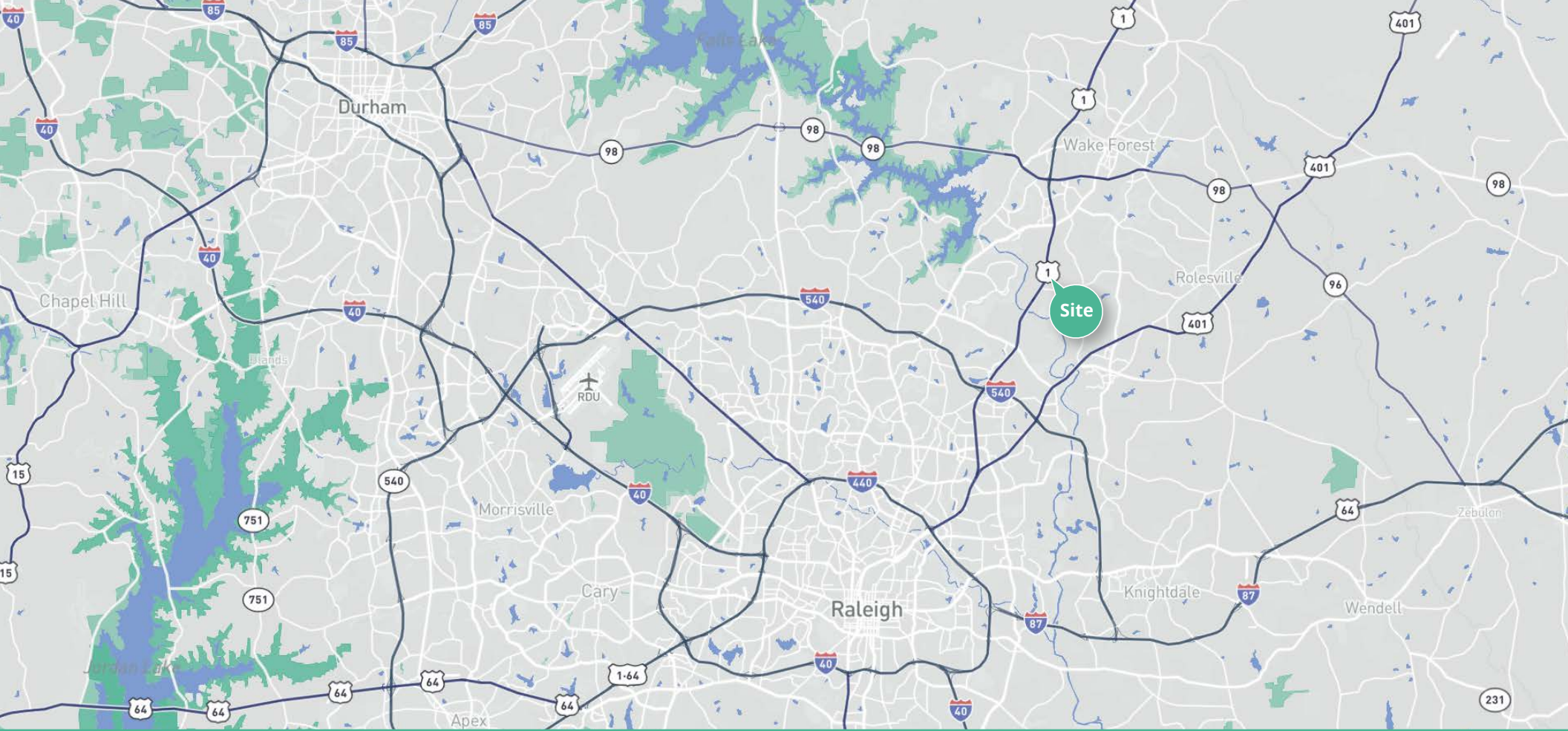
- Frontage on US-1/Capital Boulevard
- Located in an established industrial/business park
- Explosive growth along major US-1 corridor in Wake County
- Tilt-up construction will not be permitted on the property



A dark-themed map of the Lake Forest area in North Carolina. The map shows a network of roads, including major highways like I-85 and US-98, and local streets such as Capital Blvd, N Main St, and Wait Ave. The text 'OB' is overlaid in a large, bold, green font. A white horizontal line is positioned below the 'OB' text.

OB

Location overview



Location overview

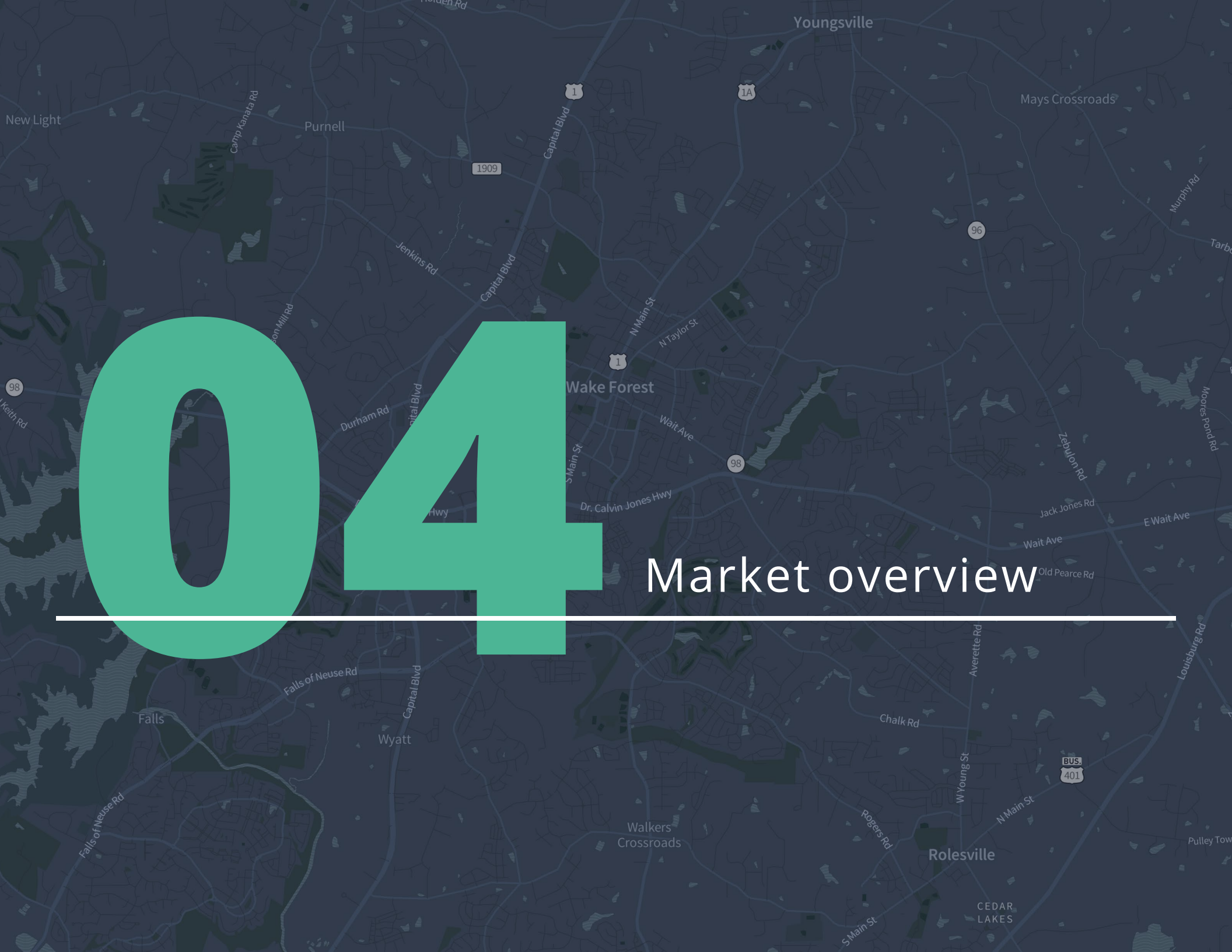
	Mileage	Time
Downtown Raleigh	14 miles	28 min
North Carolina State University	16 miles	30 min
Raleigh-Durham International Airport	23 miles	28 min
Durham	24 miles	40 min
Duke University	30 miles	39 min
University of North Carolina at Chapel Hill	36 miles	42 min
Chapel Hill	37 miles	46 min

Neighboring companies



04

Market overview



Market overview

The Triangle Region

The Raleigh-Durham region, more commonly referred to as the Triangle, spans seven counties and includes two metro areas – the Durham-Chapel Hill MSA and the Raleigh-Cary MSA. The region is anchored by three research universities – The University of North Carolina at Chapel Hill, North Carolina State University in Raleigh and Duke University in Durham. Located in the heart of the Triangle, the world-renowned Research Triangle Park is one of the largest R&D parks in the world and serves as a major economic driver for the region.

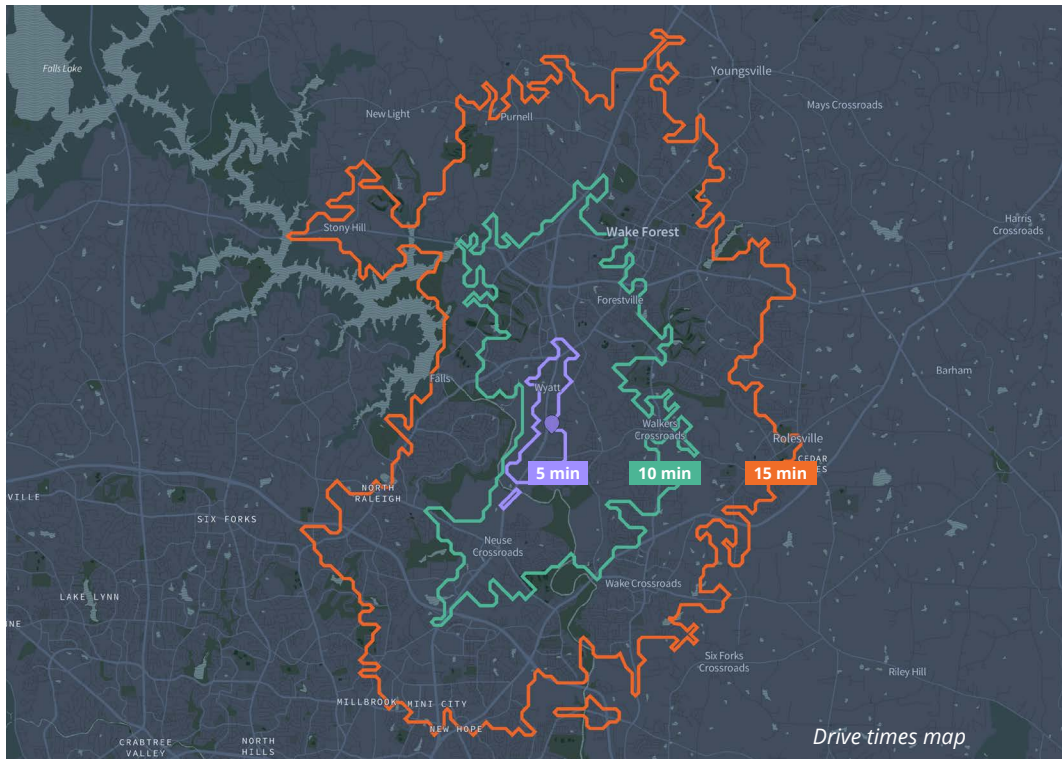


#1 state for business in 2025 is North Carolina
CNBC, 2025

From thriving central business districts to quiet suburban areas, the Triangle offers something for everyone. With a population of 2.2 million people, the Triangle is one of the fastest growing metros in the country. Since 2000, its population swelled by 61%, and more than 70 people move to the region every day.

Demographics

	5 min	10 min	15 min
Total population	1,552	45,609	141,061
Total employees	1,571	13,980	48,388
Total businesses	166	1,894	7,141
Households	635	19,431	61,068
Average household income	\$128,219	\$137,460	\$142,332
Median home value	\$324,705	\$426,400	\$439,914





The Triangle is a dynamic region made up of diverse communities, known for its strong industries and great quality of life. People from across the U.S. and the world are drawn here for its job opportunities, business-friendly environment, and talented workforce. With over 200,000 college students and steady population growth, the area offers a strong talent pool for businesses. Residents enjoy plenty of recreational and cultural activities, plus easy access to both the Blue Ridge Mountains and the Atlantic beaches.

Cost of living

The Triangle's cost of living index is an affordable 92.6 versus a national average of 100. The cost of housing is a key factor in the region's affordability. The housing portion of the cost of living index is 89.7.

Quality of life

The Triangle is one of the most affordable places to live in the U.S. and offers a great quality of life. It's known for excellent healthcare, with top-ranked hospitals at Duke and UNC, and a high number of doctors

per person. The region also has a vibrant arts and culture scene, with museums, theaters, music, and festivals. Outdoor lovers can enjoy parks, greenway trails, and activities like hiking, biking, boating, and camping. Residents are just a short drive from both the beach and the mountains. Sports fans can enjoy everything from NHL hockey and minor league baseball to college sports, including the famous Duke vs. UNC basketball rivalry.

Accessibility

The Triangle's location on the East Coast makes it easy to reach, within a one-hour flight or one-day drive for half the U.S. population. Two major highways, I-40 and I-85, run through the region, and North Carolina has one of the largest state-run highway systems. RDU International Airport offers direct flights to most major U.S. cities and some international destinations, with expansion plans underway. The state also has the largest connected rail system in the country, with new intermodal facilities improving access to major Southeast ports.

**If you would like more
information on this offering,
please get in touch.**

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