

An aerial photograph of a large property outlined in yellow. The property is situated at the intersection of Stewart Street and Fuquay-Varina, NC 27526. It features a mix of wooded areas, a small pond, and some existing structures. Surrounding the property are residential neighborhoods, a school complex with a track and field, and a golf course.

NAITRI PROPERTIES

0 & 1100 1/2 STEWART STREET

FUQUAY-VARINA, NC 27526

OFFERING MEMORANDUM

65.59 ACRES

MIXED-USE DEVELOPMENT OPPORTUNITY

ROB GRIFFIN
919.281.2318
rgriffin@triprop.com

CALL FOR OFFERS
DUE 10/2/2026

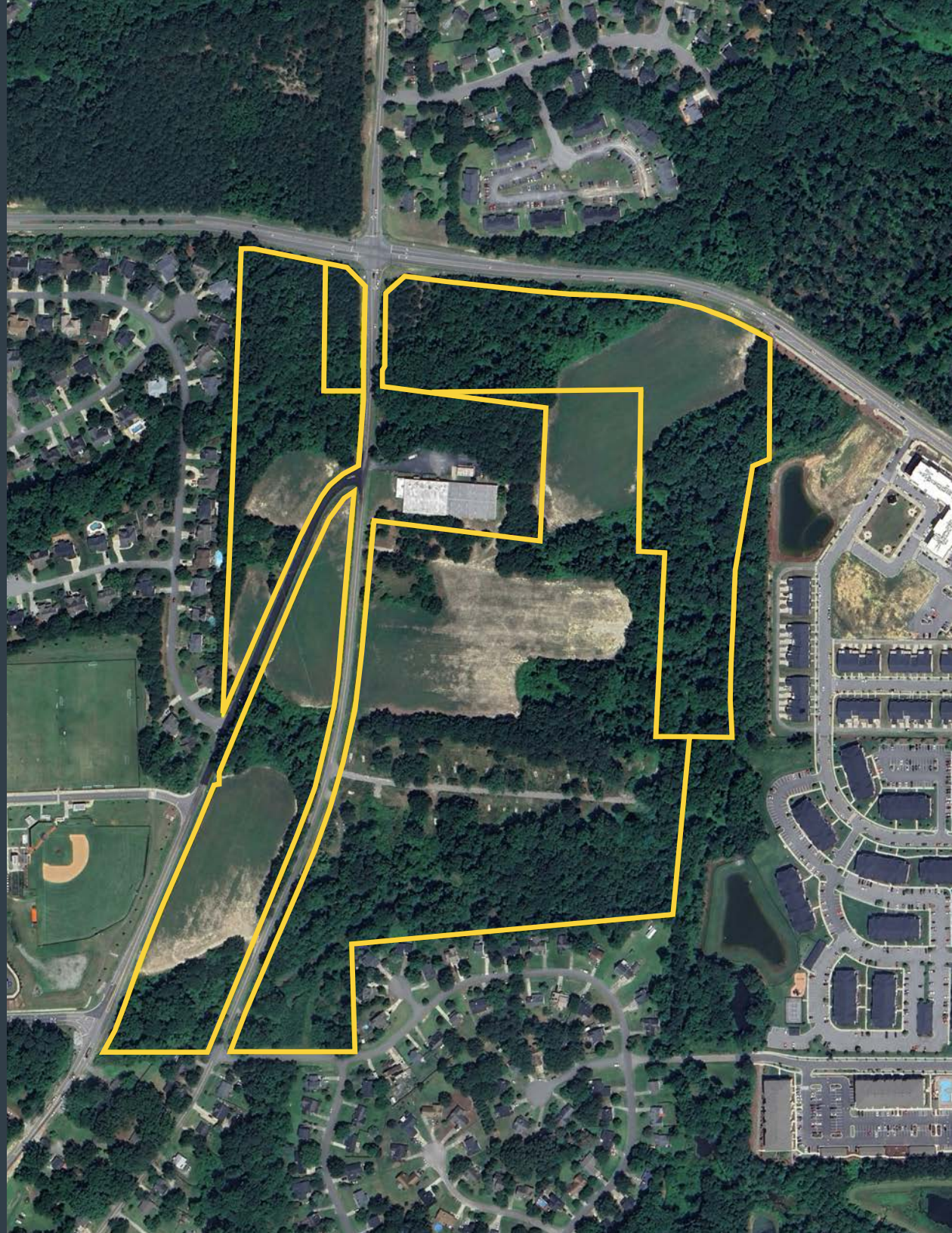
TABLE OF CONTENTS

Site Characteristics	4
Location	12
Triangle Overview	17
LOI Instructions	21

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NAITRI PROPERTIES



EXECUTIVE SUMMARY DEVELOPMENT OPPORTUNITY

65.59 ACRES | MIXED-USE

NAI Tri Properties is pleased to present the opportunity to purchase 65.59 acres of Mixed-Use land in the heart of the highly sought-after community of Fuquay-Varina.

Fuquay-Varina, located in Wake County, is a growing community approximately 15 miles from downtown Raleigh. Being a part of a county consistently rated as one of the best places to live has its perks, including a top-performing school system, various housing options, and high-quality health care. Unlike many towns, Fuquay-Varina boasts two downtown districts that offer shops, restaurants, breweries, and activities for everyone. The Fuquay-Varina Art Center's 294-seat theatre offers an expansive programming menu, including live theatre from community and professional troupes, concerts, recitals, and movies.

Additionally, Fuquay-Varina, NC, is a thriving hub for innovation and business development, supported by a strategic location, a diverse, skilled, and qualified workforce, with a welcoming small-town environment. The Town's booming economy fosters small business, entrepreneurial growth, and industry diversity. Fuquay-Varina is home to companies representing the Research Triangle Region's most advanced industries, including advanced manufacturing, information technology, clean energy, and suppliers to the biotechnology and life sciences industry. Fuquay-Varina is a dash more!

Fuquay-Varina is a vibrant and welcoming town with two downtown districts (Fuquay and Varina), 20 parks, a full calendar of events, a unique arts scene, and plenty of community spirit. This is an exceptional place to live, work, and build a future.

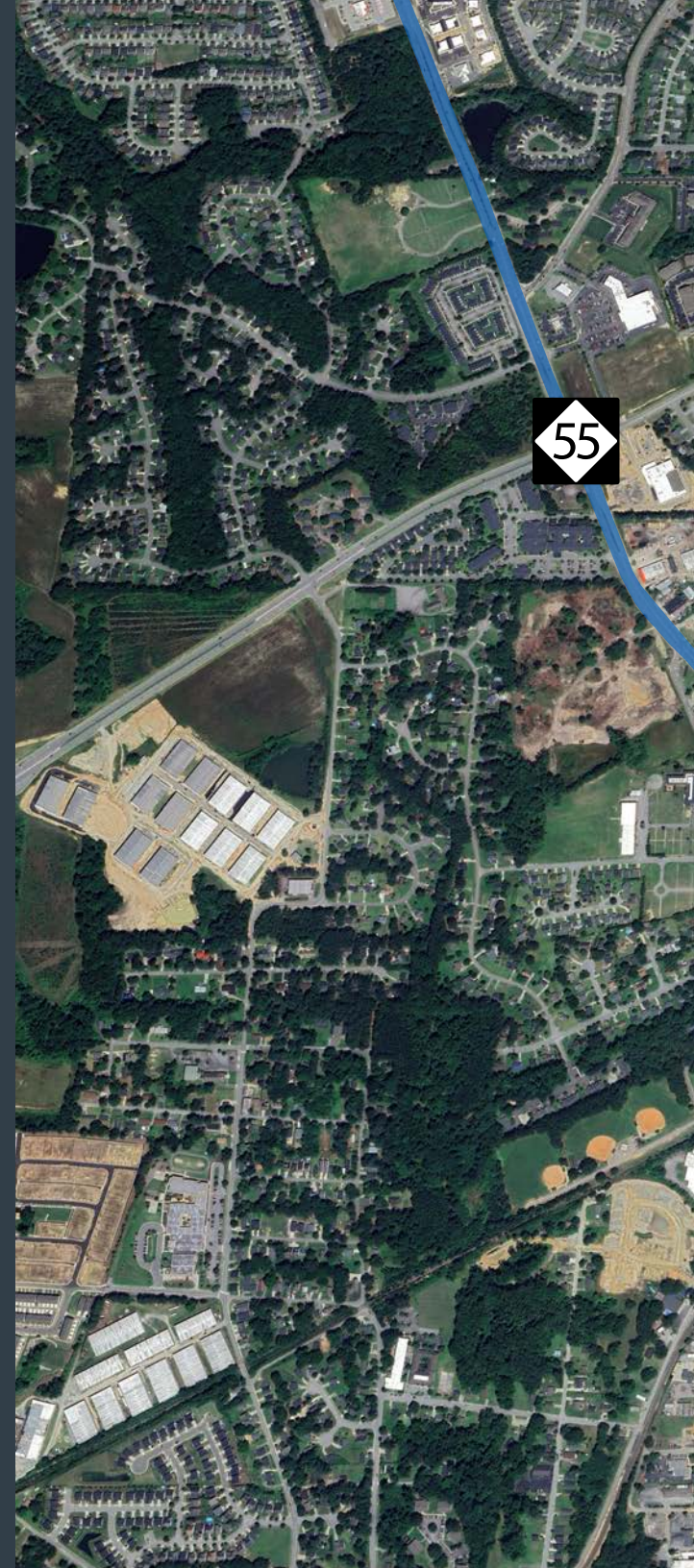
DEVELOPMENT OPPORTUNITY SITE CHARACTERISTICS

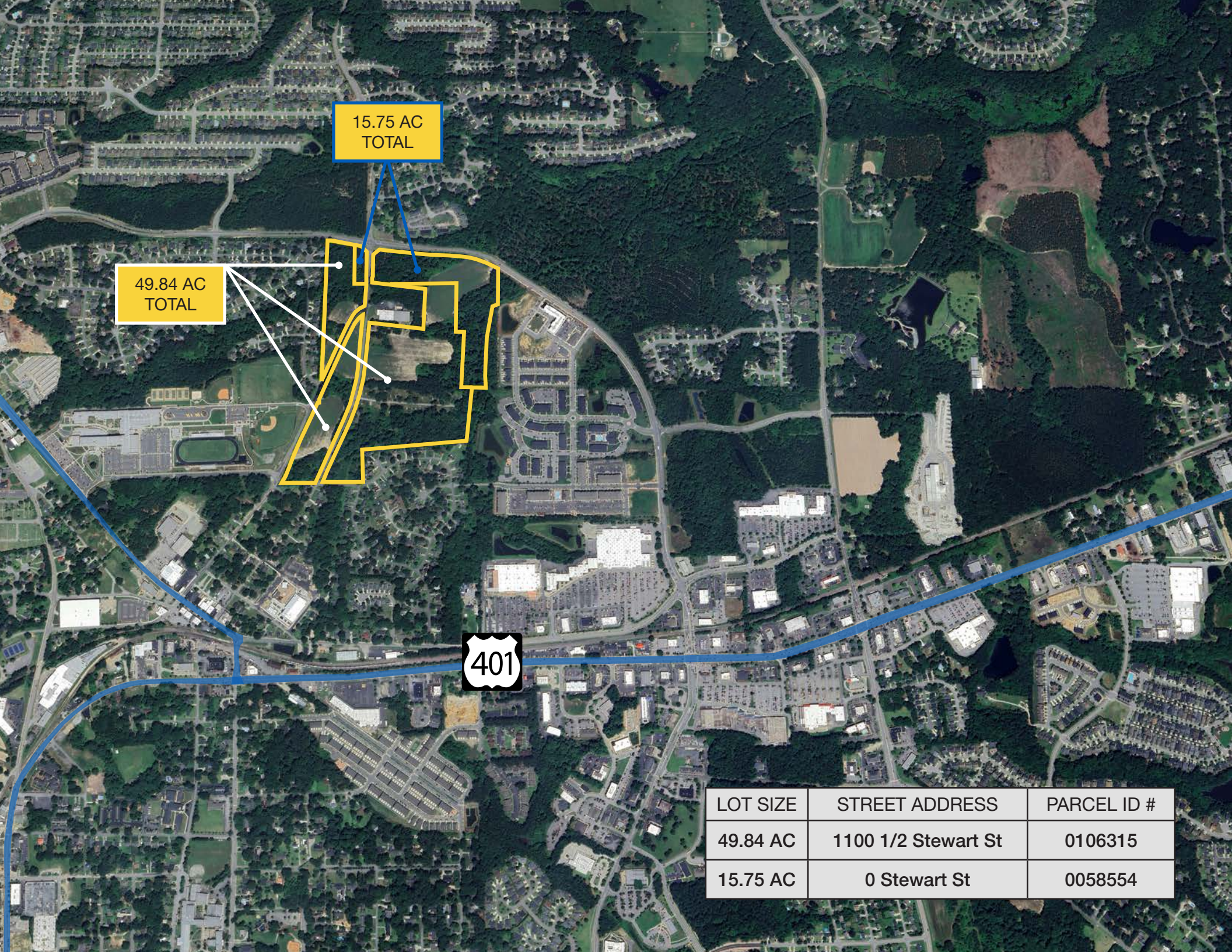
65.59 ACRES | MIXED-USE DEVELOPMENT OPPORTUNITY

ADDRESS:	1100 Stewart Street, Fuquay-Varina, NC 27526
TOTAL ACRES:	65.59 acres - 2 parcels
PARCELS:	See table on adjacent page
PRICE:	Contact Broker
CURRENT ZONING:	RLD (Residential Low Density)
FUTURE LAND USE:	OS & CAC (Open Space & Community Activity Center)
FUTURE ZONING DISTRICT:	CMU (Commercial Mixed-Use)
DEVELOPMENT DENSITY	See included yield study
UTILITIES	City of Fuquay-Varina water & sewer (see included map)

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NATRI PROPERTIES





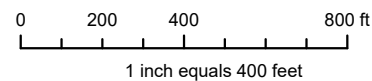
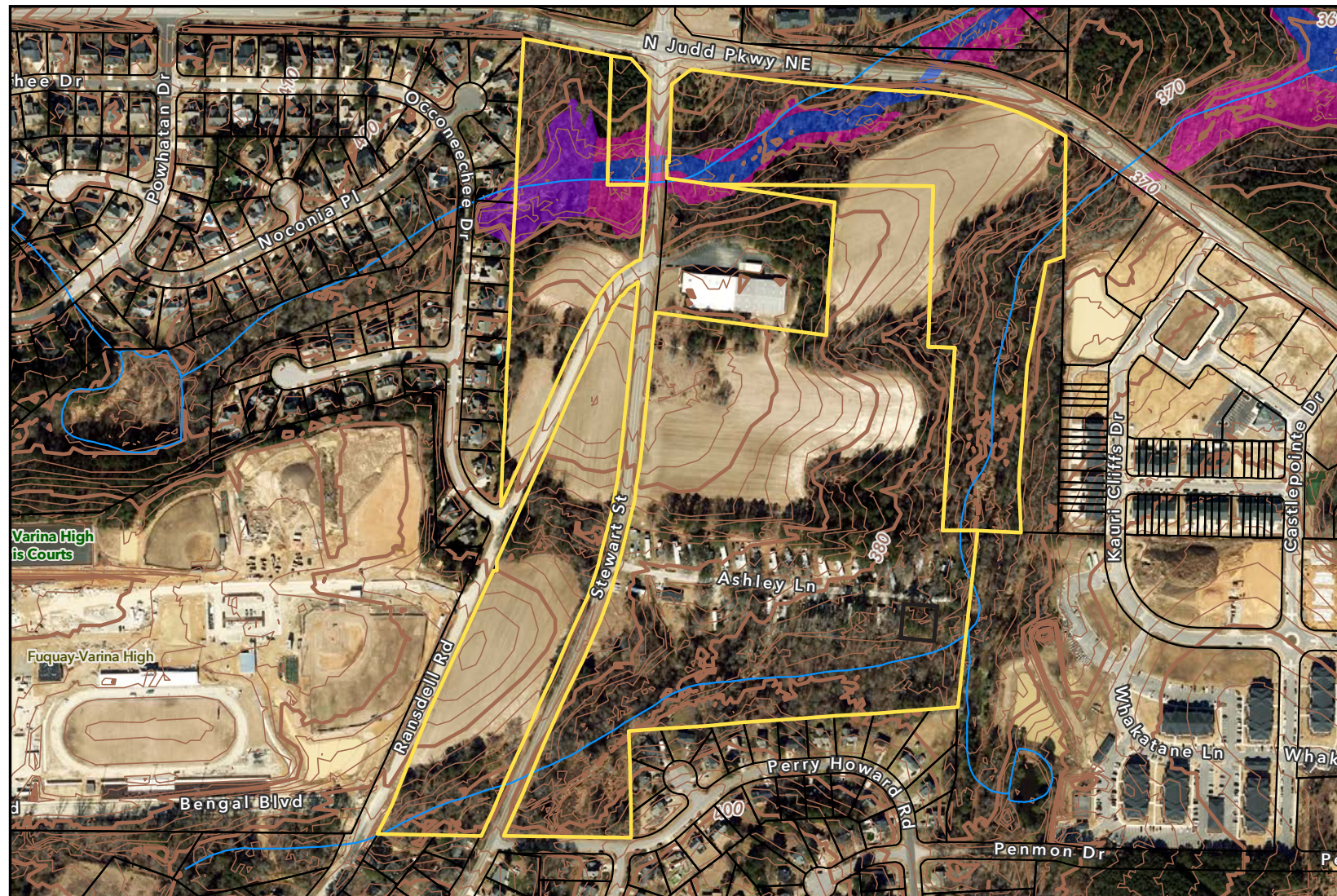
15.75 AC
TOTAL

49.84 AC
TOTAL

401

LOT SIZE	STREET ADDRESS	PARCEL ID #
49.84 AC	1100 1/2 Stewart St	0106315
15.75 AC	0 Stewart St	0058554

TOPOGRAPHY, STREAM, & FLOODPLAIN MAP



Disclaimer
iMaps makes every effort to produce and publish the most current and accurate information possible. However, the maps are produced for information purposes, and are NOT surveys. No warranties, expressed or implied, are provided for the data therein, its use, or its interpretation.

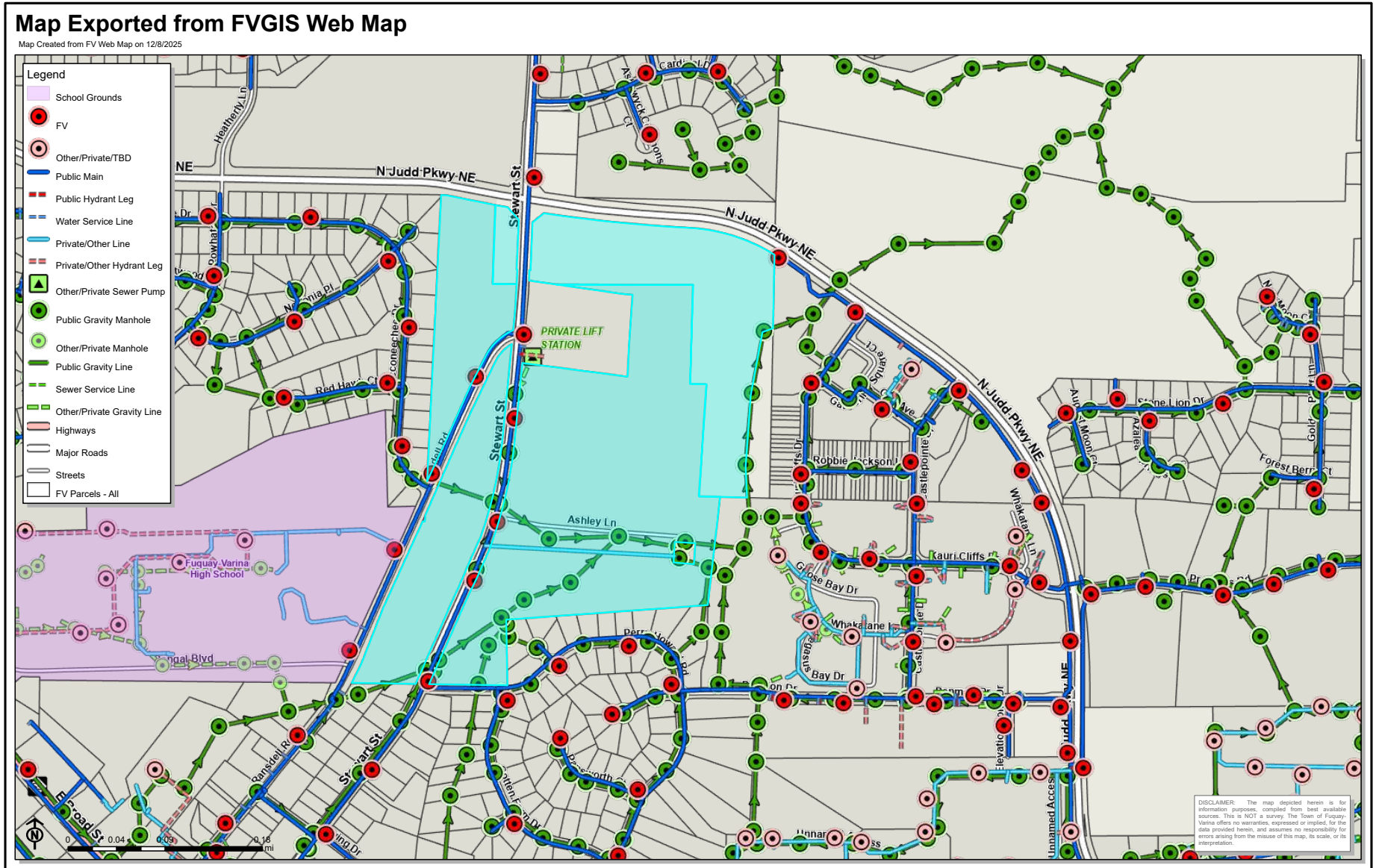
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NAI TRI PROPERTIES

UTILITIES MAP

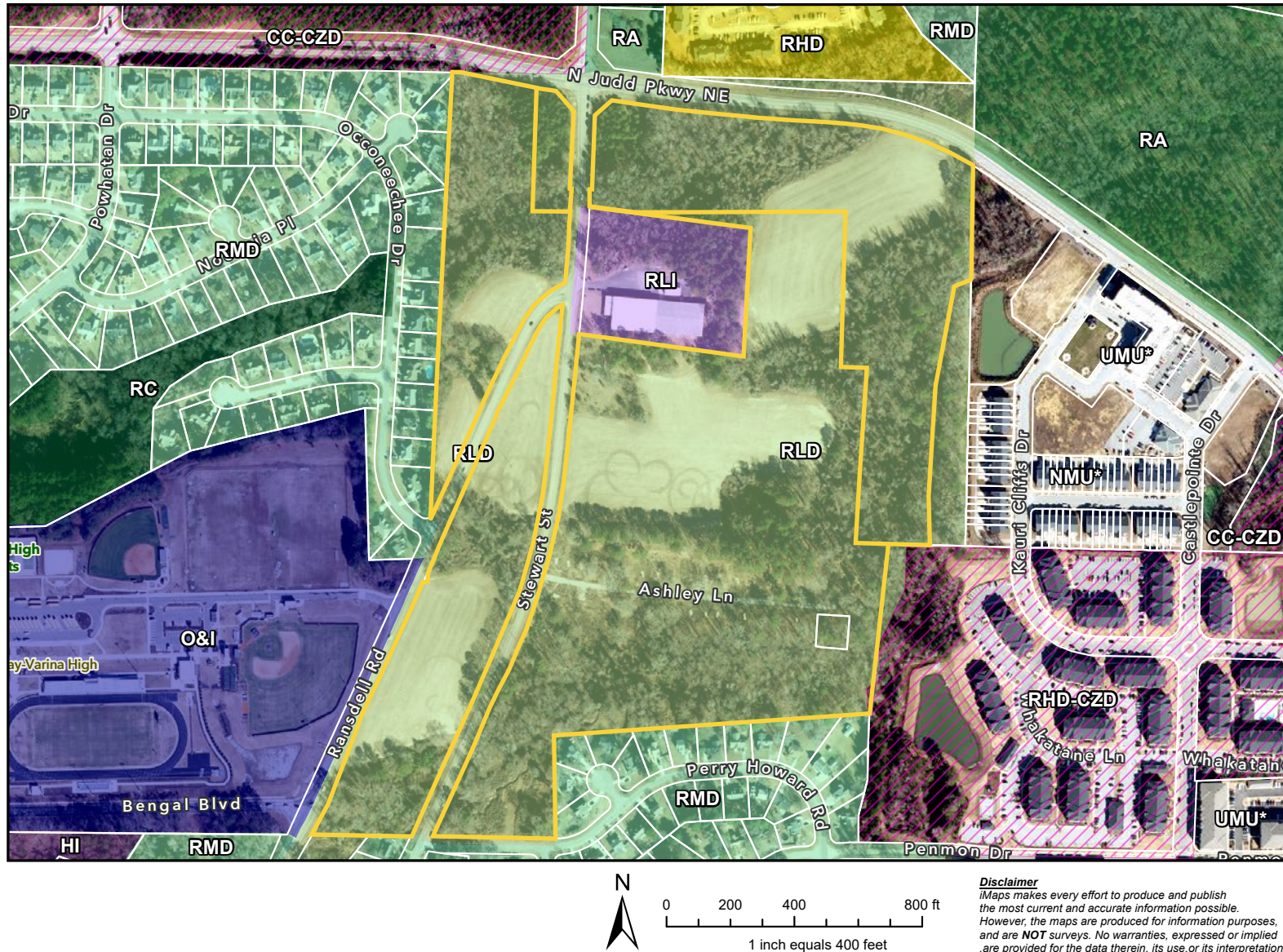


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CURRENT ZONING MAP



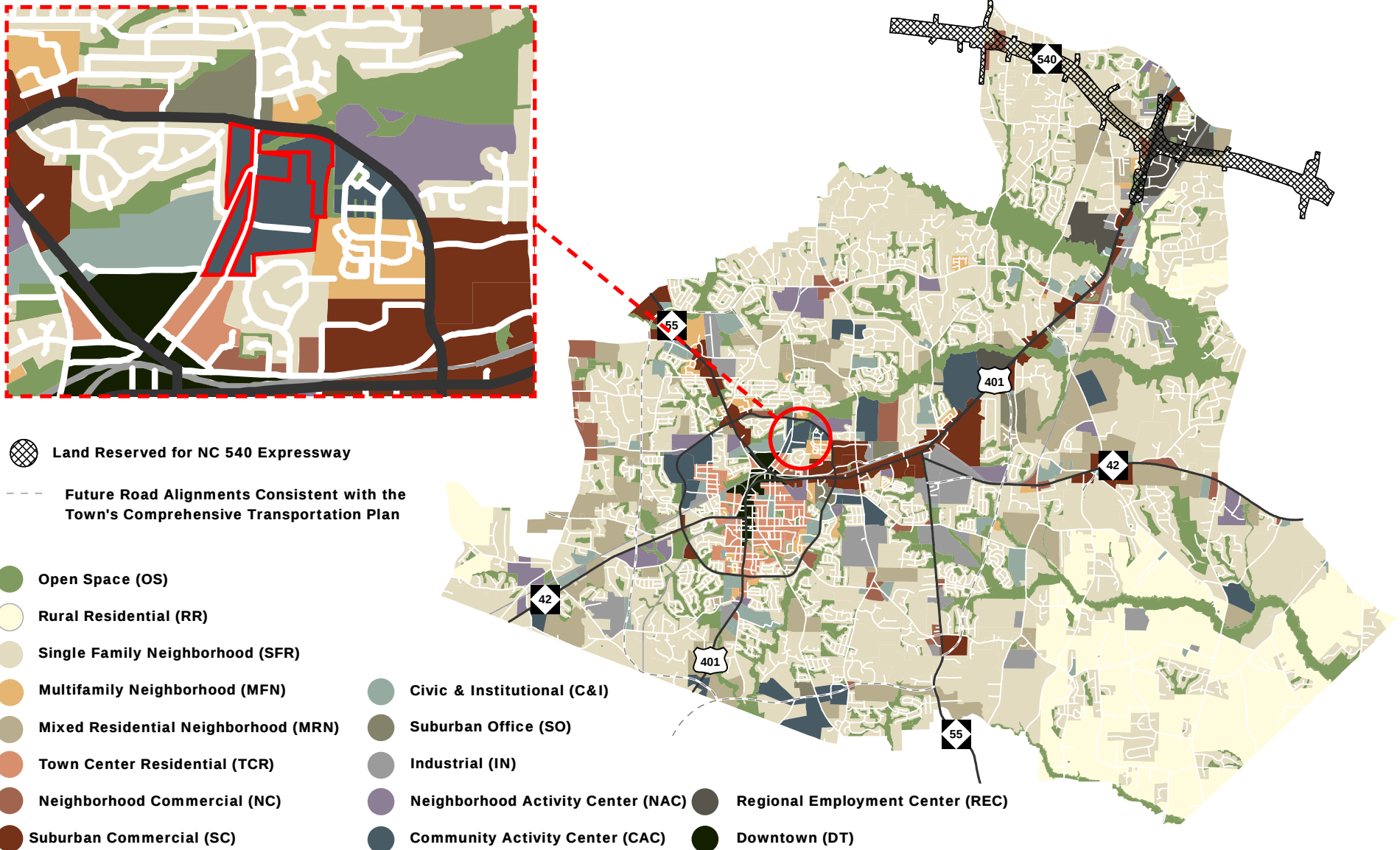
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FUTURE LAND USE MAP

Town of Fuquay-Varina 2040 Community Vision Land Use Plan



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NAI TRI PROPERTIES

COMMUNITY ACTIVITY CENTER TYPE

Community Activity Center

Land offering the opportunity to serve broader economic, entertainment, and housing needs in the community. Land uses and buildings on small blocks may stand up to five (5) stories tall and encourage active public spaces between buildings. Residential units or office space may be found above storefronts. Homes in and surrounding the center of development may offer several choices to live and experience the Activity Center — including, but not limited to, “missing middle” home choices such as single dwelling homes on small lots, townhouses, duplexes, triplexes, or quadplexes — and accessory dwelling units. Parking is satisfied using on-street parking, structured parking, and shared rear-lot parking strategies. The compact, walkable environment and mix of residential and non-residential uses in the center supports multiple modes of transportation, including the potential for moderate transit-oriented development if-when-where a decision is made to invest in premium transit along major transportation corridors in the Town.

Residential uses in a Community Activity Center are secondary to commercial uses and open space (combined) in terms of the size, scale, footprint, and intensity of development.

A larger Community Activity Center may include one (1) or more mixed residential neighborhoods with it, which provide additional nearby home choices and encourage active living with a comprehensive and interconnected network of walkable streets.

Some areas in the Town designated for a Community Activity Center are currently suburban shopping centers. Transformation of these areas to support mixed-use development will require deliberate planning and phasing to keep the areas viable during their transition.



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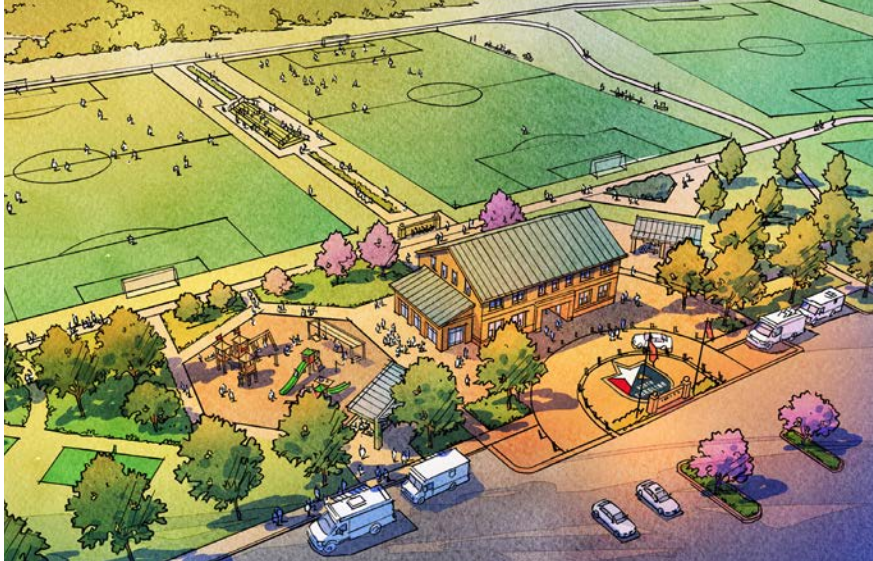
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OPEN SPACE TYPE

Open Space

Open space in Fuquay-Varina may be used for passive or active purposes. More passive areas are represented by undisturbed or undeveloped land protected from future subdivision or development by federal, state, county, or town entities, or by public, private, or non-profit organizations. The areas may be preserved because of their outstanding natural beauty, environmental sensitivity, stormwater management benefits, viewsheds, or the protection of wildlife management areas. Examples of passive open spaces in the Town may include, but are not limited to, preservation or conservation easement areas, natural parks or preserves, cemeteries, or land dedicated as passive open space within residential neighborhoods, non-residential centers, or mixed-use activity centers.

More active open space in the Town is used for parks, playgrounds, athletic fields, open air sports complexes, greenways, or trails. Facilities may be operated by the local government, non-profit organizations, or private sports clubs.



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TEST FIT



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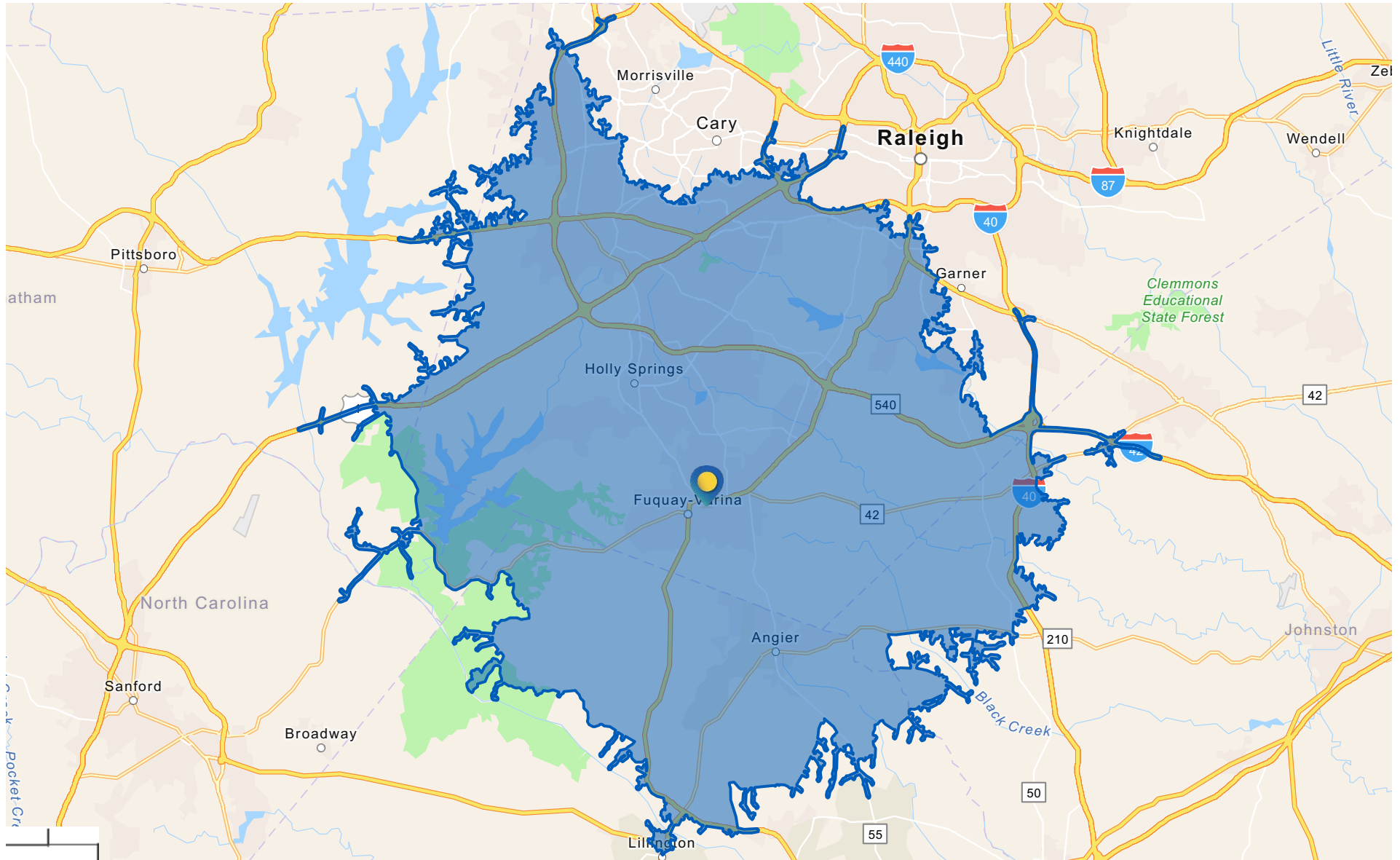
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LOCATION



DRIVE TIME MAP - 27 MINUTES



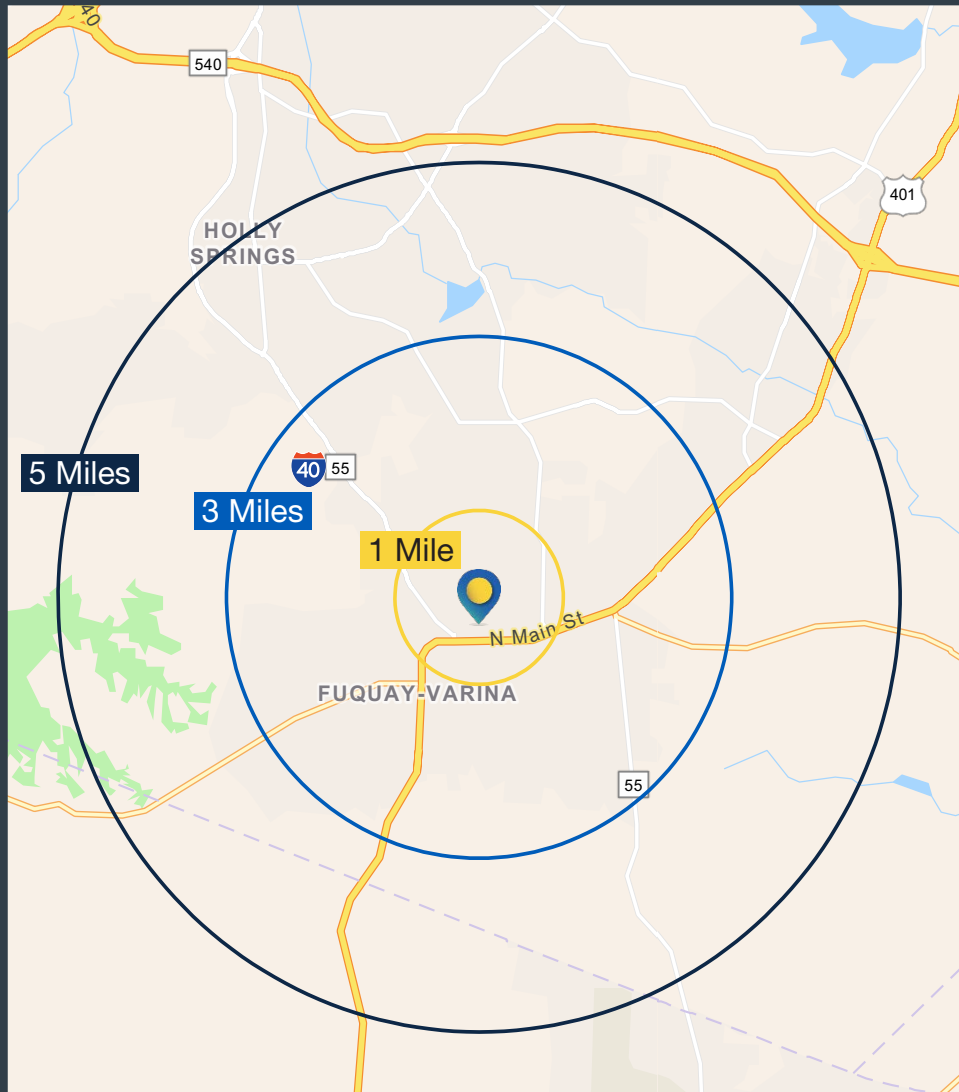
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NAITRI PROPERTIES

DEMOGRAPHICS



	1 MILE	3 MILE	5 MILE
KEY FACTS			
Population	8,371	55,384	113,652
Average Household Size	2.2	2.7	2.8
Median Age	39.9	38.6	38.4
Median Household Income	\$102,471	\$113,272	\$125,118
EDUCATION			
Bachelor's/Grad/Prof Degree	45%	52%	56%
Some College	27%	26%	25%
High School Graduate	24%	18%	15%
No High School Diploma	5%	4%	4%
EMPLOYMENT			
Unemployment Rate	1.5%	2.3%	2.8%
White Collar	68.8%	72.4%	75.2%
Blue Collar	16.4%	14.4%	12.4%
Services	14.8%	13.2%	12.4%
INCOME			
Median Household Income	\$102,471	\$113,272	\$125,118
Per Capita Income	\$52,611	\$50,597	\$55,767
Median Net Worth	\$297,005	\$474,615	\$576,688
BUSINESS			
Total Businesses	554	1,377	2,649
Total Employees	4,829	11,428	20,700

SURROUNDING AMENITIES

This site offers a wealth of amenities to eat, shop, work, and live within a 2-mile radius. Below is a list of comforts, excluding apartment complexes, that can be reached within a short 5-minute drive.

DINING

Abbey Road Tavern
Applebee's Grille + Bar
Arby's
Assaggio's Pizzeri Ristorante
Aviator Brewing
Aviator Pizza & BeerShop
Aviator Smokehouse
Biscuitville
Bojangles
Burger King
Chick-Fil-A
Chipotle Mexican Grill
Cleveland Draft House of Fuquay
Cookout
Culver's
Dairy Queen
Dan Sushi & Hibachi
Domino's Pizza
Dunkin'
El Lobo
Firehouse Subs
Garibaldi Trattoria Pizza – Pasta
Hibachi & Company
J & S New York Pizza
Jersey Mike's Subs
King Chinese Buffet

Krispy Kreme
Little Caesars Pizza
McDonald's
Milano Pizza
Moe's Southwest Grill
Nil's Mediterranean Cuisine
Oaklyn Springs Downtown Varina
Panera Bread
Smithfield's Chicken 'N BBQ
Starbucks
Taco Bell
The Brickhouse Bar & Grill
Waffle House
Wendy's
WINGIN'IT Bar And Grille
Zaxby's
Zeera Indian Restaurant

SHOPPING/SERVICES

ALDI
AT&T Store
AutoZone Auto Parts
Bank of America
Big Lots
Cato Fashions
Circle K
CVS

Dollar Tree
Exxon
Fidelity Bank
First Citizens Bank
Food Lion
GameStop
Great Clips
Harris Teeter
Jiffy Lube
Khol's
Meineke Car Care
Murphy's Express
O'Reilly Auto Parts
PetSmart
PNC Bank
Sally Beauty
Sheetz
Speedway
Staples
State Employee's Credit Union
T.J. Maxx
The Home Depot
The UPS Store
Tractor Supply Co.
Truist
United States Postal Service
Verizon

Walgreens
Walmart Supercenter
Wells Fargo Bank
Zips Car Wash

MEDICAL

Advanced Spine & Pain Center
AFC Urgent Care Fuquay
Cary Cardiology, P.A.
Fuquay Family Dentistry
Fuquay Pharmacy
Hamby Family Dental Center
Hamilton Orthodontics
Mitra Pain Management, PLLC
Pittman Family Orthodontics
WakeMed Urgent Care

FITNESS

CrossFit Shoofly
Gold's Gym
Planet Fitness

STAY

Comfort Inn & Suites F
Hampton Inn & Suites
Quality Inn

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TRIANGLE REGION



Exponential Population Growth

Considered the fastest growing region in the state, the Raleigh/Durham/Research Triangle region has a population of over 2 million and has grown by more than 40% in the last 20 years. The region is expected to continue to grow at an even faster rate in the next decade. Within the Triangle region, Wake County is the largest and fastest growing area with a population of more than 1,072,000, adding approximately 65 people per day.

Diversified Employment Base

At the heart of the region's success lies a diverse and growing blend of people and cultures from every corner of the globe. The region's quality growth and ability to mix native traditions and newcomer influences have shaped a population full of vitality, diversity, and prosperity. With a diversified and prosperous business climate and an environment attractive to tomorrow's technology, the Triangle boasts one of the most highly educated and diverse workforces in the nation. With more than 46 percent of its 25-or-older population holding a bachelor's degree or higher, it's no wonder Forbes magazine ranked Raleigh as one of the best cities for new college grads.

Innovation

As the home of three nationally renowned research universities, the Triangle has garnered a reputation for innovation and entrepreneurship. The Research Triangle region utilizes a triple helix business model in which leaders from the area's businesses, government, and major research universities work together to transform business practices, acquire and develop the latest technology to enable new companies and industries to thrive.

Quality of Life

The low cost of living, quality health care, and ready access to abundant recreational activities make the Triangle region a desirable place to start or relocate a business. Centrally located between the majestic Blue Ridge Mountains to the west and the legendary Outer Banks and Atlantic coast to the east, the Triangle enjoys a favorable climate year-round. Tropical air in the summer and mild temperatures in the winter keep the mean annual temperature at a comfortable 60 degrees.

Top Business Climate

Anchored by one of the nation's largest research parks and three nationally renowned research universities, the Research Triangle area consistently ranks among the nation's best economies year after year. Industry giants in pharmaceuticals, computer software, telecommunications, cleantech, and biotechnology dot the landscape, helping to fuel thriving retail sales and entrepreneurial success.

Consistent Employment Growth

The Triangle area has had consistently low unemployment rates accompanied by high rates of job growth. The area's unemployment is consistently below the statewide unemployment rate as well as the national rate. The metro area's economic success is most evident in the rising incomes of its residents. The region's per capita income has long outstripped the state's per capita income, and this strong economic performance is projected to continue to increase over the next 15 years.



65.82 ACRES



FUQUAY-VARINA

RESEARCH TRIANGLE PARK Accolades & Research Hubs

More than a location and an engine for economic growth, the Research Triangle Park is a center of innovation where educators, researchers, and businesses come together as collaborative partners. It is home to winners of the Nobel and the Pulitzer prizes, as well as recipients of the U.S. Presidential Award and National Foundation Awards.



THE UNIVERSITY
of NORTH CAROLINA
at CHAPEL HILL

\$1.55 billion in research annually
#4 ranked public university nationally (US News and World Report)
#5 for federal research among universities
9th largest US research university in volume and annual expenditures

Duke UNIVERSITY

#7 ranked university nationally (US News and World Report)
\$1.3 billion annually invested in research and development

NC STATE UNIVERSITY

Largest four-year institution in NC
5th largest recipient of industry-sponsored research among public universities without a medical school
Centennial Campus - 1,000+ acre campus with 60 corporate, nonprofit and government partners and over 2,500 employees



RESEARCH TRIANGLE PARK

65,000+ Employees
300+ Companies
\$300 million invested annually

#1

**BEST CITY FOR
EMPLOYMENT
OPPORTUNITY AND
EARNING POTENTIAL**

New York Post
2025

#4

**NATIONALLY FOR
BEST WORK-LIFE
BALANCE**

CBS17 2025

#1

**CITY FOR RECENT
COLLEGE GRAD**

ADP Research/CBS17
2025

#2

**OF TOP 20
INNOVATION HUBS
ACROSS THE
SOUTH**

Commercial Cafe
2025

#1

**STEM HUB IN THE
NATION**

RTP Website
2025

#4

INNOVATION HUB

RTP Website
2025

TOP 5

**METRO IN THE US FOR
ITS TECH IMPACT ON
THE LOCAL ECONOMY**

Triangle Business Journal
2025

BEST

**METRO AREA FOR
NEW JOBS**

News & Observer
2025

CALL FOR OFFER INSTRUCTIONS

Initial Offers Due 5:00pm EST, Friday, October 2, 2026

Thank you for your interest in 0 & 1100 1/2 Stewart Street. Please submit your LOI by emailing to:

Rob Griffin: rgriffin@triprop.com

Please make sure your LOI includes (at a minimum):

- Purchase Price
- Source of Purchaser's Capital (Including debt and equity)
- Earnest Money Deposit & structure for entitlement period(s), if requested
- Due Diligence Period (shorter due diligence period will be favorably considered)
- Any entitlement period(s) required
- Closing Period

CONFIDENTIALITY & DISCLAIMER

NAI Tri Properties, ("Broker") has been retained by the Seller in Raleigh, NC ("Property") as the exclusive broker for this Investment opportunity.

This Offering Memorandum has been prepared by Broker for use by the principal ("Principal") to whom Broker has provided this Offering Memorandum. The use of this Offering Memorandum and the information provided herein is subject to the terms, provisions and limitations of the Confidentiality Agreement furnished by Broker and executed by Principal prior to delivery of this Offering Memorandum. Although the information contained herein is based upon sources believed to be reasonably reliable, Owner and Broker, on their own behalf, and on behalf of their respective officers, employees, shareholders, partners, directors, members and affiliates, disclaim any responsibility or liability for inaccuracies, representations and warranties (expressed or implied) contained in, or omitted from, the Offering Memorandum or any other written or oral communication or information transmitted or made available to the recipient of this Offering Memorandum. In amplification of and without limiting the foregoing, summaries contained herein of any legal or other documents are not intended to be comprehensive statements of the terms of such documents but rather only outlines of some of the principal provisions contained therein, and no representations or warranties are made as to the completeness and/or accuracy of the projections contained herein. Prospective purchasers of the Property should make their own investigations and conclusions without reliance upon this Offering Memorandum, the information contained herein or any other written or oral communication or information transmitted or made available. Additional information and an opportunity to inspect the Property will be made available upon written request by interested and qualified prospective purchasers.

Owner expressly reserves the right, exercisable in Owner's sole and absolute discretion, to withdraw the Property from being marketed for sale at any time and for any reason. Owner and Broker each expressly reserves the right, exercisable in their sole and absolute discretion, to reject any and all expressions of interest or offers regarding the Property and/or to terminate discussions with any entity at any time with or without notice. Broker is not authorized to make any representations or agreements on behalf of Owner. Owner shall not have any legal commitment or obligation to any entity reviewing this Offering Memorandum or making an offer to purchase the Property unless and until a written agreement for the purchase and sale of the Property has been fully executed, delivered and approved by Owner and the other party thereto and any conditions to Owner's obligations hereunder have been satisfied or waived. If you have no interest in the Property at this time, return this Offering Memorandum immediately to:

NAI Tri Properties
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