



303 JONES DAIRY RD WAKE FOREST, NC 27587

+/- 38.09 Acres For Sale

Potential Development or Investment

OFFERING MEMORANDUM

CONTACT

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EXECUTIVE SUMMARY

The property at 303 Jones Dairy Road in Wake Forest, NC, spans 38.09 acres and offers a prime development opportunity in a rapidly growing area. With proximity to US-1, I-540, and utilities from the City of Raleigh, the site is well-positioned for residential or mixed-use development. Currently zoned RD (Rural District), this property is ideal for developers looking to capitalize on Wake Forest's thriving market and increasing demand for housing.

ADDRESS	303 Jones Dairy Rd Wake Forest, NC 27587
ACREAGE	38.09
UTILITIES	City of Raleigh
ZONING	RD (Rural District)
PIN NUMBER	1850162883, 1850165402, 1850167038, 1850168825, 1850176331, 1850175500, 1850178485, 1850270680, 1850272308
PRICING	Call for Details

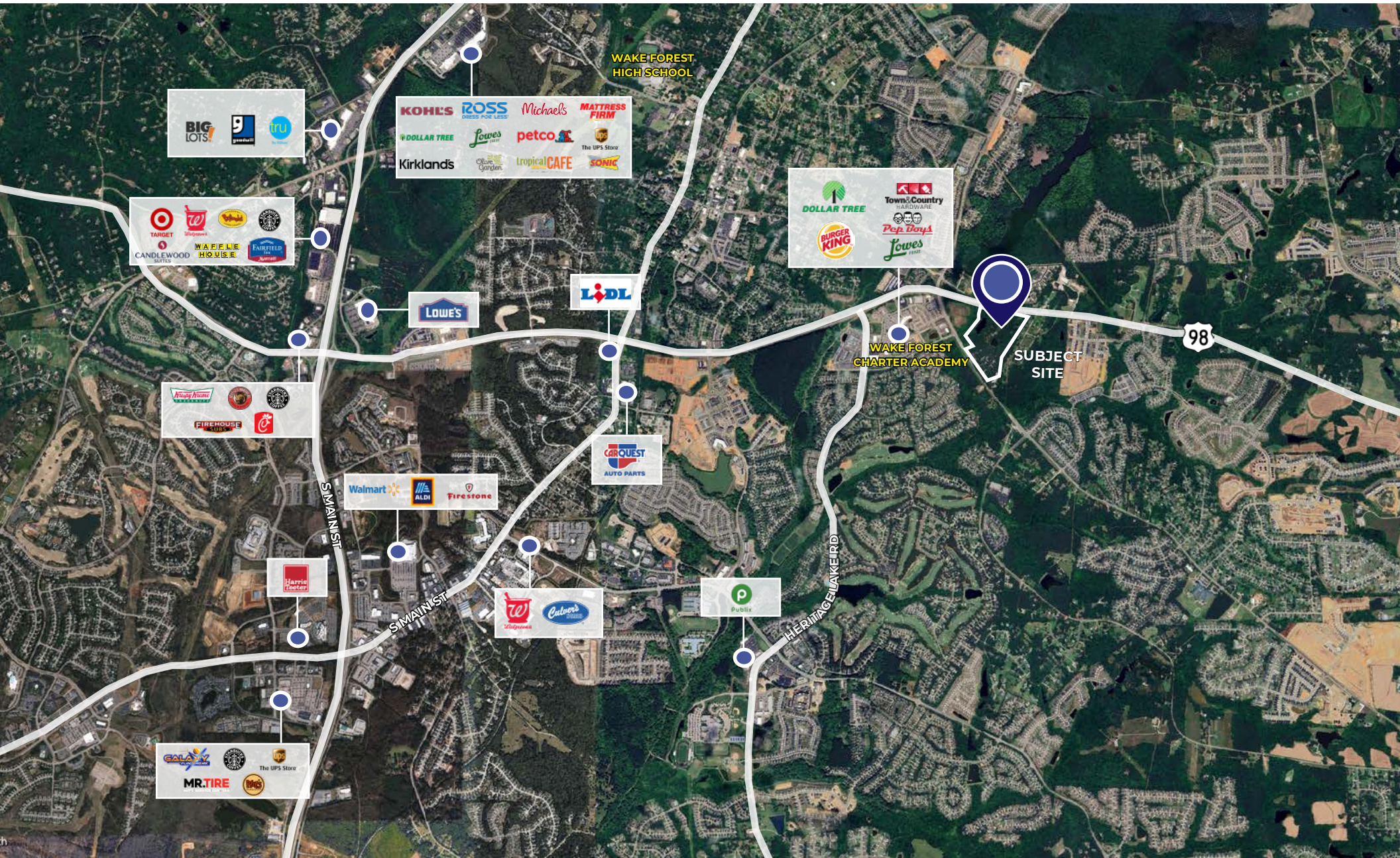
PROPERTY HIGHLIGHTS

- Situated in Wake Forest, NC, the property offers convenient access to major thoroughfares, including US-1 and I-540, ensuring excellent connectivity to Raleigh and surrounding areas.
- The site benefits from utilities provided by the City of Raleigh and Wake Forest Power, streamlining the development process for potential buyers.
- Spanning 38.09 acres and currently zoned RD (Rural District), the property offers flexibility for residential or mixed-use development in a high-growth market.

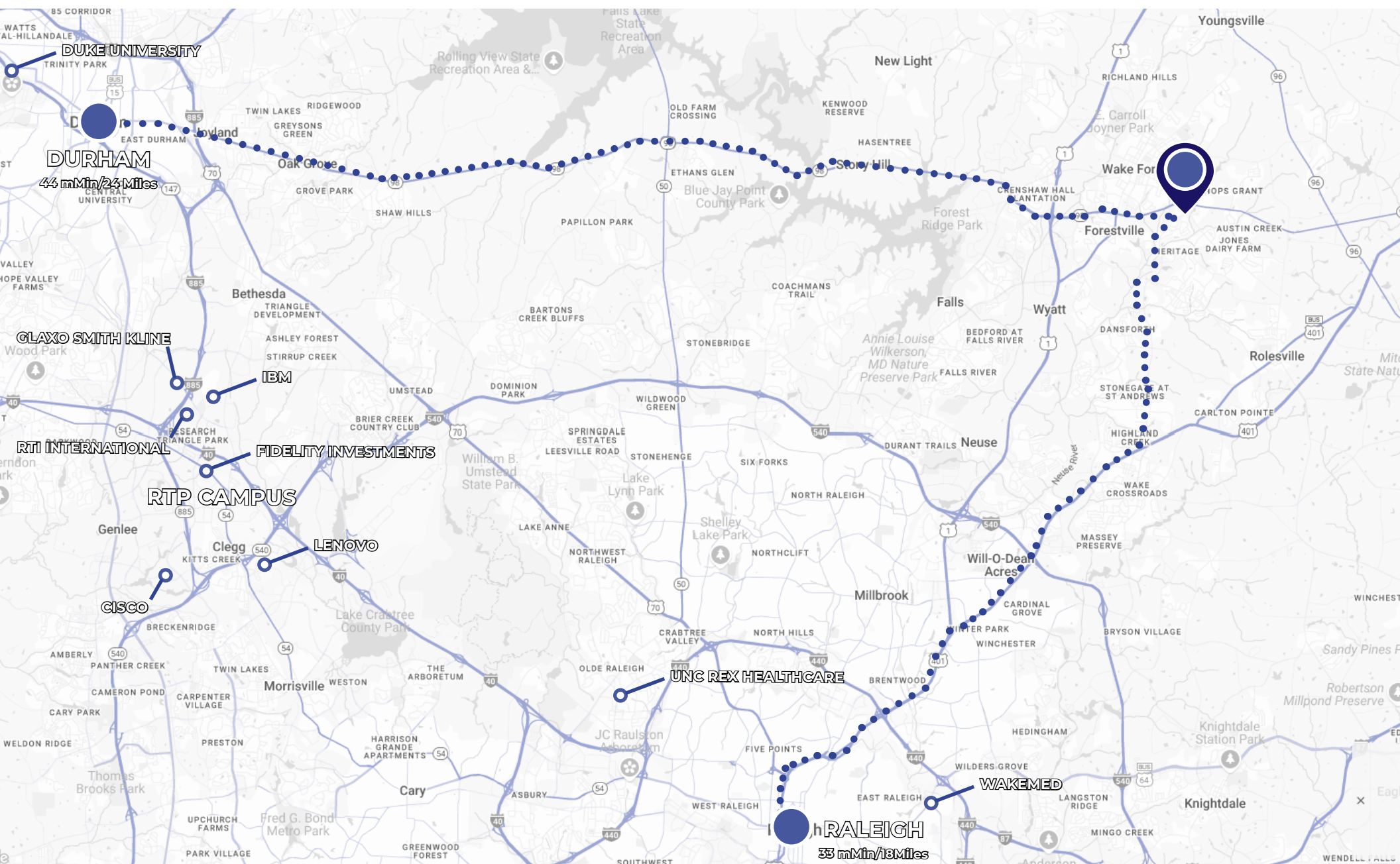
I PROPERTY AERIAL



AMENITY MAP



I LOCATION MAP



I MARKET OVERVIEW

Wake Forest, North Carolina, is a rapidly growing town located just north of Raleigh, known for its blend of historic charm and modern amenities. The housing market has seen significant activity, with a median home value of \$521,306, reflecting a 1.9% increase over the past year.

The area offers a variety of housing options, including newer subdivisions and master-planned communities, catering to diverse preferences.

With its proximity to the Research Triangle Park and a strong local economy, Wake Forest continues to attract residents seeking a high quality of life and access to employment opportunities.



Rapid Population Growth: Wake Forest has seen a 40% population increase over the past decade, making it one of North Carolina's fastest-growing towns. With over 50,000 residents and continued growth projected, its family-friendly environment and proximity to Raleigh attract both young professionals and retirees.



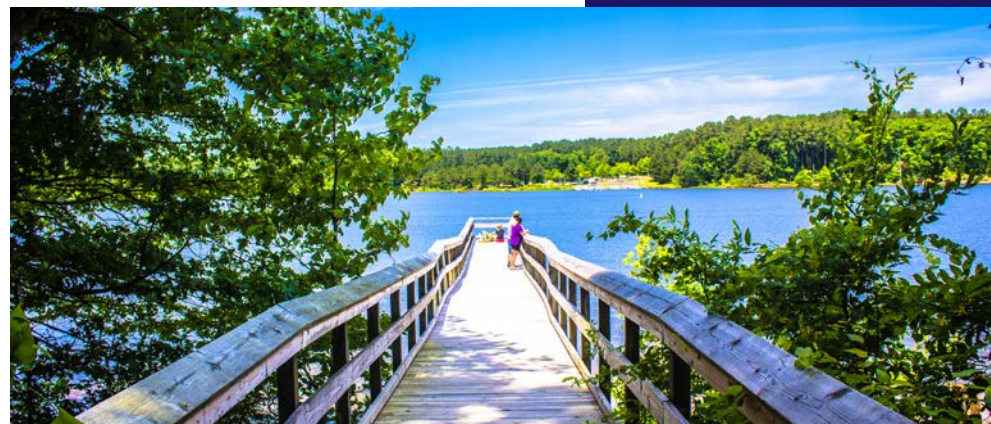
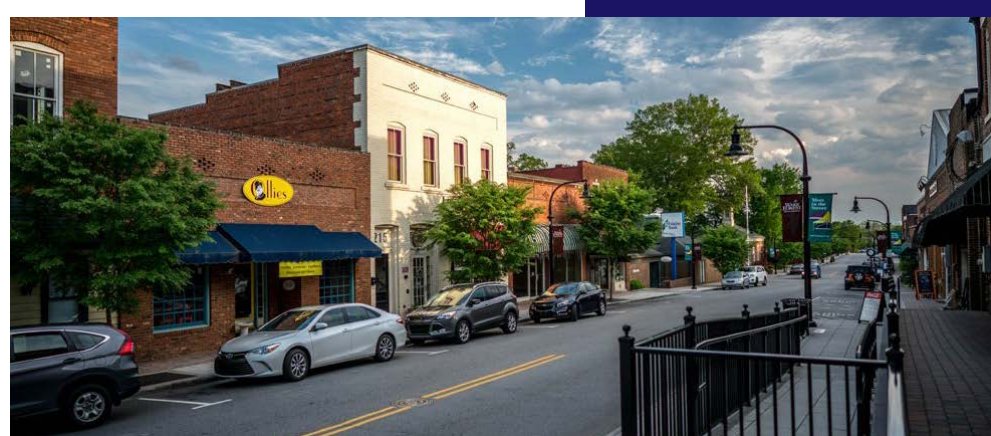
Expanding Infrastructure and New Developments: Ongoing infrastructure projects, like the Capital Boulevard upgrade and Jones Dairy Road improvements, are enhancing connectivity. New commercial developments, including Wake Forest Crossing, bring expanded shopping, dining, and entertainment options, boosting local economic growth.



Thriving Master-Planned Communities: Master-planned communities such as Heritage Wake Forest and Holding Village offer modern homes, parks, pools, and walkable green spaces. These neighborhoods provide a connected, family-friendly environment with nearby retail and amenities.



Balance and Affordable Living: Wake Forest remains affordable compared to neighboring cities, with a median home value around \$520,000. Offering new and established housing options, low property taxes, and strong job opportunities, it's ideal for those seeking suburban comfort with urban convenience.



I DEMOGRAPHICS & EMPLOYERS

2024 Summary	1 MILE	3 MILE	5 MILE
Population	8,132	53,686	102,687
Households	2,867	19,308	37,261
Families	2,283	14,443	28,022
Average HH Size	2.81	2.75	2.74
Owner Occupied Housing Units	2,366	14,428	28,353
Renter Occupied Housing Units	501	4,880	8,908
Median Age	41.1	38.8	39.2
Median HH Income	\$150,390	\$118,152	\$118,577
Average HH Income	\$183,650	\$147,352	\$149,168

2028 Summary	1 MILE	3 MILE	5 MILE
Population	8,969	62,636	115,434
Households	3,188	22,672	42,085
Families	2,548	16,988	31,678
Average HH Size	2.79	2.74	2.73
Owner Occupied Housing Units	2,559	16,795	31,775
Renter Occupied Housing Units	629	5,878	10,310
Median Age	40.8	38.8	39.3
Median HH Income	\$165,509	\$135,359	\$135,473
Average HH Income	\$208,497	\$168,702	\$169,925

TOP 5 EMPLOYERS



24,083 Employees



WAKE COUNTY
PUBLIC SCHOOL SYSTEM

20,000 Employees



16,800 Employees



12,204 Employees



10,307 Employees

