

# LAND FOR SALE

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O Fayetteville Road, Raleigh, North Carolina  
OFFERING MEMORANDUM



**MEDALIST** CAPITAL

Trey Navo  
[tnavo@medalistcapital.com](mailto:tnavo@medalistcapital.com)  
919.896.7823

Josh Points  
[jpoints@medalistcapital.com](mailto:jpoints@medalistcapital.com)  
919.896.7834

# PROPERTY OVERVIEW



<b>ADDRESS</b>	O Fayetteville Road
<b>CITY</b>	Raleigh
<b>STATE</b>	North Carolina
<b>ZIP CODE</b>	27603
<b>REID</b>	0008117
<b>ACREAGE</b>	2.02 AC
<b>PLANNING JURISDICTION</b>	Fuquay-Varina
<b>ZONING</b>	Residential Agriculture
<b>HIGHWAY ACCESS</b>	US Hwy 401
<b>ROAD FRONTAGE</b>	430 FT
<b>CONDITION</b>	Raw Vacant Land
<b>PRICING</b>	Call for Pricing

# PROPERTY MAPS

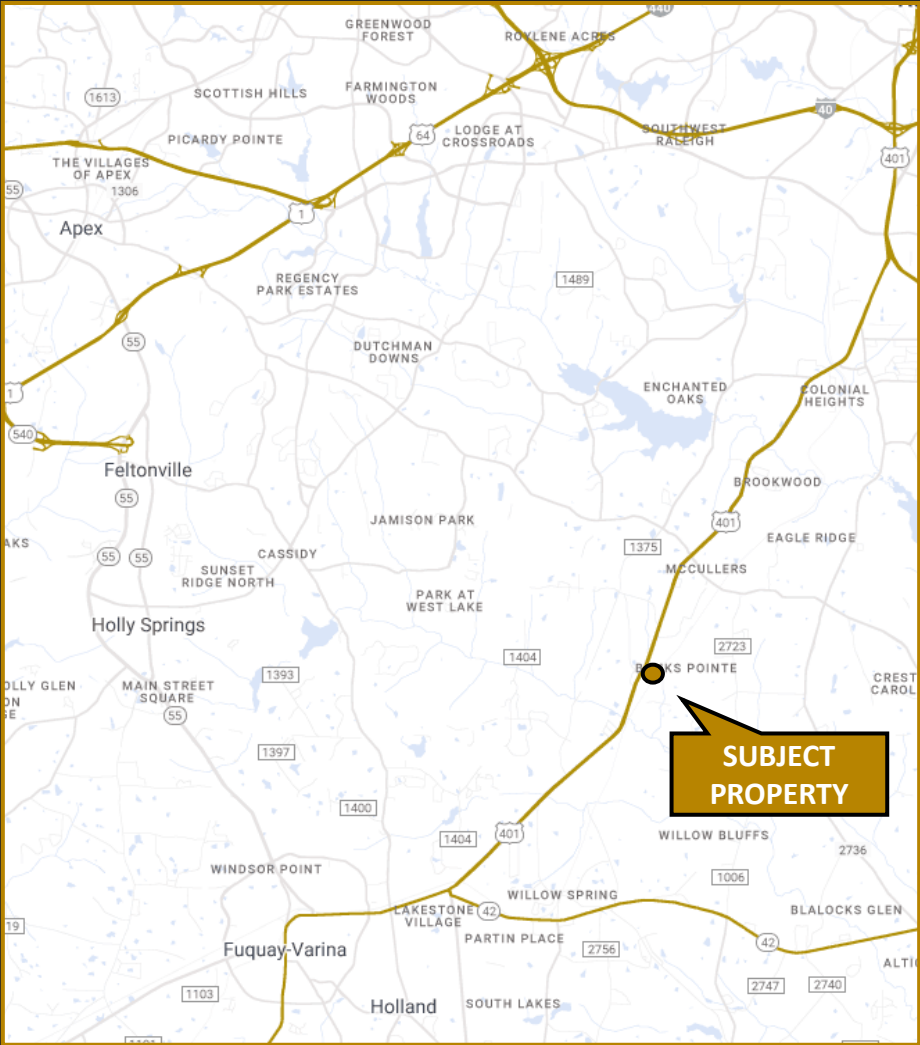
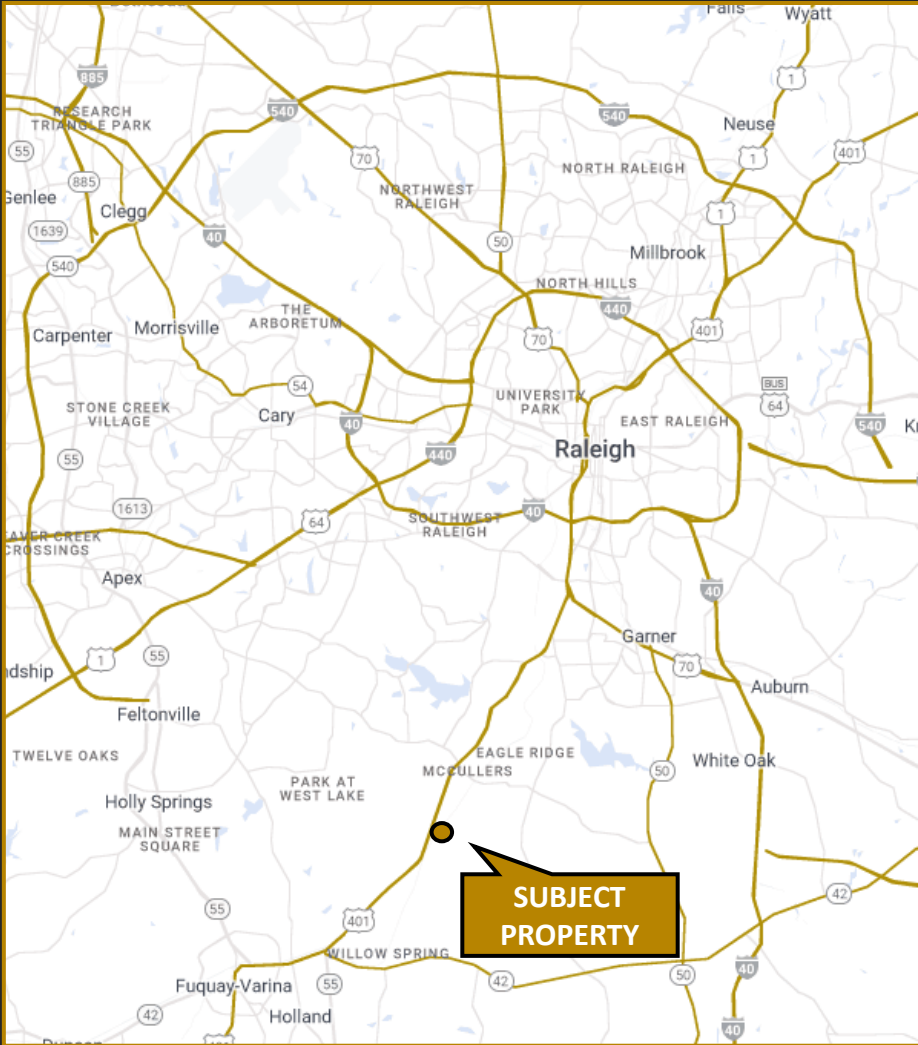
## TOPOGRAPHIC MAP



## ZONING MAP



# SUBJECT LOCATION



# SUBJECT AERIAL



# RALEIGH, NORTH CAROLINA

Raleigh-Durham, also known as the Research Triangle or the “Triangle”, is home to over two million residents and is one of the fastest growing population centers in the country. The region, generally bound by the “triangle” formed by Raleigh, Durham and Chapel Hill boasts a diversified, innovation-based economy that is anchored by world-class universities, well-managed state and local governments and many of the nation’s largest corporations.

- #1 Market for Real Estate: Raleigh-Durham-Chapel Hill was cited by ULI’s Emerging Trends in Real Estate 2021 as the #1 market to watch for overall real estate prospects and the #1 market to watch for homebuilding prospects.
- Key Economic Driver | Research Triangle Park (‘RTP’): Founded in 1959 and encompassing 7,000 acres, RTP was originally named for its affiliation with the area’s three Tier 1 research universities: Duke University, the University of North Carolina at Chapel Hill, and North Carolina State University. Prominent employers in the park include IBM, Cisco, Fidelity Investments, Credit Suisse, GlaxoSmithKline.
- Low Cost of Doing Business: In addition to having a quality workforce and developed sciences clusters, the area has distinct cost advantages across the board compared to most other areas. The low cost of living and high quality of life also contribute to the availability of labor.



# LOCATION HIGHLIGHTS



The Subject Property is located 5 miles from Downtown Fuquay-Varina . Today, Fuquay-Varina remains an ideal destination for visitors looking for a day-trip adventure or weekend getaway. The town, located just 15 minutes south of Raleigh, has flourished into a vibrant, family-friendly community. The population has grown by 335% in the past 20 years to over 35,000 citizens making it one of the fastest growing towns in North Carolina.



With 2 beautiful downtown districts, an abundance of charm, a rich history and plenty to see and do, Fuquay-Varina offers a dash more to those seeking an adventure. The town offers a thriving art scene, award-winning breweries, authentic festivals, and exceptional dining and shopping.

## FUQUAY-VARINA MAJOR EMPLOYERS



- JOHN DEERE TURF CARE
- WAKE COUNTY PUBLIC SCHOOLS
- TE CONNECTIVITY
- WAL-MART
- BOB BARKER COMPANY
- INTEGRATED INDUSTRIAL SERVICES, INC.
- FIDELITY BANK
- NEXANS USA, INC.

# COMPLETE 540

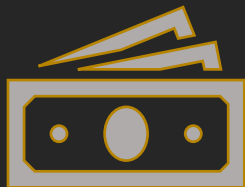
The subject Property is less than one mile from a future 540 exit. The proposed Complete 540 project, also known as the Southeast Extension, would extend the Triangle Expressway from the N.C. 55 Bypass in Apex to U.S. 64/U.S. 264 (I-87) in Knightdale, completing the 540 Outer Loop around the greater Raleigh area.

- Transportation, social and economic demands and mobility considerations are the basis for additional transportation infrastructure in southeastern Wake County. The Complete 540 project would link Apex, Cary, Clayton, Garner, Fuquay-Varina, Holly Springs and Raleigh.
- In addition to connecting several towns and cities, the project is expected to ease congestion on area roadways, including I-440, I-40, N.C. 42, N.C. 55 and Ten Ten Road.
- The project is being closely coordinated with the widening of I-40 between Southeast Raleigh and Clayton.
- **Estimated Cost: \$2.2 Billion**





# DEMOGRAPHICS



Radius	1 Mile	3 Mile	5 Mile
<b>Population:</b>			
2027 Projection	2,403	22,628	66,360
2022 Estimate	2,372	22,023	64,380
2010 Census	2,395	20,158	57,505
Growth 2022 - 2027	1.31%	2.75%	3.08%
Growth 2010 - 2022	0.96%	9.25%	11.96%
2022 Population by Hispanic Origin:	388	2,823	6,984
<b>2022 Population:</b>	<b>2,372</b>	<b>22,023</b>	<b>64,380</b>
White	1,841	18,010	53,385
Black	390	2,549	6,935
Am. Indian & Alaskan	32	391	885
Asian	50	548	1,631
Hawaiian & Pacific Island	2	16	60
Other	57	508	1,483
U.S. Armed Forces:	41	150	224

Radius	1 Mile	3 Mile	5 Mile
<b>Households:</b>			
2027 Projection	870	7,873	23,194
2022 Estimate	860	7,669	22,497
2010 Census	880	7,060	20,074
Growth 2022 - 2027	1.16%	2.66%	3.10%
Growth 2010 - 2022	2.27%	8.63%	12.07%
Owner Occupied	632	6,656	19,860
Renter Occupied	228	1,013	2,637
<b>2022 Households by Household Inc:</b>	<b>861</b>	<b>7,669</b>	<b>22,498</b>
<\$25,000	88	645	1,958
\$25,000 - \$50,000	180	1,130	3,116
\$50,000 - \$75,000	81	1,057	3,177
\$75,000 - \$100,000	57	963	2,894
\$100,000 - \$125,000	94	1,030	3,007
\$125,000 - \$150,000	159	746	1,975
\$150,000 - \$200,000	131	1,063	3,209
\$200,000+	71	1,035	3,162
<b>2022 Avg Household Income</b>	<b>\$109,939</b>	<b>\$120,792</b>	<b>\$122,265</b>
<b>2022 Med Household Income</b>	<b>\$106,516</b>	<b>\$100,959</b>	<b>\$100,865</b>

# MEDALIST CAPITAL TEAM



**JOSH POINTS**

**Vice President of Investment Sales – Broker**

- *MBA, Finance and Marketing, University of North Carolina-Chapel Hill*
- *BS, Government, University of Virginia*
- *Licensed NC Real Estate Broker*



**TREY NAVO**

**Vice President of Investment Sales – Broker**

- *Masters in Real Estate Development, Auburn*
- *BS, History, Iowa State University*
- *Licensed NC Real Estate Broker*

**RALEIGH OFFICE**

3105 Glenwood Ave  
Suite 301  
Raleigh, NC 27612

**[medalistcapital.com](http://medalistcapital.com)**