

Shovel Ready 72-Unit Multifamily Development Opportunity

PREMIER 5.88-ACRE SITE LOCATED AT US 1 AND NC 96 IN FAST-GROWING YOUNGSVILLE



364 townhomes

Wrenn Apartments

NC 96 Hwy, Youngsville, NC 27596

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Property Summary

Wrenn Apartments
NC 96 Hwy, Youngsville, NC 27596

Wrenn Apartments

Wrenn Apartments is a fully entitled, shovel-ready multifamily development in one of the Triangle's fastest-growing suburban markets. This 5.88-acre site is approved for 72 garden-style units across three 3-story buildings, offering an ideal scale for developers seeking high-velocity lease-up in a limited-supply submarket.

The site is adjacent to 364 new townhome units, reinforcing residential momentum in the area and creating built-in demand for multifamily leasing. This project is located close to major transportation corridors, providing east access to I-540.

The site has access to Franklin County water through a queue process. The first 50 units has water allocation, with the remaining units entering the queue.

Property Highlights

Address	NC 96 Hwy, Youngsville, NC 27596
Franklin County PINs	1853-02-2935 and 1843-93-8208
Jurisdiction	Town of Youngsville
Zoning	MU-2
Approved Units	72 (12.2 du/acre)
Entitlements	Fully entitled with approved construction documents, state water and sewer, NCDEQ approval, DOT approval, with power, gas and Internet stubbed to the site.
Acreage	5.88
Access	Chili Rose Trail at NC 96 Hwy
Sale Price	Contact Brokers



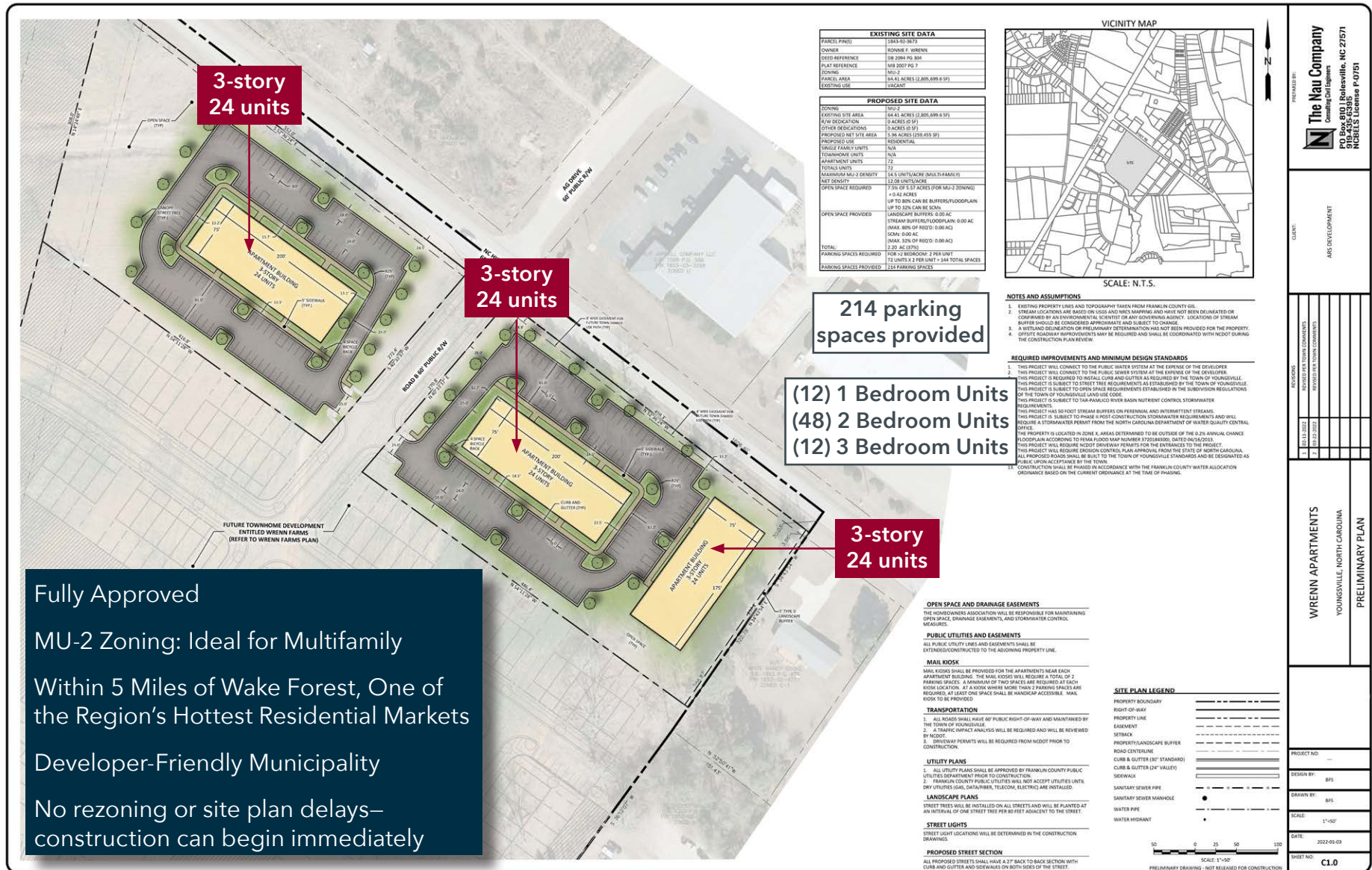
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Development Overview

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Location Overview

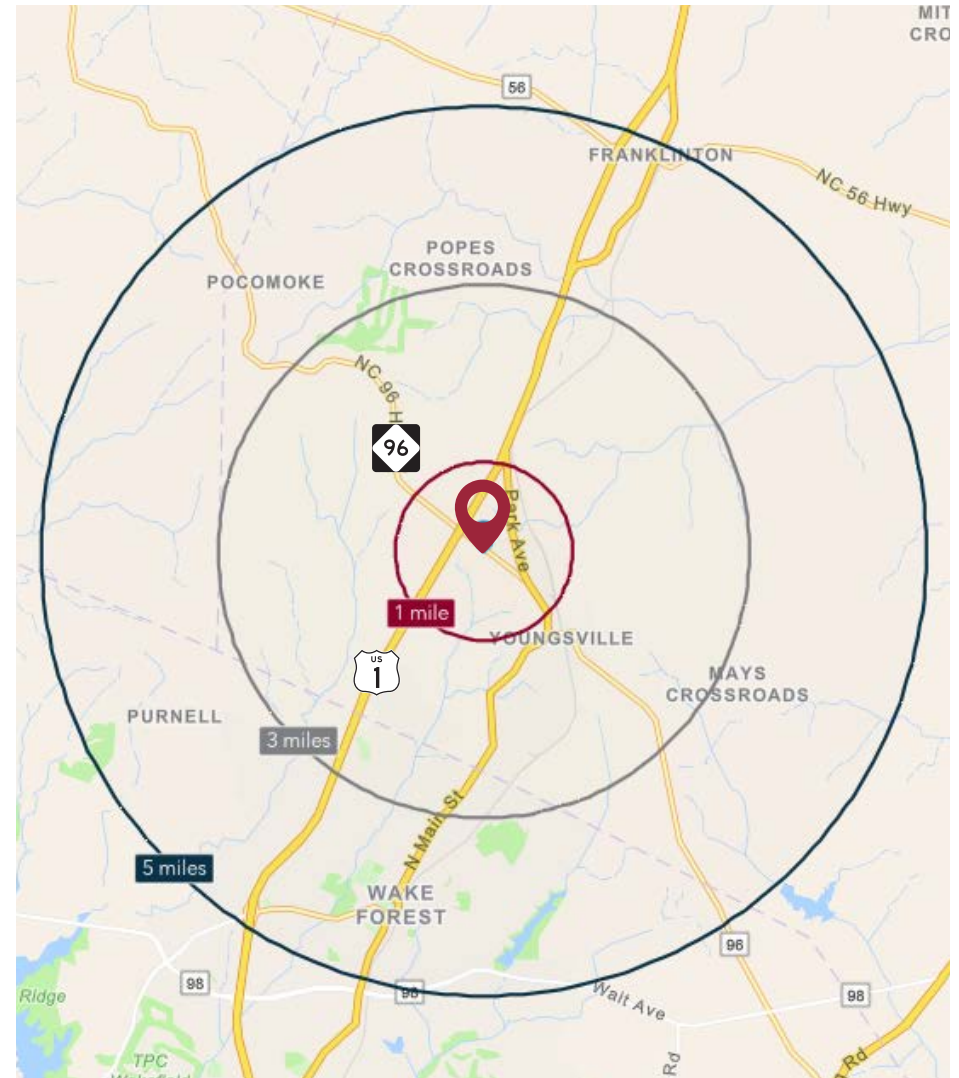
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Strategically positioned in Youngsville—just minutes from Wake Forest and less than 30 minutes to Raleigh and RTP—Wrenn Apartments sits in a region experiencing rapid residential and employment growth. With average household incomes exceeding \$116,000 within a 3-mile radius and average home values over \$395,000, the area is drawing upwardly mobile residents seeking rental options close to major job centers.

Franklin County is one of the fastest-growing counties in the state, driven by spillover demand from Wake County and increasing hybrid/remote work trends. Youngsville is a target for suburban residential expansion with a low cost of land relative to adjacent municipalities.

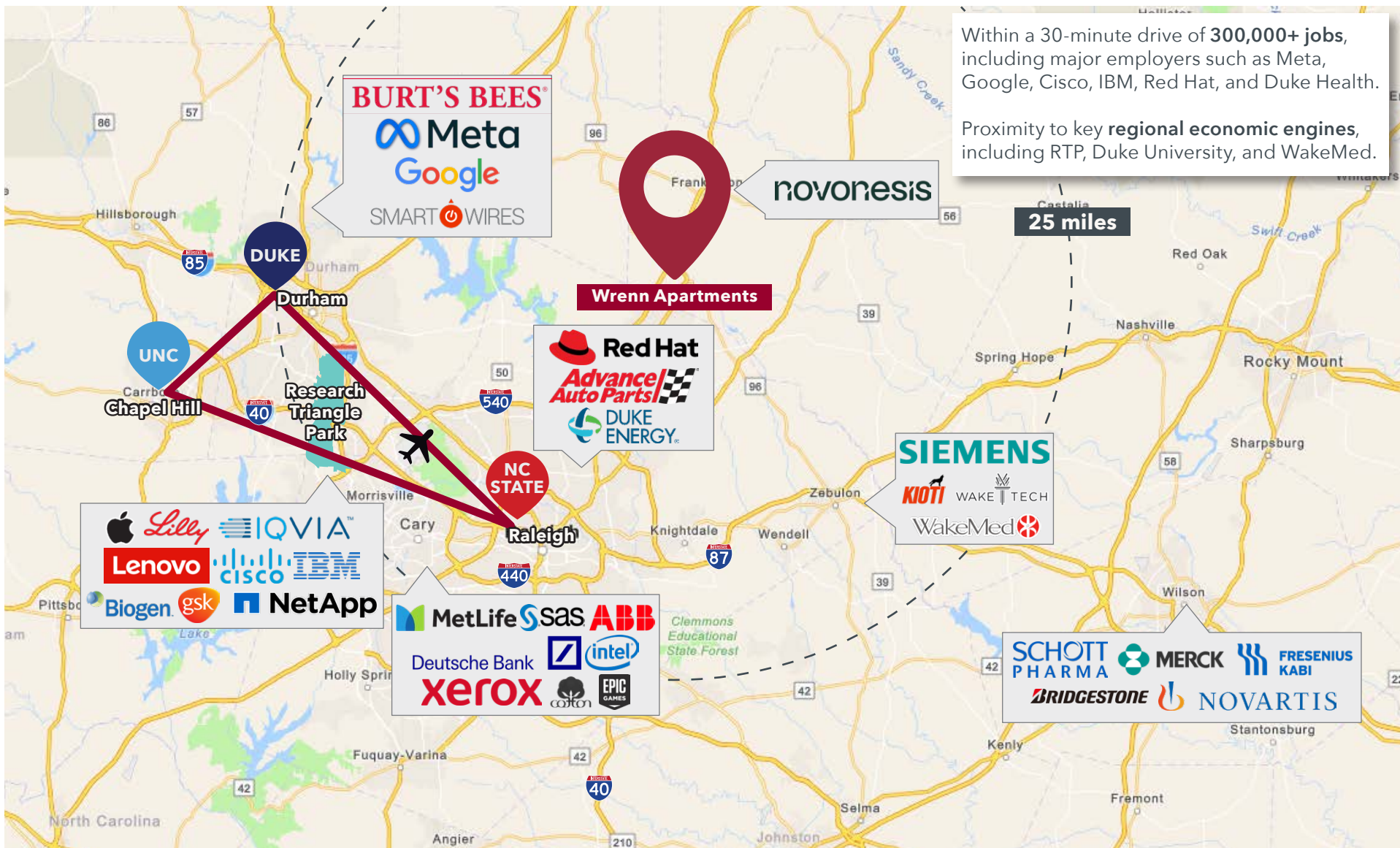
Demographics Snapshot

	1 MILE	3 MILES	5 MILES
Population (2024)	1,456	20,377	55,455
Median Age	39.4	39.0	39.5
Average Household Income	\$101,002	\$116,113	\$128,101
Average Home Value	\$368,585	\$395,892	\$461,660
Bachelor's Degree or Higher	34.9%	39.3%	45.8%



Regional Employers

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