



N. Raleigh Street

Angier, NC 27501

ADJACENT TO TWIN OAKS SQUARE

AVISON
YOUNG



Commercial land for sale

Offering summary

Lot Size:	2.15 Acres
Parcel ID:	040674 0252 02
County:	Harnett
Submarket:	Downtown Angier
Price per acre:	\$220,930
Asking Price:	\$475,000
Zoning:	General Commercial (Retail, Office) <i>Angier UDO</i>
Future land use:	Commercial

Location highlights

- Prime location on NC 55 adjacent to Twin Oaks Square
- 18,394 AADT
- Public water and sewer available on N. Raleigh Street
- Angier's growth boasts 3,500 permitted homes since 2020
- Population of 10,000 within 2.5 miles of property (*Source: Avant by Avison Young*)
- 40 minute drive to Downtown Raleigh

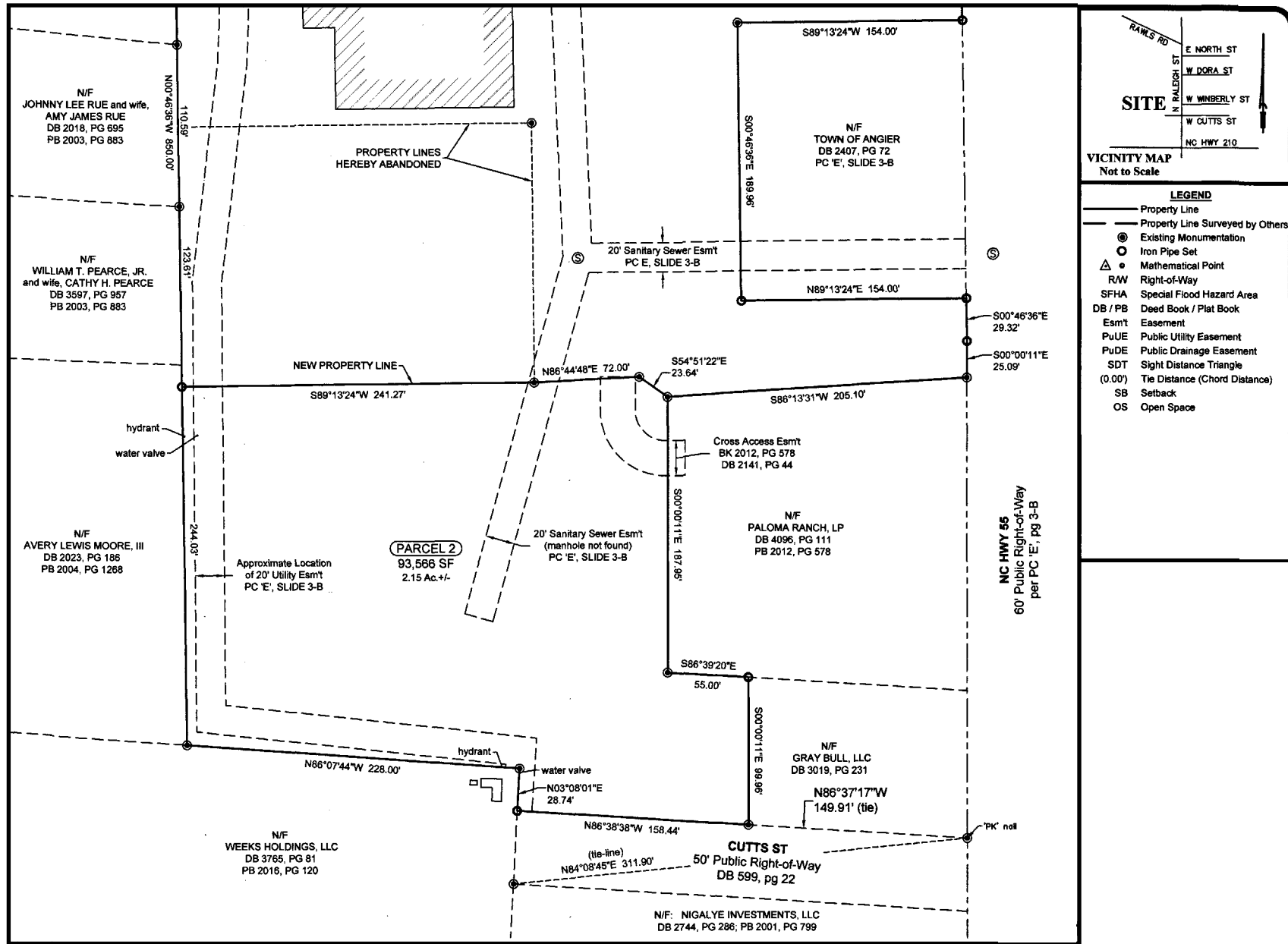
Demographics

Population	1 Mile	5 miles	10 miles
2024 Population	4,175	34,611	157,878
2029 Population Projection	4,583	38,413	176,089
Median Age	39.4	39.8	40.2
Avg Age, Male	38.4	38.8	38.4
Avg Age, Female	40.5	40.2	39.8

Households	1 Mile	5 miles	10 miles
2024 Households	1,585	12,569	56,699
2029 Household Projection	1,743	13,963	63,306
Avg Household Size	2.6	2.7	2.7
Avg Household Income	\$73,347	\$92,366	\$102,246
Median Home Value	\$193,826	\$281,788	\$309,172

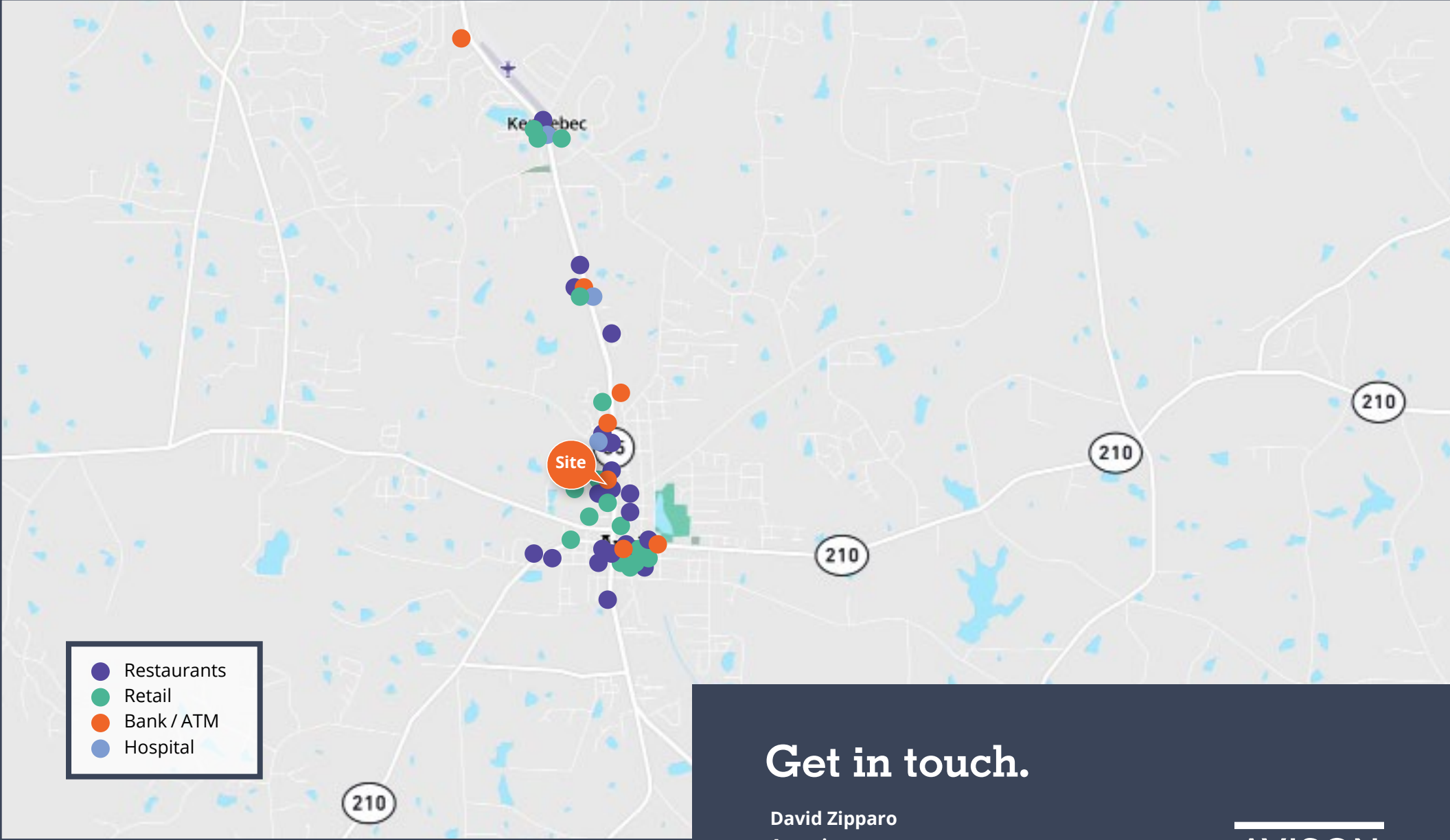


Site Survey



Local Amenities

N. Raleigh Street
Angier, NC 27501



Get in touch.

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