

Land For Sale

FUQUAY-VARINA, NC

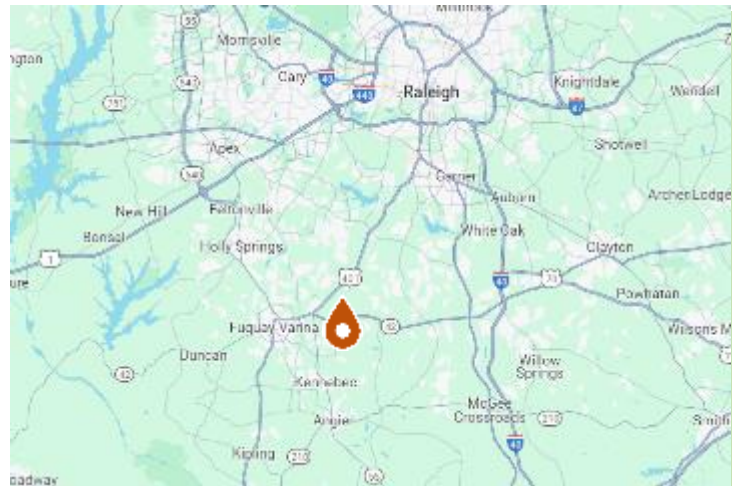


11.12 Acres
\$1,999,000



**CENTURY 21
COMMERCIAL**
Triangle Group

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11.12 Acre Potential Commercial or Medical Complex Land Opportunity

Century 21® Commercial Triangle Group presents this hard to find 11.12-acre parcel located in the booming 401 corridor area of Fuquay-Varina with visibility from N. Main Street. This property is a rare opportunity to secure a strategic location in one of the fastest-growing areas in southern Wake County.

Key Property Highlights

Accessibility: Positioned near US-401 with connection to a full access intersection and seamless access to major highways, including the new NC-540 interchange, I-40, and routes connecting to Raleigh, Garner, RTP, Johnston County, and Harnett County. The location captures both local and regional traffic.

Future Development Potential: Located within Fuquay-Varina's ETJ, the property holds a "Suburban Commercial" Future Land Use designation, supporting a wide array of development possibilities. Opportunities include multi-tenant strip centers, big-box retail, office complexes, dining, entertainment, hotel accommodations, and large-scale leisure developments.

Thriving Economic Growth: Fuquay-Varina is experiencing rapid growth, with increasing residential and commercial developments driving demand for retail, dining, entertainment and medical facilities. This property is perfectly positioned to cater to the area's expanding population and consumer base, drawing visitors from southern Wake and northern Harnett counties along this main commuter route.

Nearby Amenities & Attractions: Surrounded by thriving neighborhoods, commercial businesses and medical office parks, the property benefits from a growing community and established infrastructure. The proximity to local amenities and the upcoming Gold Leaf Crossing, anchored by Target, ensures consistent traffic and visibility, making it an excellent site for a destination power center or mixed-use development.



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0 Long Street | Fuquay-Varina Executive Summary



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A Variety of Development Possibilities

Located between the Gold Leaf Crossing shopping center, anchored by Target, and the Wake Med Medical Park, this property's scale and "Suburban Commercial" designation make this parcel ideal for a variety of developers and investors. Its versatility supports a wide range of projects, from retail hubs and dining destinations to entertainment centers and hospitality developments to medical office complexes. With its prominent location and large footprint, this property is ready to become a centerpiece for the area.

Why This Property?

Growth Corridor: Fuquay-Varina's strategic location within the Triangle and its continuous population growth make it a hotspot for commercial and office investment.

Infrastructure Expansion: The new NC-540 interchange is set to enhance accessibility, driving even greater traffic and interest to the area. In addition, a Fuquay-Varina public utility pump station is adjacent to this parcel and water is located along N. Main Street.

Visibility: With visibility from US-401, and connection to a full-service intersection, the property offers excellent exposure to passing vehicles, provides opportunity for additional accessibility.

Act Now – A Rare Opportunity

Commercial land of this size and flexibility in such a high-growth area is an increasingly rare find. Don't miss this chance to bring your vision to life and secure your stake in the thriving Fuquay-Varina community.

Imagine your project here—a signature development in the heart of one of the Triangle's most desirable corridors.

Contact Century 21® Commercial Triangle Group today to explore this opportunity and schedule your private tour.



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0 Long Street | Fuquay-Varina

Property Details



Features:

- 11.12 wooded acres
- Blue Line Stream on property
- Town of Fuquay-Varina sewer pump station adjacent to parcel
- Future Land Use Plan designation for commercial, office, retail

Flood Zone: X

No Flood Insurance Required
Blue Line Stream on property

Topography:

Rolling



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Property Details



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| | |
|--|---|
| Price: | \$1,999,000.00 |
| Acres: | 11.12 – lot surveyed November 2024 13.26 on Wake County GIS (<i>incorrect property lines shown</i>) |
| Road Access: | Meadow Drive and Long Street State Maintained |
| PIN: | 0677544562 |
| Taxes: | 2024 Tax Bill \$4,724.57 Current Tax Value \$760,800 |
| City Limits: | No |
| Planning Jurisdiction: | Fuquay-Varina |
| Zoning: Fuquay-Varina Planning 919-552-1429 | RA: Residential Agricultural HCO: Highway Corridor Overlay See Fuquay-Varina Land Development Ordinance for development regulations and list of permitted and prohibited uses |
| Future Land Use: Fuquay-Varina Planning 919-552-1429 | SC: Suburban Commercial See Fuquay-Varina 2040 Community Vision Land Use Plan pages 60-61 for future land use character typology and description of potential development options and uses |
| Utilities: Town of Fuquay-Varina Public Utilities 919-753-1028 | Water: Call Fuquay-Varina Public Utilities (*new needed) Sewer: Call Fuquay-Varina Public Utilities (*new needed) Internet: Spectrum Natural Gas: Call Dominion Energy to verify Electricity: Duke Energy |



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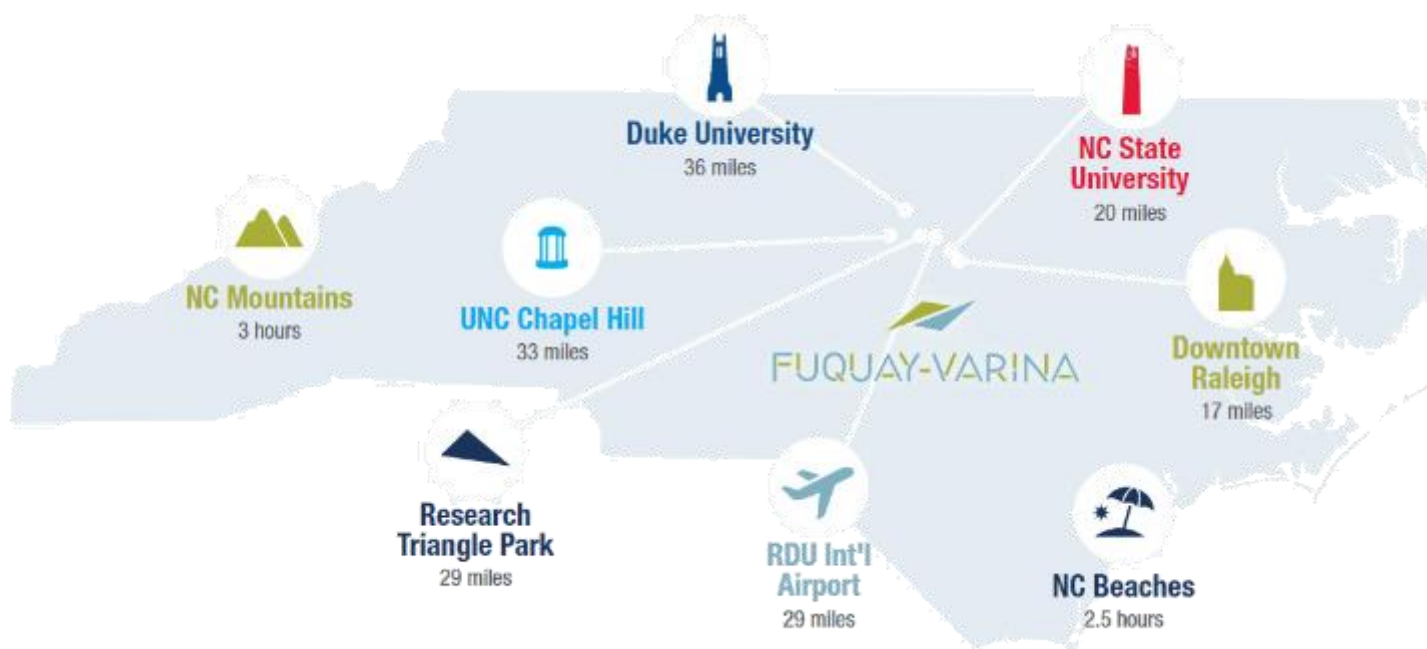
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0 Long Street | Fuquay-Varina Proximity

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Proximity

0 Long Street is located close to many medical facilities and employment centers:

| | |
|---|-----------|
| Wake Med Medical Park 2400 N. Main Street | 0.6 Mile |
| UNC Health/Urgent Care 1617 N. Main Street | 1.6 Miles |
| Fuquay-Varina Industrial Park Purfoy Road | 3.2 Miles |
| Wake Technical Community College 9101 Fayetteville Road | 4.0 Miles |

| | |
|---|------------|
| Gold Leaf Crossing (under construction) Wallace Adcock Pkwy | 1.0 Mile |
| Lakestone Commons | 1.9 Miles |
| Downtown "Varina" | 3.5 Miles |
| Downtown "Fuquay" | 4.5 Miles |
| Downtown Raleigh | 14.0 Miles |



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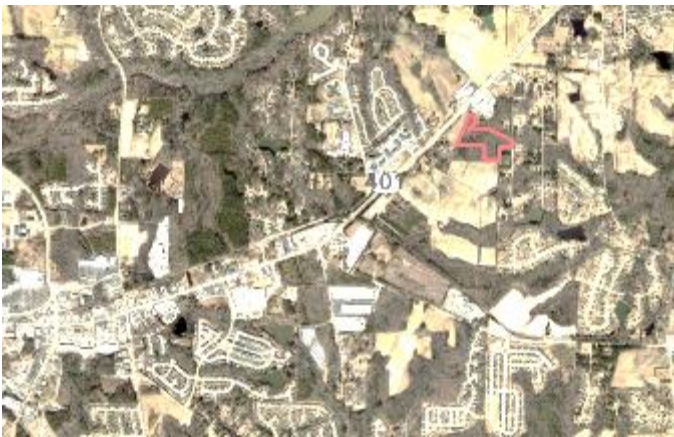


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0 Long Street | Fuquay-Varina Photos

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0 Long Street | Fuquay-Varina Demographics

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Fuquay-Varina



43,817
2023 Population



93%
Population Growth
2011-2021



\$94,142
Median Household
Income



47.1%
Bachelor's Degree
or Higher



17.1K
Daytime
Employees



12,449
Households



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0 Long Street | Fuquay-Varina Community Overview



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WAKE COUNTY

Wake County is the largest county in the Research Triangle region of North Carolina and is home to Raleigh, North Carolina's state capital. This dynamic region is home to a wide range of businesses, including Fortune 500 giants and thousands of small and mid-sized companies in the life science and technology industries.



As one of the nation's fastest-growing regions, Wake County offers the ideal blend of cost, comfort, and culture, plus thousands of diverse jobs. Wake County is home to more than one million people, and 13 different communities spread across 850 square miles. The region adds 64 new people every day, 43 of which move here and 21 are born here. With nearly half of the population having a bachelor's degree or higher, which is almost double the state and national average, Wake County is one of the best places to live in work in the world.

Wake County is focused on smart, equitable growth and building a community with opportunities for all.



FUQUAY-VARINA
a dash more

Fuquay-Varina is one of North Carolina's fastest growing communities that is well-positioned for investment, growth, and development. Strategically located nearby world-famous Research Triangle Park, Raleigh, Durham, and Chapel Hill, Fuquay-Varina is a prime location for businesses that are looking to locate or expand, offering companies access to a skilled, qualified, and diverse talented workforce; affordable, flexible, and attractive real estate options; strategic access via a multi-modal transportation network; and excellent education options.

With its strategic location, strong workforce base, and lower cost of business relative to the other communities in Wake County and the Triangle Region, Fuquay-Varina offers a wide range of flexible commercial real estate options, solid infrastructure, and business advantages for companies and investors to thrive.

Very few communities the size of Fuquay-Varina can boast of such an impressive existing industry base. The corporate headquarters of Fidelity Bank, Bob Barker Company, Southbend, Apex Instruments, and InServe Corporation are located in our community as well as major manufacturing facilities for John Deere Turf Care and TE Connectivity.



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