

Commercial Acreage For Sale

FUQUAY-VARINA, NC



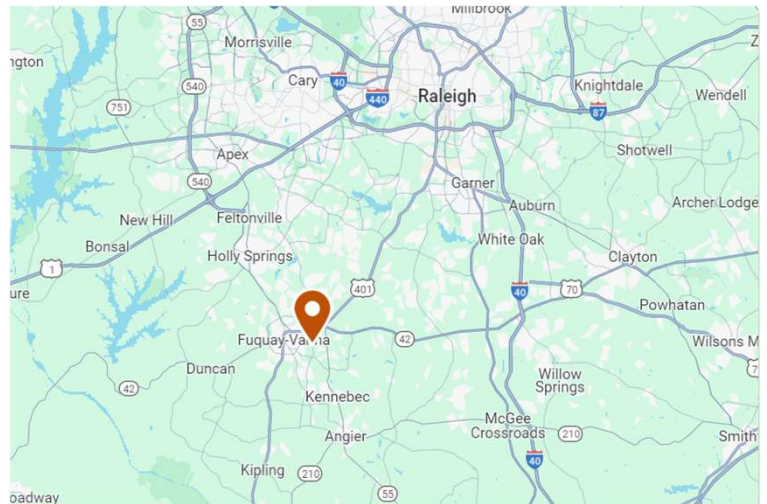
7618 Purfoy Road

1.71 Acres | \$269,000



CENTURY 21
COMMERCIAL
Triangle Group

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Executive Summary

1.71 Acre Commercial Lot with Prime Road Frontage

Century 21® Commercial Triangle Group proudly offers this 1.71-acre commercial parcel located in the heart of Fuquay-Varina's booming Purfoy Road corridor. With 64 feet of road frontage and exposure to more than 16,500 vehicles per day for a wide range of commercial uses.

Positioned between US 401/Main Street and Old Honeycutt Road, the property is just minutes from major employers and new development hubs, including the CCL Label Facility, Purfoy Road Industrial Park, and WakeMed's new Medical Park—all within a 3-mile radius.

Ready for Business Conceptual plans show potential for a 7,000+ SF daycare or 7,500+ SF office/medical building. Zoned CC: Commercial Corridor, allowable uses include: Medical & professional offices, Daycares, Restaurants or brew pubs, Retail, Automotive, Vet clinics, Religious institutions, and live/work units.

Accessibility The parcel enjoys shared access and parking with Comfort Inn & Suites and features interconnection to surrounding commercial developments—including signalized intersections and multiple points of ingress/egress.

Utilities On-site public water and sewer connections are available.

Whether you are a developer, investor, or end user looking to tap into one of the Triangle's most active submarkets, this site delivers the visibility, access, and flexibility to make your next project a success.



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Property Details



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Offering Price:	\$269,00.00
Acres:	1.71 +/-
PIN:	0666698683
2025 Taxes:	\$3,448.00
City Limits:	Yes
Planning Jurisdiction:	Fuquay-Varina
Zoning: Fuquay-Varina Planning & Zoning 919-552-1429	CC: Corridor Commercial See Fuquay-Varina Land Development Code for Full list of allowed uses (starting on page 74) And all development regulations
Future Land Use: Fuquay-Varina Planning & Zoning 919-552-1429	Neighborhood Center See Fuquay-Varina Land Use Plan for additional information
Utilities: Fuquay-Varina Public Utilities 919-567-3911	Water: Fuquay-Varina Public Utilities Sewer: Fuquay-Varina Public Utilities Electric: Duke Energy Progress Gas: Dominion Energy



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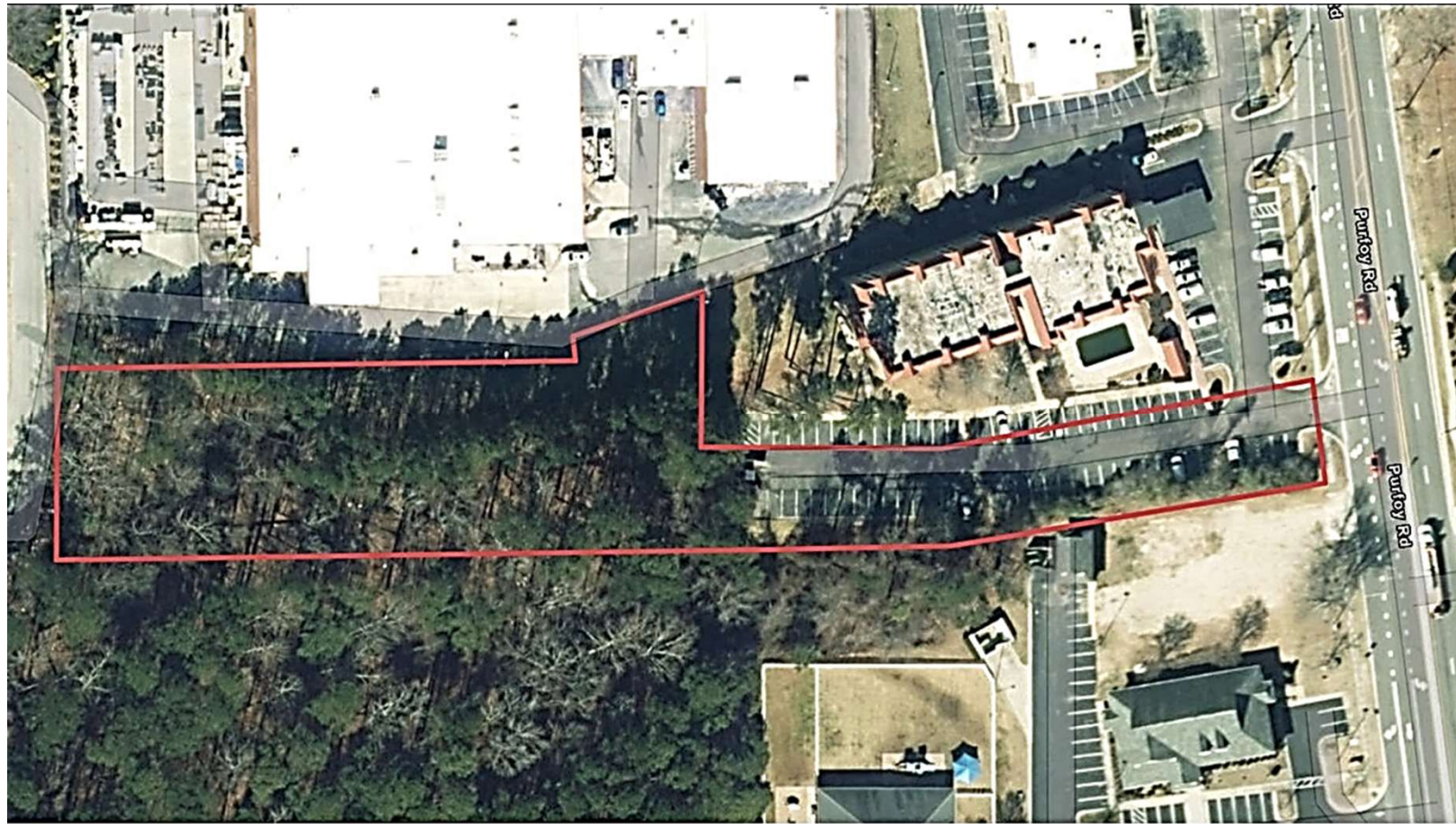
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Property Details



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Features:

- 1.71 +/- acres
- Cross access easements to property to the south and north offering multiple access points and signalized intersections
- Public water and sewer are available to the property

Flood Zone: X

No Flood Insurance Required

Topography:

Slopes to the southwest
Wooded



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Photos



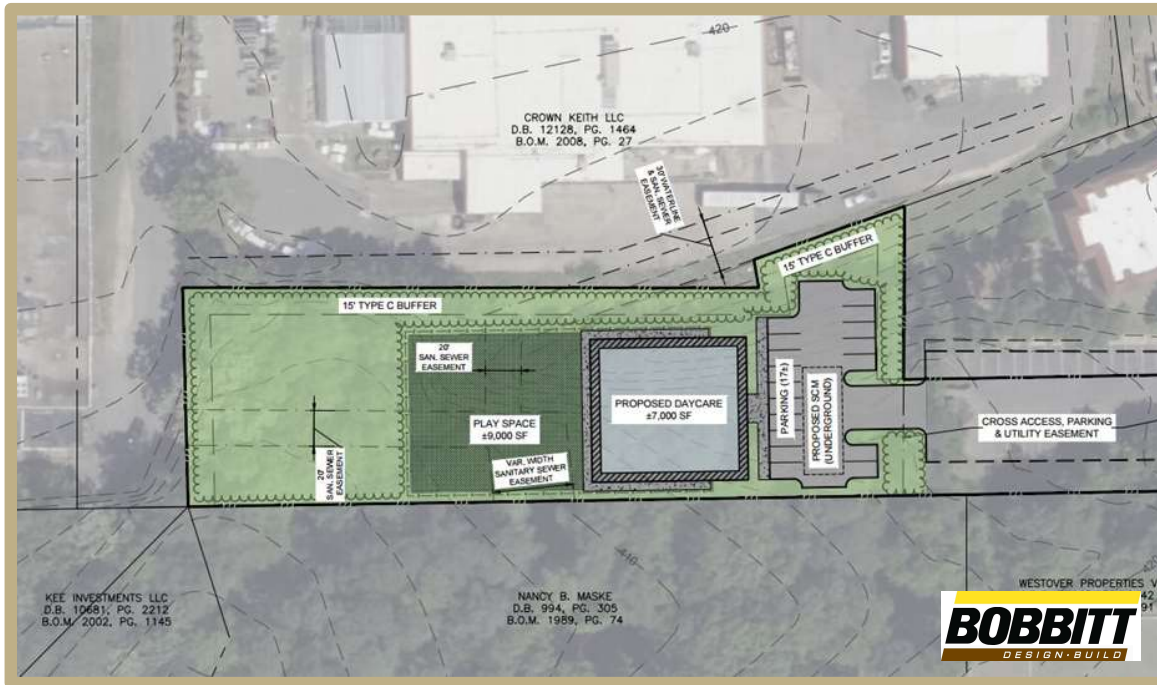
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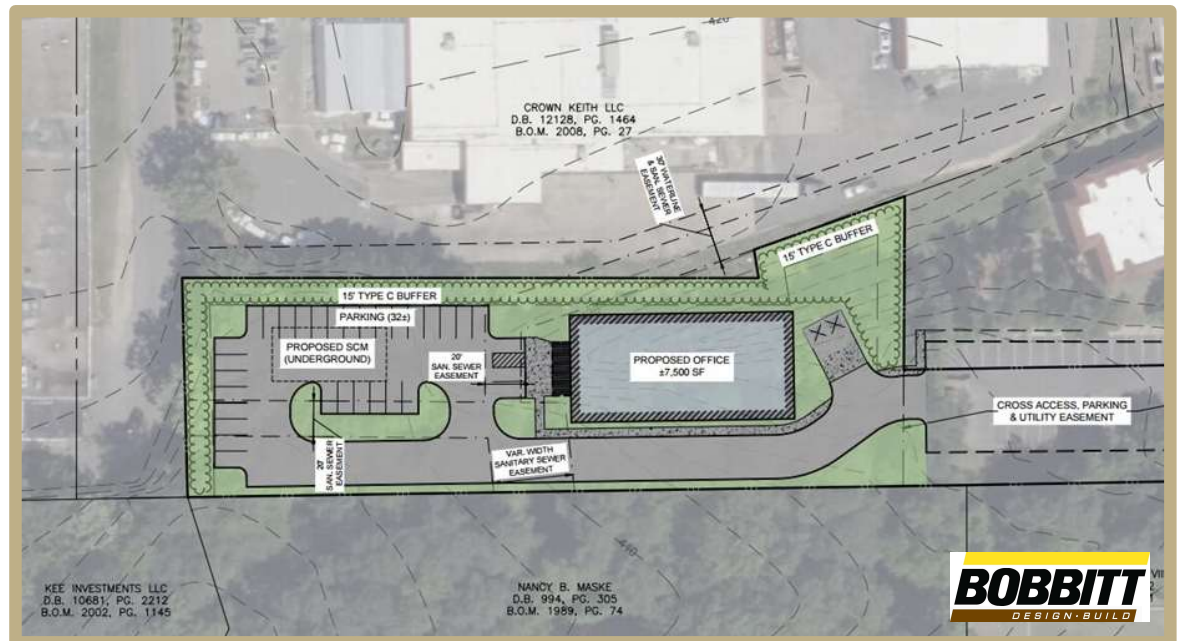
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Sketch Plans



**7,000+ sf
daycare**

**7,500+ sf
office**



Sketch plans are for illustrative purposes only and do not account for potential shared parking with hotel via the recorded parking easement. These sketch plans have not been submitted to or approved by the Town of Fuquay-Varina.



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Fuquay-Varina



46,617

Population - 2024



93%

Population Growth
2011-2021



\$111,447

Median Household
Income - 2024



52.9%

Bachelor's Degree
or Higher - 2024



18.6K

Daytime
Employees - 2023



14,124

Households - 2024



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7618 Purfoy Road | Fuquay-Varina Community Overview

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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 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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