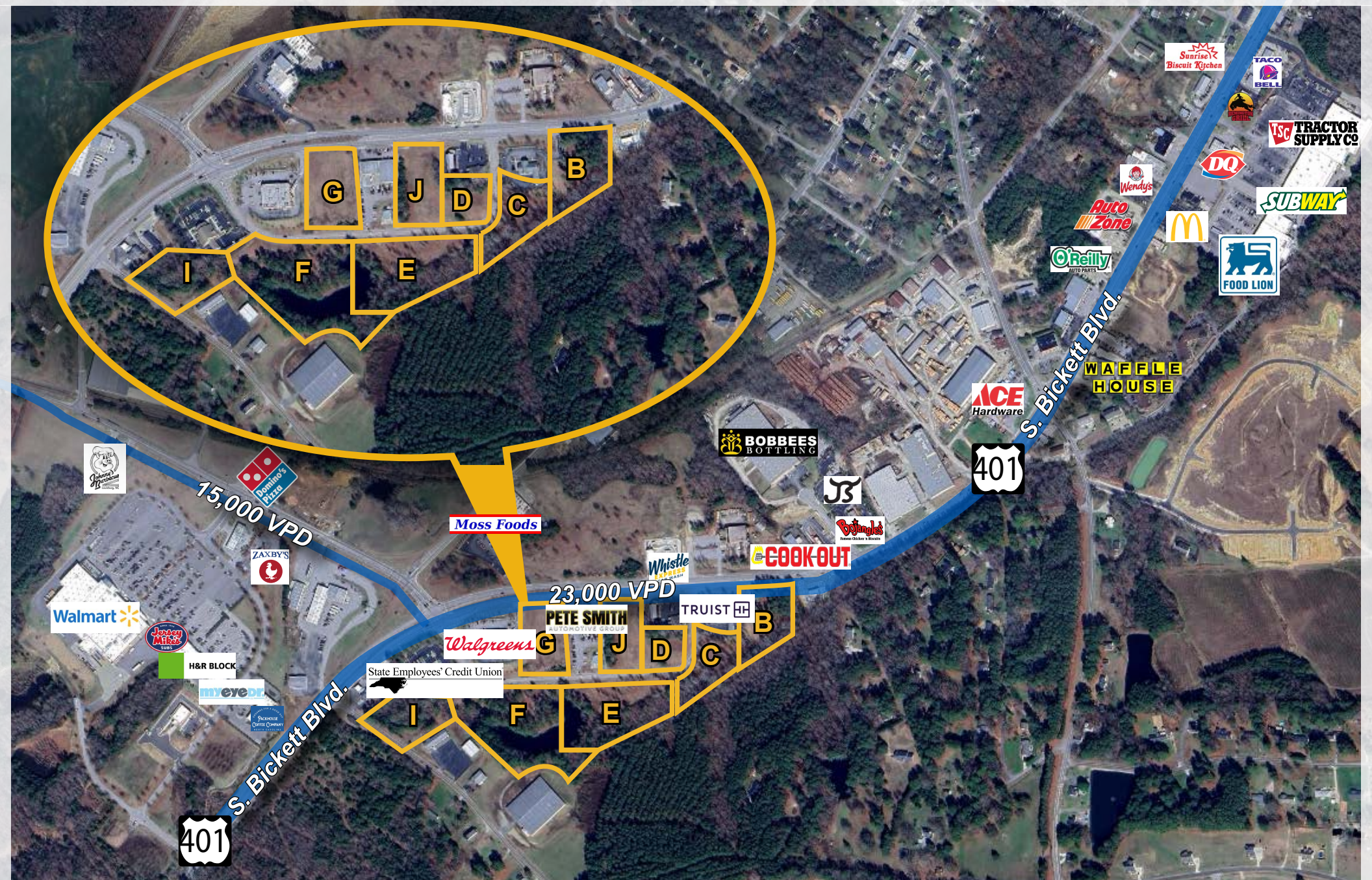


# HIGHWAY 401, LOUISBURG, NC

EIGHT RETAIL OUTPARCELS | FRANKLIN COUNTY

LAND FOR SALE



# HIGHLIGHTS

## RETAIL OPPORTUNITIES

Phenomenal retail opportunities along the high-traffic (23K VPD) US Highway 401 in the heart of Louisburg. Directly adjacent to a host of other retailers including Walmart, Walgreens, Truist Bank, Bojangles, and local grocer Moss Foods.

LOCATION US-401 (S. Bickett Blvd.) at NC-56  
Louisburg, NC 27549

SIZE/PRICE	Outparcel	Acres	Price
	Outparcel B	1.93 acres	\$675,000
	Outparcel C	1.28 acres	\$390,000
	Outparcel D	.92 acres	\$325,000
	Outparcel E	3.66 acres	\$440,000
	Outparcel F	5.59 acres	\$670,000
	Outparcel G	2.30 acres	\$1,200,000
	Outparcel I	1.30 acres	\$170,000
	Outparcel J	1.85 acres	\$890,000

IMPROVEMENTS Outparcels D, G, J cleared and graded

UTILITIES Public Water, Sewer, and Gas available

ZONING Town of Louisburg; Highway Business  
[ZONING ORDINANCE \(Franklin County\)](#)

### CONTACT

ROB GRIFFIN | 919.281.2318 | rgriffin@triprop.com

All information provided herein is from sources deemed reliable. However, all information is subject to verification. NAI Tri Properties does not independently verify nor warrant the accuracy of the information.



# FRANKLIN COUNTY

## WHAT OTHERS ARE SAYING

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The Town of Louisburg is a charming, small town in the heart of North Carolina's piedmont. Louisburg is the Franklin County seat and located in the geographic center of the County. Just a 25 minute drive to Raleigh, 40 minute drive to Durham, and 50 minute drive to Chapel Hill, Louisburg has access to some of the best Healthcare, Academic, Cultural, and Entertainment resources in North Carolina.

### TRIANGLE BUSINESS JOURNAL

March 18, 2024

“Wake and Durham counties, it’s time to take a back seat. The county with the highest population growth rate in the Triangle area, and the third-highest in North Carolina, lies to the northeast.”

### ABC NEWS

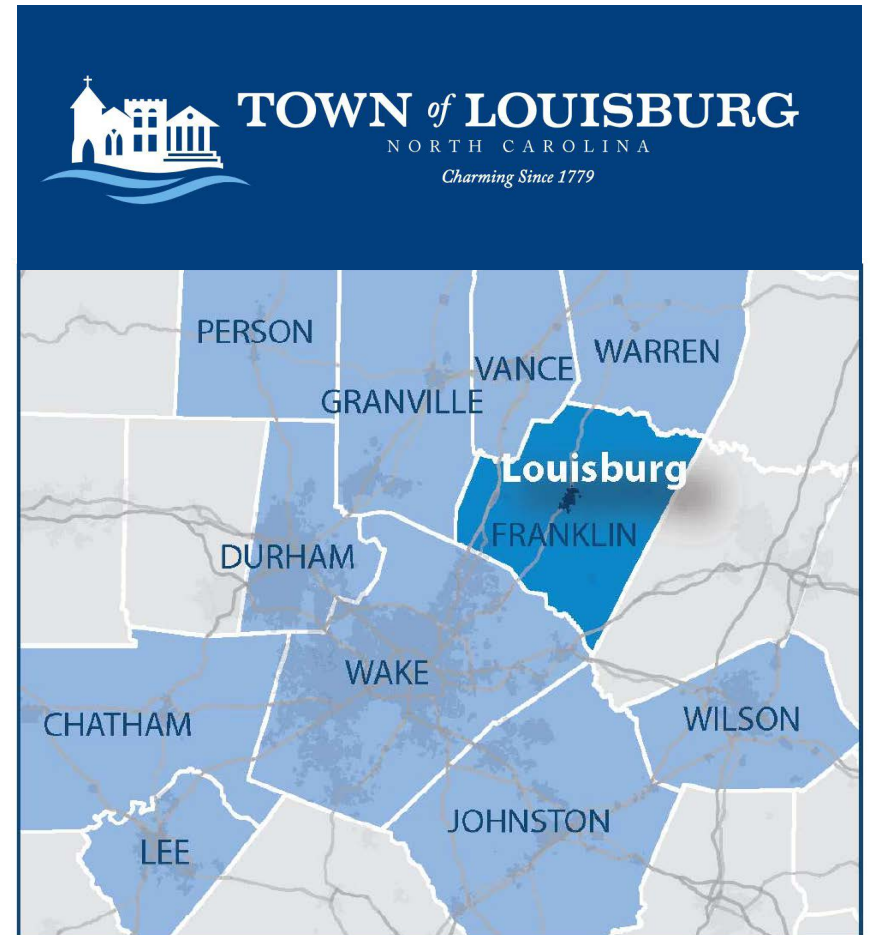
July 24, 2023

“Triangle North Executive Airport credited as major economic driver for Franklin County’s booming population growth.”

### LOUISBURG 2030 PLAN

April 18, 2022

“Approximately 300 lots in proposed residential subdivisions have been approved. When built, these could increase the Town’s population to almost 3,800 people.”



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# FRANKLIN COUNTY

## NORTH CAROLINA

Small town charm with close proximity to the research, development, and educational assets in the nearby Raleigh-Durham metropolitan area and Research Triangle Park. A strong infrastructure, healthcare services, educational opportunities, and an active community with business development incentives, there is no better place to plant roots and grow than Franklin County.

### DEMOGRAPHICS

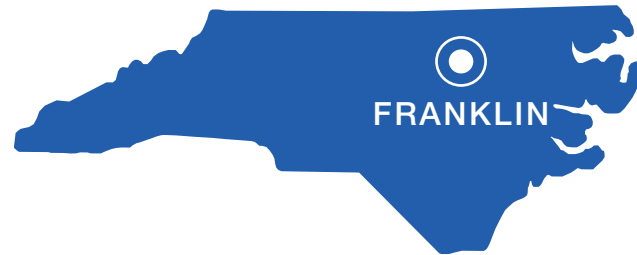
- Population growth: **3.9% growth from 2010 - 2020**
- Educational attainment: **28% bachelor's degree or higher degree**
- Median household income: **\$73,182**
- Average household size: **2.63**
- Median Age: **40.2**
- Unemployment rate: **3.1%**

**86.2%**  
High school graduate  
or higher degree

**8<sup>th</sup>**  
Fastest growing  
county in  
North Carolina

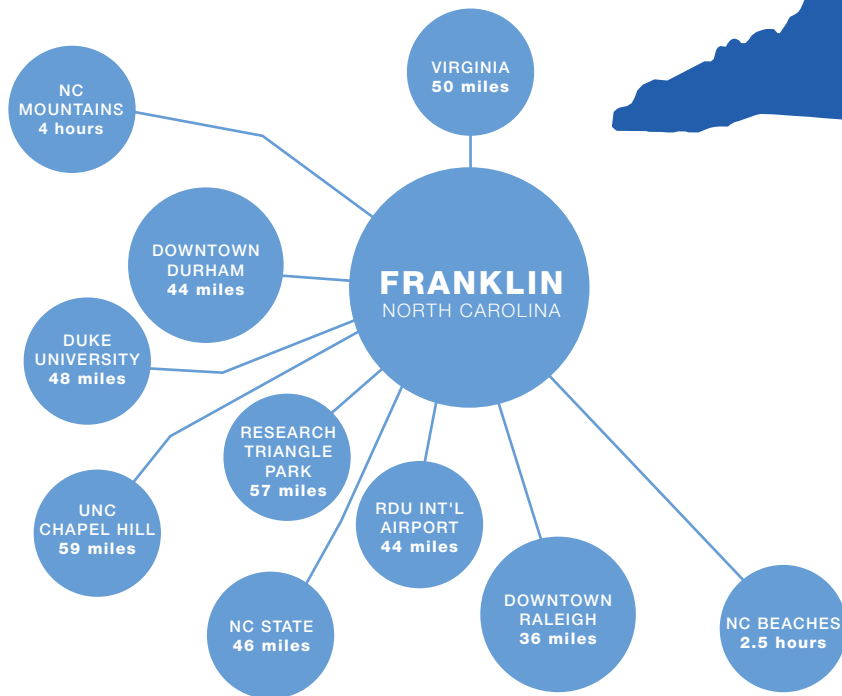
**\$239,900**  
Median Home Price

**3.1%**  
Unemployment Rate



### MAJOR EMPLOYERS

- Franklin County Schools
- Novozymes North America
- K-Flex USA
- Conduent
- CaptiveAire
- Palziv
- Wal-Mart
- Majestic Marble & Glass



Source: U.S. Census Data and FranklinCountyNC.gov

### CONTACT

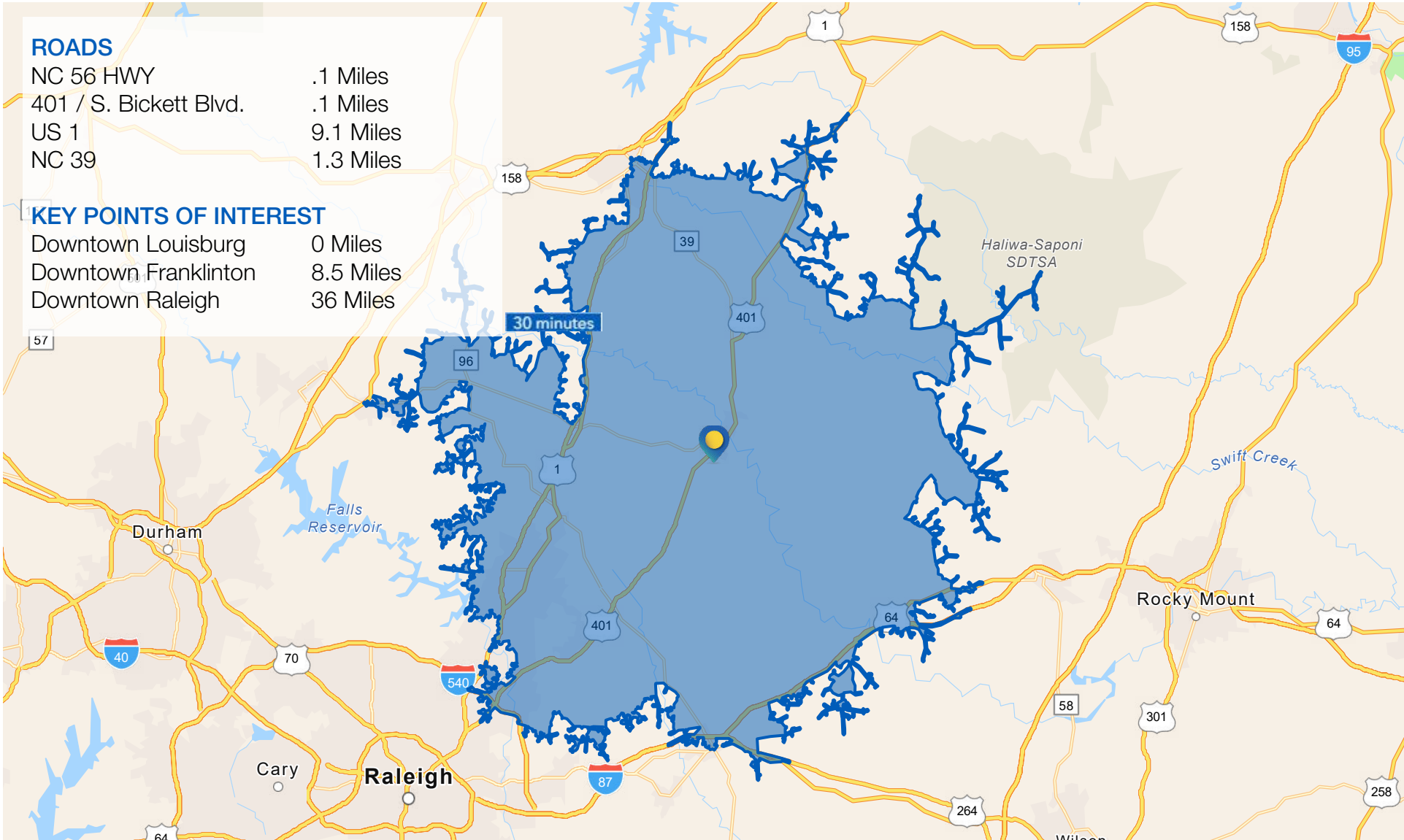
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# DRIVE TIME MAP



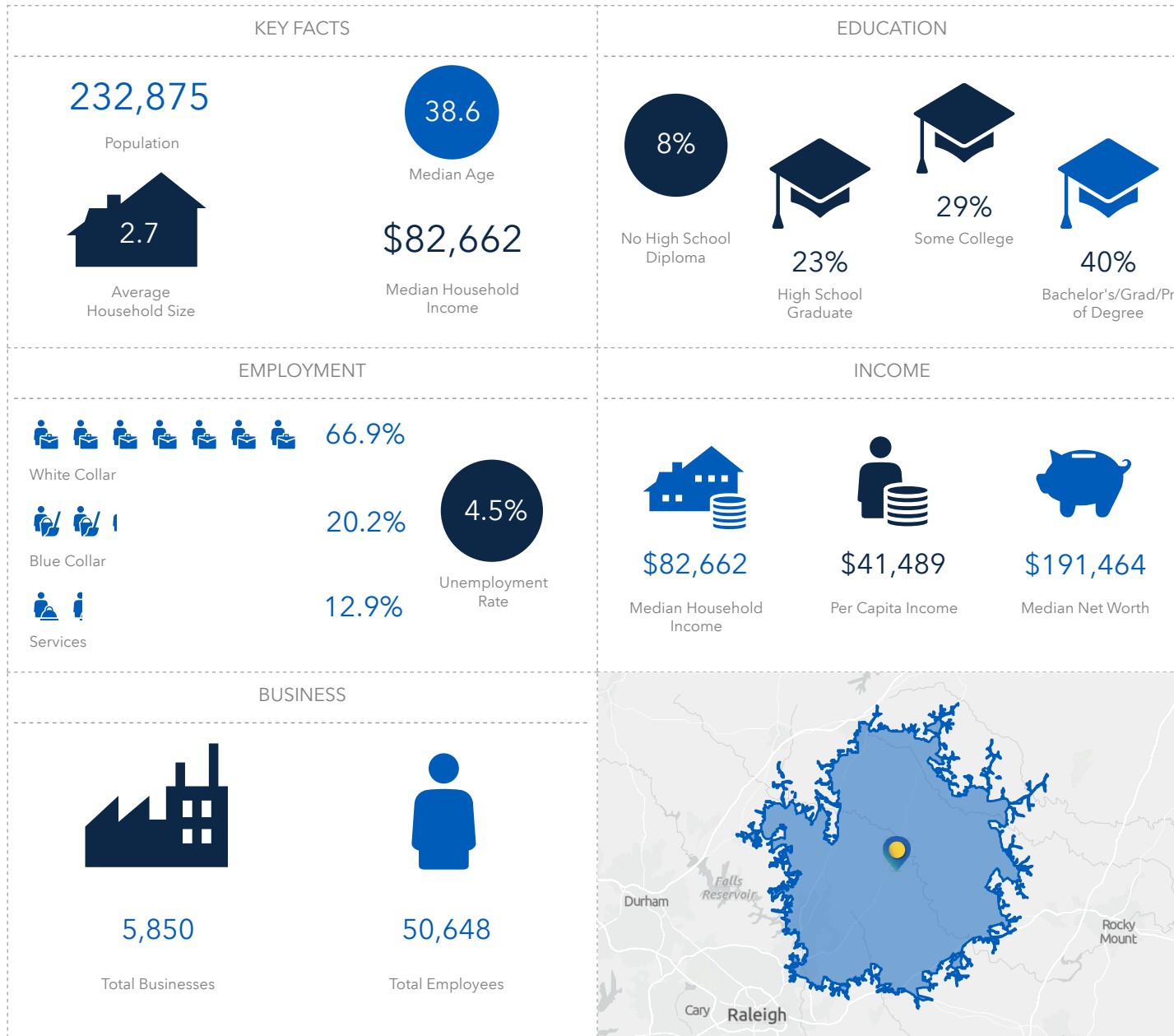
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# DEMOGRAPHICS



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