

1476 US Highway 1

±6.986-Acre Industrial Development Opportunity in Youngsville

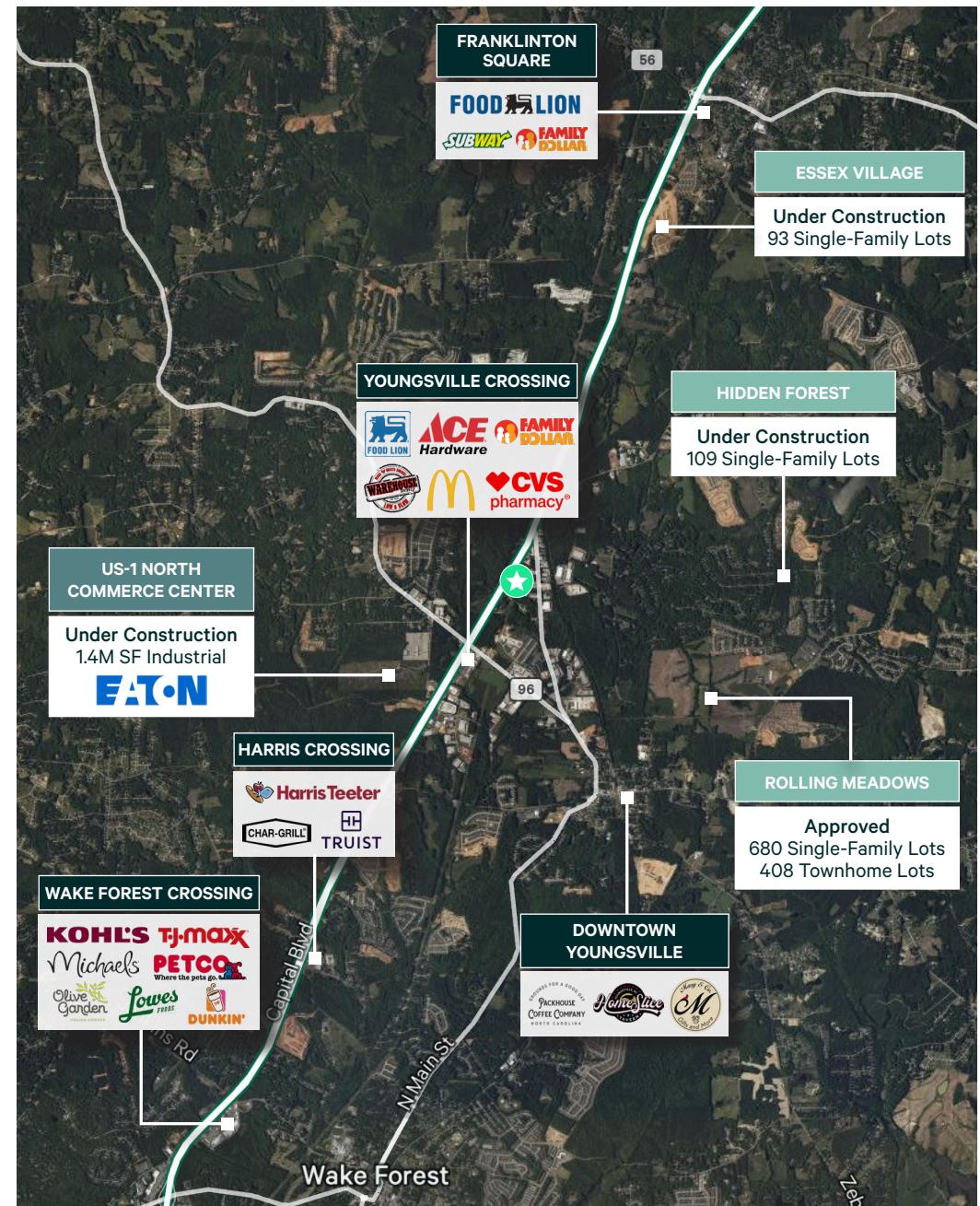


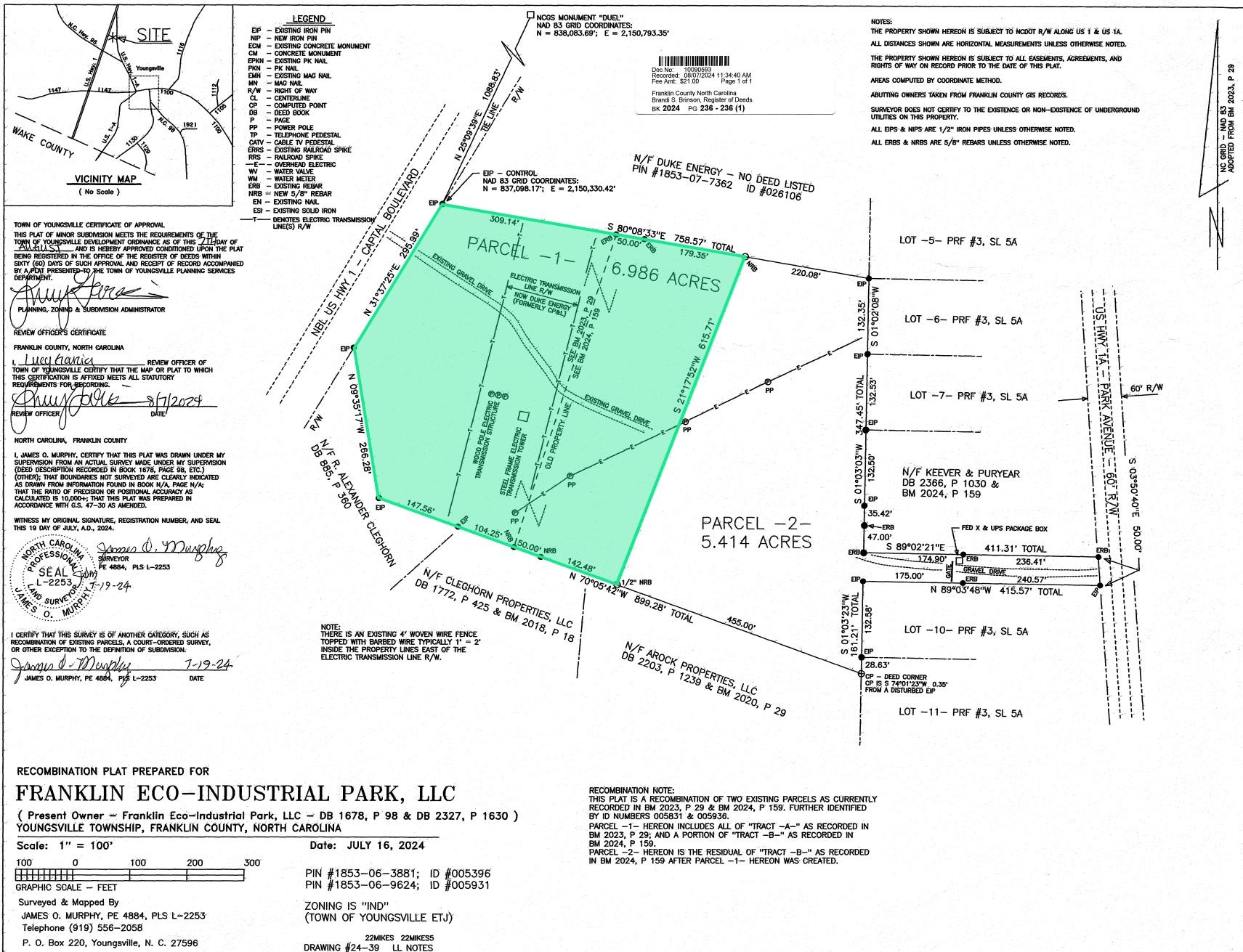
Property Highlights

CBRE is pleased to present a ±6.986-acre industrial development opportunity in the heart of Youngsville's thriving industrial corridor. The property is strategically located on US Highway 1 (23,000 VPD), offering excellent visibility and convenient access. Zoned Industrial (IND) (Town of Youngsville ETJ), the site permits manufacturing and warehouse storage. The Industrial District is reserved for uses which require very large buildings and/or large parking and loading facilities.

Franklin County is experiencing notable population growth, with an estimated 3.5% population growth between 2024 and 2025, making it the second-fastest-growing county in the state during that period. In addition, total employment in Franklin County was estimated at 13,684 jobs as of June 2024. Between year-end 2014 and 2024, employment rose by 2,131 jobs, equivalent to an 18.4% increase over the entire period.

Site Size	±6.986 acres
Parcel Number	005936
Current Zoning	IND
Future Land Use	Mixed Use Commercial
Permitted Uses	Warehouse (general storage, enclosed, no outdoor storage), general contractors offices with fenced outside storage, convenience store, vet service, etc.
Utilities	Municipal water and sewer
Sales Price	\$1,212,800







POPULATION

10 Mins | 41,567
20 Mins | 190,129
30 Mins | 516,667



LABOR FORCE

10 Mins | 8,866
20 Mins | 41,840
30 Mins | 198,437



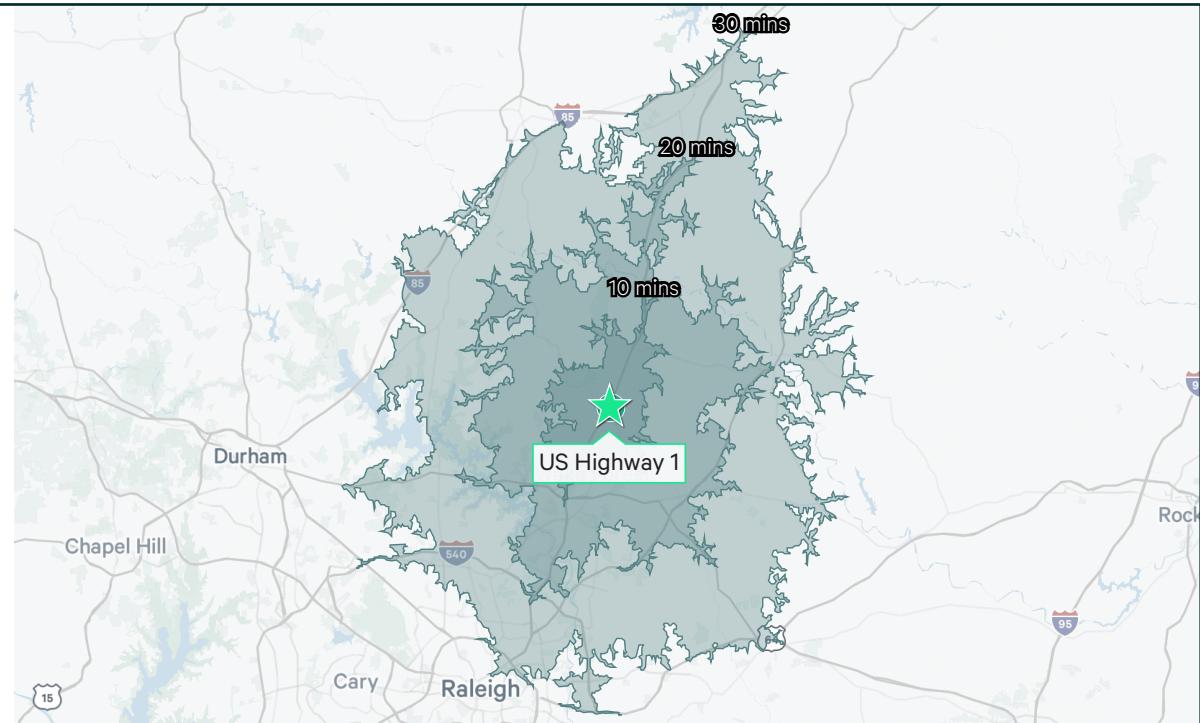
AVG. INCOME

10 Mins | \$116,675
20 Mins | \$139,332
30 Mins | \$125,936



HOUSING UNITS

10 Mins | 16,490
20 Mins | 75,691
30 Mins | 215,390



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