



**0 SHEARON FARMS AVENUE**  
Wake Forest, NC 27587

## SALE INFORMATION

- Acreage: ±10 acres
- Location: Wake County
- Zoning: R-30
- Frontage: Shearon Farms Ave
- Parcel Number: 1738472008
- Topography: Gently Sloping
- Utilities: Water & Sewer Available (annexation required)
- Price: Contact Broker
- Description: Well-positioned development tract in a rapidly growing Wake Forest submarket, located near Capital Boulevard and minutes from I-540, offering long-term residential development potential.



2025 Summary	2 Miles	5 Miles	10 Miles
Population	29,146	168,374	491,961
Households	10,824	65,985	204,707
Avg. Household Income	\$132,270	\$130,556	\$124,059

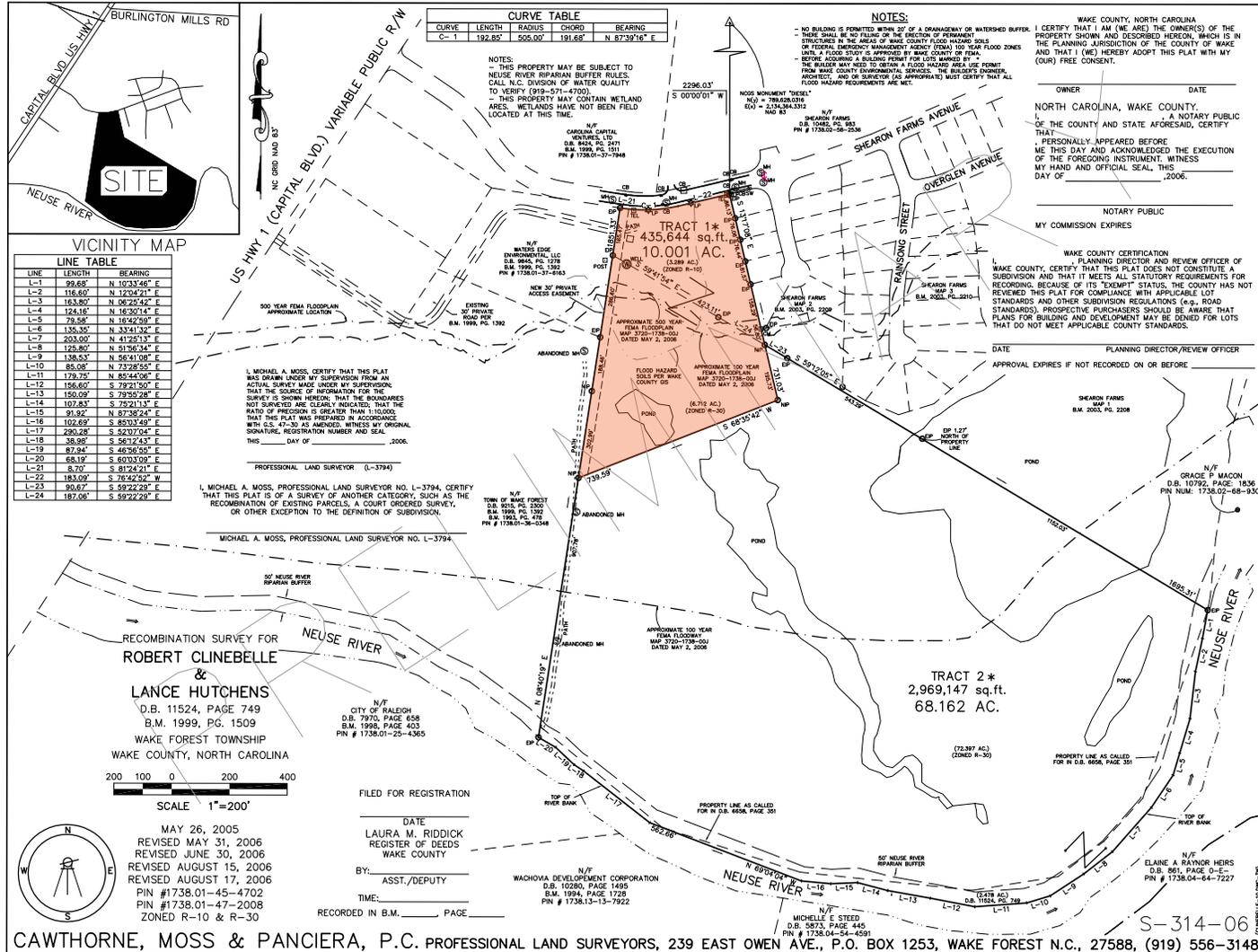
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Property Overview



## SURVEY



ZONING MAP

**R-30 - Residential -30**

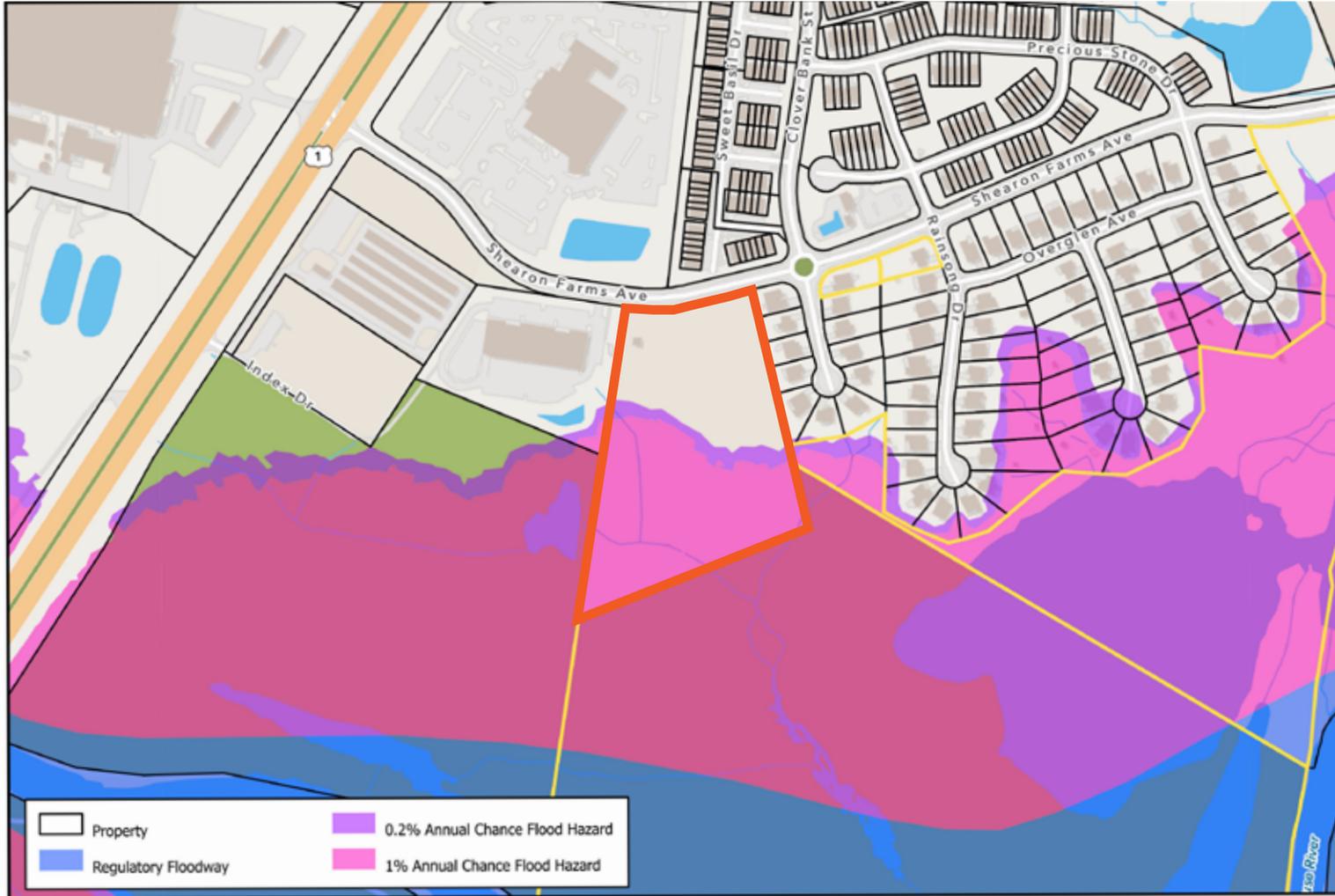
Wake County R-30 zoning is a low-density residential classification primarily intended for single-family homes. Each lot in a subdivision must average at least 30,000 square feet (approximately 0.69 acres) per dwelling unit, resulting in lower density compared to higher-density districts.

This minimum lot requirement is part of Wake County’s Unified Development Ordinance, which regulates setbacks, frontage, and other residential development standards.

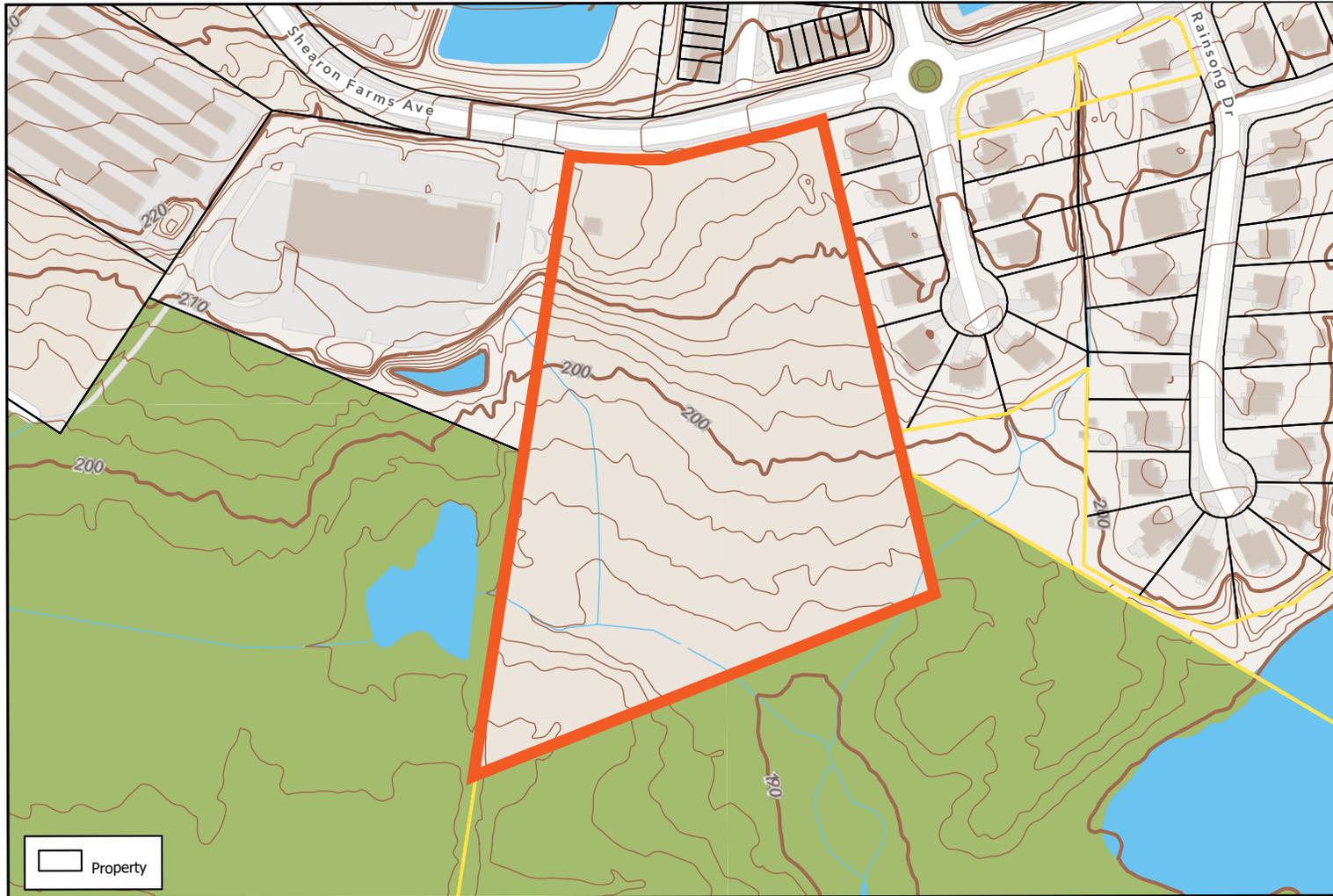
[Click Here](#) for further information on Zoning Ordinances.



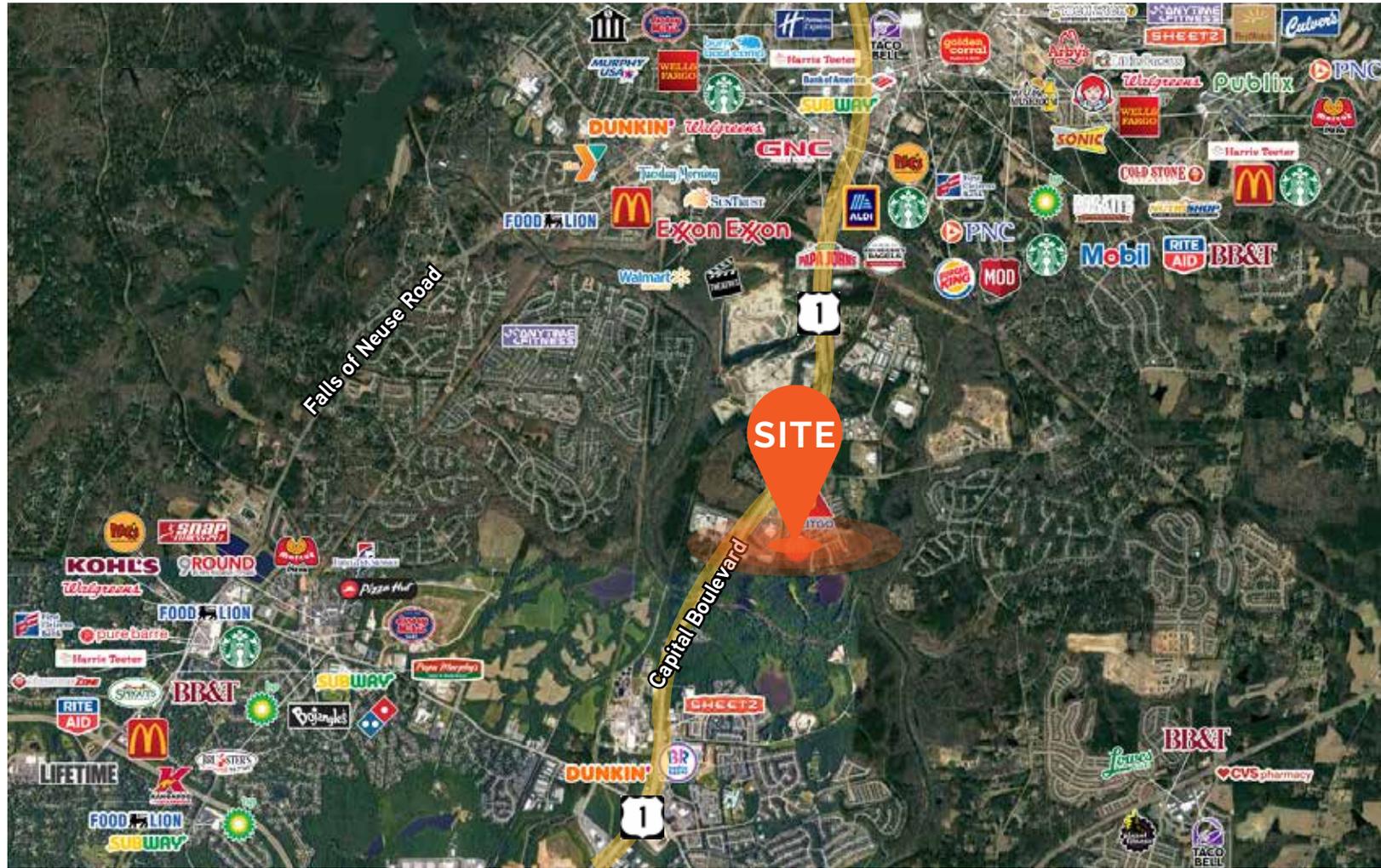
FLOOD HAZARD AREA MAP



TOPOGRAPHY MAP



Area Retail Map



Adjacent Future Park & Neuse River Corridor

The Mountains-to-Sea Trail is a continuous footpath stretching nearly 1,200 miles across North Carolina, from Clingmans Dome in the Great Smoky Mountains to Jockey's Ridge on the Outer Banks. The trail highlights the state's diverse landscapes and provides long-term recreational and conservation value.



## Wake Forest Quick Facts

Downtown Wake Forest is known for its balance of small-town charm and growing regional prominence. The area is North Carolina's 9th fastest-growing municipality, with dozens of proposed and under-construction developments in the pipeline. Wake Forest is experiencing a downtown renaissance similar to that of neighboring Raleigh markets.

Ranking among the most highly educated municipalities in the Triangle, over 50% of Wake Forest residents hold a bachelor's degree or higher. The town offers strong regional connectivity with convenient access to UNC-Chapel Hill, NC State, Duke University, multiple community colleges, and Southeastern Baptist Theological Seminary.

