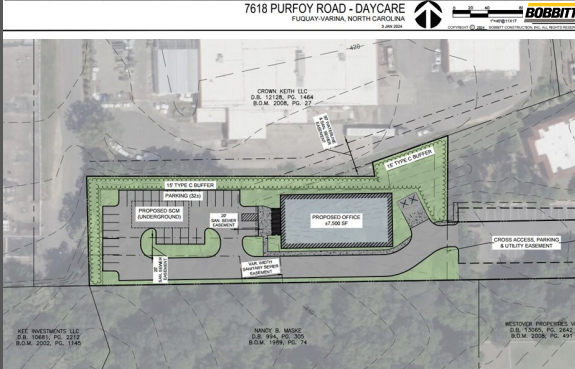
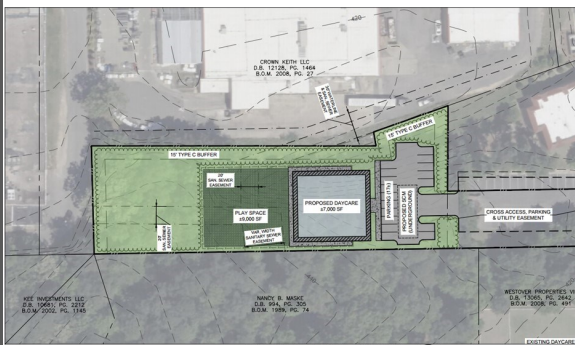


# For Sale - Commercial Land

7618 Purfoy Road | Fuquay-Varina, NC



## Commercial Lot With Prime Road Frontage

1.71 acre commercial parcel in fast growing Fuquay-Varina with 64' of road frontage on Purfoy Road between Main Street (US 401/ NC55) and Old Honeycutt Road with over 16,500 vehicle per day traffic count. Parcel can accommodate a 7,000+ sf daycare or 7,500+ sf office building (see sketch plans). Land is ½ mile from the new CCL Label Facility and Purfoy Road industrial park and 2.5 miles to the new Wake Med / Fuquay-Varina Medical Park on US401.

Property shares access drive and parking lot with Comfort Inn & Suites Hotel and has cross access easements to the medical complex to the south and interconnection to the Tractor Supply Co shopping center to the north offering access to multiple vehicular access points and signalized intersections. Public water and sewer are available to the parcel.

The CC: Commercial Corridor zoning designation allows for a variety of uses including: medical/professional offices, daycares, restaurants, brew pubs/bars, general retail, automotive services, veterinary hospital/clinic, religious facilities, residential live/work units, and more.

<b>Price</b>	\$299,900
<b>Size</b>	1.71 acres
<b>Zoning</b>	Fuquay-Varina CC: Corridor Commercial
<b>Utilities</b>	Water: Fuquay-Varina Public Utilities Sewer: Fuquay-Varina Public Utilities
<b>Flood Zone</b>	FEMA X No flood insurance required
<b>Property Features</b>	<ul style="list-style-type: none"> <li>• Cross access easements to property to the south and interconnections to the north offers multiple access points and signalized intersections</li> <li>• Public water and sewer are available to the property</li> <li>• Topography slopes to the southwest</li> <li>• Wooded</li> </ul>



**Gina Clapp, AICP**  
Advanced Commercial Advisor  
M 919-818-3916  
O 919-552-4517  
Gina@ClappRealEstate.com

www.ClappRealEstate.com



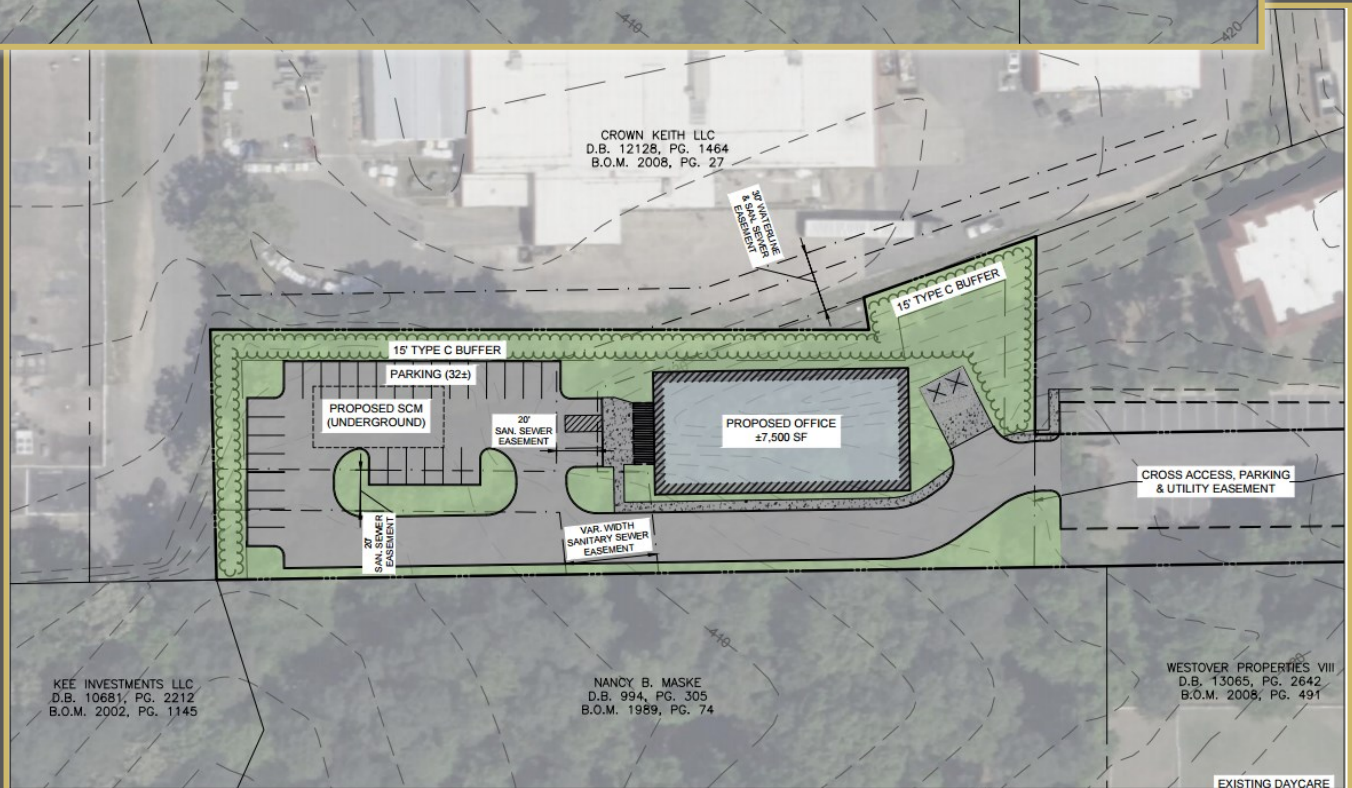
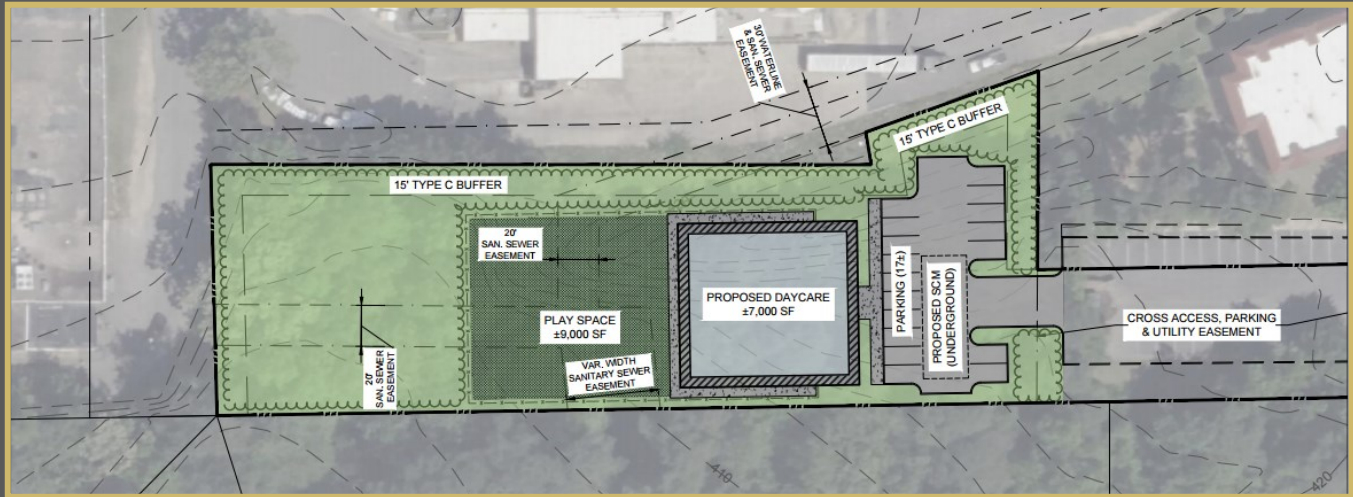
**CENTURY 21  
COMMERCIAL.**

Triangle Group



# For Sale - Commercial Land

7618 Purfoy Road | Fuquay-Varina, NC



KEE INVESTMENTS LLC  
D.B. 10681, PG. 2212  
B.O.M. 2002, PG. 1145

NANCY B. MASKE  
D.B. 994, PG. 305  
B.O.M. 1989, PG. 74

WESTOVER PROPERTIES VIII  
D.B. 13065, PG. 2642  
B.O.M. 2008, PG. 491

7618 PURFOY ROAD - OFFICE  
FUQUAY-VARINA, NORTH CAROLINA



0 20 40 80  
1"=40' @ 11X17

**BOBBITT**

3 JAN 2024

COPYRIGHT © 2024, BOBBITT CONSTRUCTION, INC. ALL RIGHTS RESERVED.

Sketch plans are for illustrative purposes only. They have not been submitted to or approved by the Town of Fuquay-Varina.



**Gina Clapp, AICP**  
Advanced Commercial Advisor  
M 919-818-3916  
O 919-552-4517  
Gina@ClappRealEstate.com  
www.ClappRealEstate.com



**CENTURY 21  
COMMERCIAL.**

Triangle Group