

**CENTURY 21
COMMERCIAL.**
Triangle Group

WAGSTAFF

ASSEMBLE 32 ACRES

1000 Wagstaff Rd
Fuquay Varina, NC 27526



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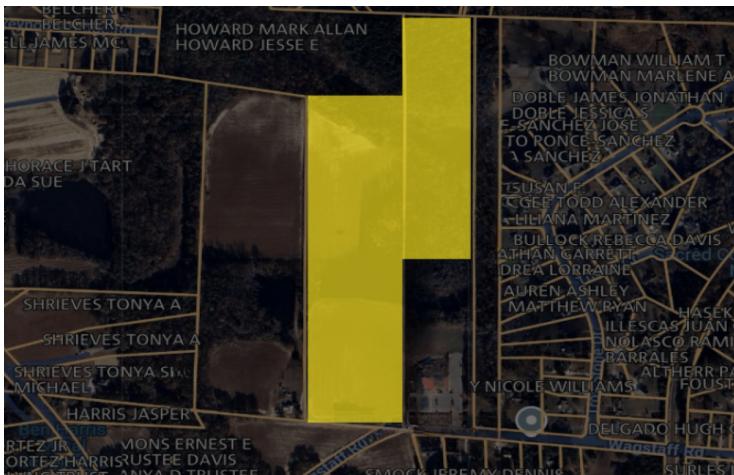
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Wagstaff

Assemble 32 Acres

1000 Wagstaff Rd
Fuquay Varina, NC 27526

BELCHER
BENOBELCHER
ELL JAMES MC
HOWARD MARK ALLAN
HOWARD JESSE E

HORACE J TART
DA SUE

WAGSTAFF ASSEMBLE 32 ACRES

PROPERTY INFORMATION

Purchase Price
\$4,772,000.00

Property Address
1000 Wagstaff Rd
Fuquay Varina, NC 27526

Land Size
32.00 Acres

BOWMAN WILLIAM T
BOWMAN MARLENE A
DOBLE JAMES JONATHAN
DOBLE JESSICA S
E-SANCHEZ JOSE
TO RONCE-SANCHEZ
A SANCHEZ
TSUSAN F.
CGEE TODD ALEXANDER
LILIANA MARTINEZ
BULLOCK REBECCA DAVIS
ATHAN GARRETT
DREA LORRAINE
AUREN ASHLEY
MATTHEW RYAN
HASEKI
ILLESCAS JUAN C
PINOLASCO RAMI
BARRALES
ALTHERR PA
Y NICOLE WILLIAMS
FOUST
DELGADO HUGH C
Wagstaff Rd
SURI FST

COMPANY DISCLAIMER

This information has been obtained from sources believed reliable. We have not verified it and make no guarantee, warranty or representation about it. Any projections, opinions, assumptions or estimates used are for example only and do not represent the current or future performance of the property. You and your advisors should conduct a careful, independent investigation of the property to determine to your satisfaction the suitability of the property for your needs. Photos herein are the property of their respective owners and use of these images without the express written consent of the owner is prohibited..

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PROPERTY OVERVIEW

Outstanding development opportunity to acquire approximately 32 contiguous acres in the rapidly growing Fuquay-Varina market. The property benefits from an agreement with the Town of Fuquay-Varina that defers the obligation to construct the Fuquay-Varina Parkway improvements on site projects until 2029, providing significant flexibility in planning and cash flow.

Zoned RA (Residential Agricultural) and OI (Office & Institutional), the assemblage is well-suited for residential or mixed-use development. Excellent location near established neighborhoods, retail corridors, and major transportation routes.

WAGSTAFF

ASSEMBLE 32 ACRES

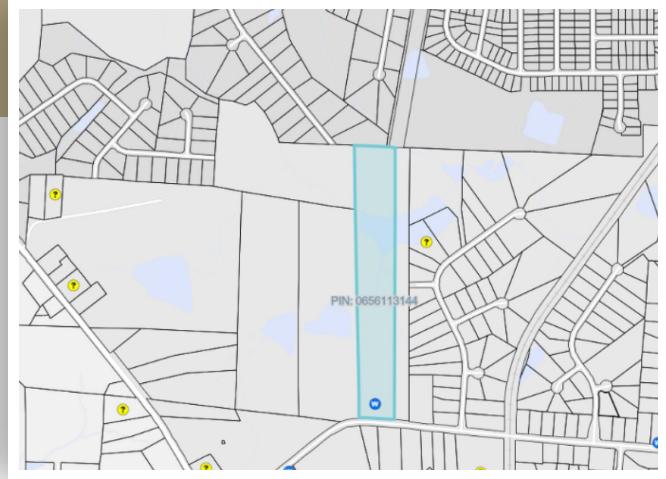
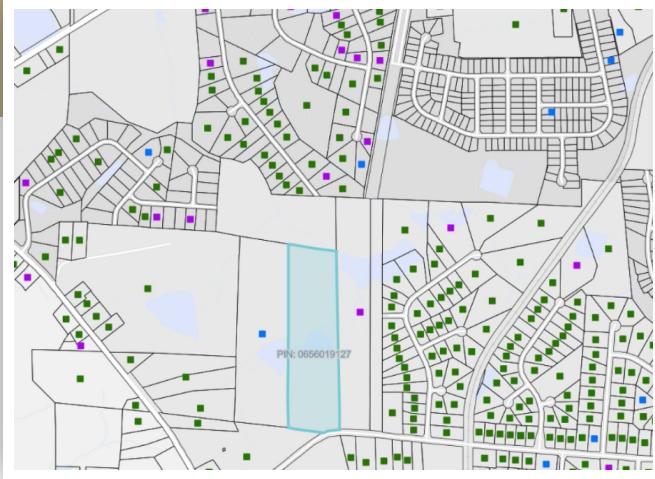
1000 Wagstaff Rd
Fuquay Varina, NC 27526

PROPERTY DETAILS

Investment Highlights

- ±32-acre assemblage in a high-growth area
- Zoning: RA and OI, offering flexible development options
- Agreement in place deferring parkway construction obligations until 2029
- Ideal for production builders and developers
- Strong demographic trends and demand for new housing
- Convenient access to Fuquay-Varina Parkway and regional highways

PROPERTY PHOTOS

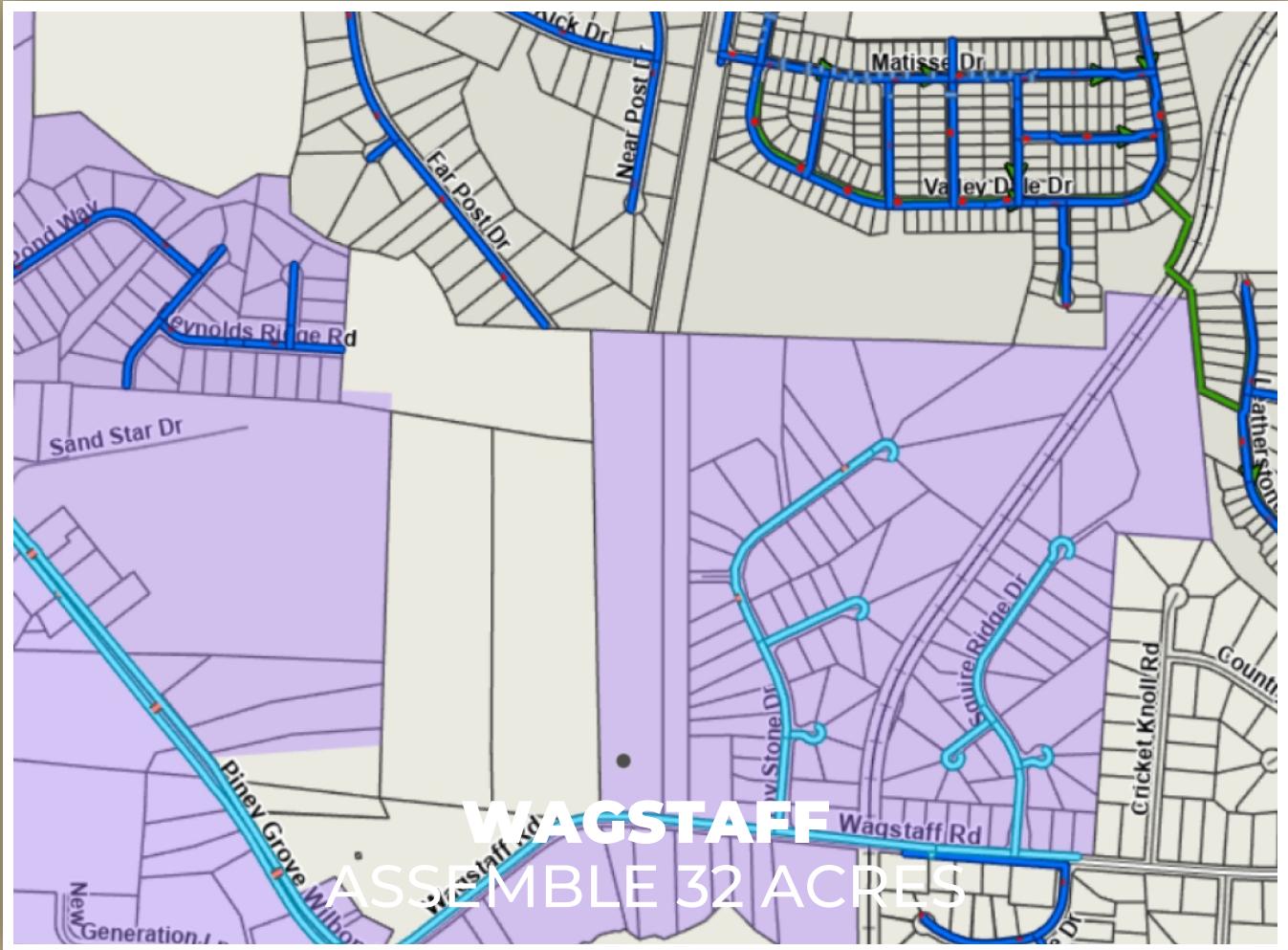


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PROPERTY PHOTOS

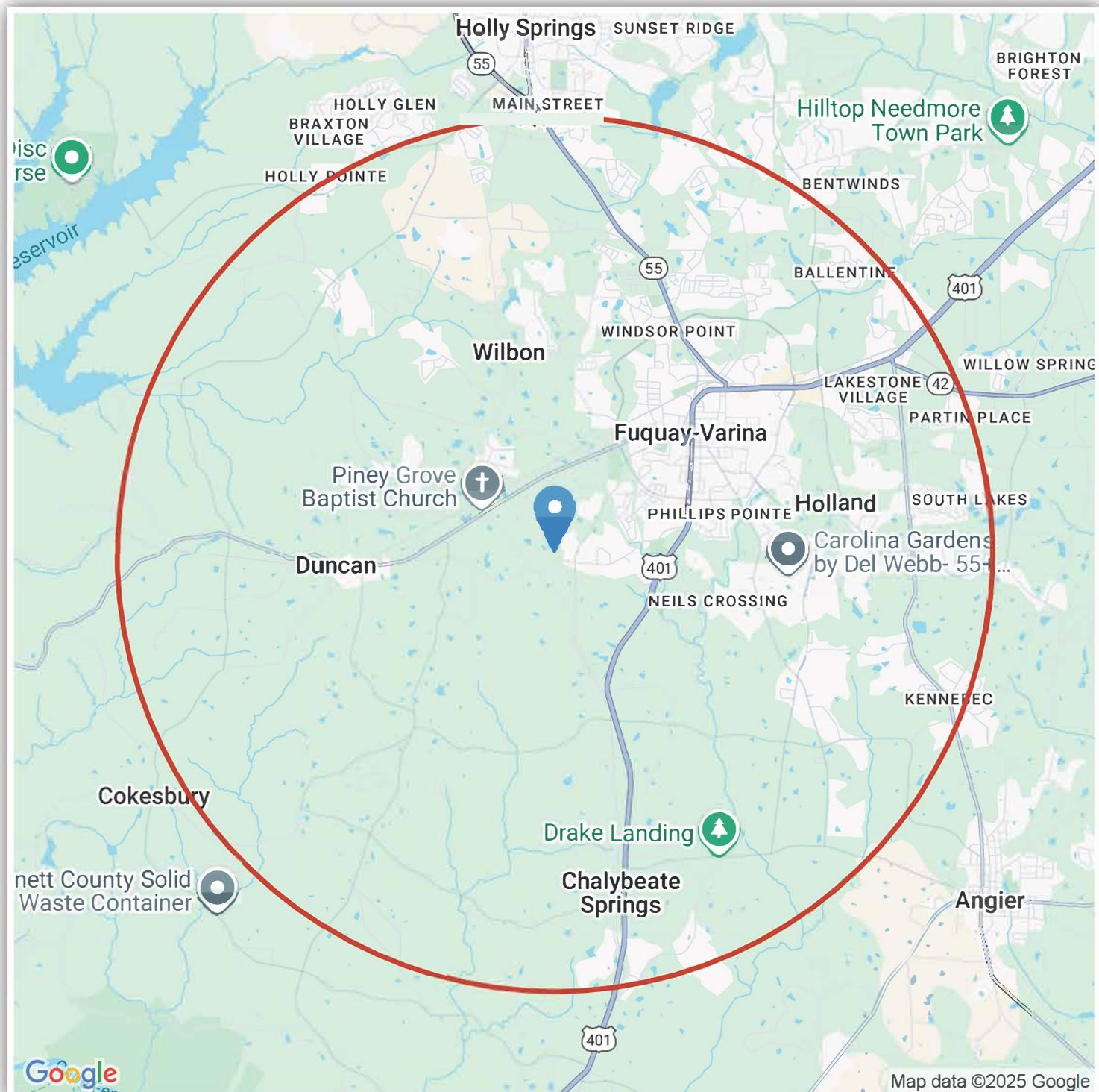


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LOCATION/STUDY AREA MAP (RING: 5 MILE RADIUS)

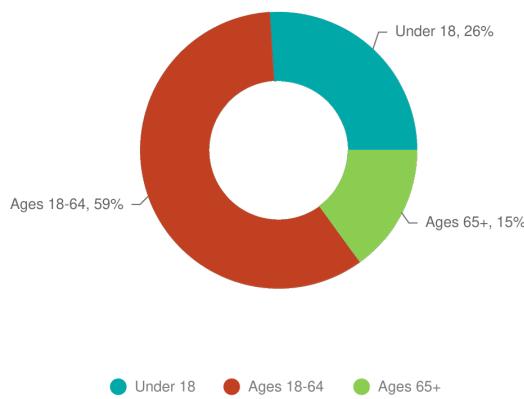


INFOGRAPHIC: POPULATION TRENDS (RING: 5 MILE RADIUS)

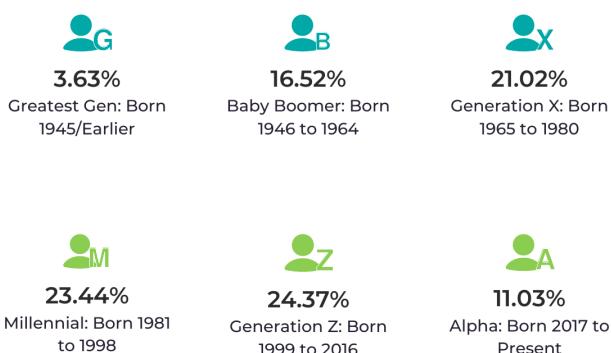
POPULATION TRENDS AND KEY INDICATORS 5 Miles Ring

73,222	26,231	38.4
Population	Households	Median Age
2.78	\$103,079	\$445,520
Avg Size Household	Median Household Income	Median Home Value
113	92	56.8
Wealth Index	Housing Affordability	Diversity Index

POPULATION BY AGE



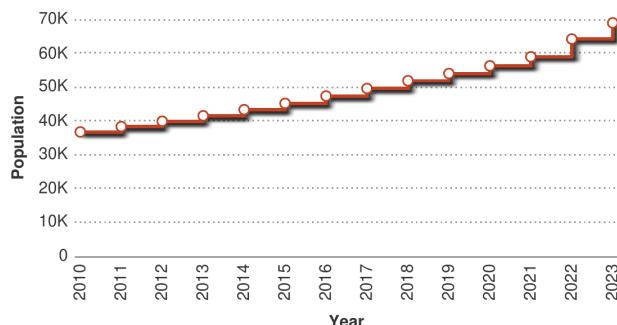
POPULATION BY GENERATION



HISTORICAL & FORECAST POPULATION



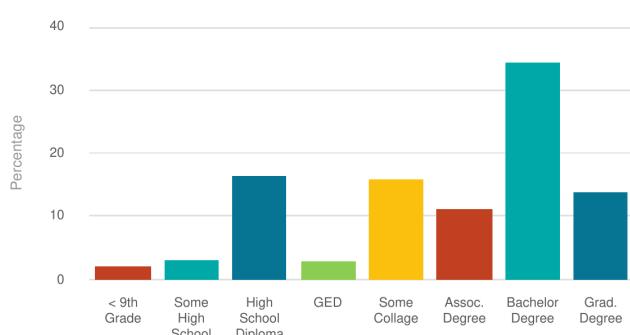
Household Population **78,524**
 Population Density **1,004**



DAYTIME POPULATION



POPULATION BY EDUCATION



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WAGSTAFF ASSEMBLE 32 ACRES

1000 WAGSTAFF RD, FUQUAY VARINA, NC, 27526



INFOGRAPHIC: COMMUNITY PROFILE (RING: 5 MILE RADIUS)

Community Profile



73,222
Population Total

7.1%
Population Growth

2.78
Average HH Size

38.4
Median Age

56.8
Diversity Index

\$103,079
Median HH Income

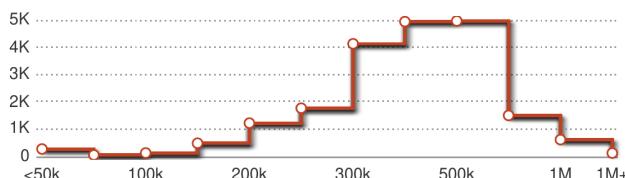
\$445,520
Median Home Value

26.24%
Under 18

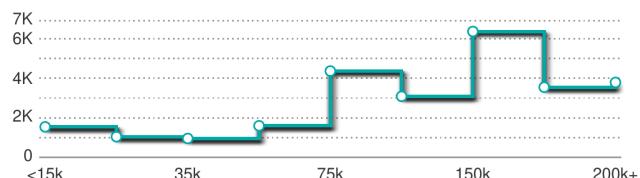
58.95%
Ages 18 to 65

14.82%
Aged 66+

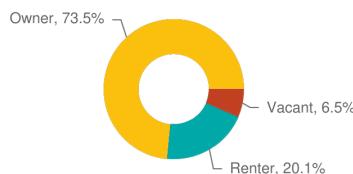
HOME VALUE



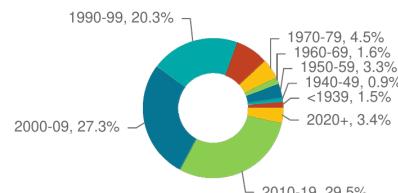
HOUSEHOLD INCOME



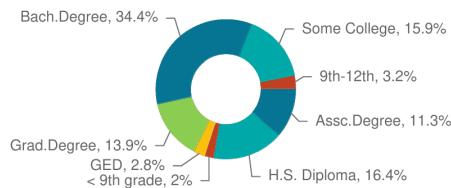
HOME OWNERSHIP



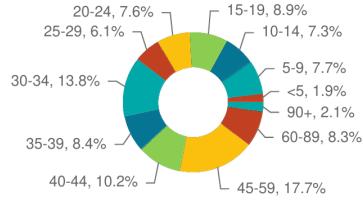
HOUSING: YEAR BUILT



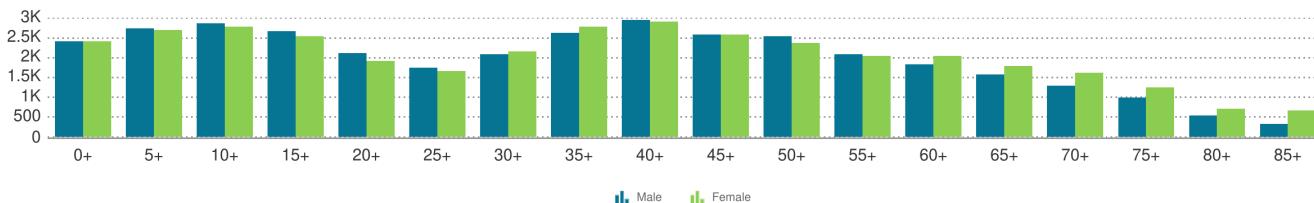
EDUCATIONAL ATTAINMENT



COMMUTE TIME: MINUTES



AGE PROFILE: 5 YEAR INCREMENTS



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WAGSTAFF ASSEMBLE 32 ACRES

1000 WAGSTAFF RD, FUQUAY VARINA, NC, 27526



DEMOGRAPHIC AND INCOME (RING: 5 MILE RADIUS)

Summary	Census 2010	Census 2020	2025	2030				
Population	36,225	54,707	76,406	83,931				
Households	13,293	19,749	27,795	30,881				
Families	10,060	15,265	21,038	23,237				
Average Household Size	2.72	2.75	2.74	2.71				
Owner Occupied Housing Units	10,478	15,570	21,628	24,241				
Renter Occupied Housing Units	2,815	4,179	6,167	6,640				
Median Age	35.8	37.9	38.5	39.0				
Trends: 2025-2030 Annual Rate	Area	State	National					
Population	1.90%	0.80%	0.42%					
Households	2.13%	1.10%	0.64%					
Families	2.01%	0.94%	0.54%					
Owner HHs	2.31%	1.21%	0.91%					
Median Household Income	2.80%	2.61%	2.53%					
		2025		2030				
Households by Income	Number	Percent	Number	Percent				
<\$15,000	1,160	4.2%	1,021	3.3%				
\$15,000 - \$24,999	886	3.2%	738	2.4%				
\$25,000 - \$34,999	1,053	3.8%	876	2.8%				
\$35,000 - \$49,999	1,720	6.2%	1,509	4.9%				
\$50,000 - \$74,999	4,026	14.5%	3,761	12.2%				
\$75,000 - \$99,999	3,048	11.0%	2,934	9.5%				
\$100,000 - \$149,999	6,873	24.7%	7,732	25.0%				
\$150,000 - \$199,999	4,040	14.5%	5,250	17.0%				
\$200,000+	4,989	17.9%	7,059	22.9%				
Median Household Income	\$112,233		\$128,875					
Average Household Income	\$131,292		\$147,261					
Per Capita Income	\$47,638		\$54,010					
Population by Age	Census 2010	Census 2020	2025	2030				
0 - 4	2,996	8.3%	3,715	6.8%	4,943	6.5%	5,317	6.3%
5 - 9	3,168	8.7%	4,135	7.6%	5,582	7.3%	5,577	6.6%
10 - 14	2,822	7.8%	4,400	8.0%	5,741	7.5%	6,054	7.2%
15 - 19	2,246	6.2%	3,765	6.9%	5,322	7.0%	5,397	6.4%
20 - 24	1,539	4.2%	2,496	4.6%	4,290	5.6%	4,795	5.7%
25 - 34	4,848	13.4%	6,320	11.6%	8,550	11.2%	10,667	12.7%
35 - 44	6,156	17.0%	8,405	15.4%	11,454	15.0%	11,120	13.2%
45 - 54	5,074	14.0%	7,388	13.5%	10,562	13.8%	11,795	14.1%
55 - 64	3,660	10.1%	6,147	11.2%	8,569	11.2%	9,639	11.5%
65 - 74	2,212	6.1%	4,934	9.0%	6,564	8.6%	7,467	8.9%
75 - 84	1,070	3.0%	2,273	4.2%	3,830	5.0%	4,713	5.6%
85+	434	1.2%	731	1.3%	998	1.3%	1,389	1.7%
Race and Ethnicity	Census 2010	Census 2020	2025	2030				
White Alone	27,555	76.1%	39,525	72.2%	54,169	70.9%	58,195	69.3%
Black Alone	5,735	15.8%	6,819	12.5%	9,491	12.4%	10,702	12.8%
American Indian Alone	285	0.8%	316	0.6%	440	0.6%	499	0.6%
Asian Alone	533	1.5%	1,251	2.3%	2,291	3.0%	2,802	3.3%
Pacific Islander Alone	12	0.0%	32	0.1%	36	0.0%	37	0.0%
Some Other Race Alone	1,250	3.5%	2,311	4.2%	3,332	4.4%	3,877	4.6%
Two or More Races	855	2.4%	4,453	8.1%	6,646	8.7%	7,818	9.3%
Hispanic Origin (Any Race)	3,390	9.4%	5,443	9.9%	7,876	10.3%	9,202	11.0%

Data Note: Income is expressed in current dollars.

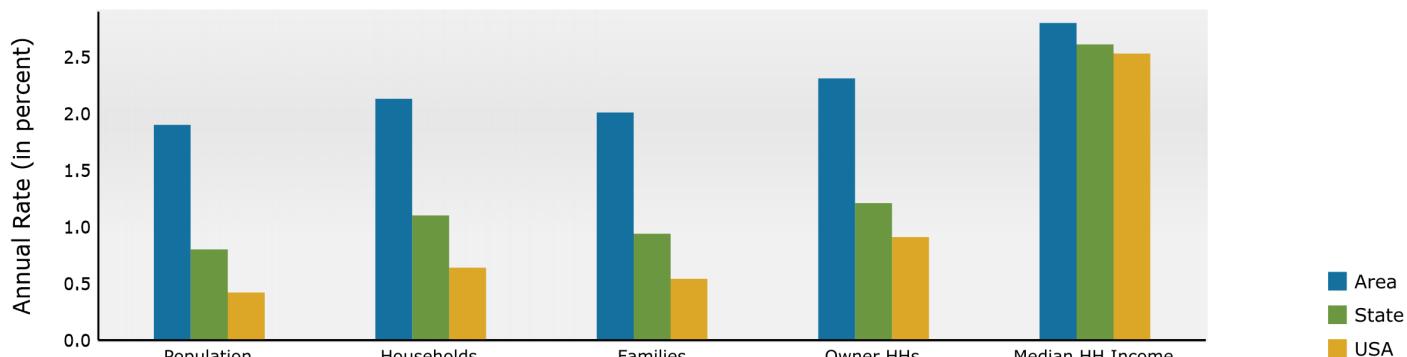
Source: Esri forecasts for 2025 and 2030. U.S. Census Bureau 2020 decennial Census in 2020 geographies.



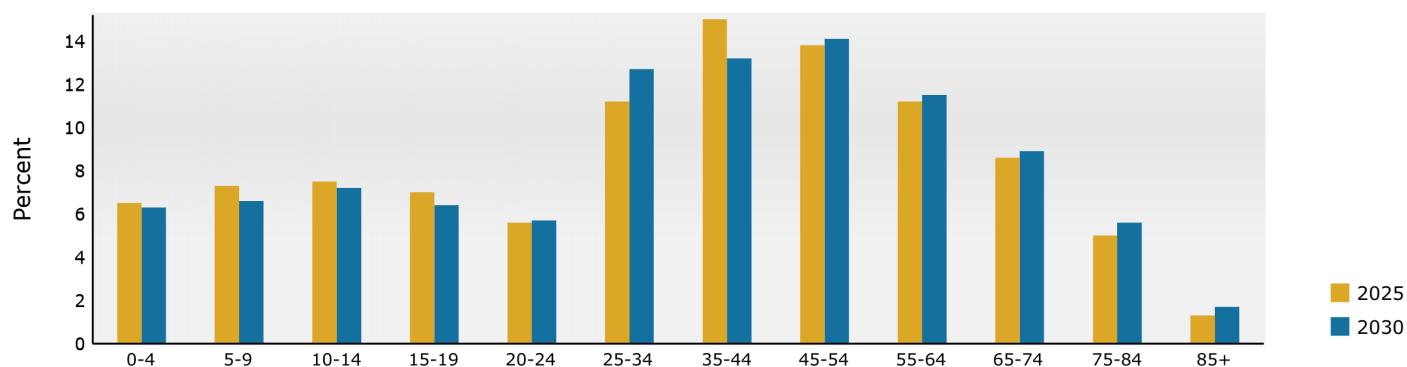
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DEMOGRAPHIC AND INCOME (RING: 5 MILE RADIUS)

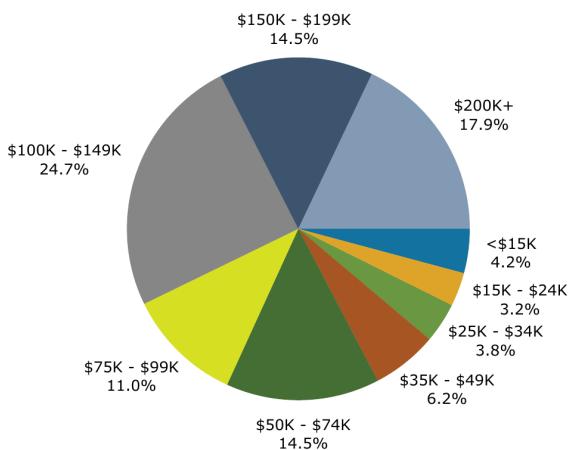
Trends 2025-2030



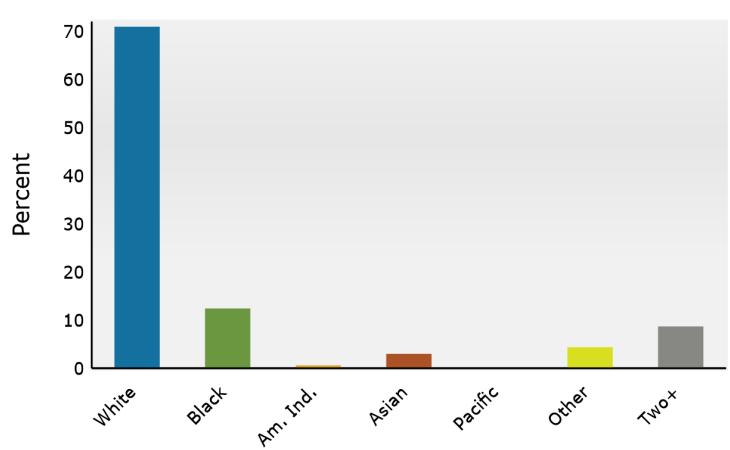
Population by Age



2025 Household Income



2025 Population by Race



Source: Esri forecasts for 2025 and 2030. U.S. Census Bureau 2020 decennial Census in 2020 geographies.



HOUSING PROFILE (RING: 5 MILE RADIUS)

Population		Households			
2020 Total Population		54,707	2025 Median Household Income		\$112,233
2025 Total Population		76,406	2030 Median Household Income		\$128,875
2030 Total Population		83,931	2025-2030 Annual Rate		2.80%
2025-2030 Annual Rate		1.90%			
Housing Units by Occupancy Status and Tenure		Census 2020	2025	2030	
		Number	Percent	Number	Percent
Total Housing Units		21,123	100.0%	29,677	100.0%
Occupied		19,749	93.5%	27,795	93.7%
Owner		15,570	73.7%	21,628	72.9%
Renter		4,179	19.8%	6,167	20.8%
Vacant		1,397	6.6%	1,882	6.3%
Owner Occupied Housing Units by Value		2025	2030		
		Number	Percent	Number	Percent
Total		21,627	100.0%	24,240	100.0%
<\$50,000		275	1.3%	56	0.2%
\$50,000-\$99,999		71	0.3%	6	0.0%
\$100,000-\$149,999		113	0.5%	18	0.1%
\$150,000-\$199,999		308	1.4%	61	0.3%
\$200,000-\$249,999		760	3.5%	246	1.0%
\$250,000-\$299,999		1,290	6.0%	610	2.5%
\$300,000-\$399,999		4,616	21.3%	3,514	14.5%
\$400,000-\$499,999		5,602	25.9%	6,374	26.3%
\$500,000-\$749,999		5,536	25.6%	8,200	33.8%
\$750,000-\$999,999		1,990	9.2%	3,283	13.5%
\$1,000,000-\$1,499,999		597	2.8%	1,064	4.4%
\$1,500,000-\$1,999,999		71	0.3%	148	0.6%
\$2,000,000+		398	1.8%	660	2.7%
Median Value		\$460,345		\$537,668	
Average Value		\$541,389		\$635,647	
Census 2020 Housing Units		Number	Percent		
Total		21,123	100.0%		
Housing Units In Urbanized Areas		17,292	81.9%		
Rural Housing Units		3,831	18.1%		
Census 2020 Owner Occupied Housing Units by Mortgage Status		Number	Percent		
Total		15,571	100.0%		
Owned with a Mortgage/Loan		12,668	81.4%		
Owned Free and Clear		2,903	18.6%		

Data Note: Persons of Hispanic Origin may be of any race.

Source: Esri forecasts for 2025 and 2030. U.S. Census Bureau 2020 decennial Census data.



HOUSING PROFILE (RING: 5 MILE RADIUS)

Census 2020 Vacant Housing Units by Status

	Number	Percent
Total	1,397	100.0%
For Rent	529	37.9%
Rented- Not Occupied	29	2.1%
For Sale Only	357	25.6%
Sold - Not Occupied	109	7.8%
Seasonal/Recreational/Occasional Use	54	3.9%
For Migrant Workers	7	0.5%
Other Vacant	311	22.3%

Census 2020 Occupied Housing Units by Age of Householder and Home Ownership

	Occupied Units	Owner Occupied Units	Number	% of Occupied
Total	19,749	15,570	78.8%	
15-24	383	123	32.1%	
25-34	2,845	1,866	65.6%	
35-44	4,375	3,505	80.1%	
45-54	4,077	3,322	81.5%	
55-59	1,827	1,526	83.5%	
60-64	1,721	1,430	83.1%	
65-74	2,858	2,450	85.7%	
75-84	1,312	1,083	82.5%	
85+	352	267	75.9%	

Census 2020 Occupied Housing Units by Race/Ethnicity of Householder and Home Ownership

	Occupied Units	Owner Occupied Units	Number	% of Occupied
Total	19,749	15,570	78.8%	
White Alone	15,023	12,436	82.8%	
Black/African American Alone	2,487	1,531	61.6%	
American Indian/Alaska Native	110	73	66.4%	
Asian Alone	372	315	84.7%	
Pacific Islander Alone	8	4	50.0%	
Other Race Alone	668	416	62.3%	
Two or More Races	1,081	795	73.5%	
Hispanic Origin	1,439	933	64.8%	

Census 2020 Occupied Housing Units by Size and Home Ownership

	Occupied Units	Owner Occupied Units	Number	% of Occupied
Total	19,749	15,570	78.8%	
1-Person	3,659	2,413	65.9%	
2-Person	6,626	5,457	82.4%	
3-Person	3,429	2,768	80.7%	
4-Person	3,552	2,988	84.1%	
5-Person	1,643	1,333	81.1%	
6-Person	562	417	74.2%	
7+ Person	279	194	69.5%	

2025 Housing Affordability

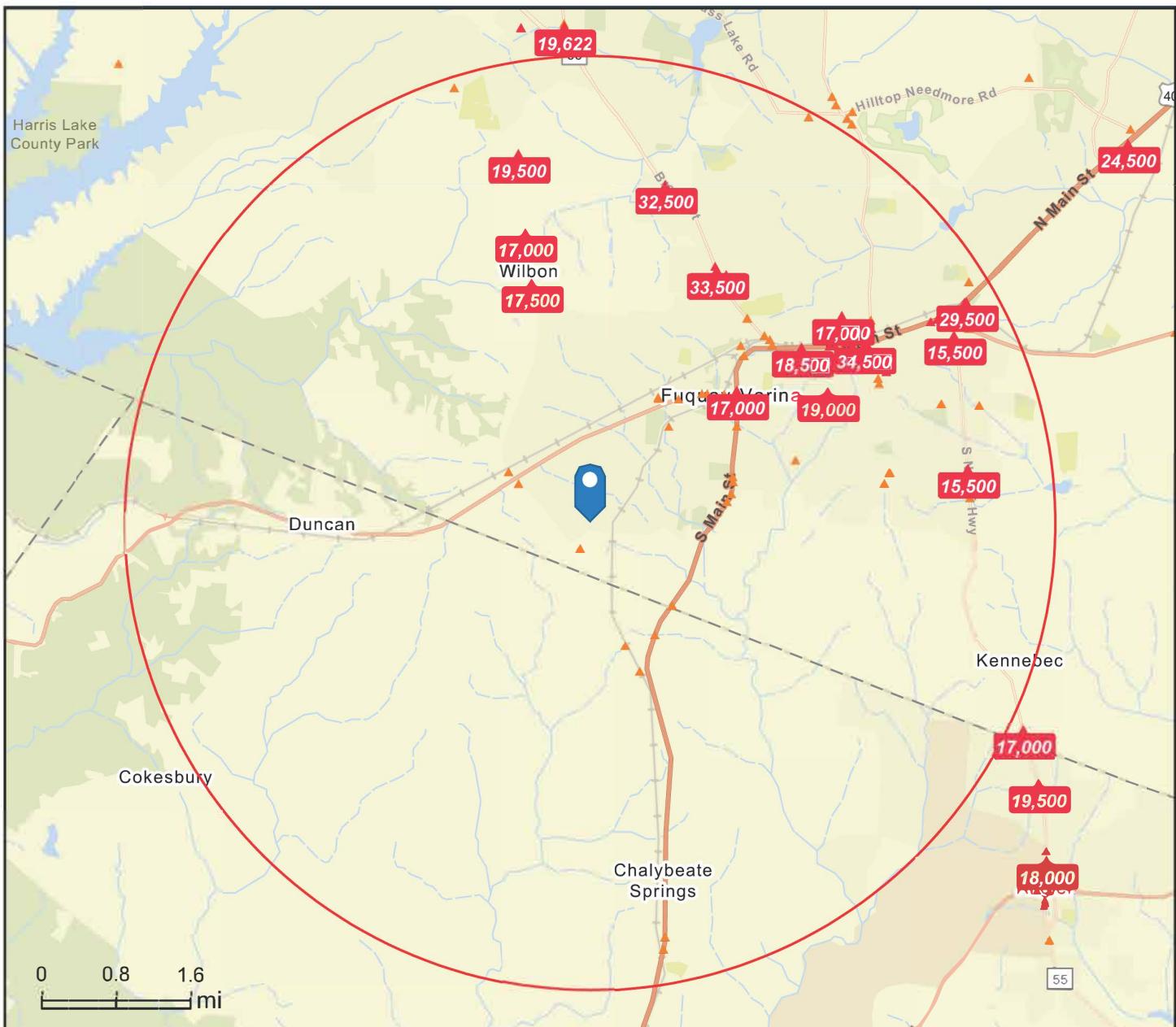
Housing Affordability Index	94
Percent of Income for Mortgage	25.7%

Data Note: Persons of Hispanic Origin may be of any race.

Source: Esri forecasts for 2025 and 2030. U.S. Census Bureau 2020 decennial Census data.



TRAFFIC COUNT - STUDY AREA (RING: 5 MILE RADIUS)



- Average Daily Traffic Volume**
- ▲ Up to 6,000 vehicles per day
- ▲ 6,001 - 15,000
- ▲ 15,001 - 30,000
- ▲ 30,001 - 50,000
- ▲ 50,001 - 100,000
- ▲ More than 100,000 per day



Source: ©2025 Kalibrate Technologies (01.2025).

BELCHER
Kevin BELCHER
ELL JAMES MC

HOWARD MARK ALLAN
HOWARD JESSE E

HORACE J TART
DA SUE

SHRIEVES TONYA A

SHRIEVES TONYA A

SHRIEVES TONYA S
MICHAEL

HARRIS JASPER

Ben Harris

RTEZ JR 21 MONS ERNEST E
ORTEZ HARRIS TRUSTEE DAVIS
LIVING TRUST ANYA D TRUSTEE



BOWMAN WILLIAM T
BOWMAN MARLENE A
DOBLE JAMES JONATHAN
DOBLE JESSICA S
E-SANCHEZ JOSE
TO PONCE-SANCHEZ
A SANCHEZ
TSUSAN E
J GEE TODD ALEXANDER
LILIANA MARTINEZ
BULLOCK REBECCA DAVIS
ATHAN GARRET
DREA LORRAINE
AUREN ASHLEY
MATTHEW RYAN
HASEKI
ILLESCAS JUAN C
NOLASCO RAMON
BARRALES
ALTHERR PA
Y NICOLE WILLIAMS
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