

2.0 ± ACRES, 5,613 SF ± IMPROVED | HEAVY INDUSTRIAL

RARE ZONING, PRICED TO SELL!

3-Phase Power, Public Water & Sewer Available



409, Wagstaff RD, Fuquay-Varina
FOR SALE!
\$990,000.00



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Property Highlights:

Heavy Industrial (HI) Zoning

Located Just Outside of the Fuquay-Varina ETJ
Broad Range of Industrial Uses Permitted by Right
Public Water & Sewer Along Wagstaff Road

70,821 Residents Within 5-Miles | \$126,142 AVG Household Income
24.57% Population Growth from 2020 to 2025

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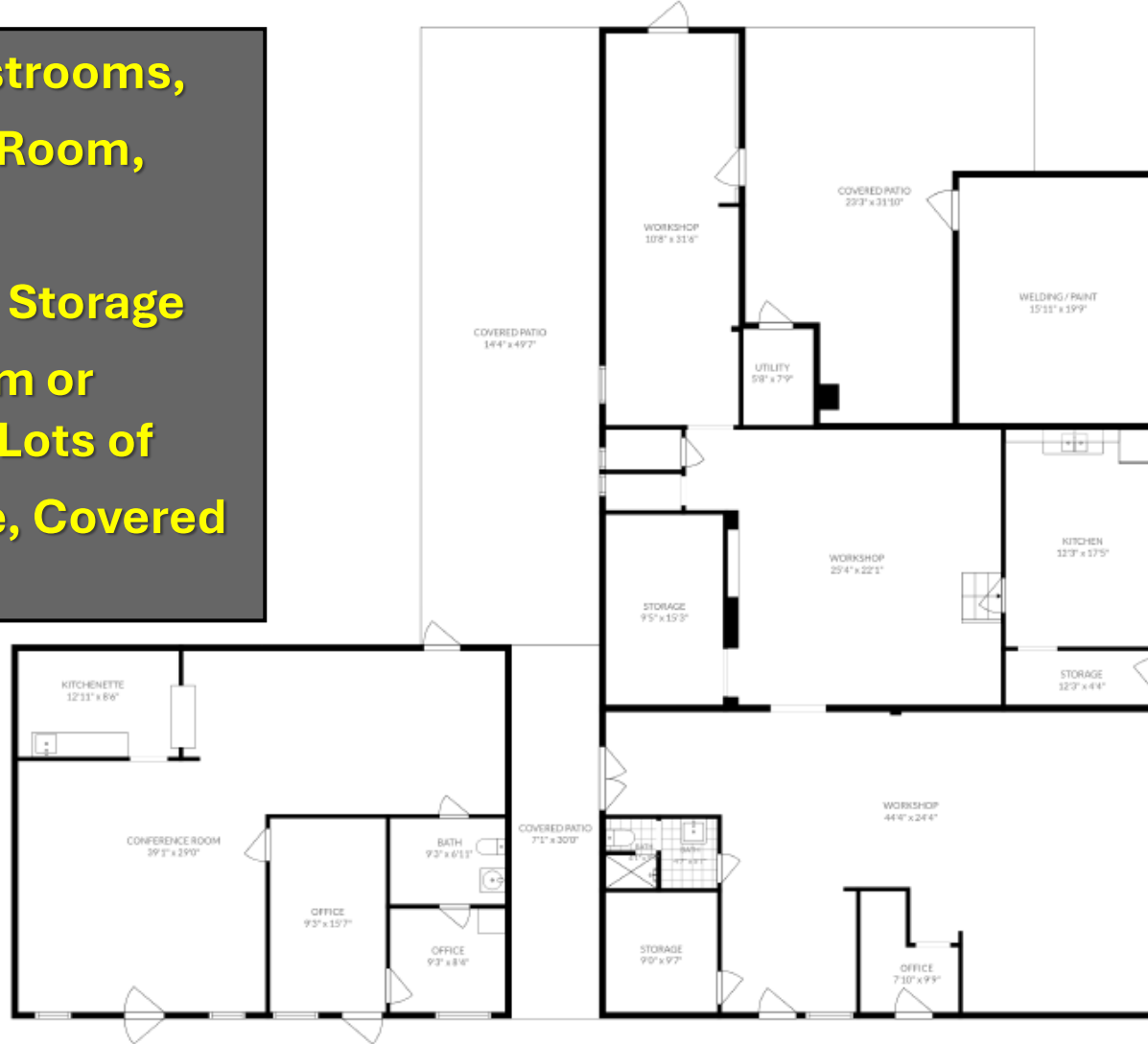
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**Full Kitchen, Restrooms,
Ventilated Paint Room,
Kitchenette,
3 Offices, Ample Storage
Conference Room or
Reception Area, Lots of
Workshop Space, Covered
Patios**



FLOOR PLAN

TOTAL: 3774 sq. ft

1st floor: 3774 sq. ft

EXCLUDED AREAS: STORAGE: 310 sq. ft, UTILITY: 50 sq. ft, COVERED PATIO: 1479 sq. ft

FLOOR PLAN CREATED BY CUBICASA APP, MEASUREMENTS DEEMED HIGHLY RELIABLE BUT NOT GUARANTEED.

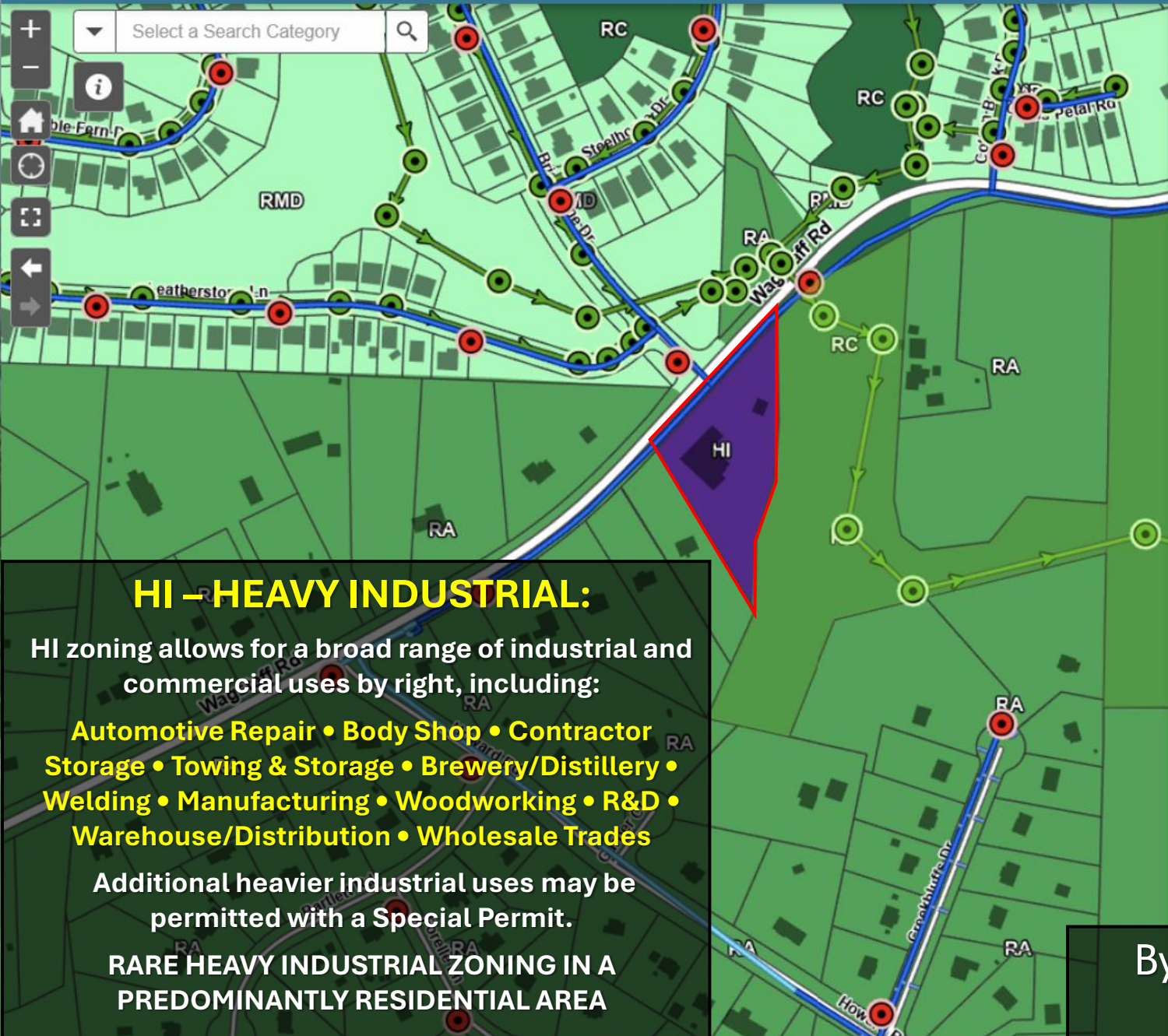
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Legend

- District (DC-Z-CZD)
- Office & Institutional (O&I)
- Office & Institutional Conditional Zoning District (OI-CZD)
- Neighborhood Commercial (NC)
- Neighborhood Commercial Conditional Zoning District (NC-CZD)
- Corridor Commercial (CC)
- Corridor Commercial Conditional Zoning District (CC-CZD)
- General Commercial (GC)
- General Commercial Conditional Zoning District (GC-CZD)
- Research Light Industrial (RLI)
- Research Light Industrial Conditional Zoning District (RLI-CZD)
- Heavy Industrial (HI)**
- Heavy Industrial Conditional Zoning District (HI-CZD)

Environment & Elevation

Elevation Contours

- 10ft Contours
- 2ft Contours

Hydrology & Soil

- Ponds and Lakes
- Blue Line Streams (From USGS Topo Maps)

By-Right Zoning | Public Water & Sewer

HI – HEAVY INDUSTRIAL:

HI zoning allows for a broad range of industrial and commercial uses by right, including:

- Automotive Repair • Body Shop • Contractor
- Storage • Towing & Storage • Brewery/Distillery •
- Welding • Manufacturing • Woodworking • R&D •
- Warehouse/Distribution • Wholesale Trades

Additional heavier industrial uses may be permitted with a Special Permit.

RARE HEAVY INDUSTRIAL ZONING IN A PREDOMINANTLY RESIDENTIAL AREA

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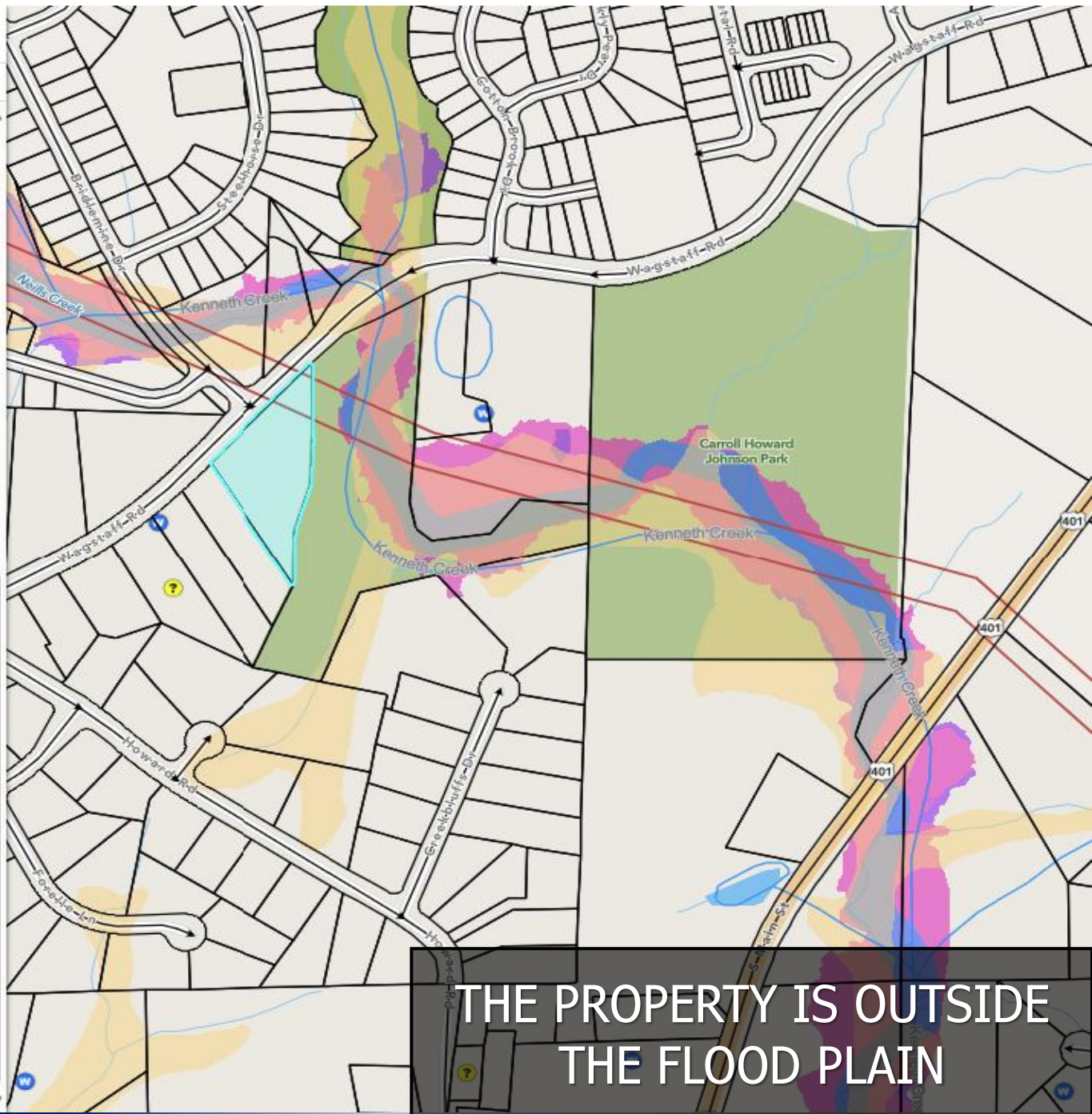
Select Zoom to

Deeds

Deed Book	012708
Deed Page	02573
Deed Date	08 16 2007
Deed Acres	2.00
Deed	View
Book of Maps	
Property Description	DICKENS LD & IMP (SLAUGHTER HSE)

Building

Heated Area	4,153
Year Built	2000
Type and Use	SNGL TEN
Design Style	Conventional
Total Structures	2
Total Units	0

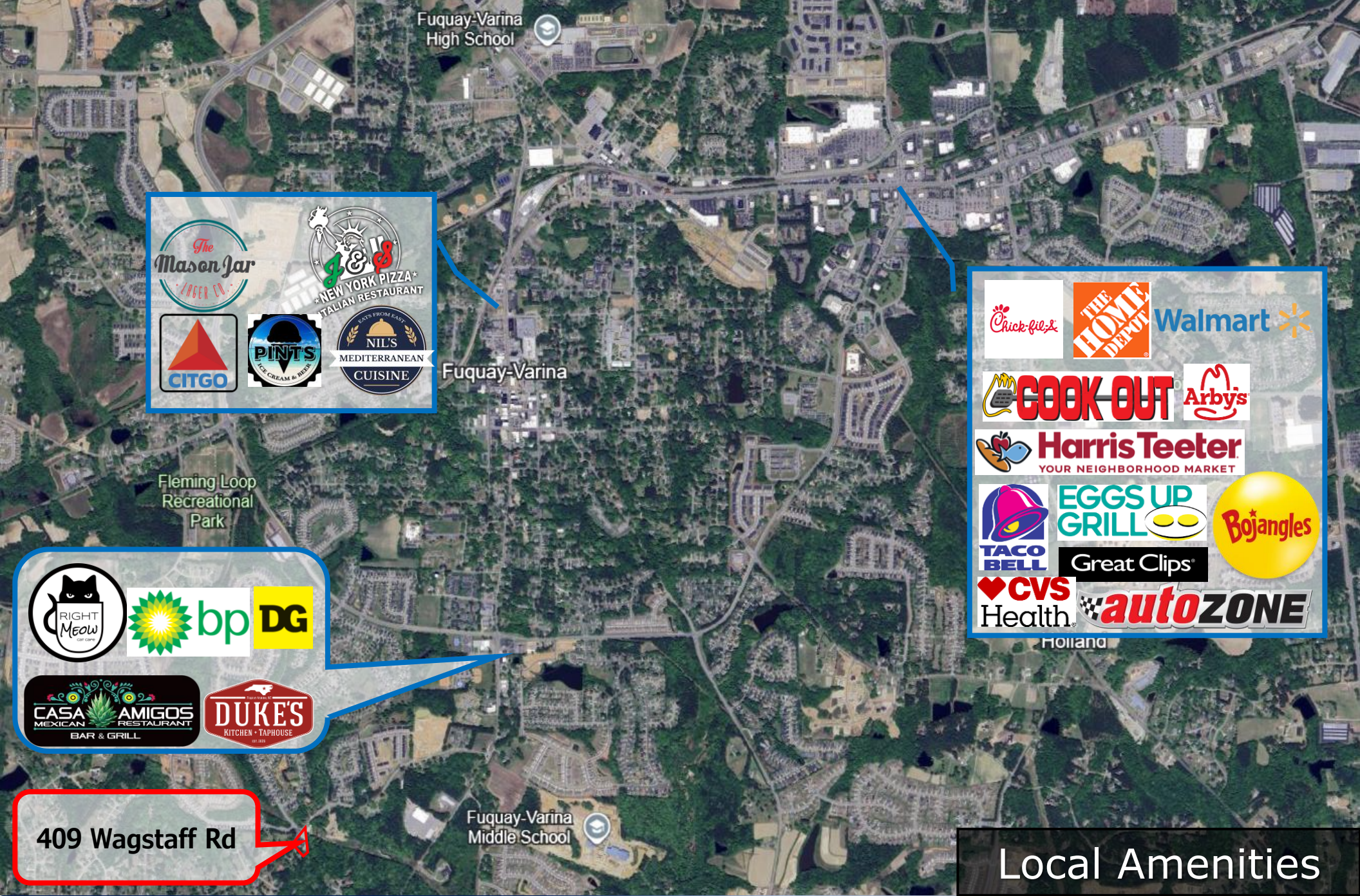


THE PROPERTY IS OUTSIDE
THE FLOOD PLAIN

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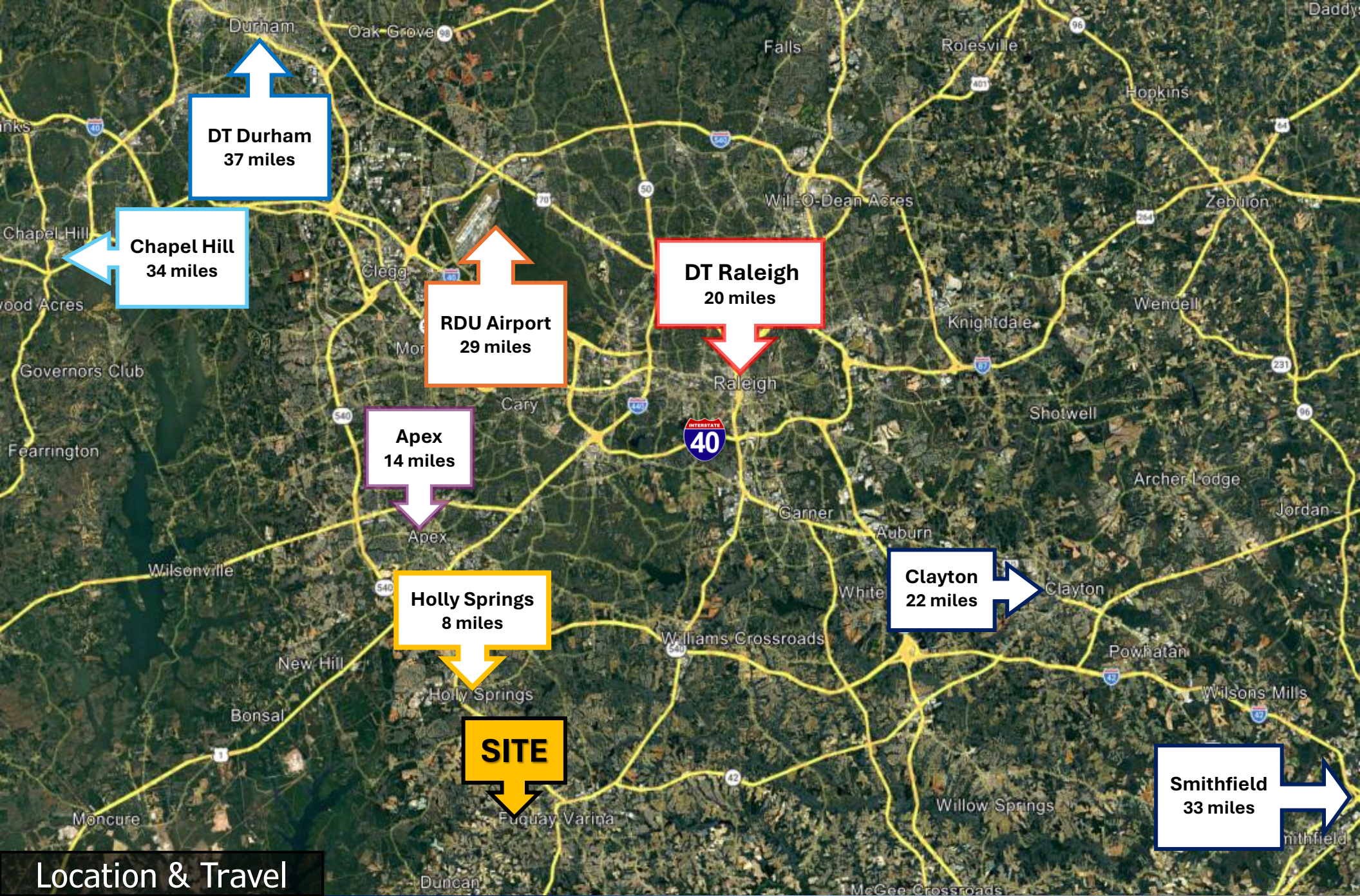


Local Amenities

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Location & Travel



Photos

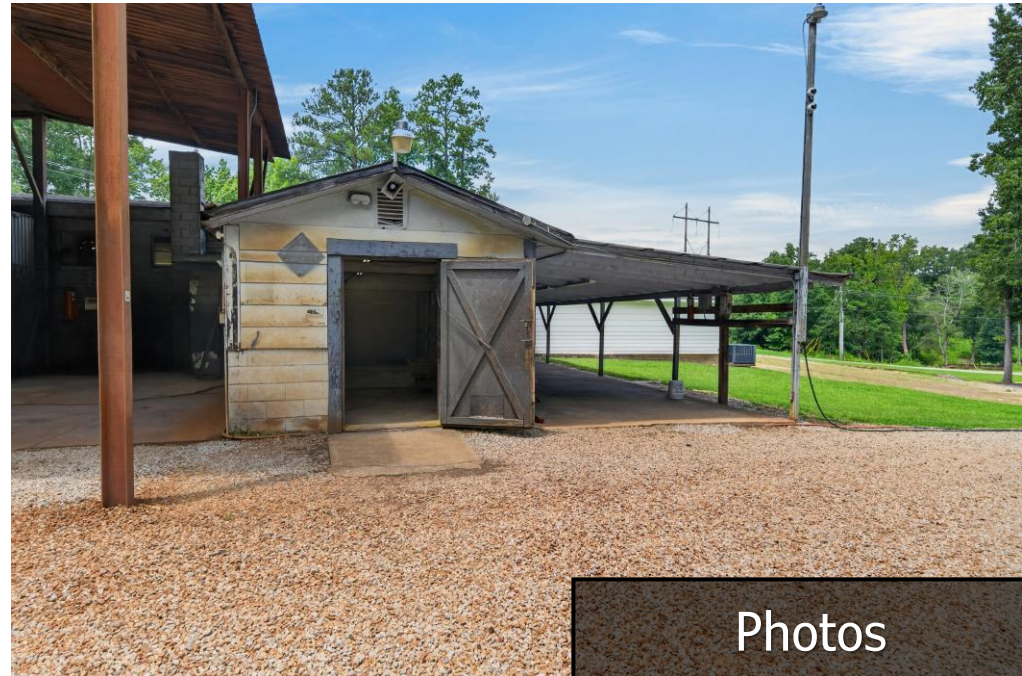
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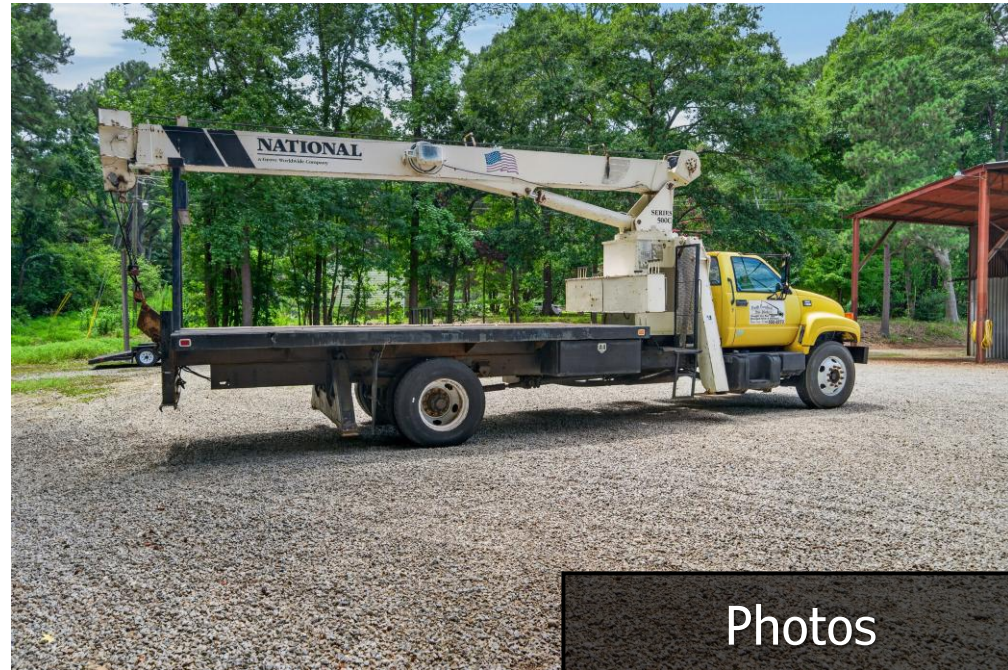


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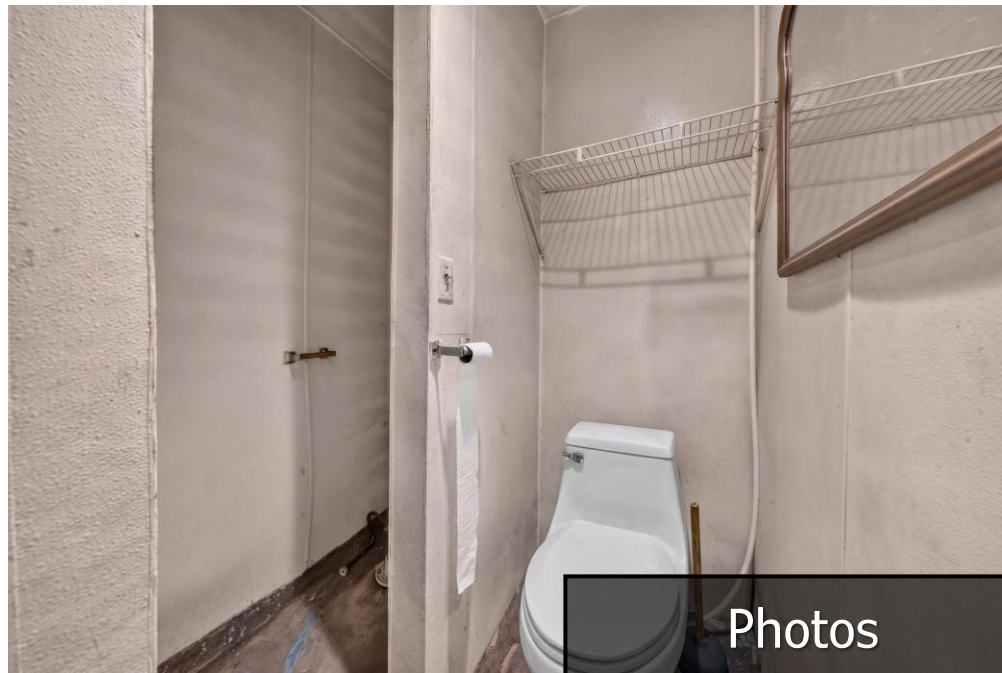


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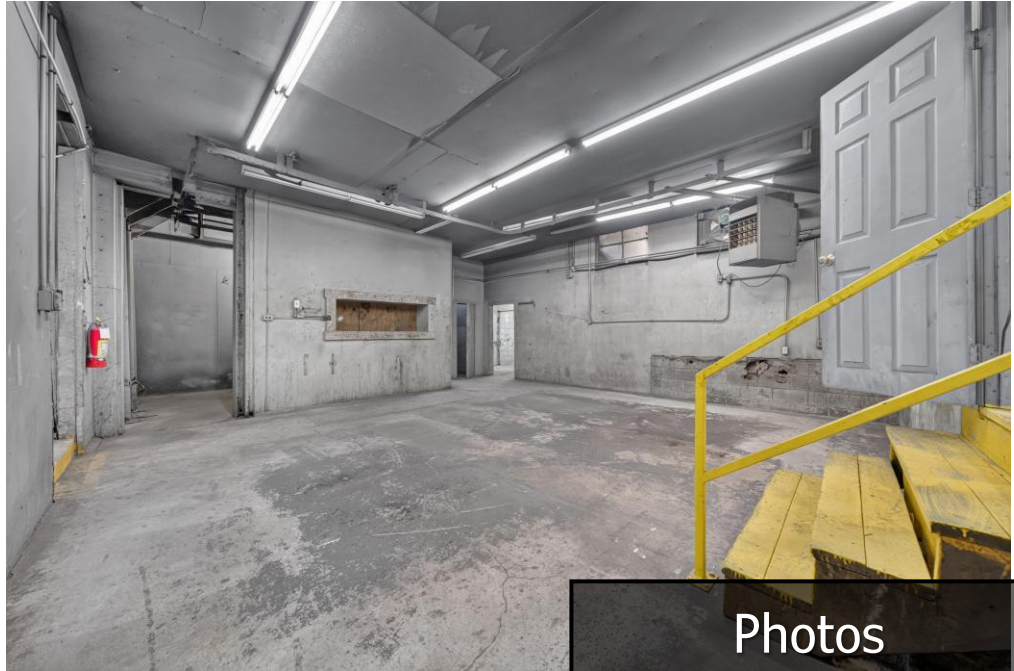


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