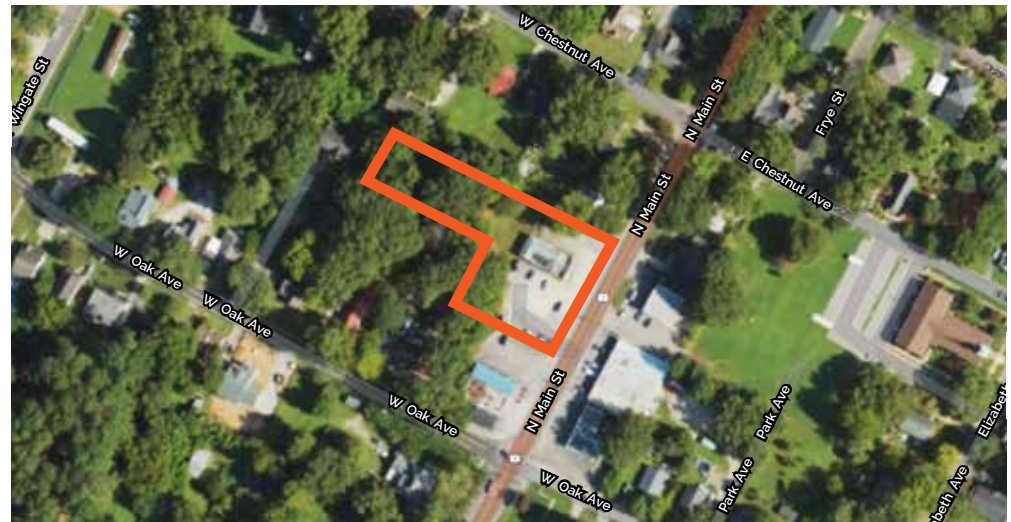


±0.87 ACRES DEVELOPMENT OPPORTUNITY
PRICE REDUCTION

711 N MAIN STREET
Wake Forest, NC 27587

SALE INFORMATION

Acreage	±0.87 acres
Location	Wake Forest, Wake County
Zoning	Front Parcel: Neighborhood Business (NB) Back Parcel: Urban Residential (UR)
Proposed Use	3-Story Mixed Use Development (Town Approval Required)
Frontage	N Main Street, with ~7,300 AADT
Parcel Numbers	Parcel A: 1841653548 Parcel B: 1841653439 Parcel C: 1841652606
Utilities	Gas Sewer Water
Price REDUCTION	\$947,425 \$550,000



DISCLAIMER: No warranty or representation, express or implied, is made to the accuracy of the information contained herein, and same is submitted subject to errors, omissions, change of price, rental or other conditions, withdrawal without notice, and to any special listing conditions imposed by principals.

* Structure on the property holds no value.



Location Map



LINKS

- [Wake Forest Economic Development](#)
- [Wake Forest Planning Department](#)
- [Wake Forest Permitting Information](#)
- [Park and Ride](#)
- [Public Transportation](#)
- [Chamber of Commerce](#)

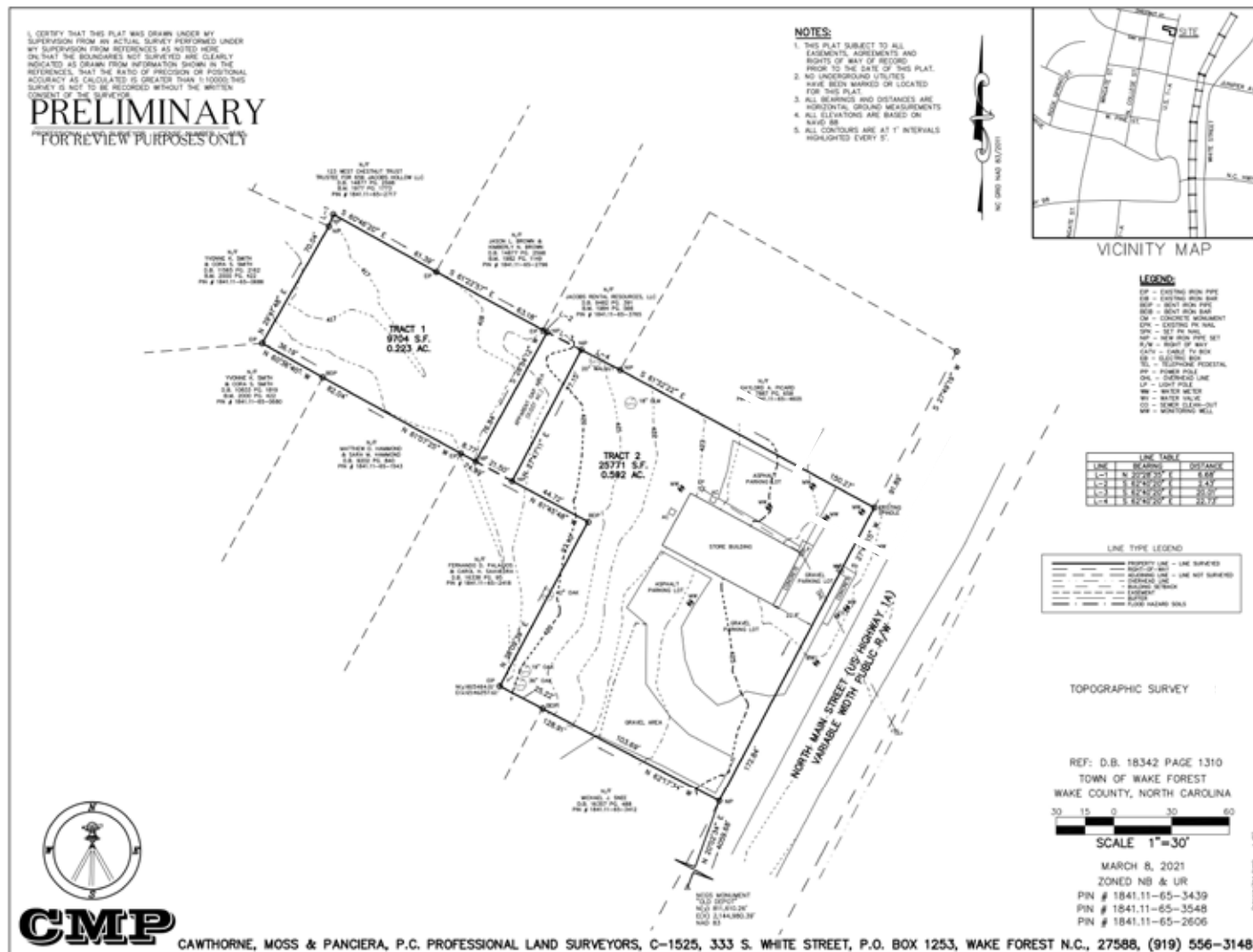
EASE OF ACCESS

Capital Blvd	1.5 miles
NC Highway 98	1.9 miles
NC Highway 96	2.9 miles

	2-Mile	5-Mile	10-Mile
Population	22,641	89,906	221,398



Survey



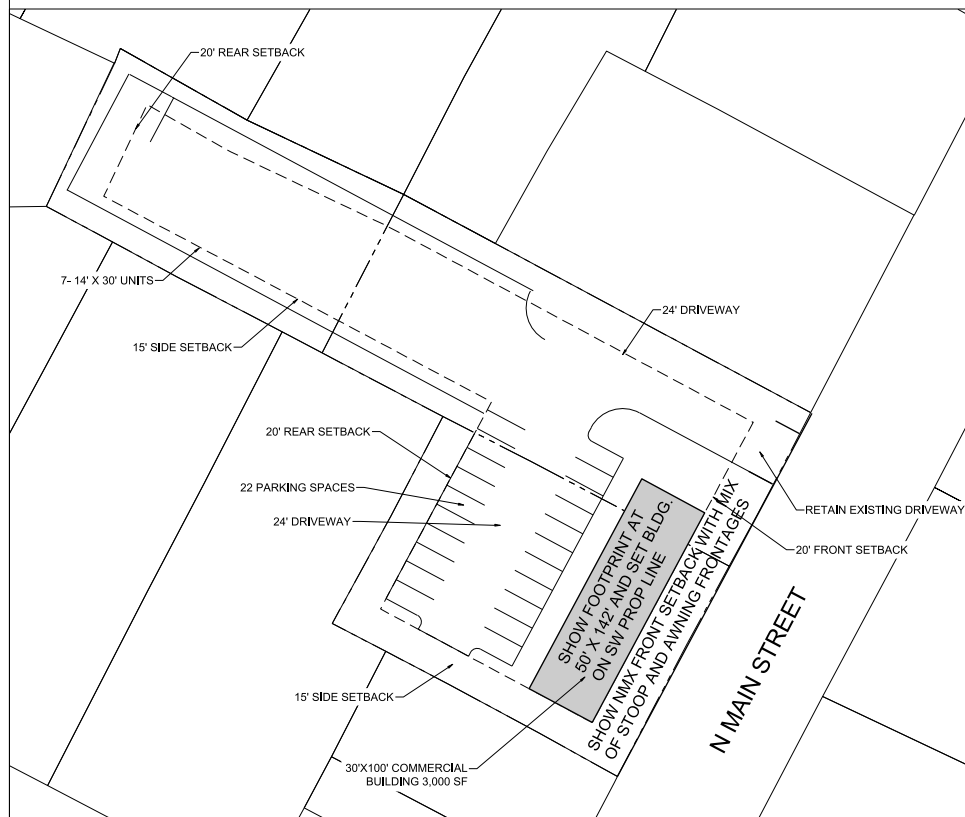
Sketch Layout

12/14/2022

NB & NMX PROPOSED USE(S) CATEGORY:

1. LODGING | HOTEL
2. COMMERCIAL/ENTERTAINMENT | GENERAL COMMERCIAL

* NB ZONING DEPICTED



SITE DATA	
PROPERTY OWNER	
DEVELOPER	
TOTAL AREA	37,113.12 SF (0.852 AC)
EXISTING ZONING	NB/UR (FUTURE NMX)

OVERLAY DISTRICT
RC-WMA DEVELOPABLE AREA 25,979.275

NB - BUILDING SETBACKS	
FRONT	20'
SIDE	15'
REAR	20'

ACCESSORY SETBACKS	
SIDE	10'
REAR	10'

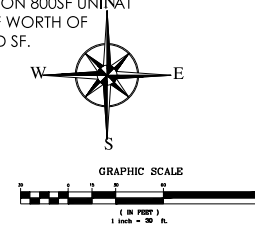
NMX - BUILDING SETBACKS	
FRONT	12'
SIDE (Adjacent Lot)	0'
REAR	0'

PARKING SPACE MIN.	N/A (Less than 5 acres)
PARKING REQUIREMENT	1 PER ROOM
PARKING LOCATION	TYPE C - 2ND & 3RD LAYERS
MAX HEIGHT	6 STORIES
FRONTAGE BUILDOUT	MIN. 60%

PROPOSED LODGING SF: 19,500
PROPOSED GENERAL COMMERCIAL SF: 1,800

PROPOSED BLDG OVERALL SF: 21,300

HALLWAYS DEDICATED SF IS 1,680
RESIDENCE SF BASED ON 800SF UNIT
20 UNITS AND 1,600SF WORTH OF
AMENITY DESIGNATED SF.



Zoning

NB - Neighborhood Business

The NB District is primarily intended to accommodate very low intensity office, retail, and personal service uses close to or within residential areas. The district is established to provide convenient locations for businesses which serve the everyday household needs of nearby residents without disrupting the character of the neighborhood.

UR - Urban Residential

The urban residential zone applies to properties designated on the zoning map which are suitable for single-family residential uses, including co-housing projects. These areas shall be served by municipal sewer and water. Securing all appropriate and adequate services is a condition precedent to approval of development in these areas. This land-use designation promotes the infilling of development and provides for concentration of development in the downtown and adjacent areas.



Topography Map



Wake Forest

Downtown Wake Forest is known for its big city energy and small town charm. The area is North Carolina's 9th fastest growing municipality, with dozens of proposed and under constructions developments in the pipeline. Wake Forest is in the middle of a downtown renaissance, seeing much of the same growth as its neighboring Raleigh markets.

Ranking as one of the most highly educated municipalities in the Triangle, over 50% of Wake Forest residents have a bachelor's degree or higher. The small town has big connectivity with quick access to three large universities (UNC-Chapel Hill, NC State, and Duke), as well as multiple community colleges and Downtown Wake Forest's Southeastern Baptist Theological Seminary.

