

**BACK ON
MARKET**

**±7.57
ACRES**



NOW OPEN

N. BROAD ST.

JUDD PARKWAY



LAND FOR DEVELOPMENT
1431 N. BROAD STREET
FUQUAY-VARINA, NC 27526

PHOENIXCOMMERCIALNC.COM
PRESENTS

PRIME CORNER PARCEL ON HWY 55

1431 N. BROAD STREET
FUQUAY-VARINA, NC 27526

EXCLUSIVELY LISTED BY:

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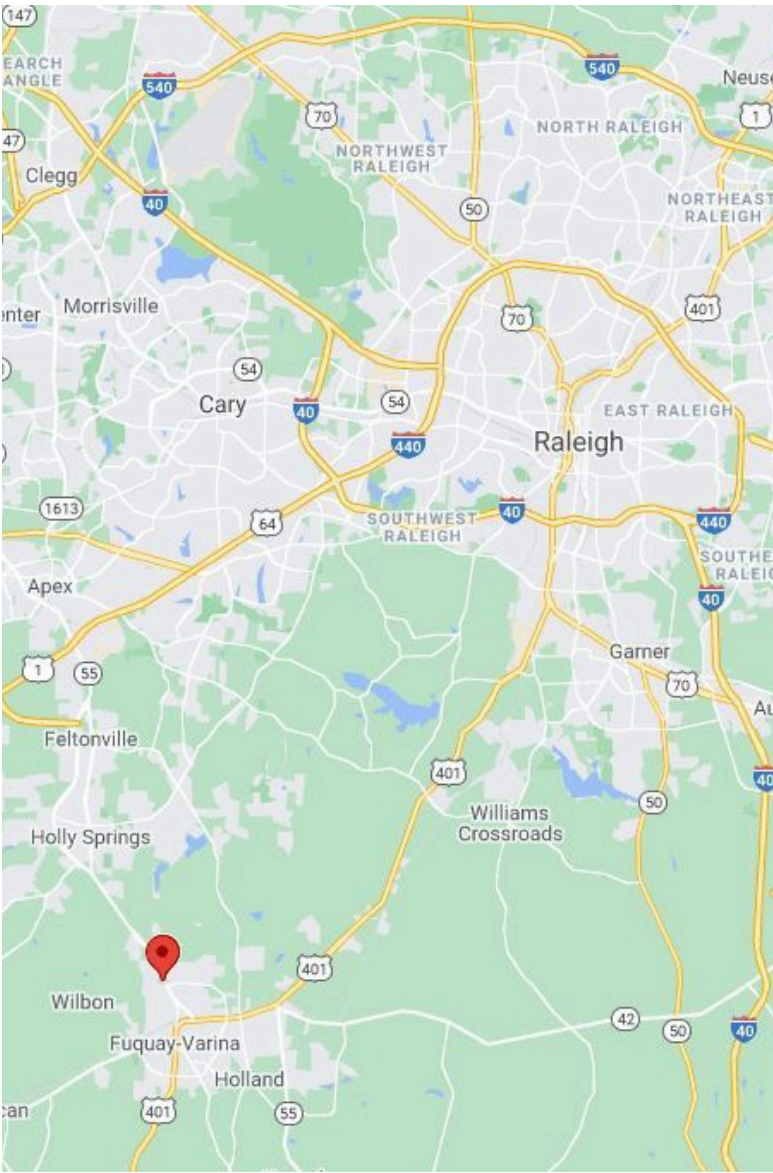


PROPERTY HIGHLIGHTS

1431 N. BROAD STREET, FUQUAY-VARINA, NC 27526

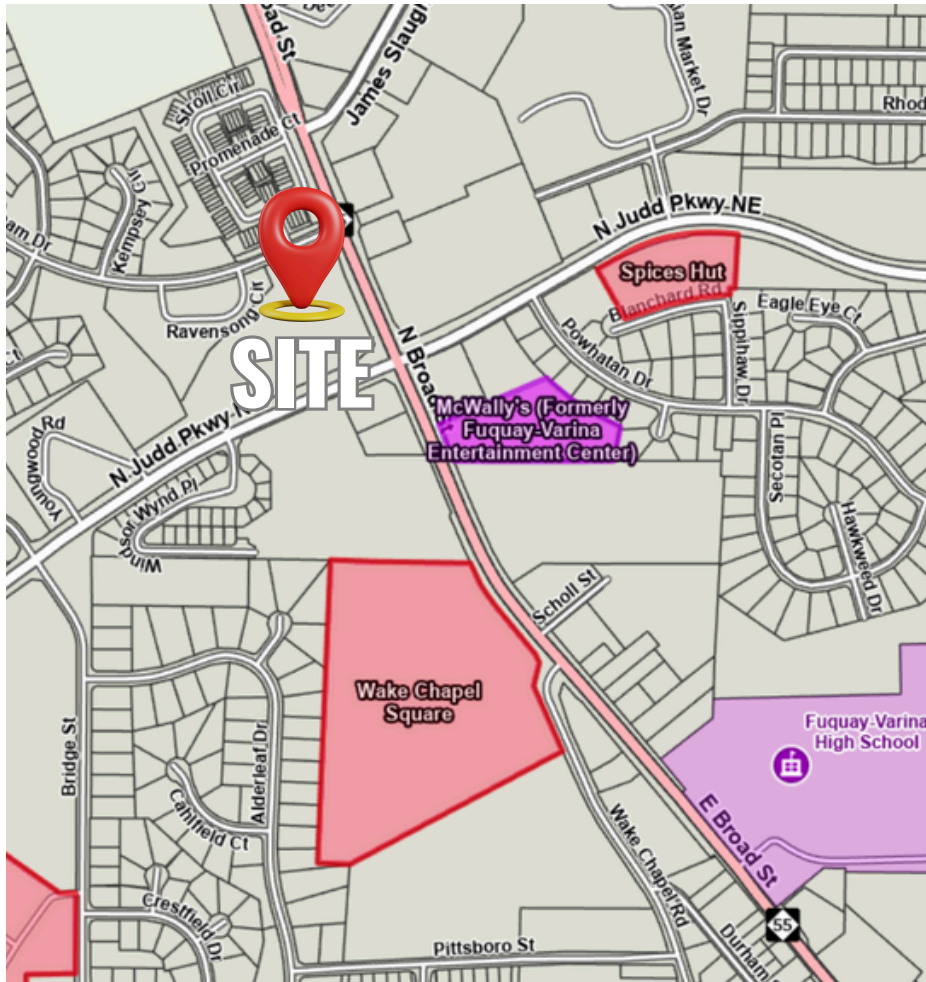
Discover a prime opportunity at 1431 North Broad Street, Fuquay-Varina, NC: a ± 7.57 -acre corner parcel on Hwy 55, boasting over 800' of road frontage and a traffic count of $\pm 30,000$ VPD. Priced at \$4,280,000, this PUD-zoned land is perfect for commercial retail, office, or medical use. Just six miles from I-540 and steps from downtown Fuquay-Varina, this highly visible and accessible location is near the Research Triangle Park, Raleigh, Durham, and Chapel Hill. Invest in one of North Carolina's fastest-growing communities, ideally positioned for growth and development. Contact us today to learn more.

ACRES AVAILABLE	± 7.57 Acres
ZONING	PUD (Planned Unit Development) Ideally suited for commercial, retail, office, or medical
SUBMARKET	Southwest Wake County
FRONTAGE	516' on Broad Street (1 curb cut); 341' on Judd Parkway (1 curb cut)
TOPOGRAPHY	Level
VISIBILITY & ACCESSIBILITY	$\pm 30,000$ Vehicles Per Day Property is highly visible & accessible from Hwy 55 Signalized intersection Corner Lot
PRICE	\$4,280,000.00



NEARBY AMENITIES

1431 N. BROAD STREET, FUQUAY-VARINA, NC 27526



MCWALLY'S FAMILY ENTERTAINMENT CENTER

A new family entertainment center has opened along N.C. Highway 55 in Fuquay-Varina, quickly becoming a major attraction in southern Wake County. The \$10 million venue features a diverse array of entertainment options, including a state-of-the-art bowling alley, laser tag, and an arcade. Creating over 100 jobs, the center represents a significant community investment and a vibrant addition to the area's leisure and entertainment scene.

LOCATION & TRAFFIC COUNTS

1431 N. BROAD STREET, FUQUAY-VARINA, NC 27526



NEARBY AMENITIES & ACCESS

- FOOD LION
- HARDEES
- BROAD STREET MARKET
- FUQUAY-VARINA HIGH SCHOOL
- ACTION PARK
- LOS TRES MAGUEYES
- THE MASON JAR LAGER COMPANY
- FIRST BANK
- BLUEGRASS BAGELS
- SHEETZ
- HARRIS TEETER
- ALDI
- PLANET FITNESS
- CHICK-FIL-A
- KOHL'S

DEMOGRAPHICS

1431 N. BROAD STREET, FUQUAY-VARINA, NC 27526

FUQUAY-VARINA NORTH CAROLINA



RANKS #1 SAFEST TOWNS IN NORTH CAROLINA



RANKS TOP 25 PLACES TO LIVE FOR YOUNG PROFESSIONALS IN NORTH CAROLINA



TRIANGLE’S BEST SUBURBAN TOWN FOR YOUNG FAMILIES

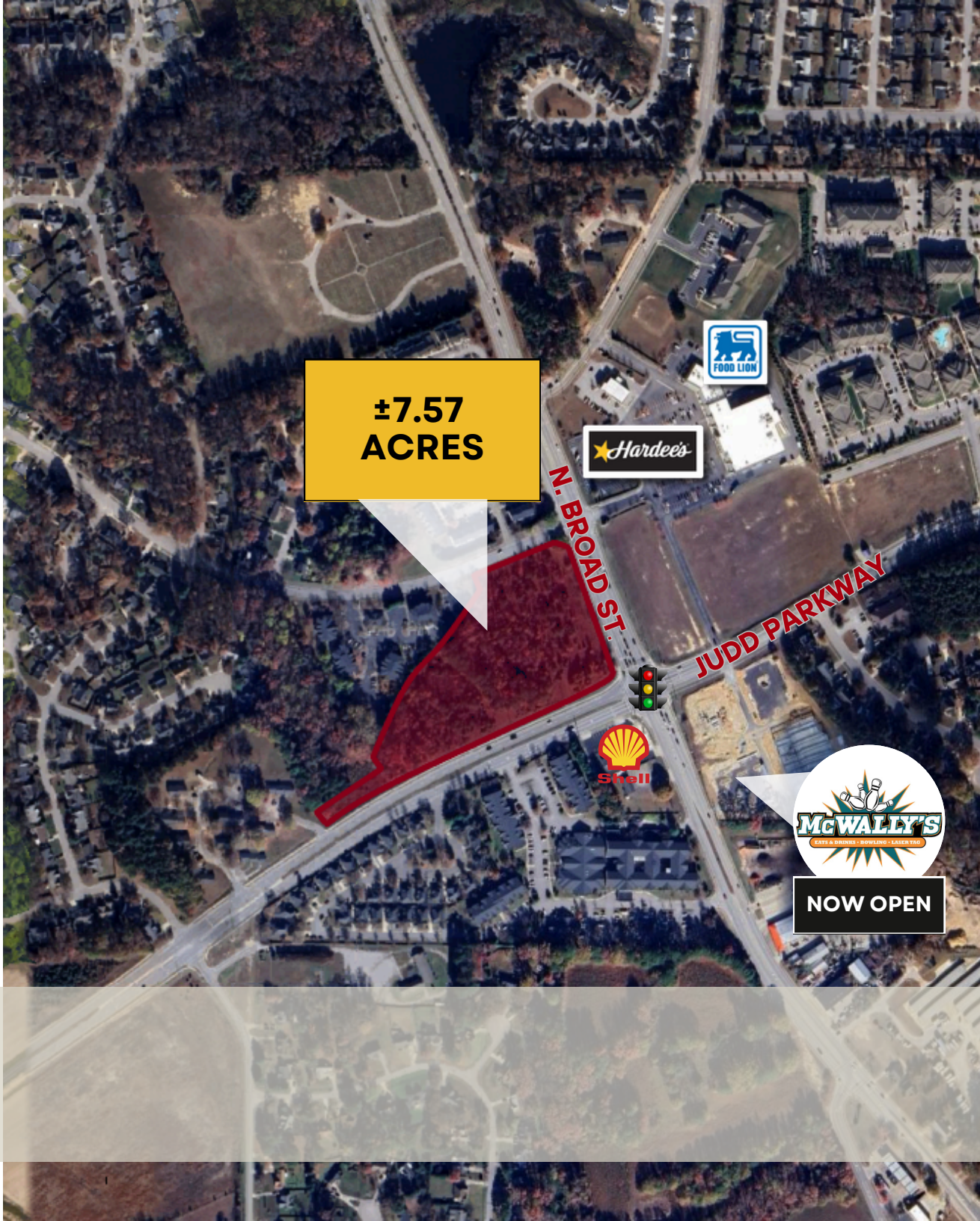


NOTABLE FUQUAY-VARINA CORPORATIONS



DEMOGRAPHICS	2 MILE	5 MILE	10 MILE
POPULATION	26,516	90,867	226,686
HOUSEHOLDS	9,901	31,806	80,192
HOUSEHOLD MEDIAN INCOME	\$77,008	\$99,037	\$101,824
2029 POPULATION PROJECTION	29,428	100,212	248,913
MEDIAN AGE	39.3	39.5	40

*DEMOGRAPHICS DERIVED FROM COSTAR 2024



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PHOENIX
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