

FOR SALE

8824 LIGON MILL RD

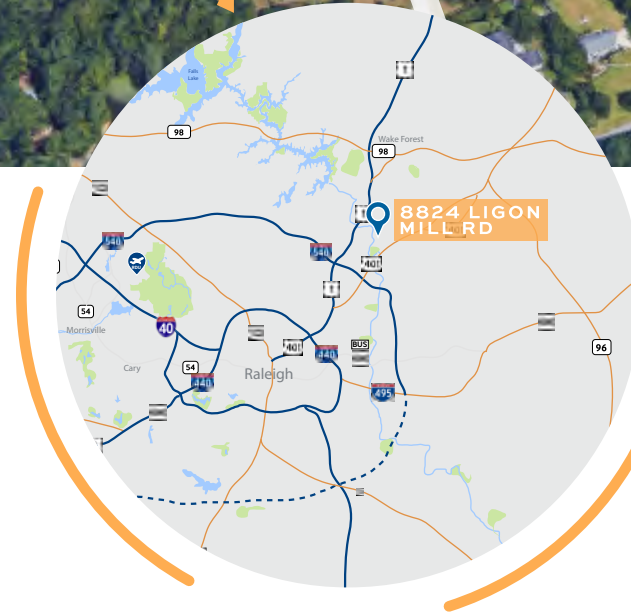
WAKE FOREST, NC 27587



PRIME CORNER SITE IN FLOURISHING WAKE FOREST

- » 3.09-acre corner lot at signalized intersection
- » 335 feet frontage on Burlington Mill Road, and 230 feet frontage on Ligon Mill Road
- » Water on-site and sewer just south of site
- » Excellent C-store or retail / office development location
- » Zoning: NB* - sampling of allowable uses include bank, medical clinic, professional services, restaurant / bar, day care center, dance or martial arts studio

**for comprehensive list of uses, refer to Town of Wake Forest UDO, section 2.3 uses permitted*



SALES PRICE

\$1,450,000

Includes new site enhancements

FOR MORE INFO, CONTACT

BOSS POE | bpoe@trinity-partners.com | 919.868.0016

ESTHER AUSTIN | eaustin@trinity-partners.com | 919.674.3695

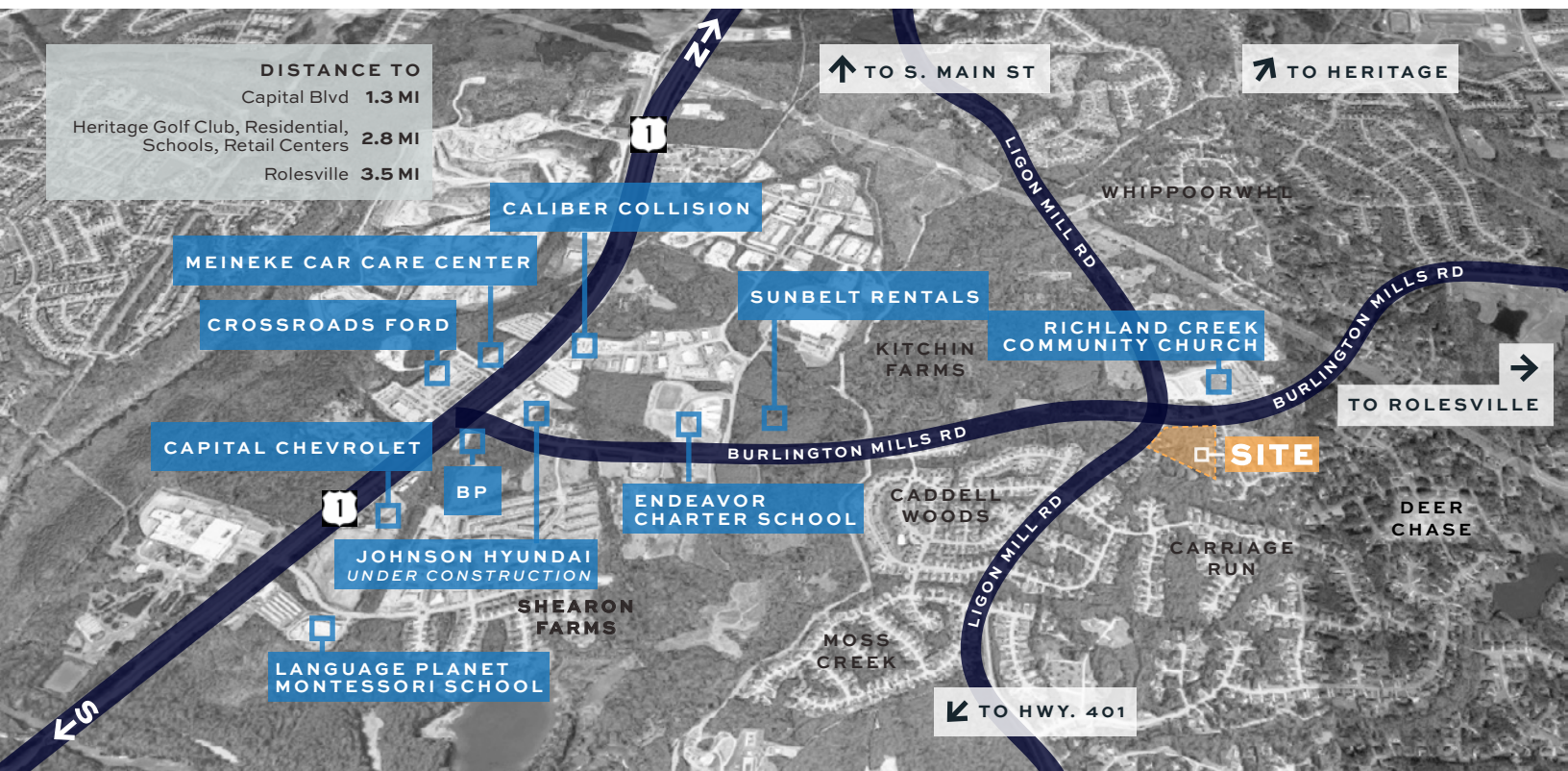
**TRINITY
PARTNERS**

trinity-partners.com

FOR SALE

8824 LIGON MILL RD

WAKE FOREST, NC 27587



THE STATS ON WAKE FOREST

No.8 Fastest growing municipality in NC



61,987 population



336% population increase since 2000



1347 residential bldg. permits (2023-2024)



71% higher median HH income than NC average



50+ startups *Launched since 2023*



19 public / 9 charter / 6 private schools

DEMOGRAPHICS

5 MI RADIUS

2025 POPULATION	150,476
2030 EST. POPULATION	161,841
MEDIAN AGE	39.1
HOUSEHOLDS	57,167
TOTAL BUSINESSES	4,872
AVG. HOUSEHOLD INCOME	\$144,212

*Source: United States Census Bureau, ESRI STDB Survey

FOR MORE INFO, CONTACT

BOSS POE | bpoe@trinity-partners.com | 919.868.0016

ESTHER AUSTIN | eaustin@trinity-partners.com | 919.674.3695



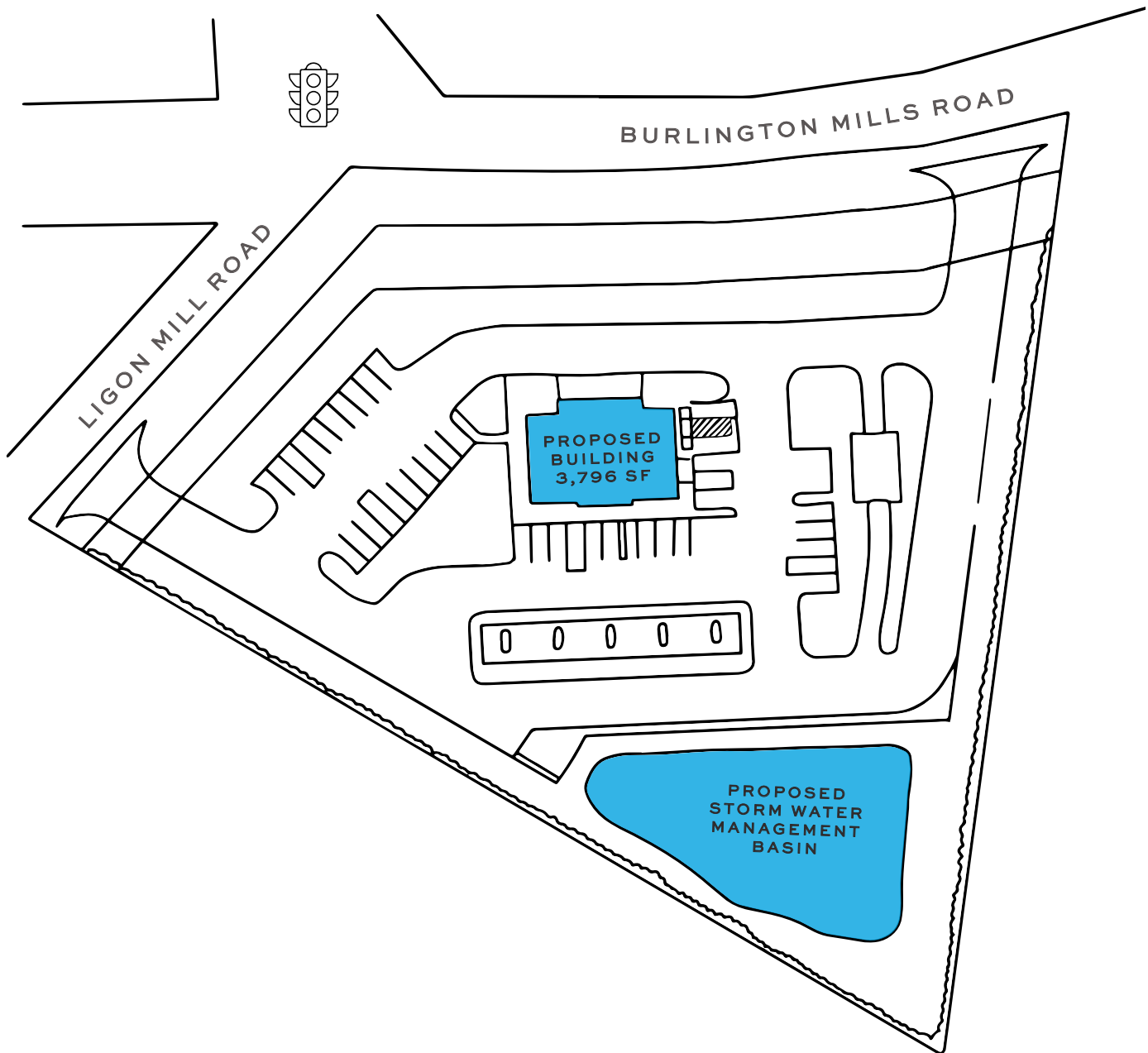
trinity-partners.com

FOR SALE

8824 LIGON MILL RD
WAKE FOREST, NC 27587



PROPOSED C-STORE SITE PLAN



The information contained herein was obtained from sources believed reliable; however, Trinity Partners makes no guarantees, warranties, or representations as to the completeness or accuracy thereof. The presentation of this property is submitted subject to errors, omissions, changes of price or conditions prior to sale or lease, or withdrawal without notice.

FOR MORE INFO, CONTACT

BOSS POE | bpoe@trinity-partners.com | 919.868.0016

ESTHER AUSTIN | eaustin@trinity-partners.com | 919.674.3695



trinity-partners.com

FOR SALE

8824

LIGON MILL RD
WAKE FOREST, NC 27587



DEVELOPMENT SPECIFICS

- » Purchase price includes the following property upgrades:
 - o Grading / dirt import
 - o Clearing / grubbing
 - o Water / sewer to property
 - o Erosion control with pond
 - o Soft costs
- » A discussion with Wake Electric regarding requirements related to power line encroachment will be required.
- » Retaining wall is required – the Town requires that it be rotated so it pushes it deeper off the road, requiring a retaining wall to capture the grade appropriately.
- » A 10' multi-use path is required along the entire frontage of the property, both Ligon Mill and Burlington Mill.
- » The Town of Wake Forest is requiring the developer to make these road improvements to Ligon Mill and Burlington Mills Rd.
 - There is approximately 235' frontage along Ligon Mill.
 - There is approximately 335' frontage along Burlington Mills.
 - The ROW is currently 60' along Ligon Mill and Burlington Mills Rd. but both ROW's will have to be expanded and improved per the UDO.
- » Burlington Mills Road is identified as 4-lane median divided roadways. The minimum ROW would be 108', so the development would be responsible for a minimum of 54'. For improvements, we would require widening of the roadway to accommodate two 12' travel lanes and 10.5' of pavement for the future planted median. Curb and gutter, street trees, and a 10' multi-use path are also required.
- » Ligon Mill Road is identified as a 3-lane roadway. The minimum ROW would be 71', so the development would be responsible for a minimum of 35.5'. For improvements, we would require widening of the roadway to accommodate 6' of the future center turn lane. Curb and gutter, street trees, and a 10' multi-use path are also required.
- » View this link for the 3A cross-section in our CTP.
- » Road improvements as required by the comprehensive plan will require design and construction of improvements across both frontages to add lanes and medians; timing of the development of the site may eliminate developer's responsibility for these improvements.

DEVELOPMENT CONTACTS

JENNIFER CURRIN

Town of Wake Forest, Assistant Planning Director

jcurrin@wakeforestnc.gov

919-435-9517

PATRICK REIDY

Town of Wake Forest, Senior Planner

preidy@wakeforestnc.gov

919-435-9515 (direct)

919-761-3105 (mobile)

DYLAN BRUCHHAUS, AICP, CZO

Town of Wake Forest, Planner II

dbruchhaus@wakeforestnc.gov

919-435-9512 (direct)

JIM HAYES

Wake EMC - System Design Supervisor

Jim.Hayes@wemc.com

919-863-6466

MIKE BARITELL

Senior Engineer, City of Raleigh

Mike.baritell@raleighnc.gov

Water.review@raleighnc.gov

919-630-0068

JONATHAN HAM, PE, MBA

Development Services Manager, City of Raleigh

Jonathan.ham@raleighncgov

Water.review@raleighnc.gov

919-996-3543

TRINITY
PARTNERS