

88  
FOR SALE  
24

# 8824 LIGON MILL RD

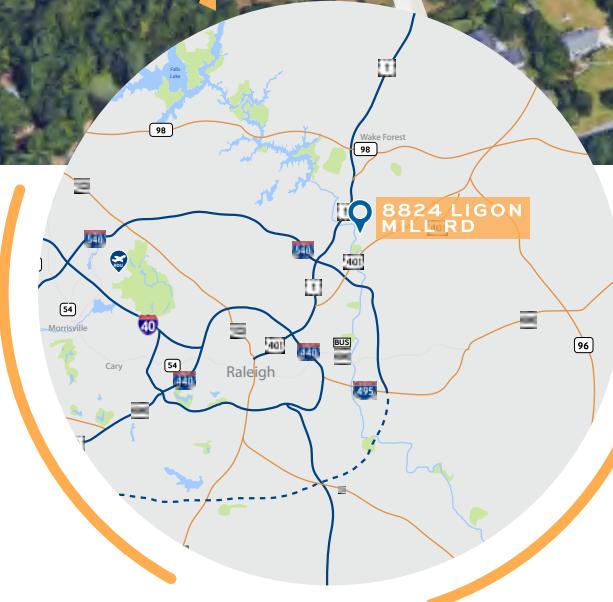
WAKE FOREST, NC 27587



## 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

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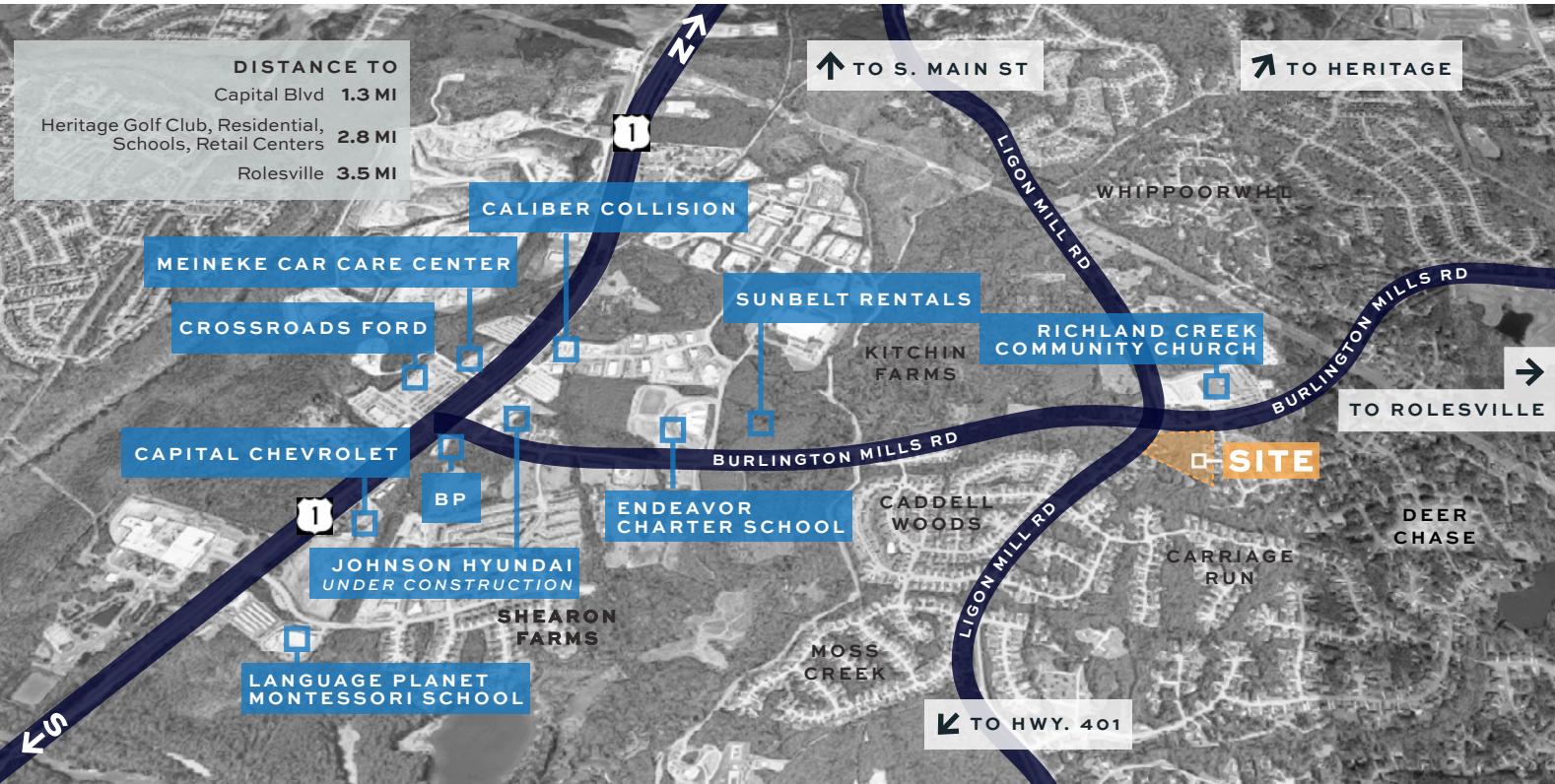
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## THE STATS ON WAKE FOREST

**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

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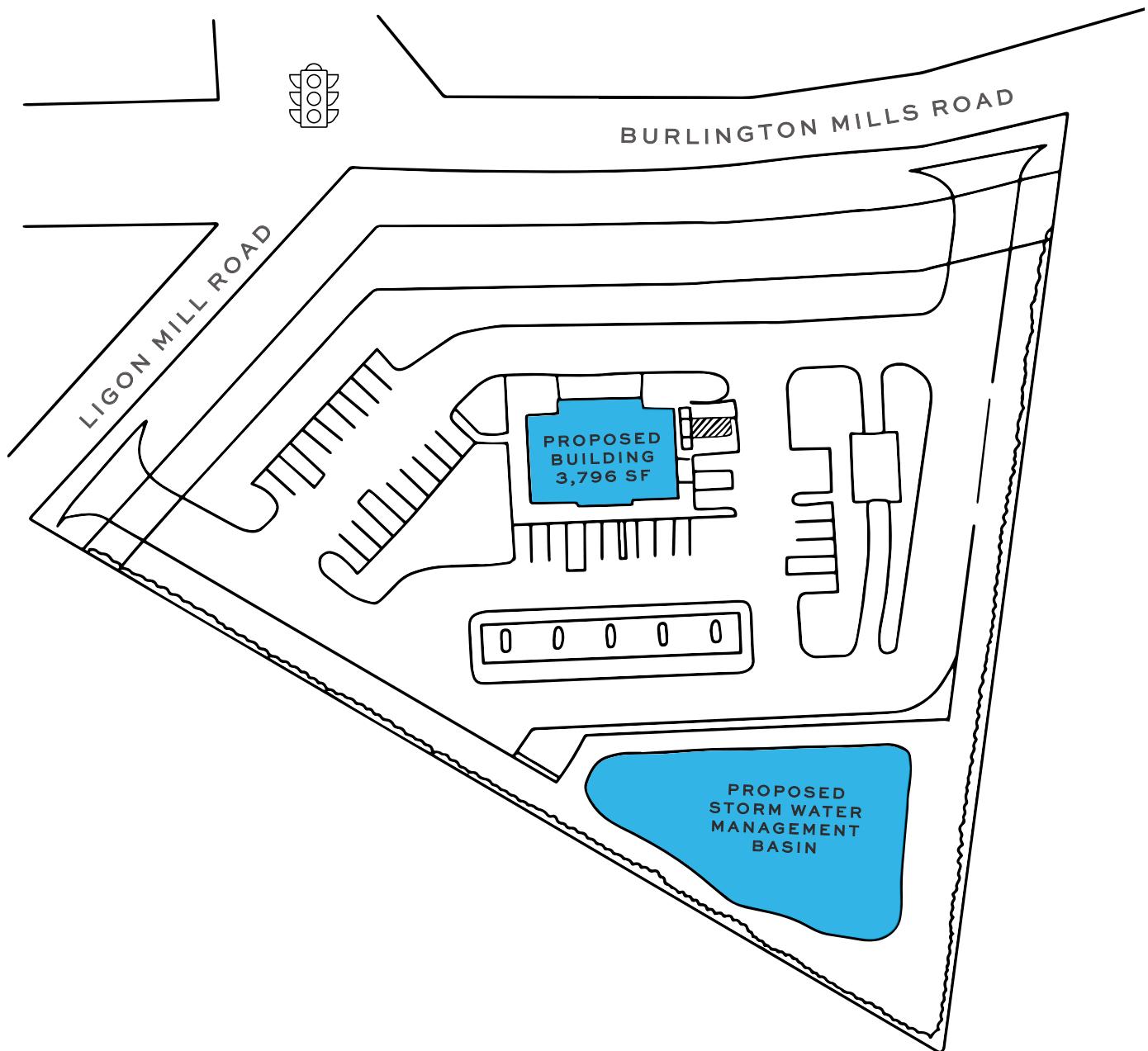
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## PROPOSED C-STORE SITE PLAN



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.

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## 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

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