

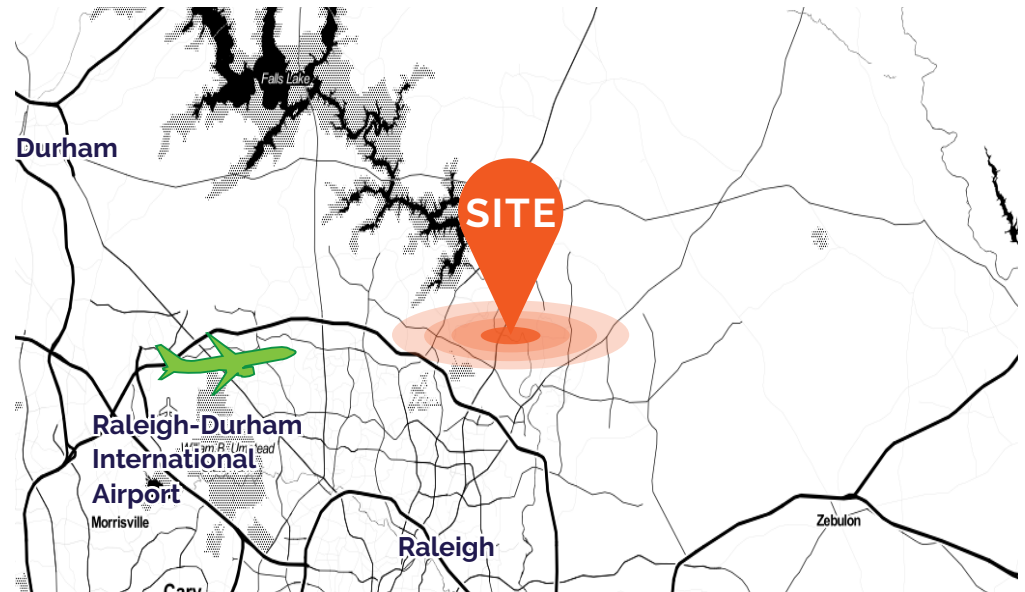


0 SHEARON FARMS AVENUE

Wake Forest, North Carolina 27587

SALE INFORMATION

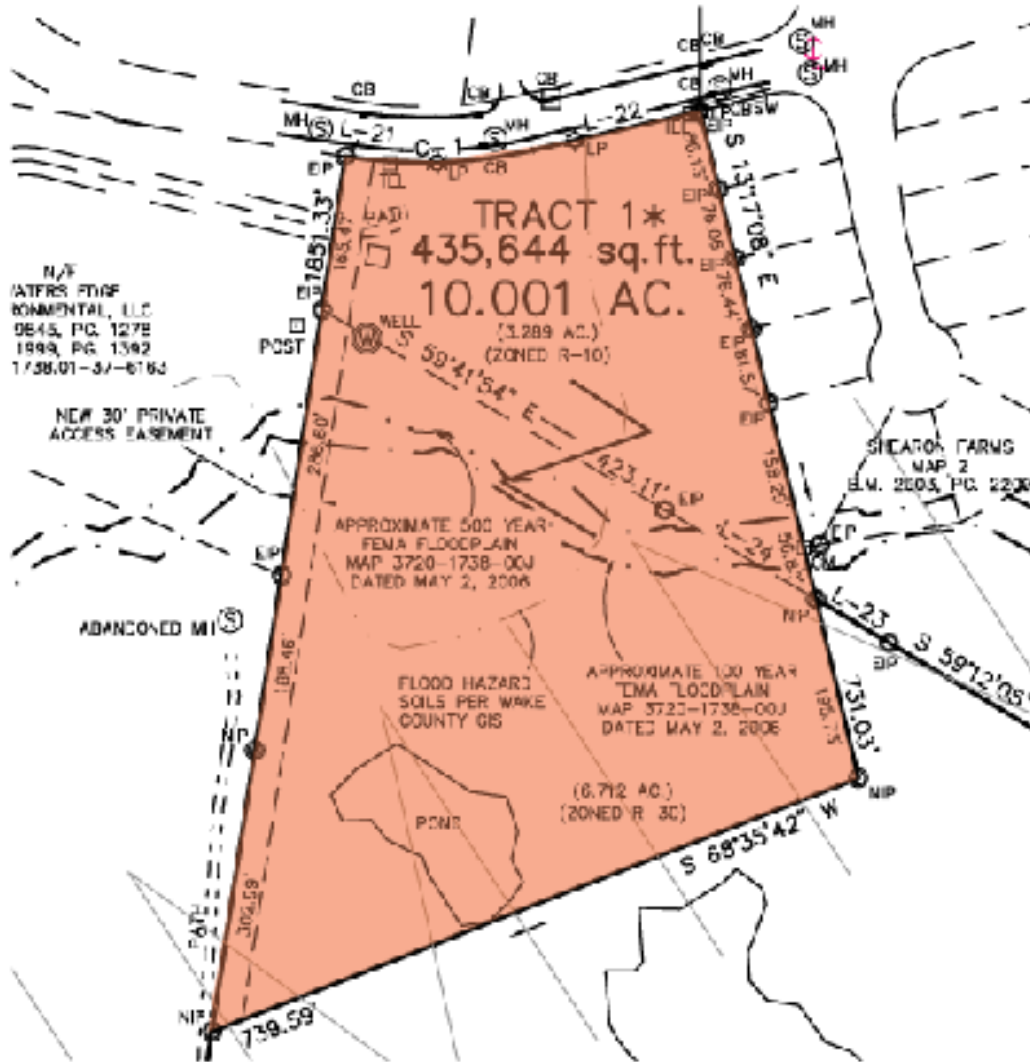
Acreage	±10 acres
Location	Wake County
Zoning	R-30
Frontage:	Shearon Farms Ave
Parcel Number:	1738472008
Topo	Gently Sloping
Utilities	Water & Sewer Available (annexation required)
Price	\$1,650,000
Description	Located near Capital Blvd, minutes from I-540



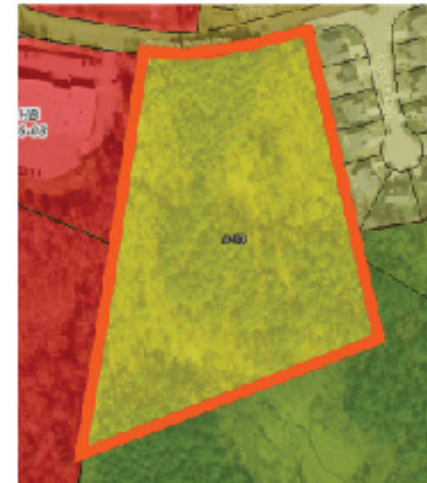
2022 Summary	2 Miles	5 Miles	10 Miles
Population	27,334	153,142	443,466
Households	9,732	56,187	172,978
Avg. Household Income	\$117,269	\$109,551	\$105,957



SITE MAP



ZONING



FLOOD HAZARD

**DAVID BATTEN**

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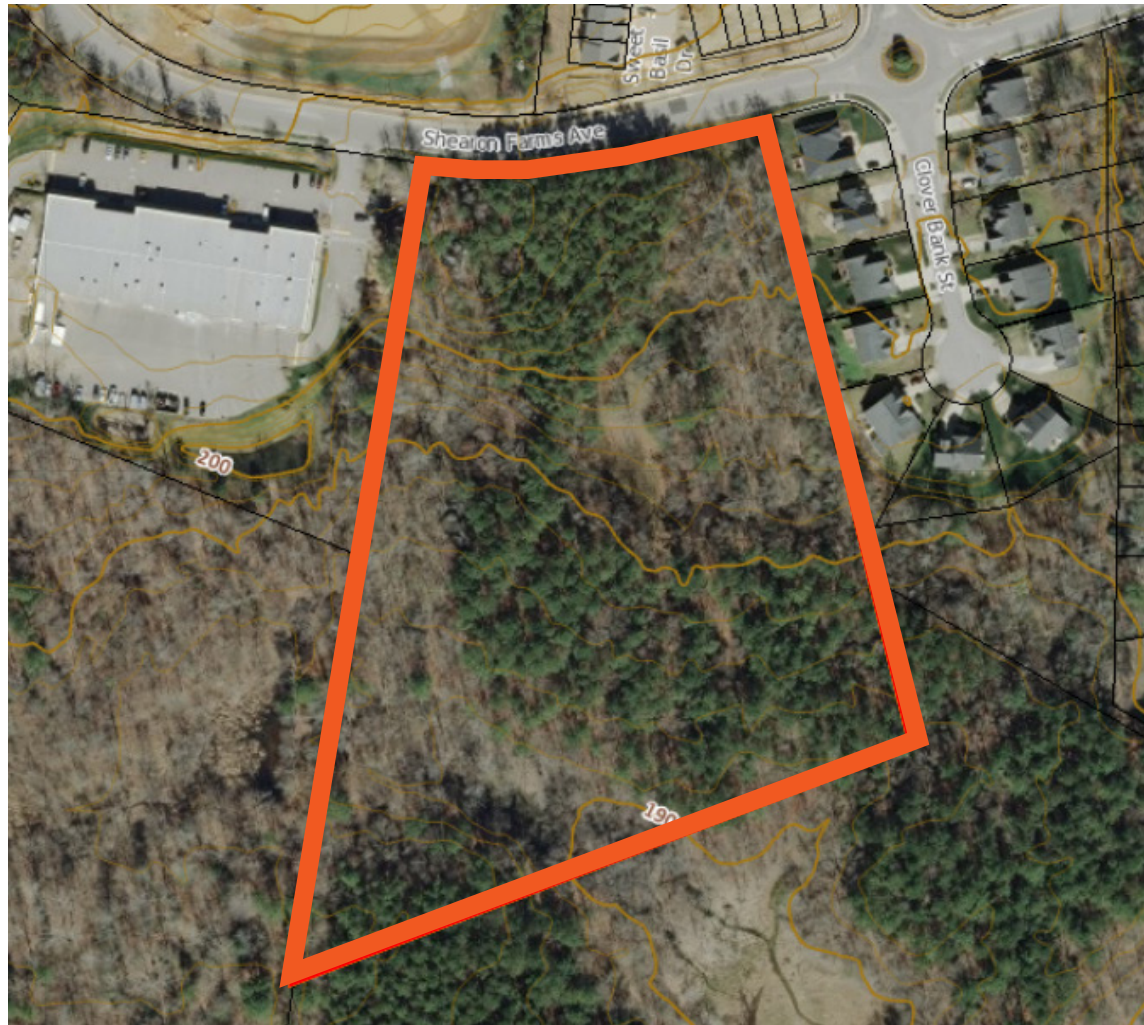


Visit our website for
more information.

Property Overview



Topography Map



Area Retail



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Future Park

The Mountains-to-Sea Trail is a simple footpath stretching almost 1,200 miles across North Carolina from Clingmans Dome in the Great Smoky Mountains to Jockey's Ridge on the Outer Banks. More than just a walk in the woods, the trail traces the diversity that is North Carolina.



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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 it's 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.



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