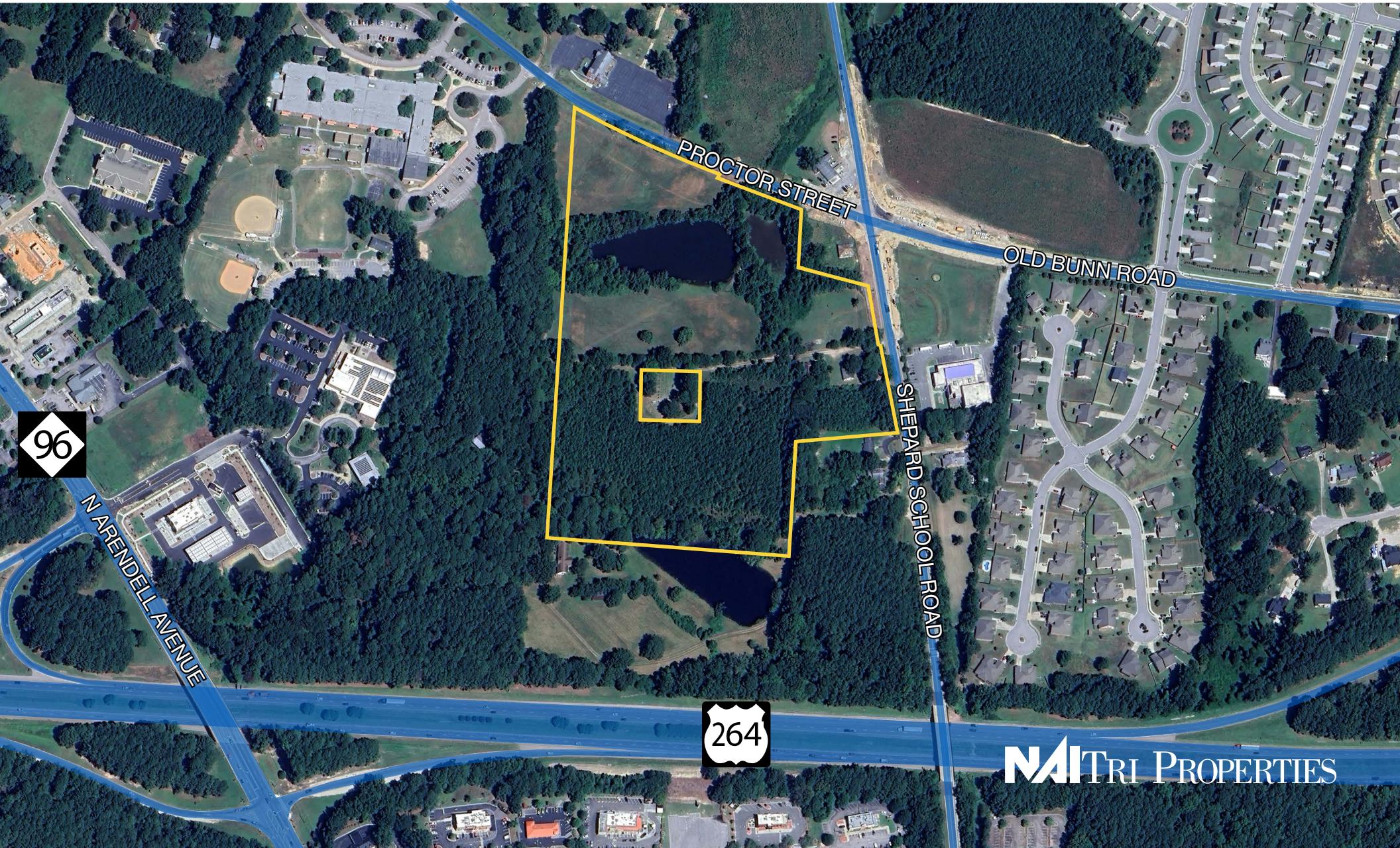


LAND FOR SALE | UP TO \pm 21.28 ACRES

1309 SHEPARD SCHOOL ROAD

ZEBULON, NC 27597 | COMMERCIAL DEVELOPMENT OPPORTUNITY



NAI TRI PROPERTIES

PROPERTY OVERVIEW

Prime Commercial Development Opportunity in Zebulon, NC! Discover 21.28 acres of premium land ideally situated along a major corridor in thriving Wake County—perfectly positioned for light industrial or commercial development. On-site sewer service makes development faster and more efficient.

ADDRESS 1309 Shepard Road
Zebulon, NC 27597

ACRES 21.28 acres

PARCELS 2706206369

ZONING R2 - Potential for Light Industrial

FUTURE LAND USE Suburban Commercial

PRICE \$5,320,000 (\$250,000/acre)

FEATURES

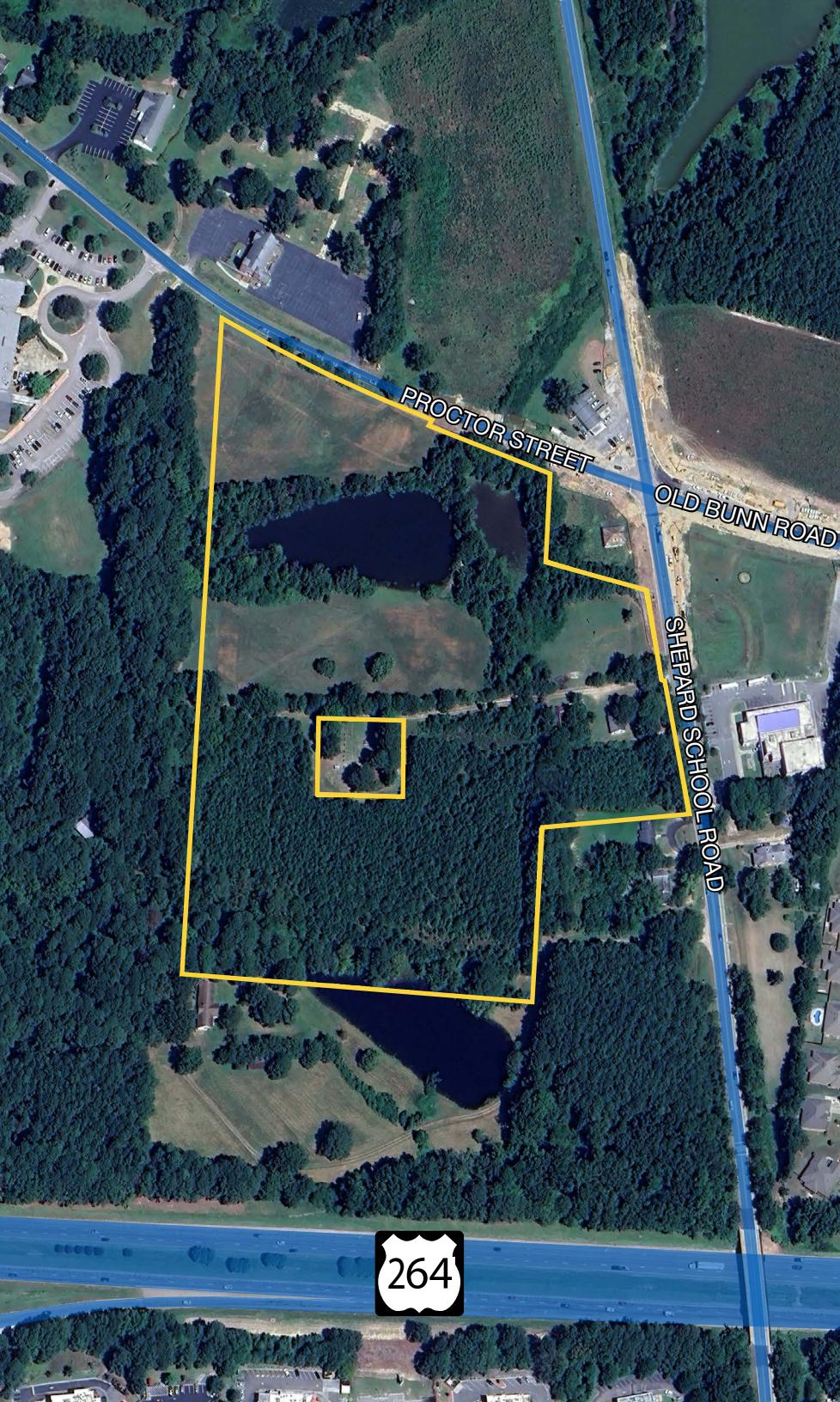
- High-growth area with strong demand for industrial and commercial space
- Excellent transportation connectivity
- Ready for development with utilities in place
- Ideal for investors, developers, or end users seeking long-term growth potential

CONTACT

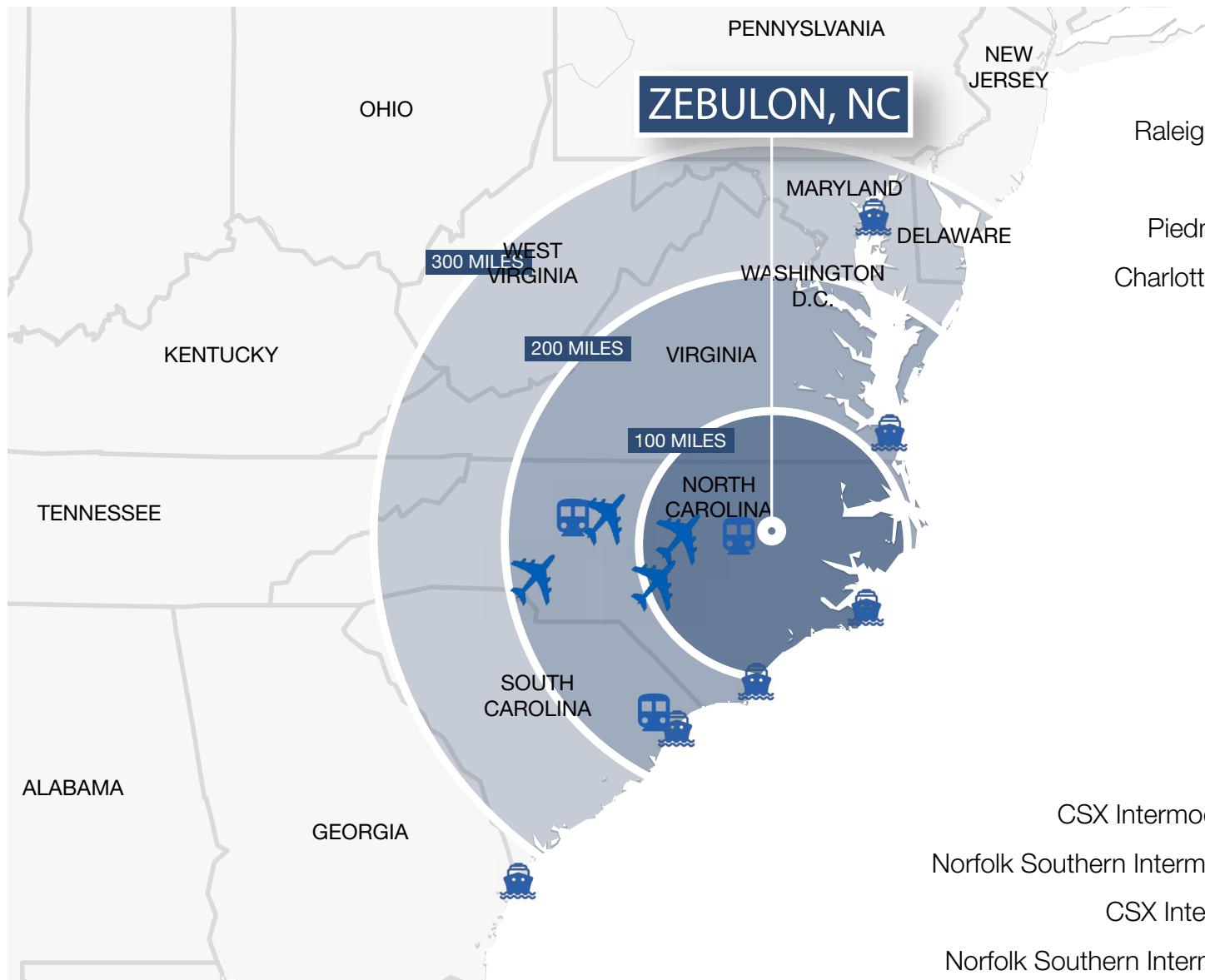
ROB GRIFFIN | 919.281.2318 | rgriffin@triprop.com

TONYA MILLS | 919.281.2307 | tmills@triprop.com

NAI TRI PROPERTIES



REGIONAL CONNECTIVITY



AIRPORTS

Raleigh-Durham International	38 Miles
Fayetteville Regional	86 Miles
Piedmont Triad International	115 Miles
Charlotte Douglas International	195 Miles

SEAPORTS

Wilmington, NC	145 Miles
Morehead City, NC	140 Miles
Norfolk, VA	163 Miles
Charleston, SC	293 Miles
Savannah, GA	337 Miles
Baltimore, MD	301 Miles

RAIL LINES

CSX Intermodal - Rocky Mount, NC	32 Miles
Norfolk Southern Intermodal - Greensboro, NC	103 Miles
CSX Intermodal - Charlotte, NC	192 Miles
Norfolk Southern Intermodal - Charleston, SC	289 Miles

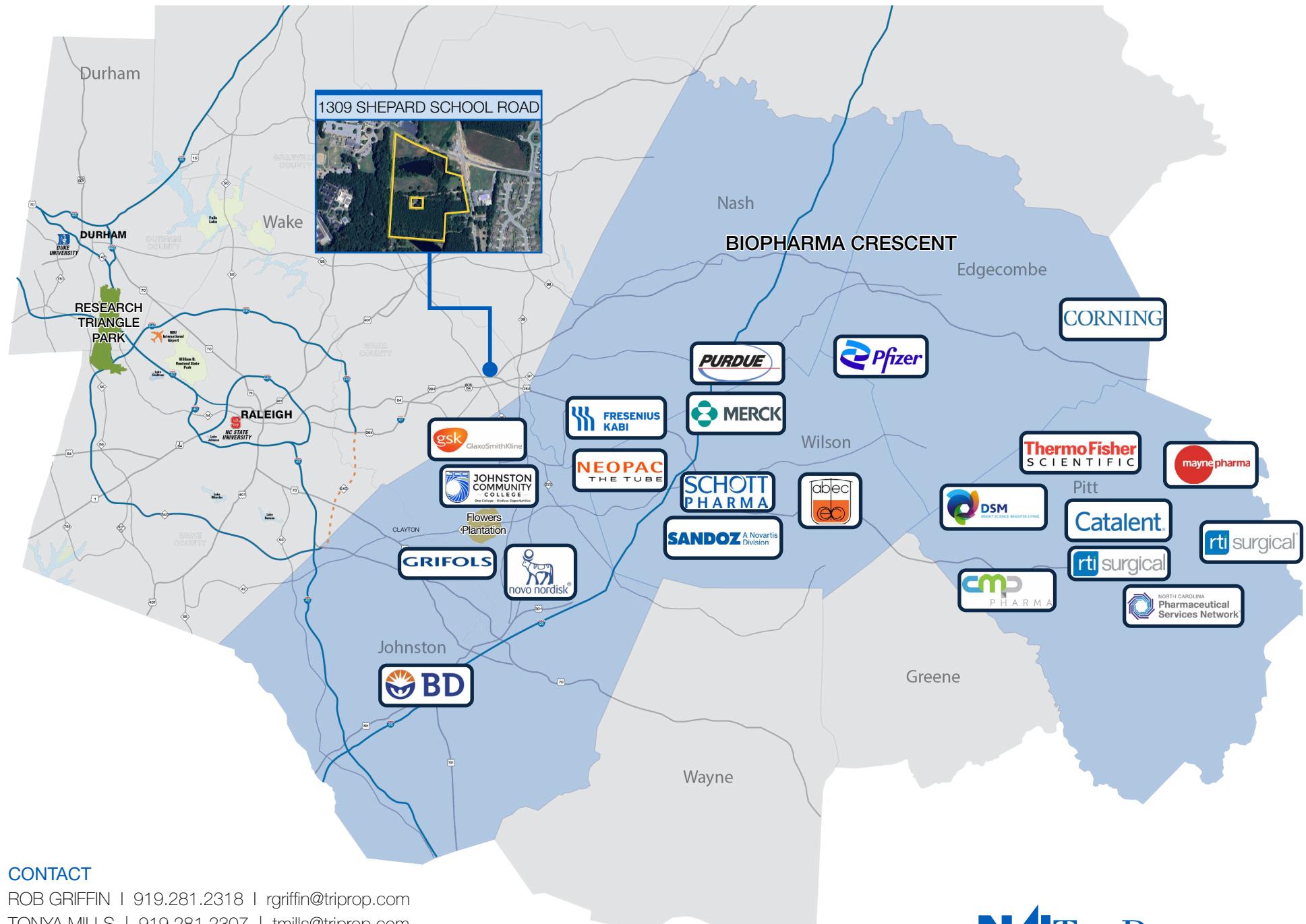
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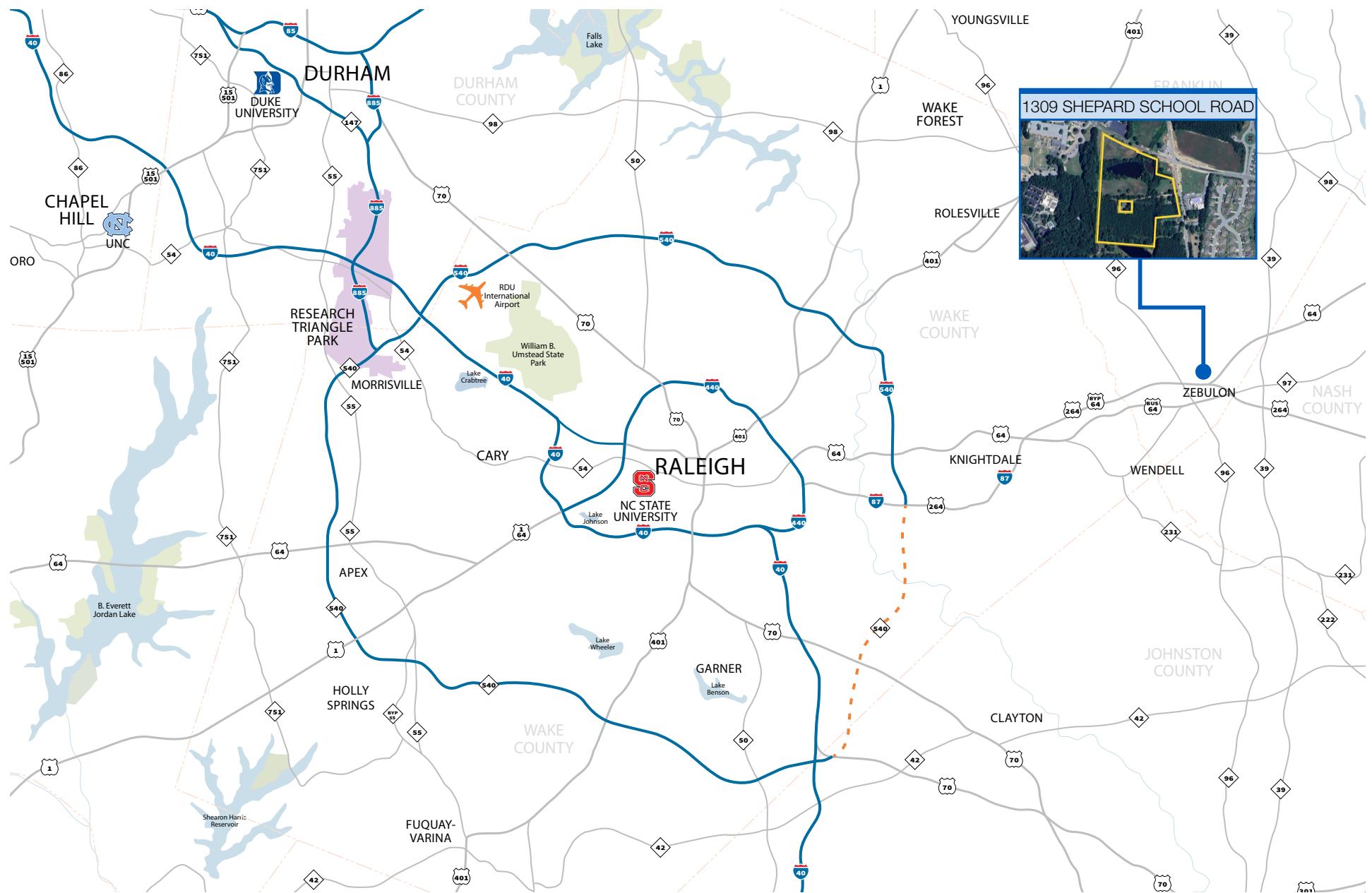
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BIOPHARMA CRESCENT



TRIANGLE REGION



CONTACT

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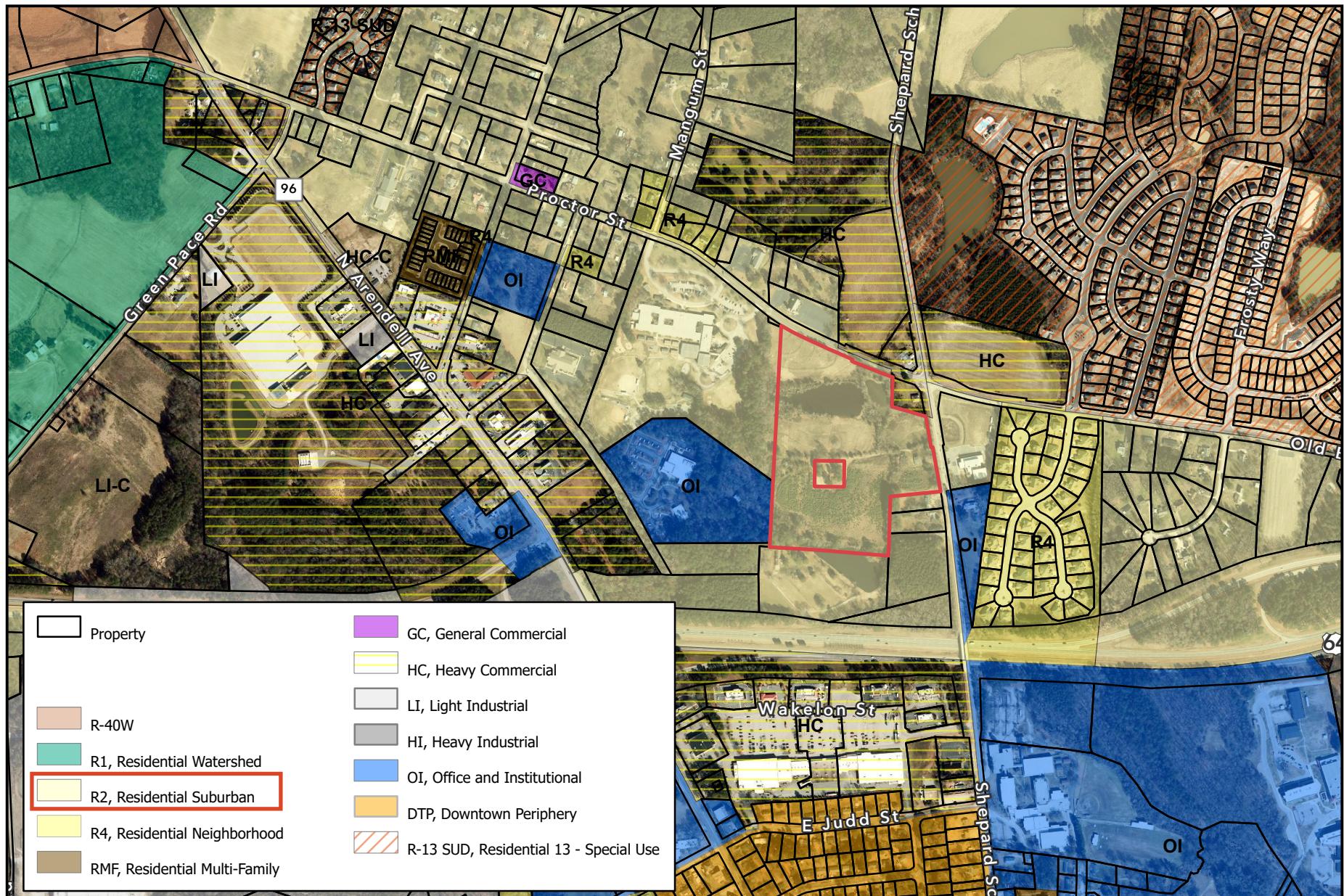
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ZONING MAP



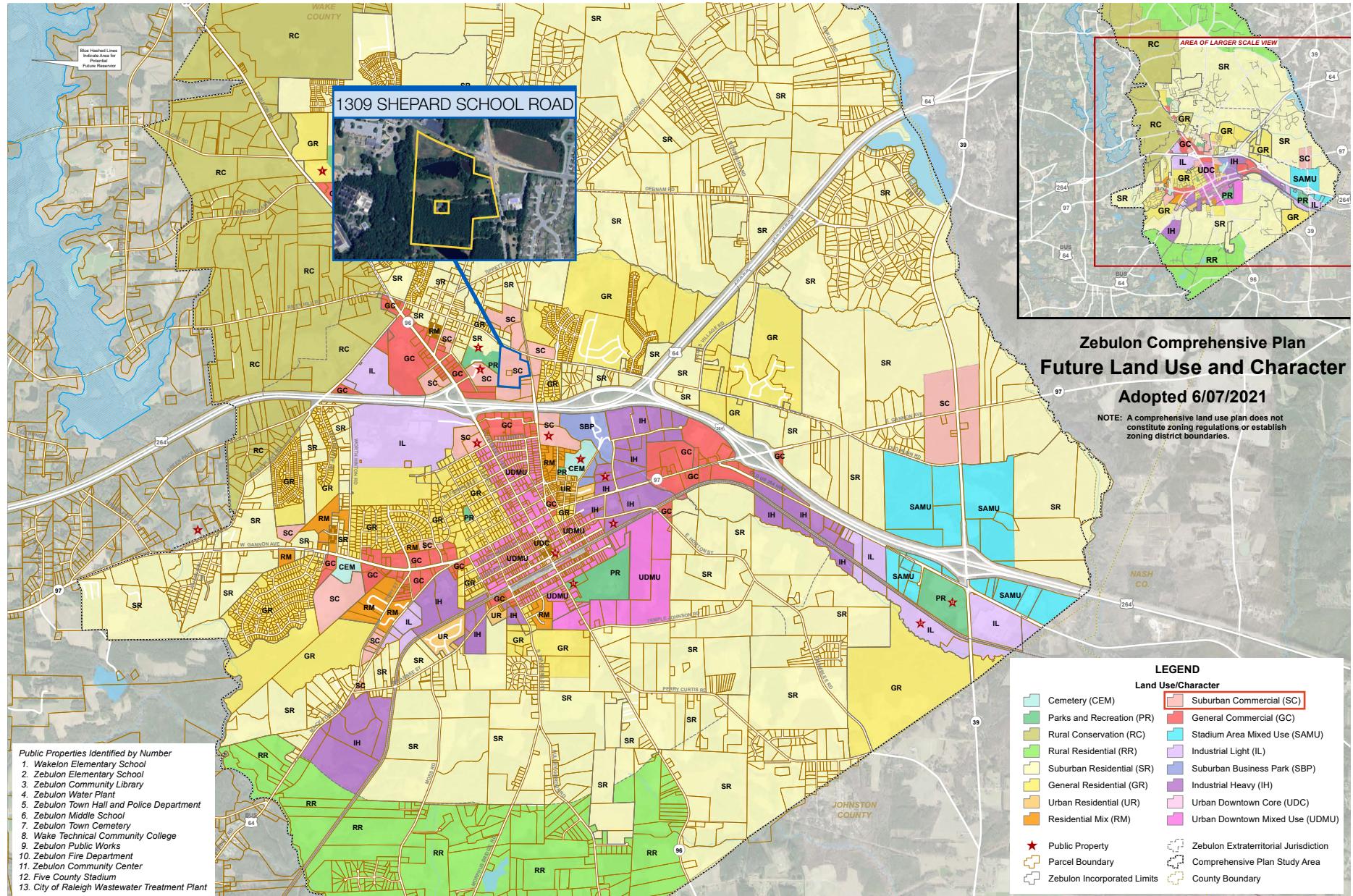
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FUTURE LAND USE MAP



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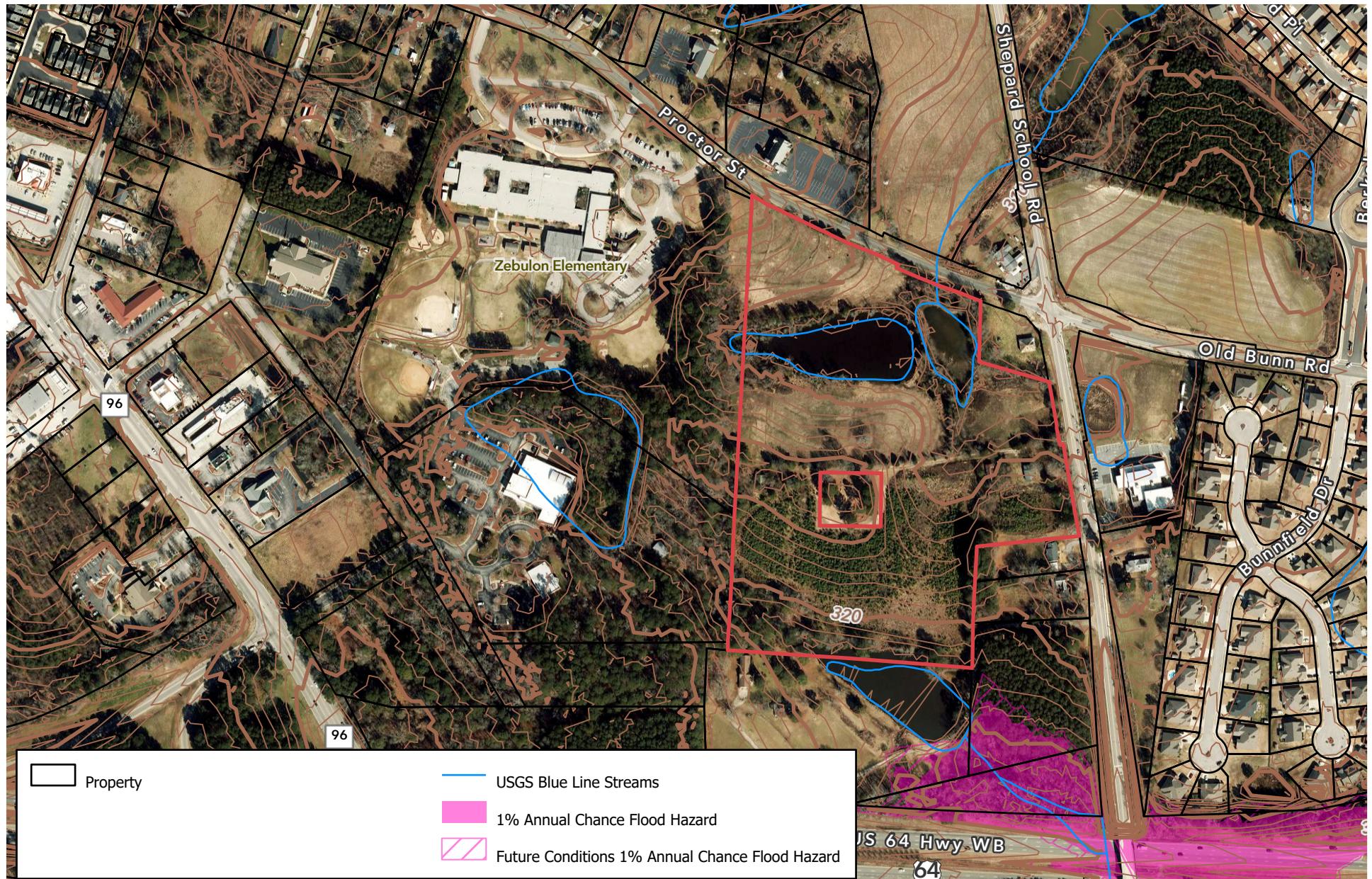
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TOPO / STREAM / FLOODPLAIN MAP



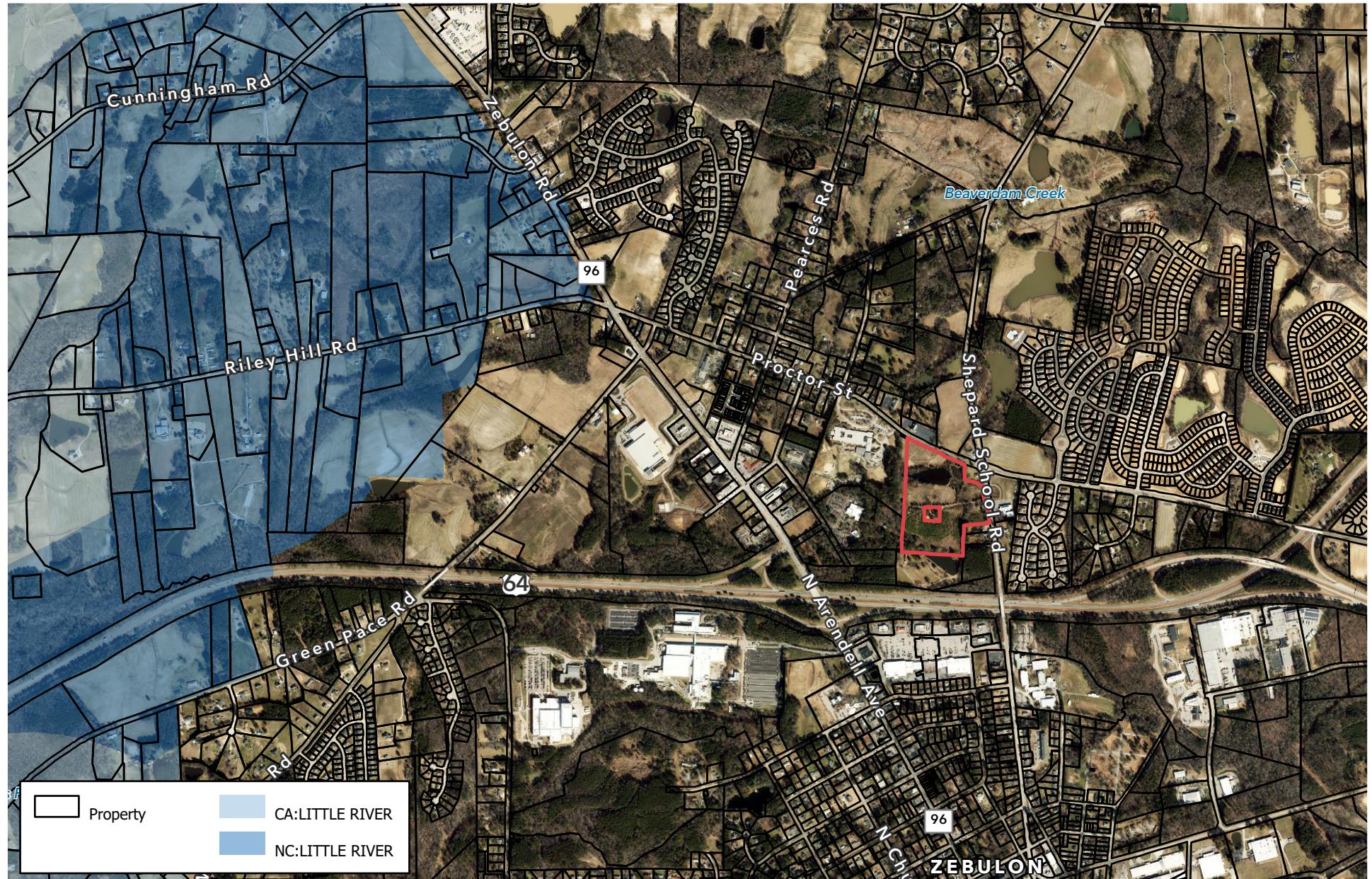
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CRITICAL WATERSHED MAP



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NAI TRI PROPERTIES

WATER / SEWER MAP



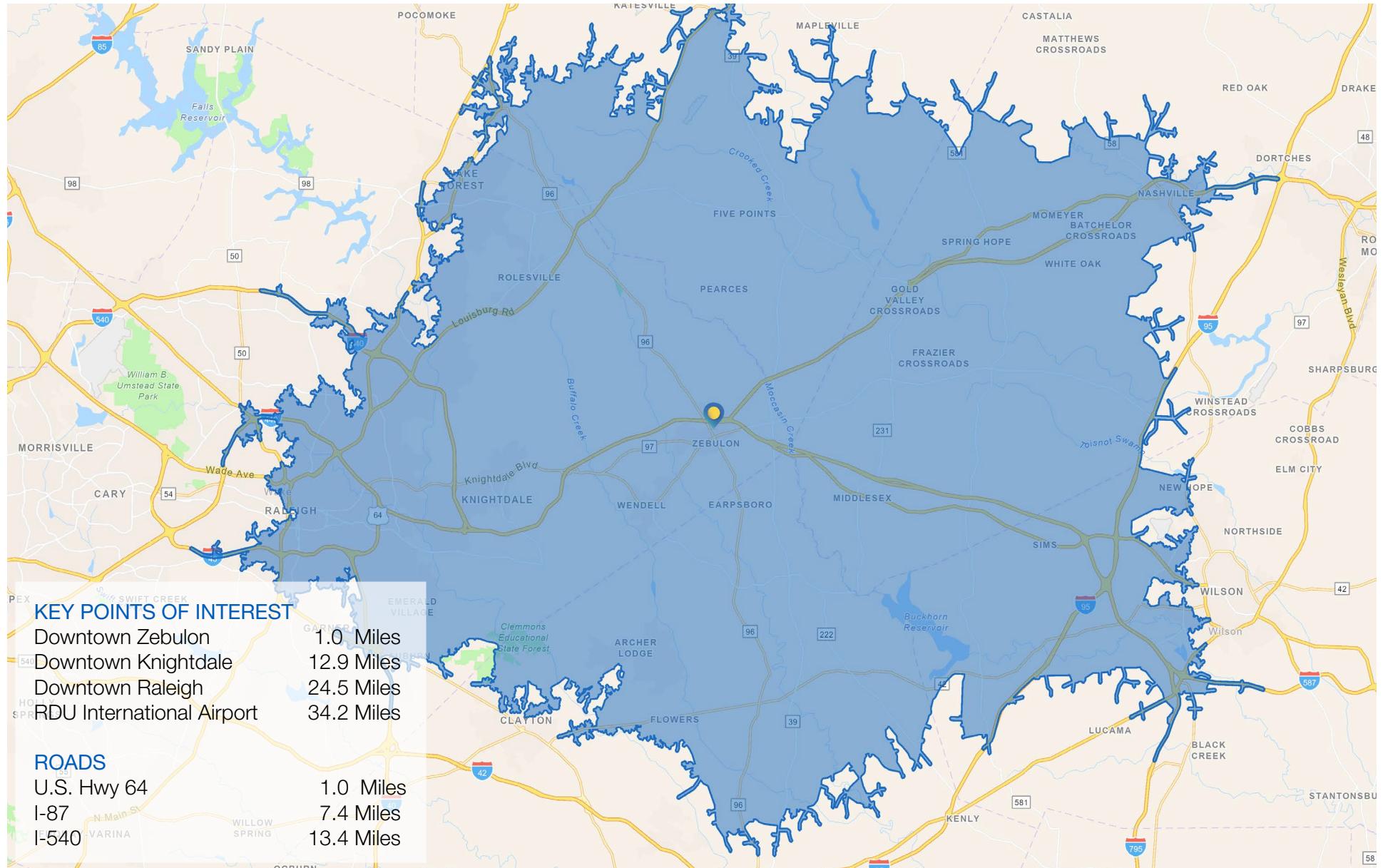
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DRIVE TIME MAP



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NAI TRI PROPERTIES

AMENITIES

RESTAURANTS, BARS, + COFFEE

- Armando's Pizza Zebulon
- Bojangles
- El Rincon Savor
- Golden China
- Good Taste
- Hummingbird Cafe
- Las Delicias Panaderia Y Tortilleria
- Las Rositas
- LeanStore
- Lounge Ninety6
- Mango Loco
- Margarita House Bar & Grill
- McDonald's
- McLean's Ole Time Cafe
- Memo's Pizza
- Norse Brewing Longhouse
- Plaza Del Mariachi
- Popeyes Louisiana Kitchen
- San José Mexican Restaurant
- Scotty's BBQ Shack
- Smash Masters
- Smithfield's Chicken n Bar BQ
- Sonic Drive-In
- Southland Steakhouse
- Spotlight Bar & Lounge
- Subway
- Taco Velez
- Taqueria Universal 3
- Tenampa Bar
- The Creative Cup
- The Fall Line
- Vibrant Nutrition
- Waffle House
- Wang's Bistro



BANKS/ATMs

- Benchmark Community Bank
- First Citizens Bank
- PNC Bank ATM
- State Employees Credit Union
- Truist
- United Community
- Walmart Money Center
- Welcome Federal Credit Union
- Wells Fargo Bank
- Woodforest National Bank

PARKS/RECREATION

- Little River Park
- Robertson Mill Pond
- Sandy Pines Preserve
- Wendell Town Park
- Whitley Park
- Zebulon Community Park

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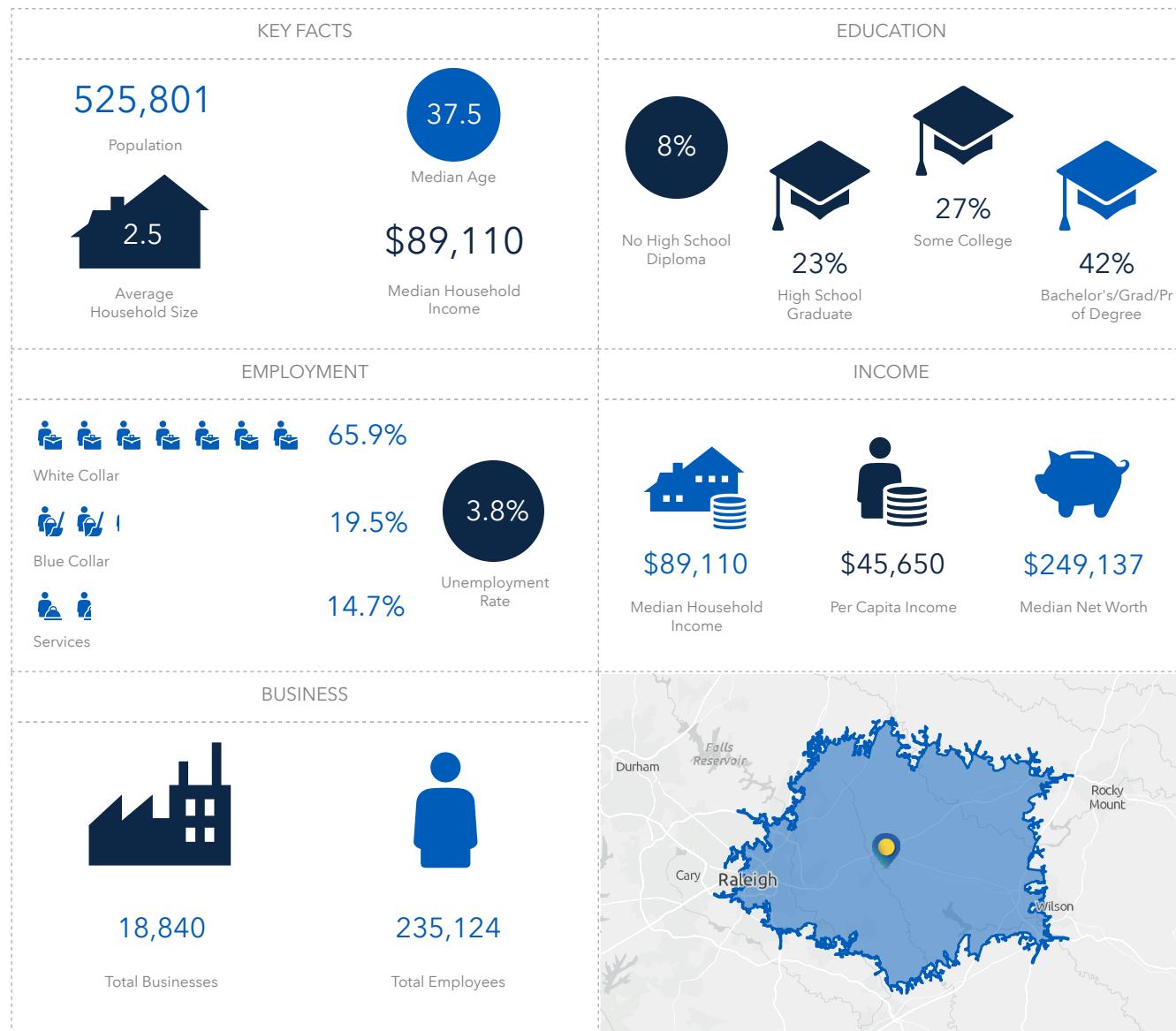
DOWNTOWN ZEBULON

39

NAI TRI PROPERTIES

DEMOGRAPHICS

KEY COMMUTING RADIUS



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