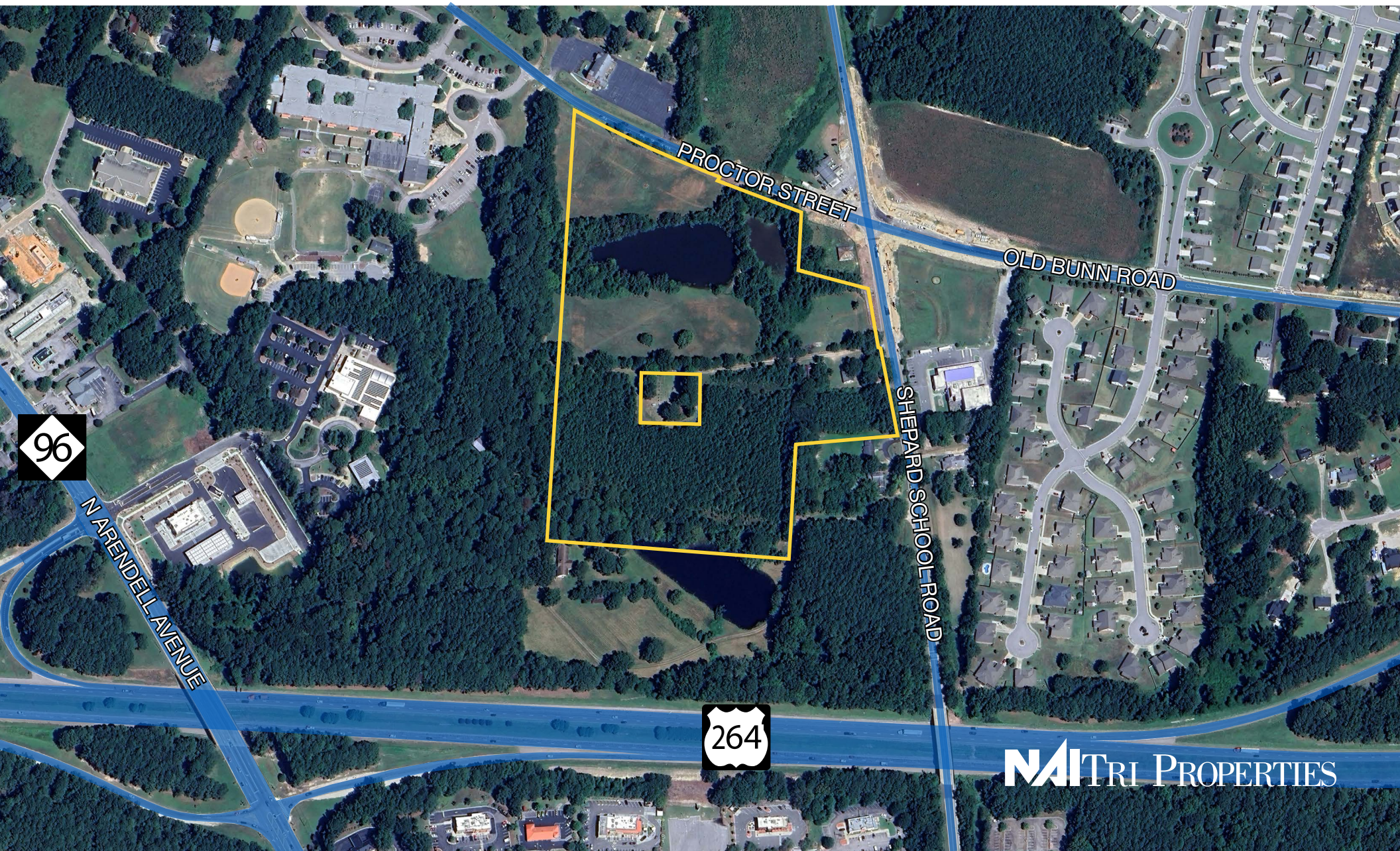


LAND FOR SALE | UP TO ± 21.28 ACRES

1309 SHEPARD SCHOOL ROAD

ZEBULON, NC 27597 | COMMERCIAL DEVELOPMENT OPPORTUNITY



NAI TRI PROPERTIES

PROPERTY OVERVIEW

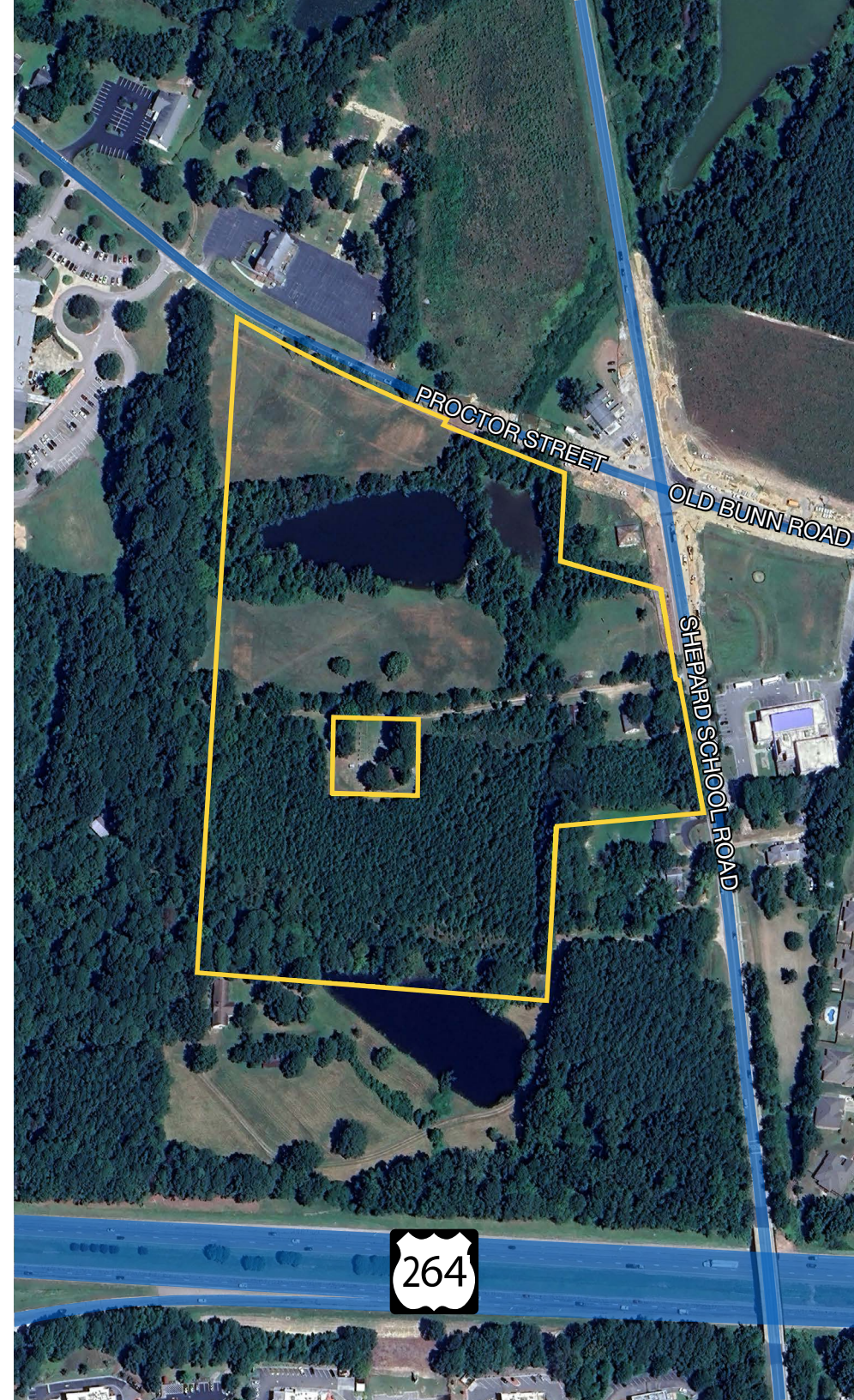
Prime Commercial Development Opportunity in Zebulon, NC! Discover 21.28 acres of premium land ideally situated along a major corridor in thriving Wake County—perfectly positioned for light industrial or commercial development. On-site sewer service makes development faster and more efficient.

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	<ul style="list-style-type: none">• 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

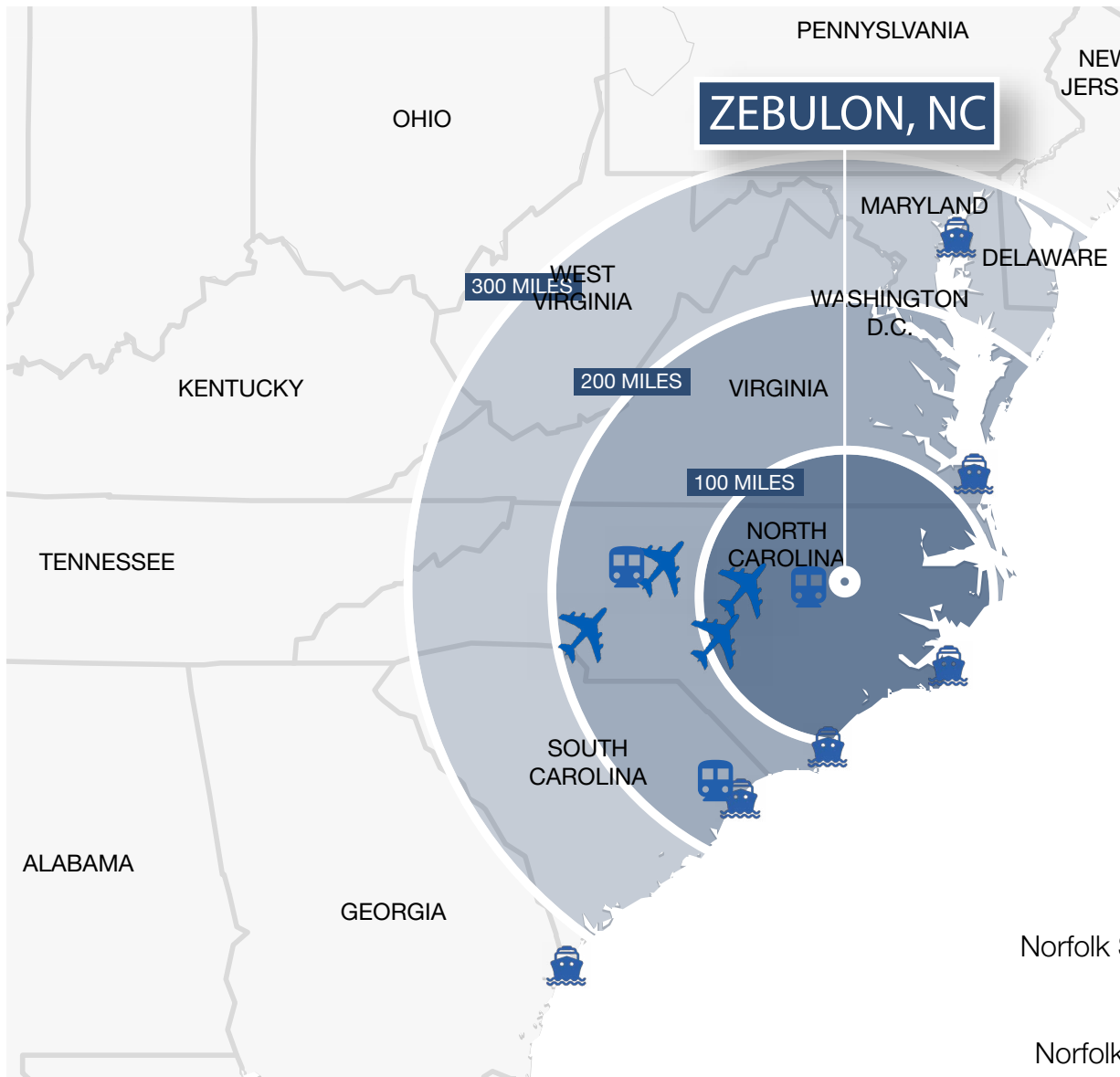
CONTACT

ROB GRIFFIN | 919.281.2318 | rgriffin@triprop.com
TONYA MILLS | 919.281.2307 | tmills@triprop.com

NAITRI 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

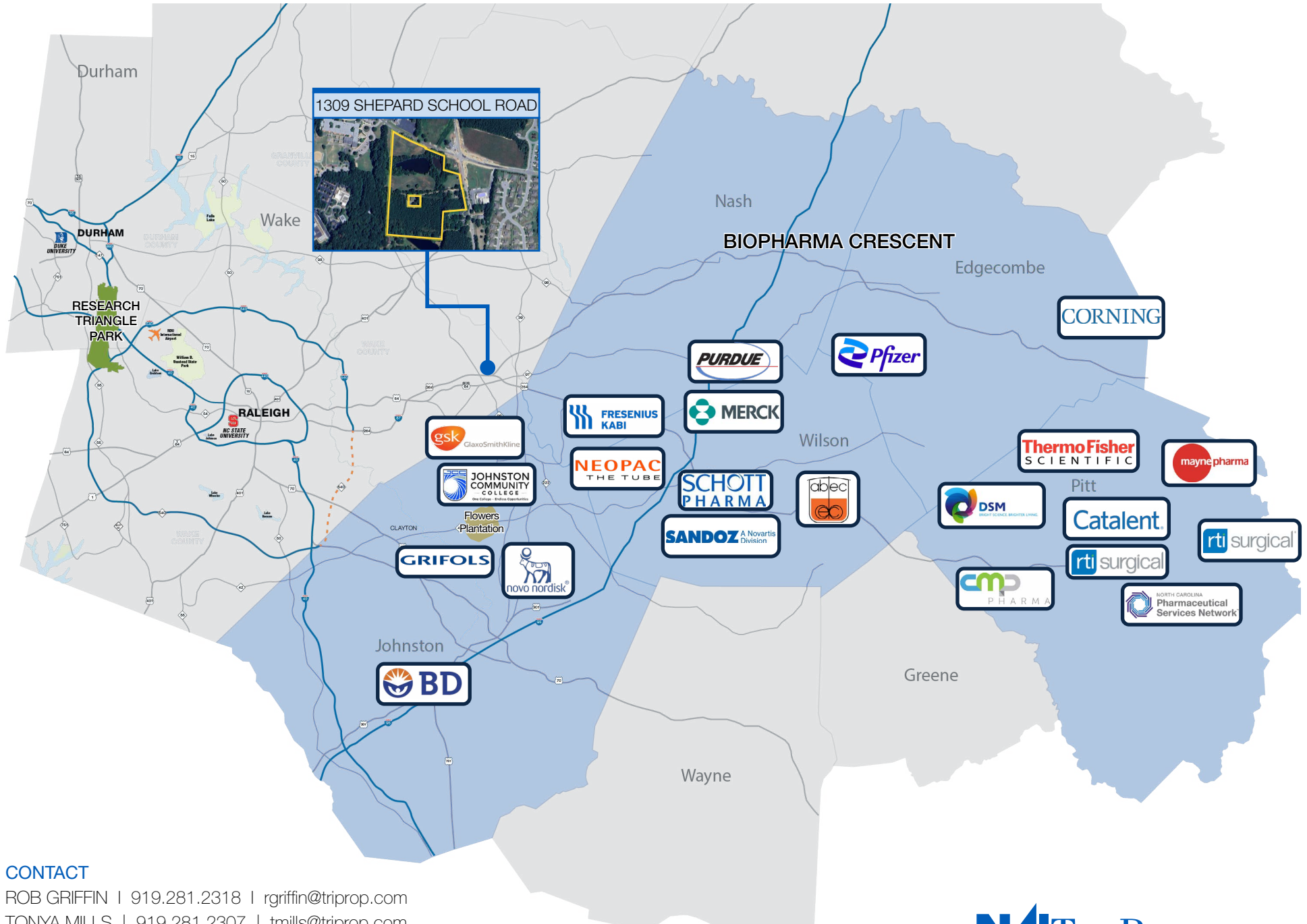
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BIOPHARMA CRESCENT



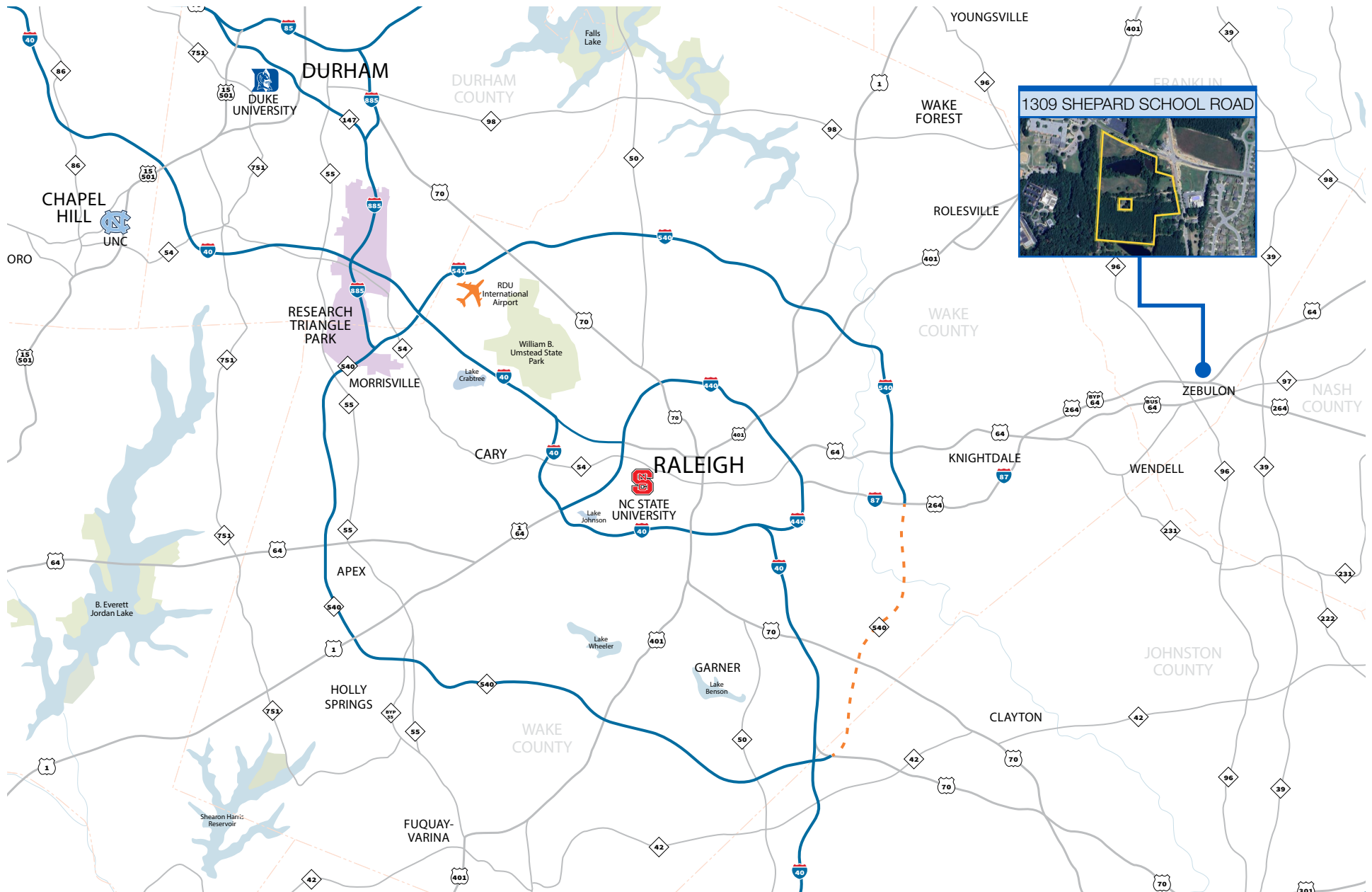
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TRIANGLE REGION



CONTACT

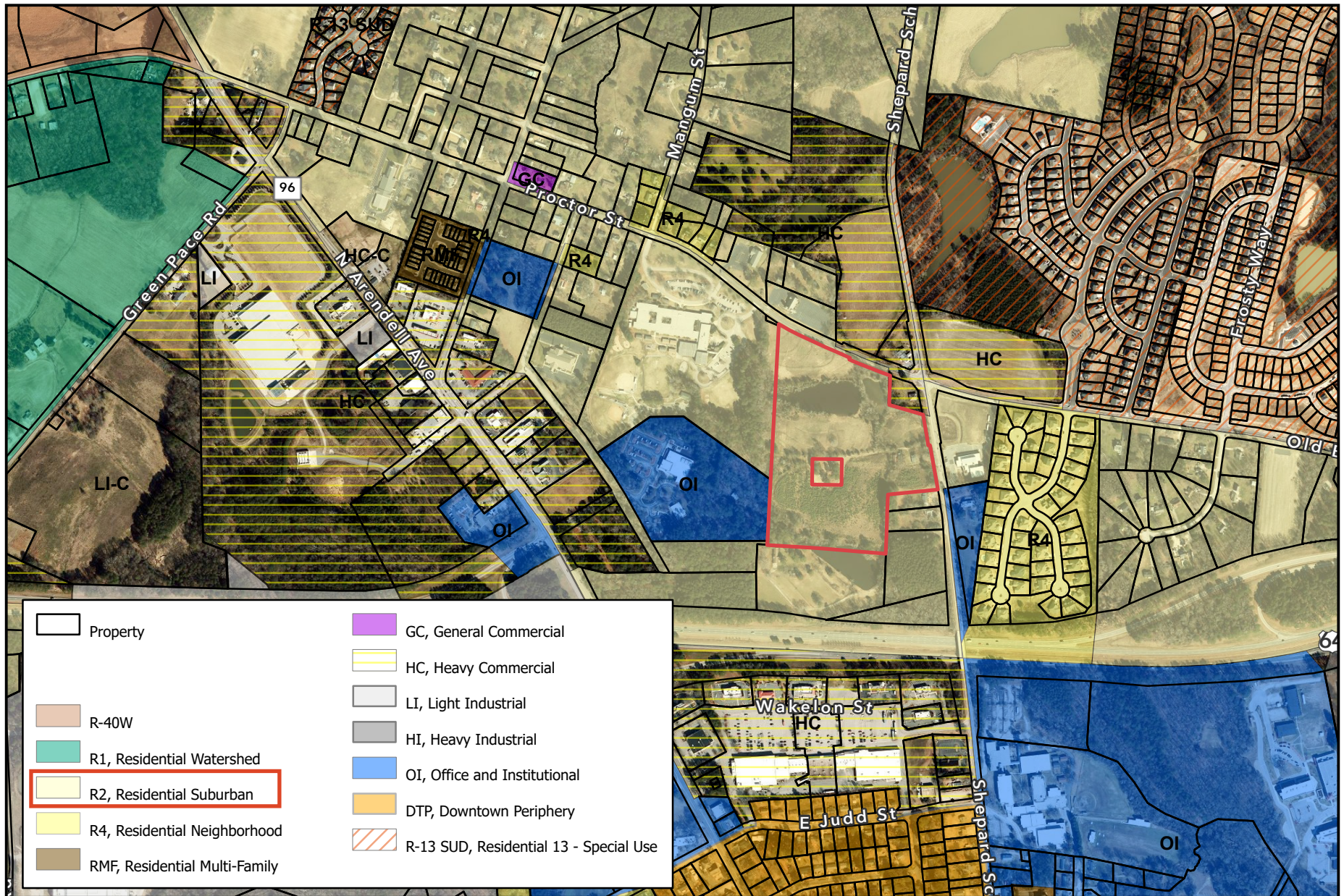
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NAI TRI PROPERTIES

ZONING MAP



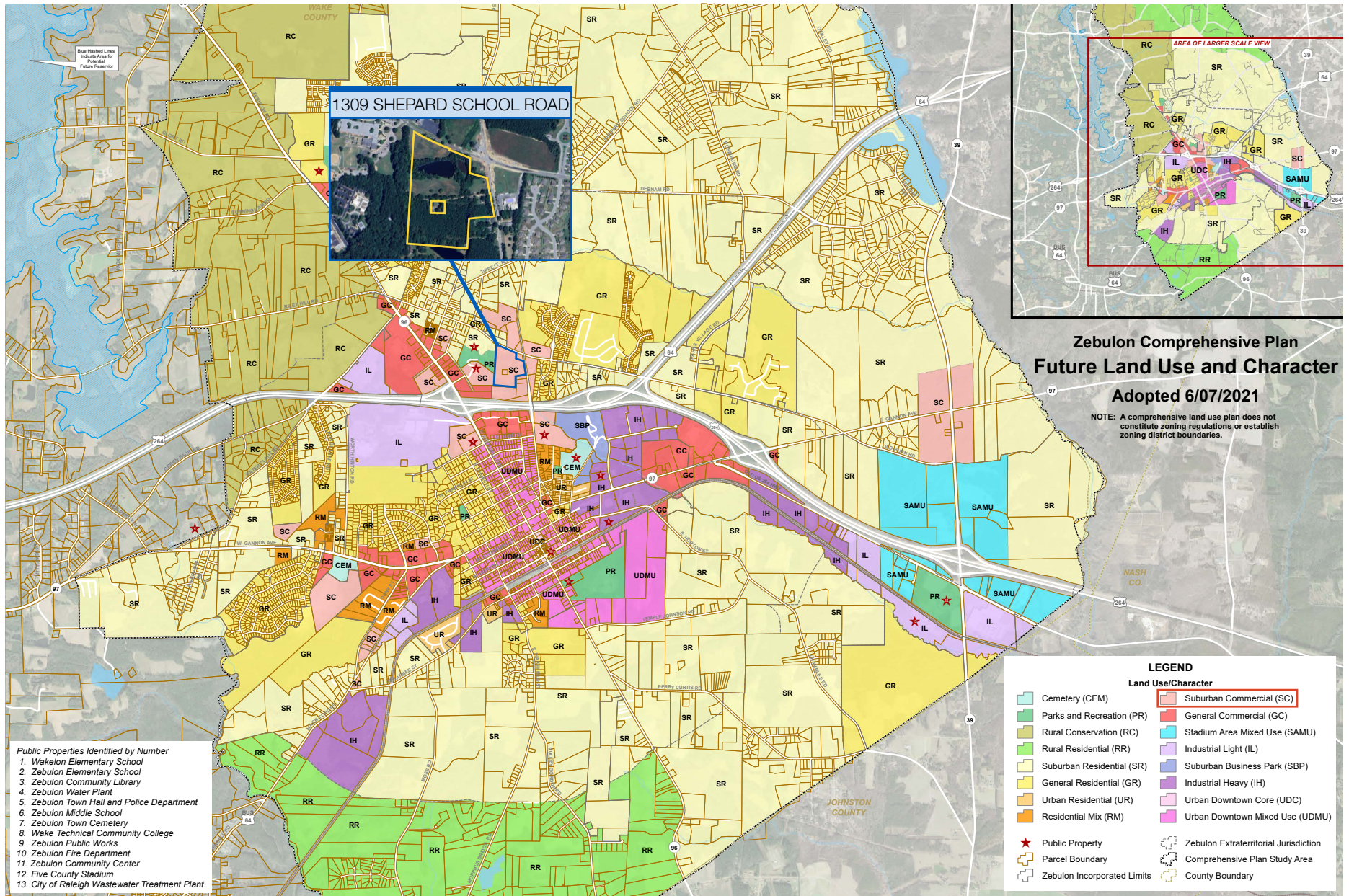
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FUTURE LAND USE MAP



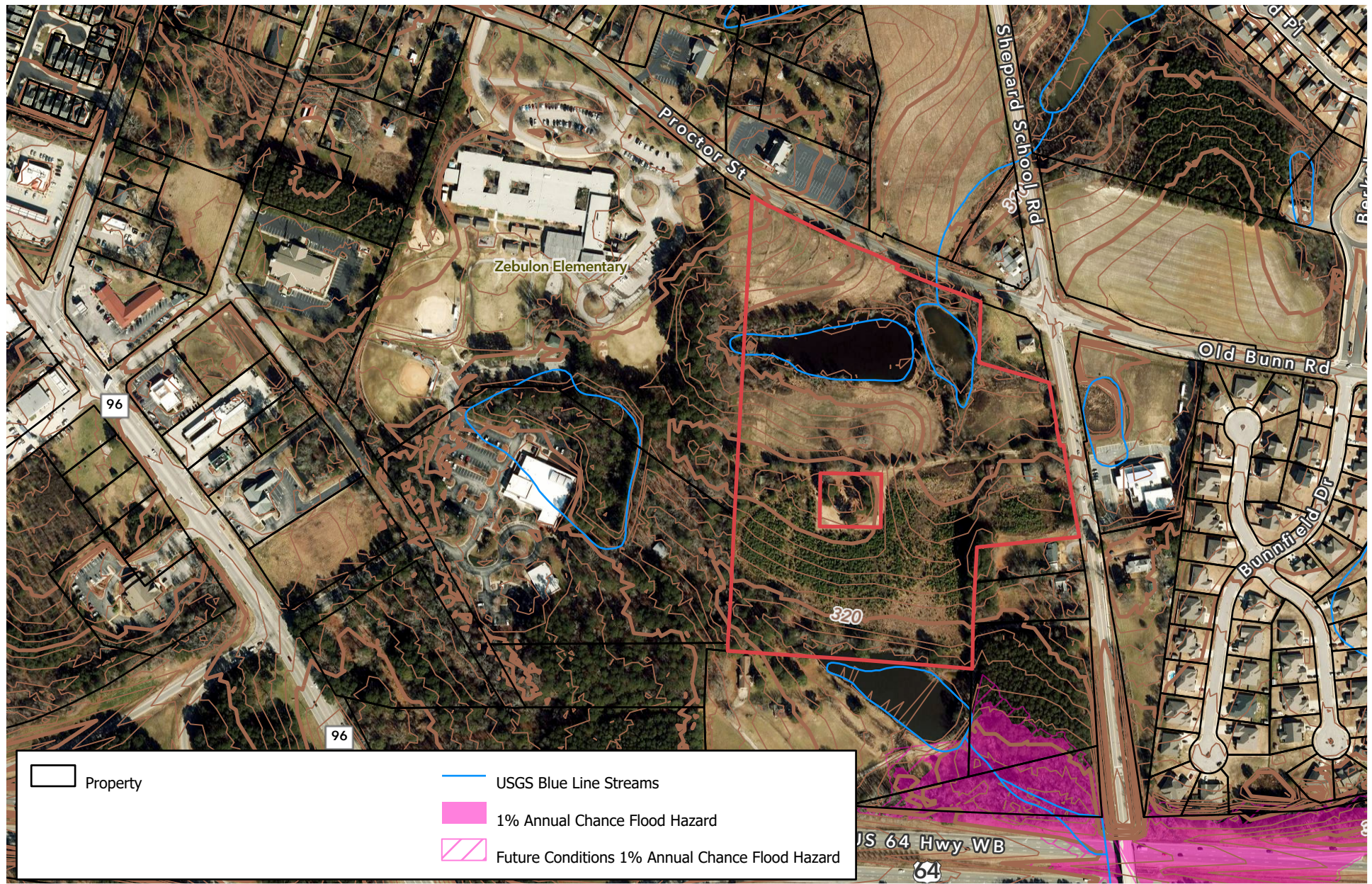
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TOPO / STREAM / FLOODPLAIN MAP



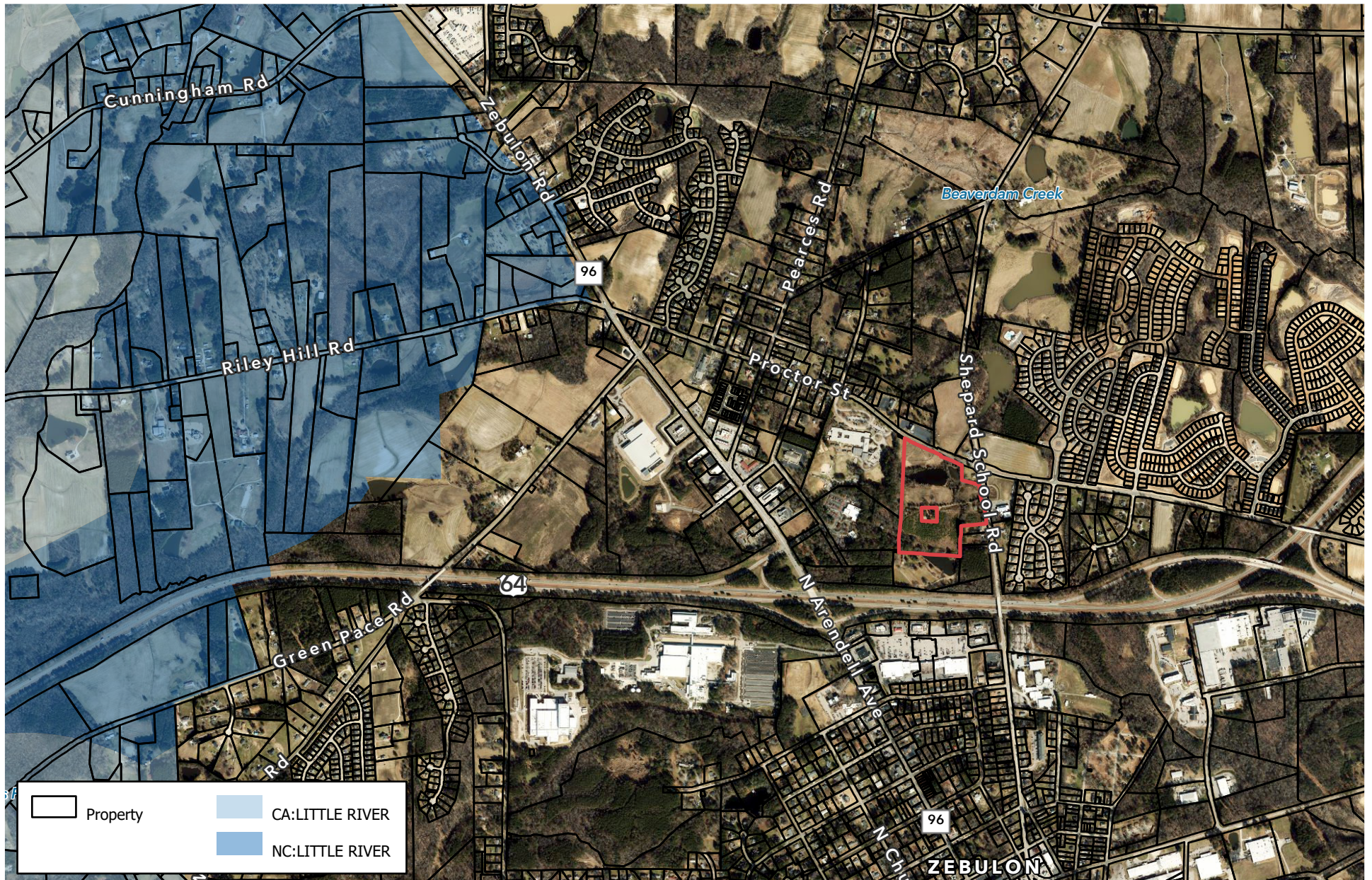
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CRITICAL WATERSHED MAP



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WATER / SEWER MAP



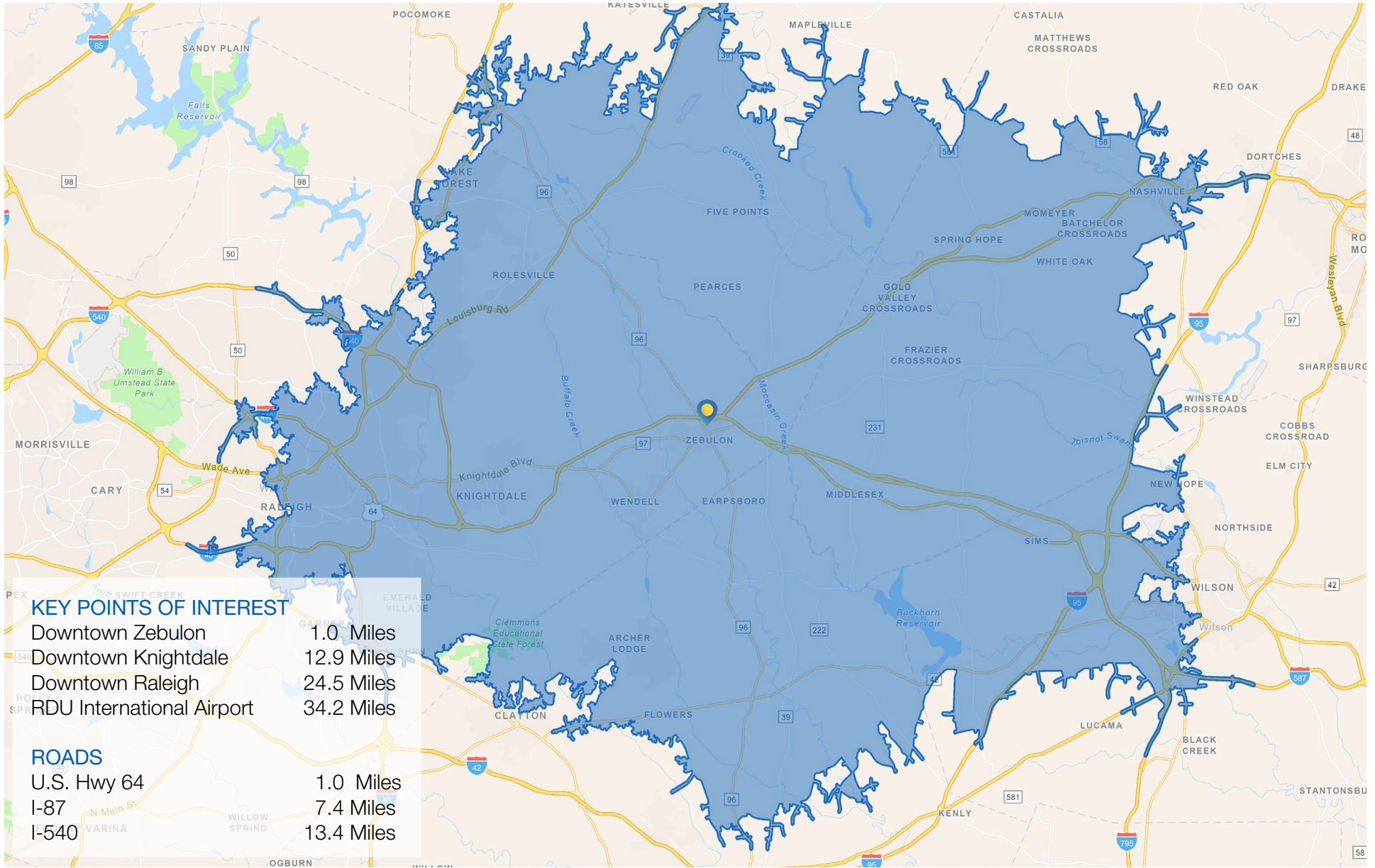
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DRIVE TIME MAP



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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 Tlme 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

1309 SHEPARD SCHOOL ROAD



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

CONTACT

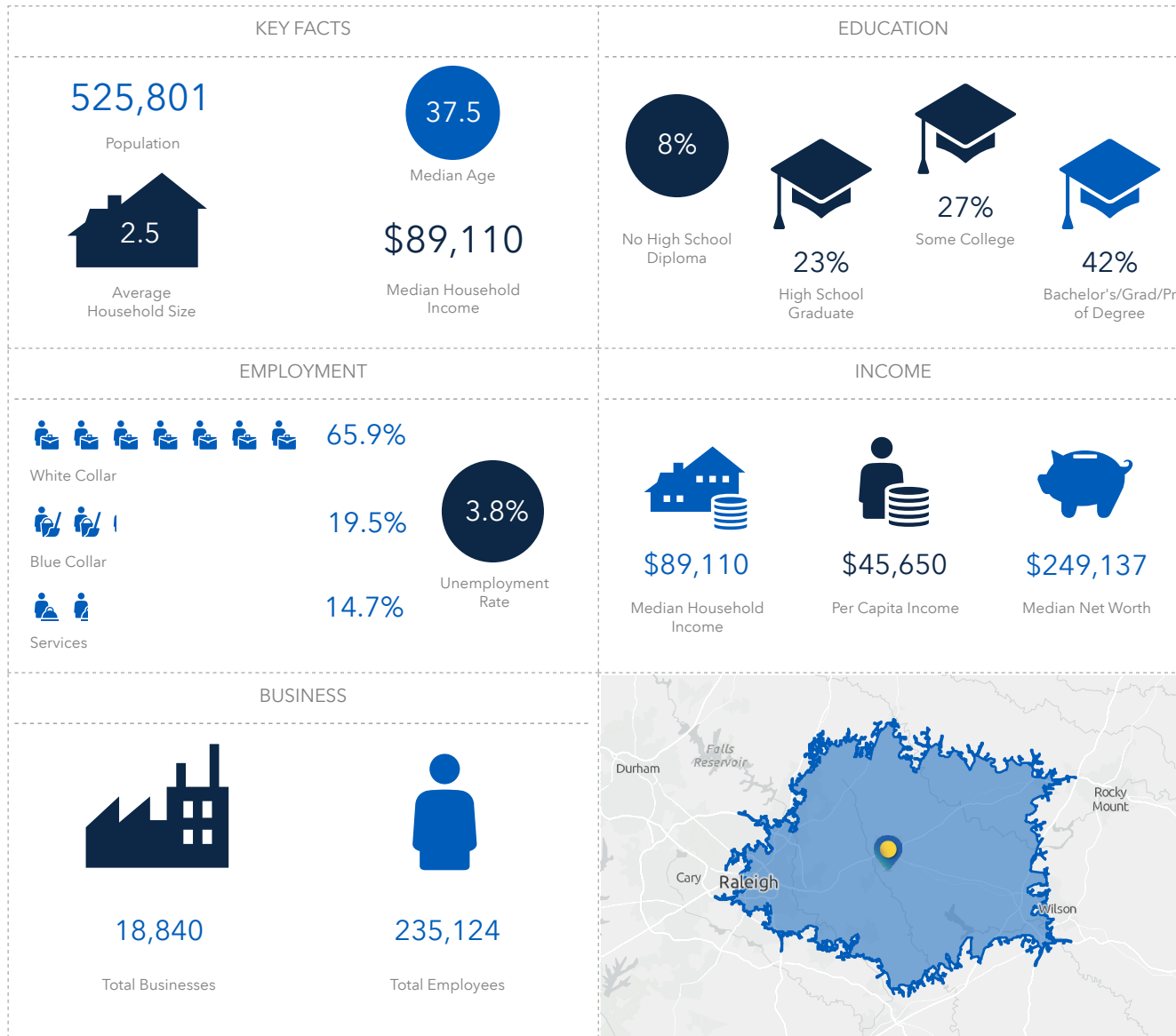
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DEMOGRAPHICS

KEY COMMUTING RADIUS



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