

FOR SALE

Prime Corner Parcel on Hwy 55

1431 BROAD ST

Fuquay-Varina, NC 27526

PRESENTED BY:

KIM MILLS

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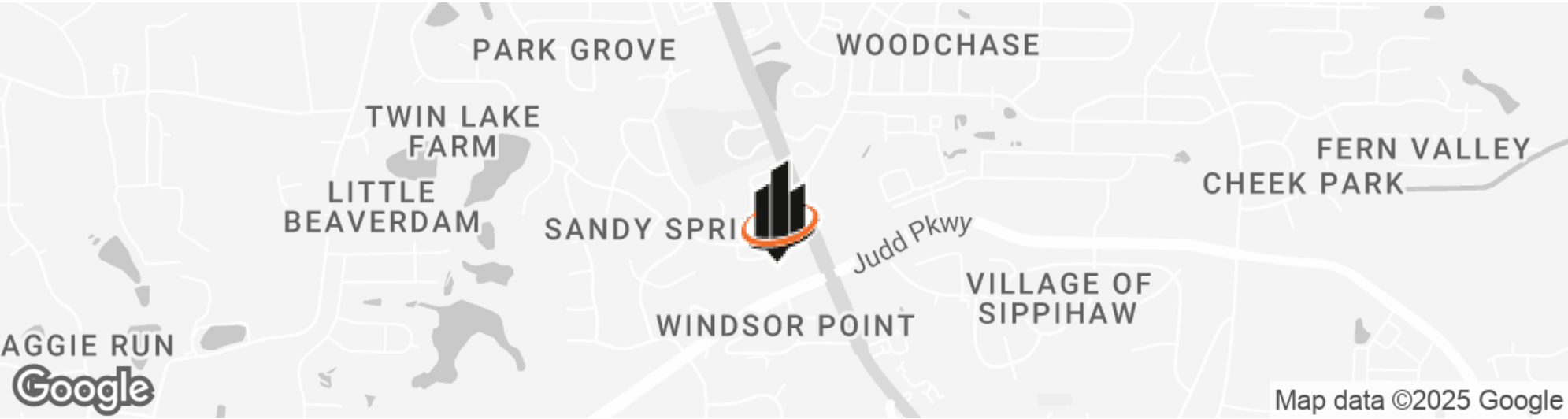
JOHN POWELL

O: 919.948.7229

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±7.57 ACRES

PROPERTY SUMMARY



OFFERING SUMMARY

ACRES AVAILABLE:	±7.57 Acres
ZONING:	PUD (Planned Unit Development) Ideally suited for commercial, retail, office, or medical
SUBMARKET:	Southwest Wake County
FRONTAGE:	516' on Broad Steet (1 curb cut); 341' on Judd Parkway (1 curb cut)
TOPOGRAPHY:	Level
PRICE:	\$4,280,000.00

PROPERTY DESCRIPTION

Discover a prime opportunity at 1431 North Broad Street, Fuquay-Varina, NC: a ±7.57-acre corner parcel on Hwy 55, boasting over 800' of road frontage and a traffic count of ±30,000 VPD. Priced at \$4,280,000, this PUD-zoned land is perfect for commercial retail, office, or medical use. Just six miles from I-540 and steps from downtown Fuquay-Varina, this highly visible and accessible location is near the Research Triangle Park, Raleigh, Durham, and Chapel Hill. Invest in one of North Carolina’s fastest-growing communities, ideally positioned for growth and development. Contact us today to learn more.

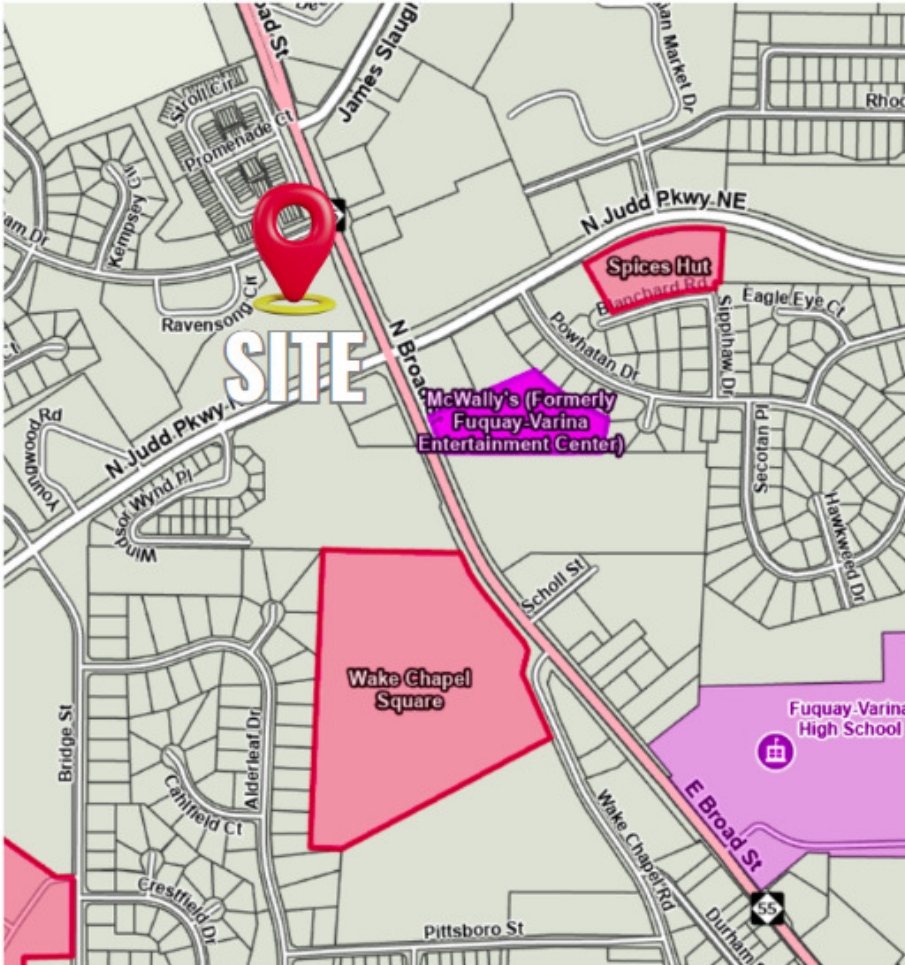
VISIBILITY & ACCESSIBILITY

- ±30,000 Vehicles Per Day
- Property is highly visible & accessible from Hwy 55
- Signalized intersection

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NEARBY AMENITIES



MCWALLY'S FAMILY ENTERTAINMENT CENTER

A new family entertainment center has opened along N.C. Highway 55 in Fuquay-Varina, quickly becoming a major attraction in southern Wake County. The \$10 million venue features a diverse array of entertainment options, including a state-of-the-art bowling alley, laser tag, and an arcade. Creating over 100 jobs, the center represents a significant community investment and a vibrant addition to the area's leisure and entertainment scene.

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LOCATION & TRAFFIC COUNTS



NEARBY AMENITIES & ACCESS

- FOOD LION
- HARDEES
- BROAD STREET MARKET
- FUQUAY-VARINA HIGH SCHOOL
- ACTION PARK
- LOS TRES MAGUEYES
- THE MASON JAR LAGER COMPANY
- FIRST BANK
- BLUEGRASS BAGELS
- SHEETZ
- HARRIS TEETER
- ALDI
- PLANET FITNESS
- CHICK-FIL-A
- KOHL'S

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DEMOGRAPHICS MAP & REPORT

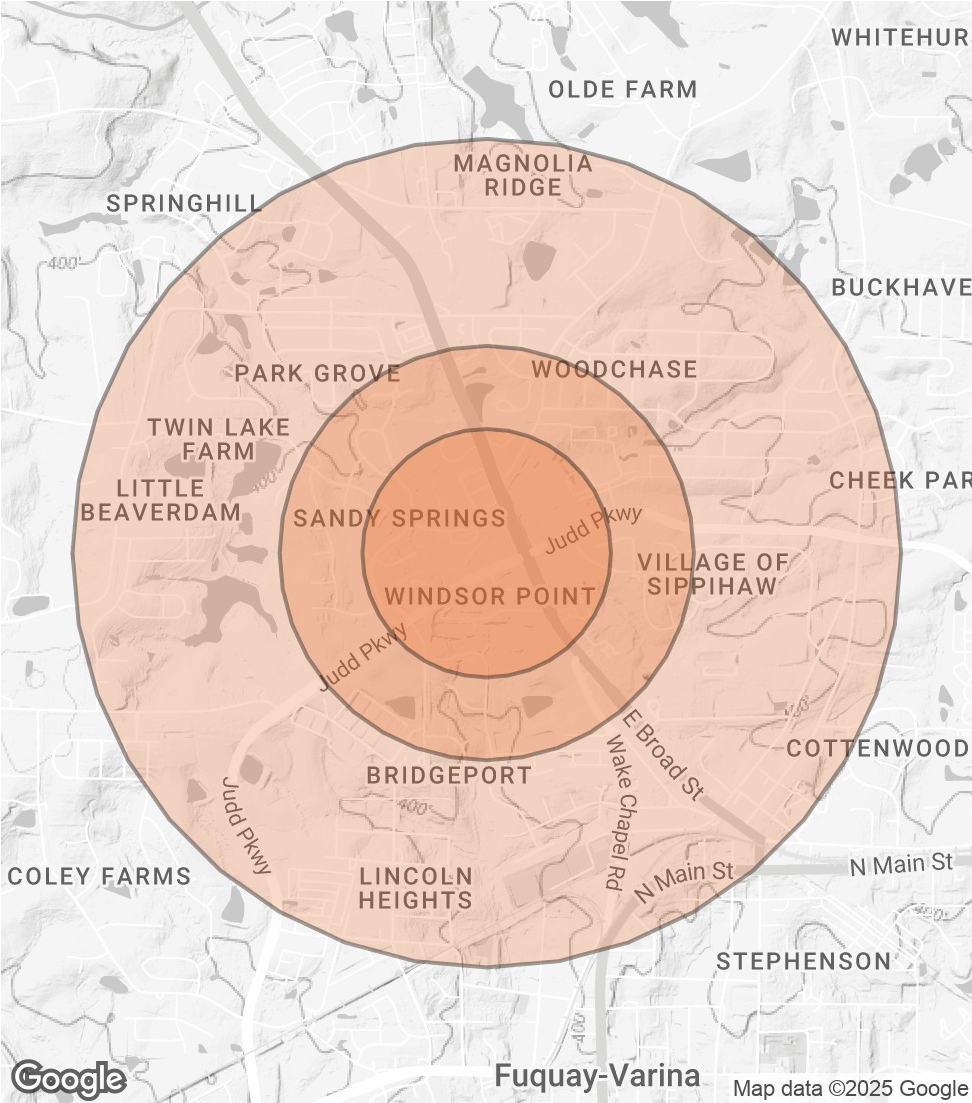
POPULATION

	0.3 MILES	0.5 MILES	1 MILE
TOTAL POPULATION	1,167	3,128	7,763
AVERAGE AGE	41	40	40
AVERAGE AGE (MALE)	39	38	39
AVERAGE AGE (FEMALE)	42	42	42

HOUSEHOLDS & INCOME

	0.3 MILES	0.5 MILES	1 MILE
TOTAL HOUSEHOLDS	444	1,176	2,933
# OF PERSONS PER HH	2.6	2.7	2.6
AVERAGE HH INCOME	\$102,111	\$103,815	\$105,263
AVERAGE HOUSE VALUE	\$470,817	\$464,498	\$469,965

Demographics data derived from AlphaMap



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