

PRIME CORNER PARCEL ON HWY 55

1431 N. BROAD STREET
FUQUAY-VARINA, NC 27526

LAND FOR DEVELOPMENT



±7.57 ACRES

EXCLUSIVELY LISTED BY:

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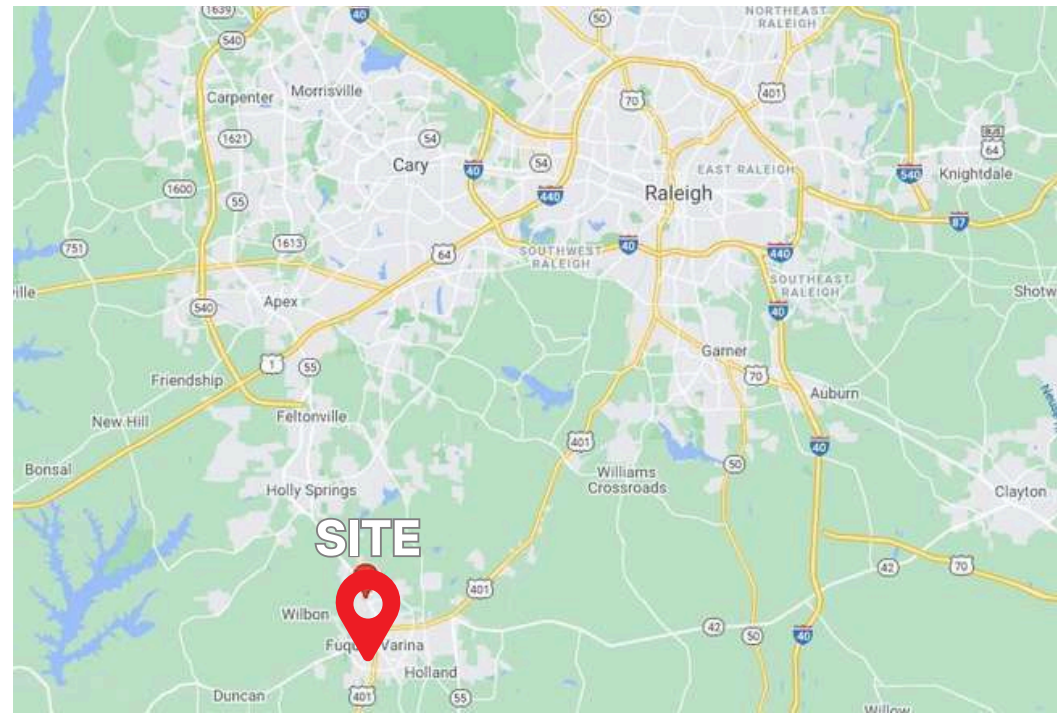
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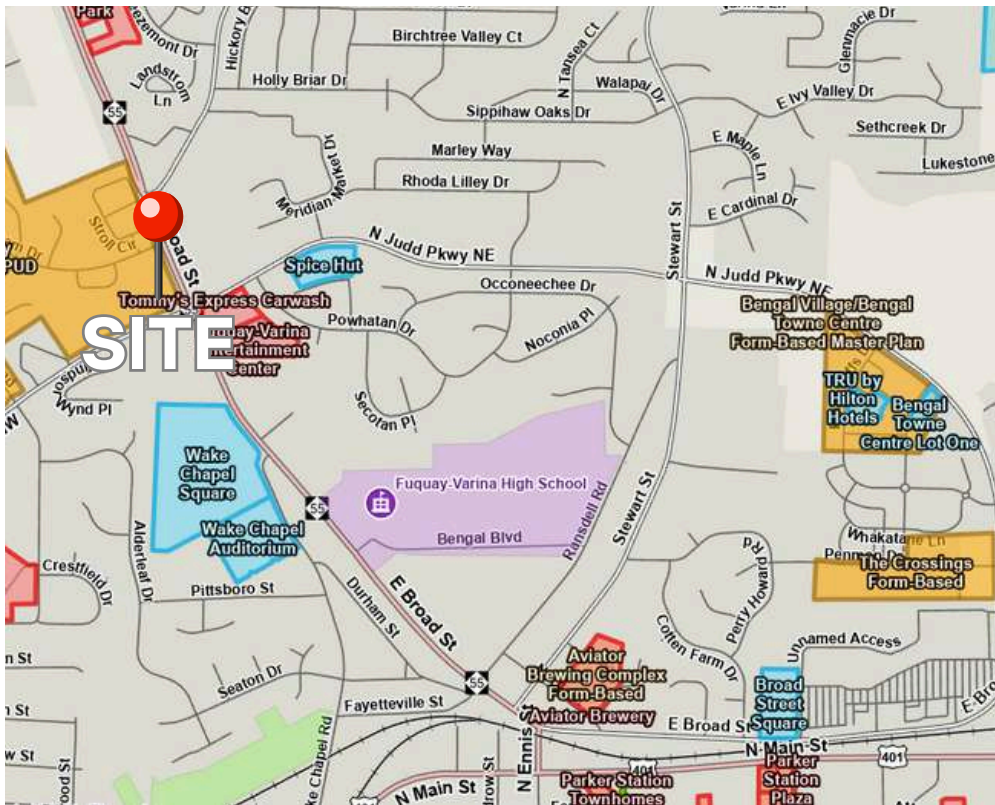
PHOENIX
COMMERCIAL PROPERTIES



PROPERTY OVERVIEW

- **Prime ±7.57-Acre Corner:** Over 800' frontage on Hwy 55, ±30,000 VPD. PUD-zoned and ideal for retail, office, or medical use.
- **Unmatched Access:** 6 miles to I-540, minutes to downtown Fuquay-Varina, near RTP, Raleigh, Durham, and Chapel Hill. Situated in one of North Carolina's fastest-growing communities, it's a prime investment for future development.

ACRES AVAILABLE	±7.57 Acres
SUBMARKET	Southwest Wake County
FRONTAGE	516' on Broad Street (1 curb cut); 341' on Judd Parkway (1 curb cut)
TOPOGRAPHY	Level
VISIBILITY & ACCESSIBILITY	±30,000 Vehicles Per Day Property is highly visible & accessible from Hwy 55 Signalized intersection Corner Lot
PRICE	\$4,280,000.00



FUTURE DEVELOPMENTS NEAR SITE

- The N.C. Highway 55 corridor is experiencing significant growth, with new commercial and mixed-use developments shaping the area's future.
- Tommy's Express Car Wash and an upcoming family entertainment center will drive significant traffic and activity to the area.
- Bengal Town Center, a mixed-use development, will introduce new retail, dining, office space, and residential options.

FUQUAY-VARINA ENTERTAINMENT CENTER

- A \$10 million family entertainment center is underway along N.C. Highway 55 in Fuquay-Varina, promising to be a major attraction in southern Wake County.
- The project will create over 100 jobs and drive increased activity in the area.
- This center is set to be a major community investment, significantly enhancing the area's leisure and entertainment landscape.



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
- WALMART
- STAPLES
- UPS STORE

FUQUAY-VARINA

NORTH CAROLINA



ONE OF NORTH CAROLINA'S FASTEST GROWING COMMUNITIES



TOP 25 PLACES TO LIVE FOR YOUNG PROFESSIONALS IN NORTH CAROLINA



TRIANGLE'S BEST SUBURBAN TOWN FOR YOUNG FAMILIES



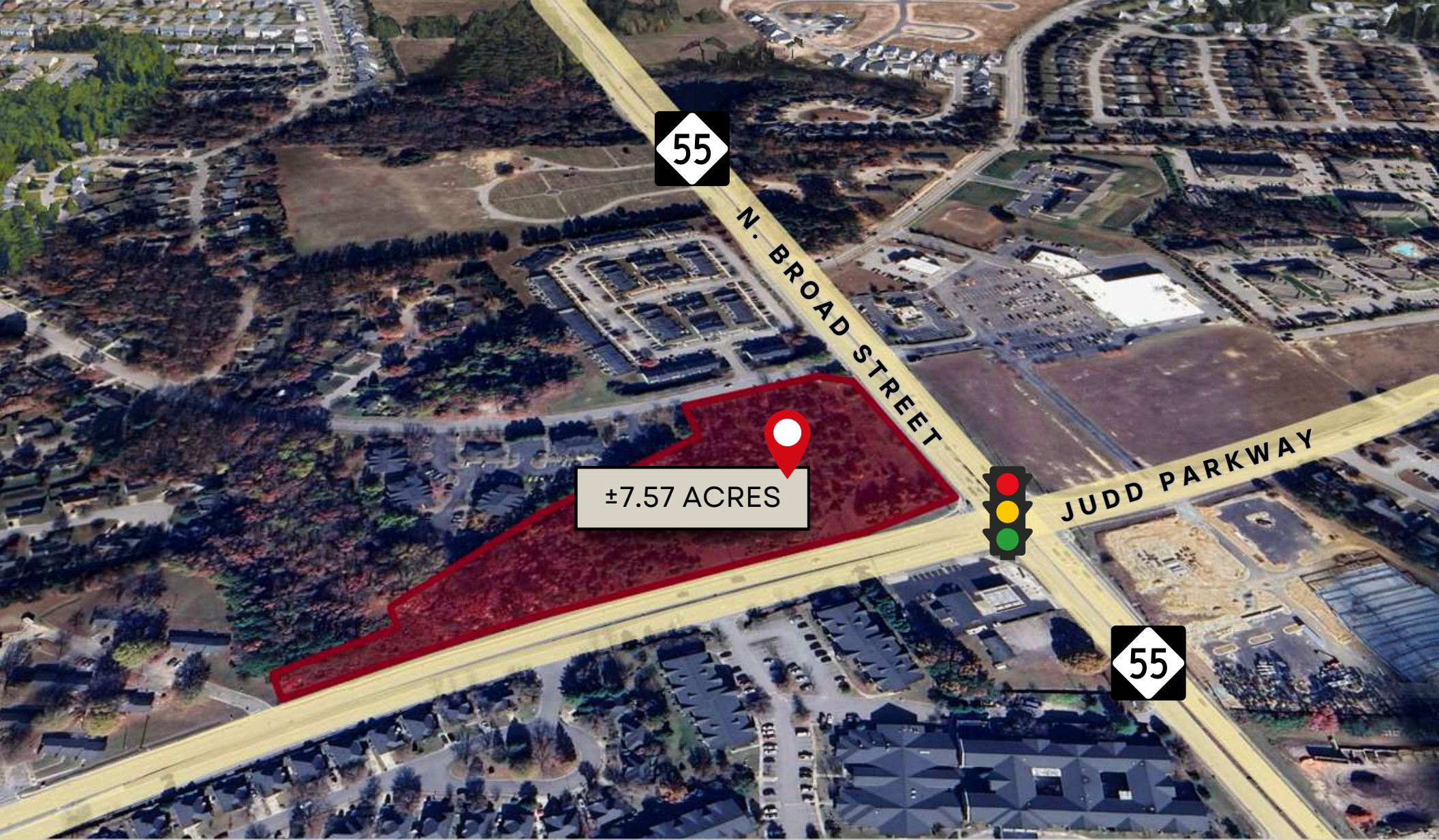
RANKS #1 SAFEST TOWNS IN NORTH CAROLINA

DEMOGRAPHICS	2 MILE	5 MILE	10 MILE
POPULATION	26,516	90,867	226,686
HOUSEHOLDS	9,901	31,806	80,192
HOUSEHOLD MEDIAN INCOME	\$77,008	\$99,037	\$101,824
2029 POPULATION PROJECTION	29,428	100,212	248,913
MEDIAN AGE	39.3	39.5	40

**DEMOGRAPHICS DERIVED FROM COSTAR 2024*

NOTABLE FUQUAY-VARINA CORPORATIONS





55

N. BROAD STREET

JUDD PARKWAY



55

±7.57 ACRES

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