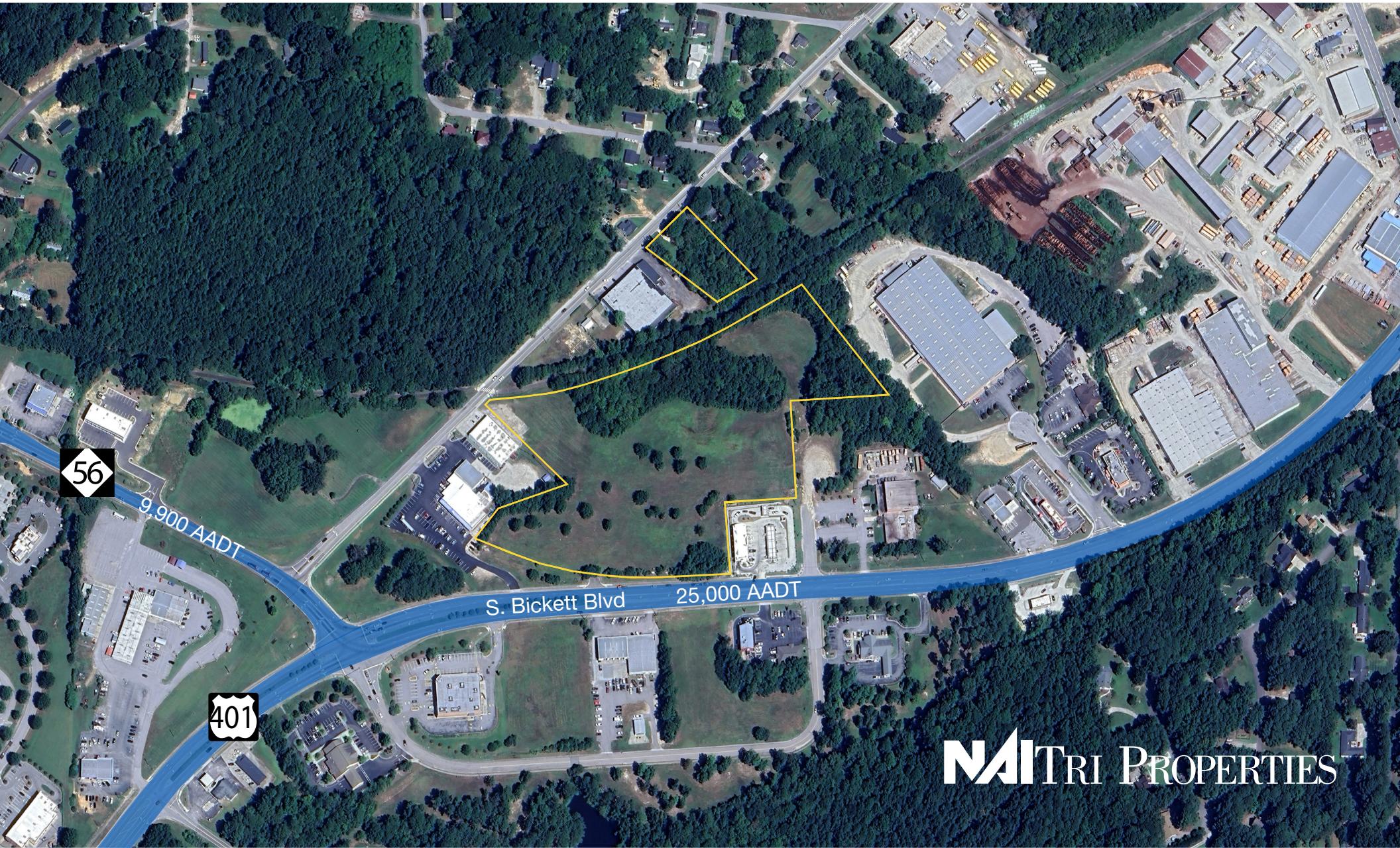


LAND FOR SALE | UP TO +/- 13.28 ACRES

HIGHWAY 401

LOUISBURG, NC 27549 | HIGHWAY BUSINESS LAND



NAI TRI PROPERTIES

PROPERTY OVERVIEW

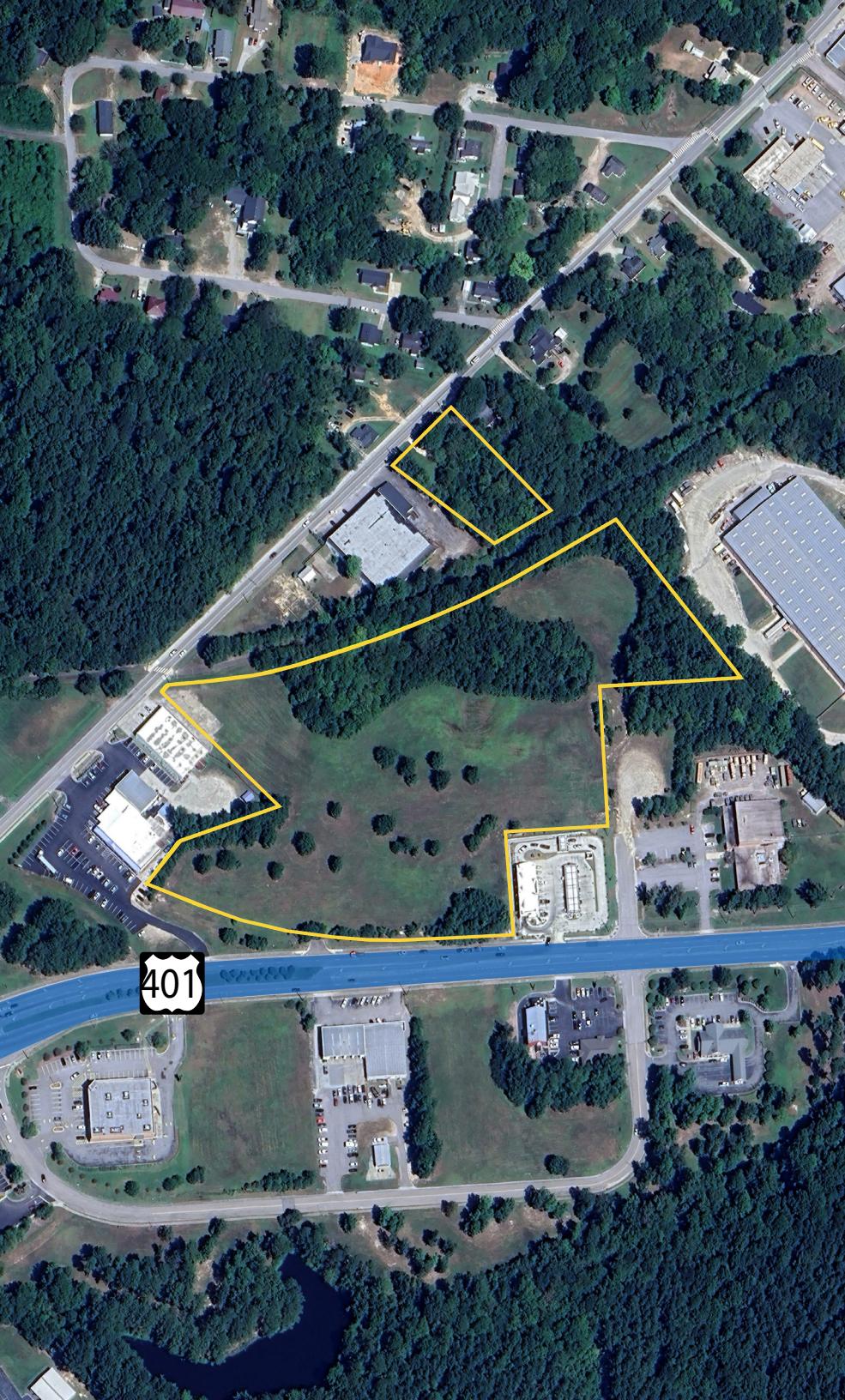
Great opportunity for anchored retail with highway frontage outparcels. Located on US-401, the primary thoroughfare across Franklin County. Directly adjacent to a host of other retailers including Walmart, Walgreens, Truist Bank, Bojangles, and local grocer Moss Foods.

ADDRESS	US-401 (S. Bickett Boulevard) at NC-56 Louisburg, NC 27549
ACRES	13.28 acres
PARCELS	2805-30-6529 2805-30-1536 2805-31-5073 2805-31-6037
ZONING	Town of Louisburg; Highway Business Zoning <u>ZONING ORDINANCE (Franklin County)</u>
PRICE	Contact for pricing
FEATURES	<ul style="list-style-type: none">Frontage along US-401 (Bickett Boulevard)Frontage along S. Main StreetPartially cleared and gradedWetland delineation by US ACE complete

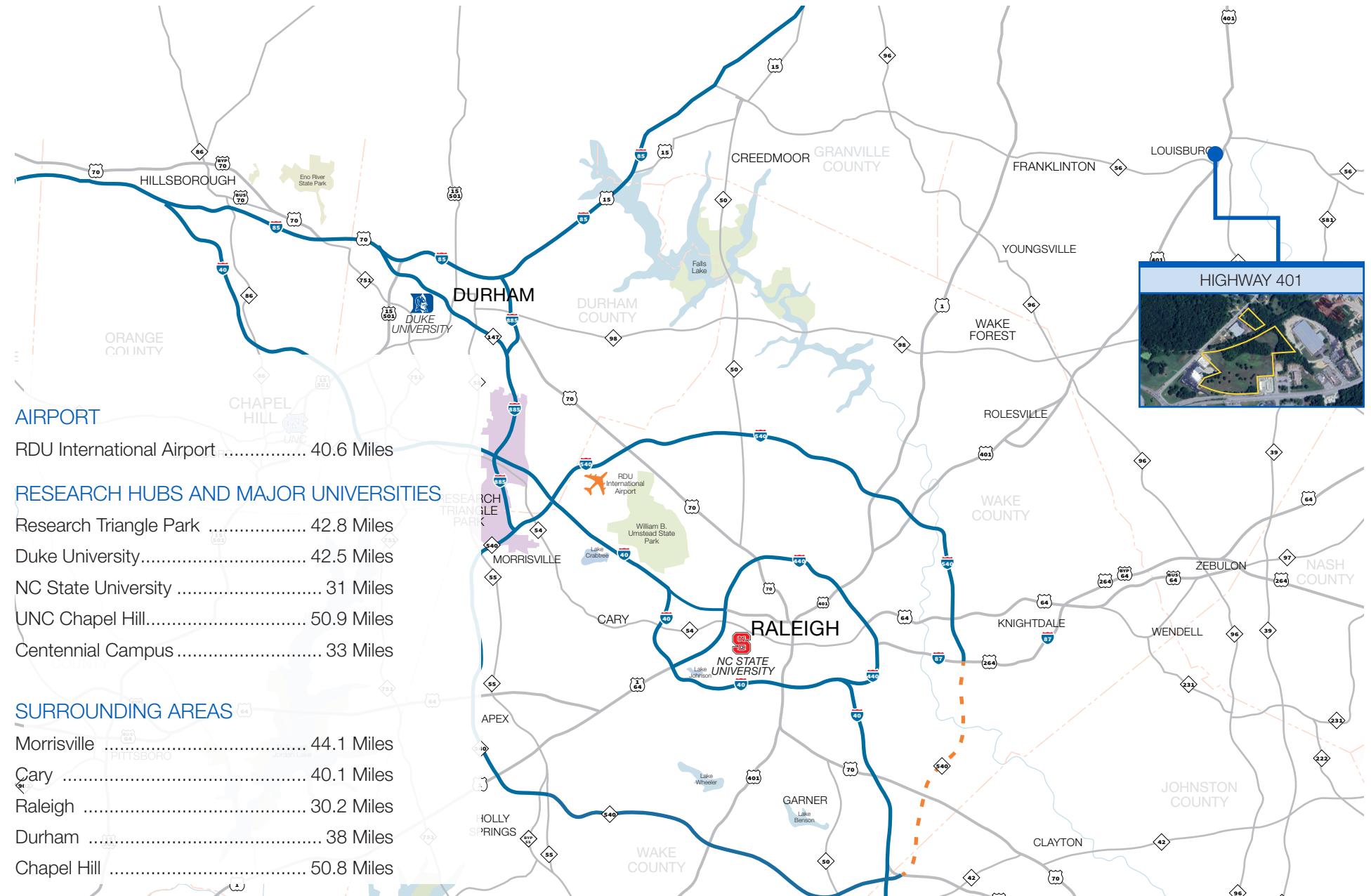
CONTACT

ROB GRIFFIN | 919.281.2318 | rgriffin@triprop.com

NAI TRI PROPERTIES



TRIANGLE REGION



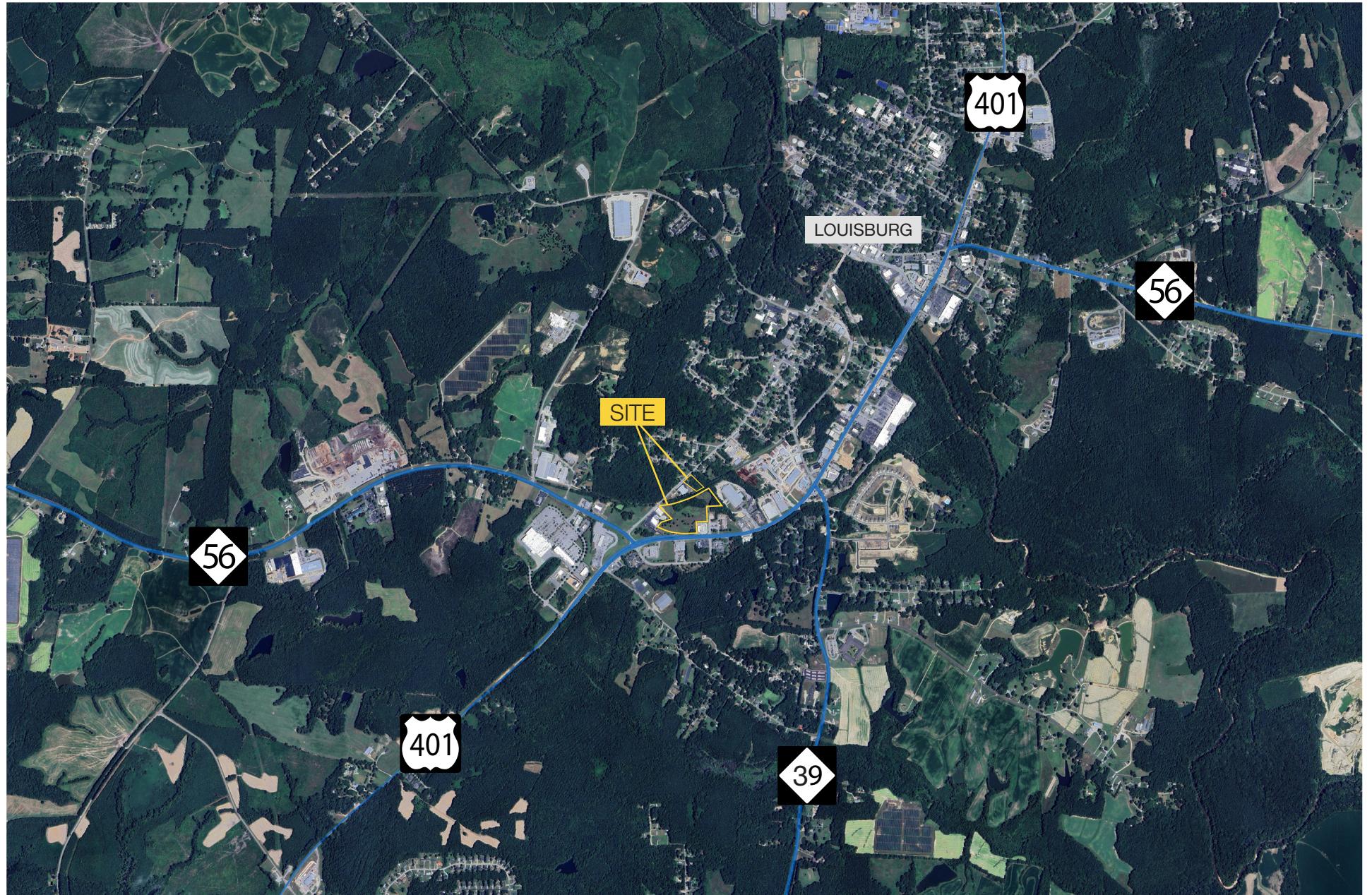
CONTACT

ROB GRIFFIN | 919.281.2318 | rgriffin@triprop.com

All information provided herein is from sources deemed reliable. However, all information is subject to verification. NAI Tri Properties does not independently verify nor warrant the accuracy of the information.

NAI TRI PROPERTIES

AERIAL



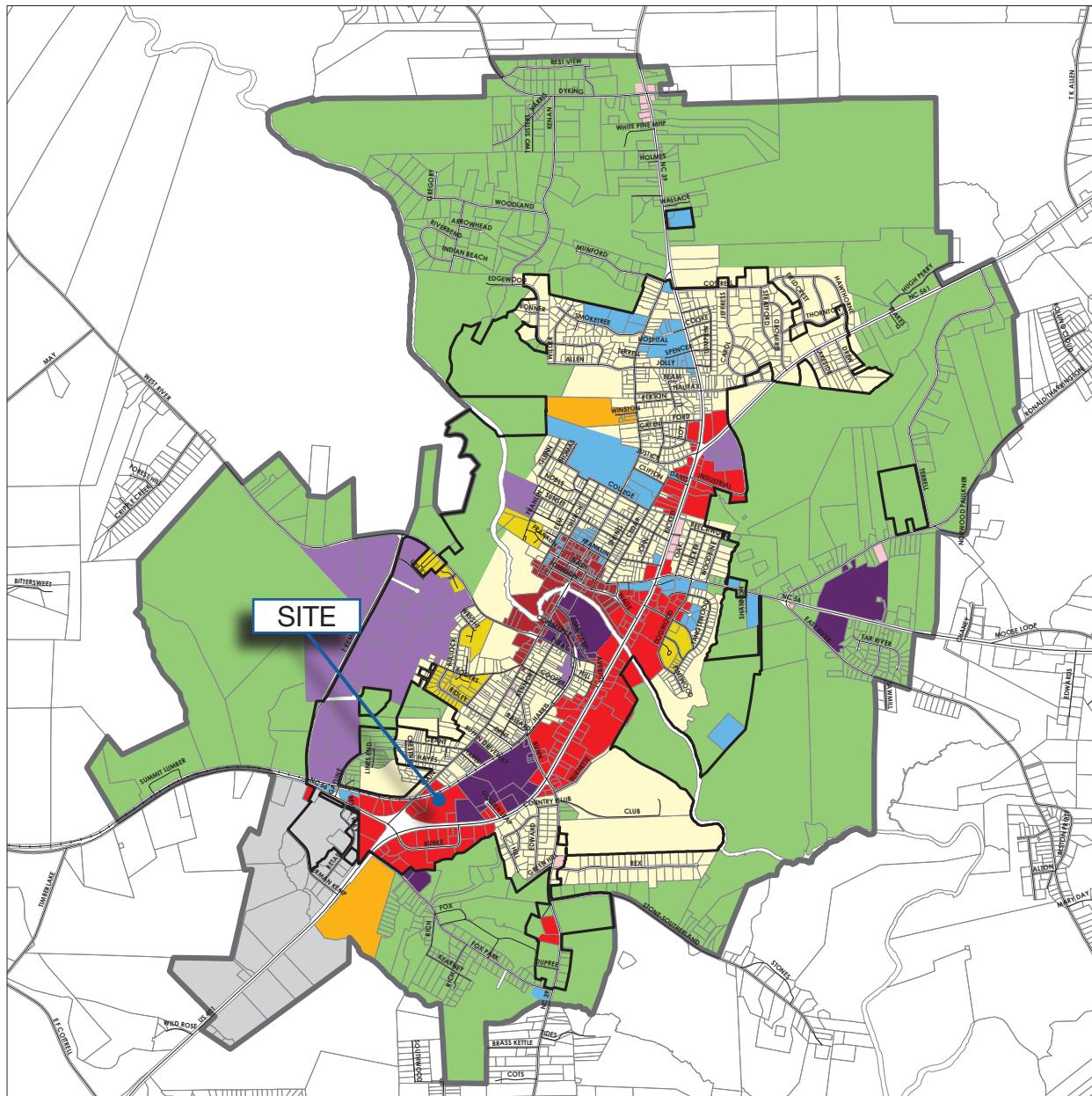
CONTACT

ROB GRIFFIN | 919.281.2318 | rgriffin@triprop.com

All information provided herein is from sources deemed reliable. However, all information is subject to verification.
NAI Tri Properties does not independently verify nor warrant the accuracy of the information.

NAI TRI PROPERTIES

ZONING MAP



Town of Louisburg Zoning Map

-  Agricultural Residential (A-R)
-  Low Density Residential (R-1)
-  Medium Density Residential (R-2)
-  Office / Institutional (OI)
-  Downtown Business (B-1)
-  Highway Business (B-2)
-  Neighborhood Business (B-3)
-  Planned Development District (PDD)
-  Special Highway Overlay District (SHOD)
-  Light Industrial (I-1)
-  Heavy Industrial (I-2)
-  Town Limits
-  Extraterritorial Jurisdiction (ETJ)
-  Roads

Adopted DATE
As Amended through DATE

Mayor

Town Clerk



A horizontal scale bar with a black bar representing 0.5 miles. The scale is marked at 0, 0.25, 0.5, 0.75, and 1 mile.

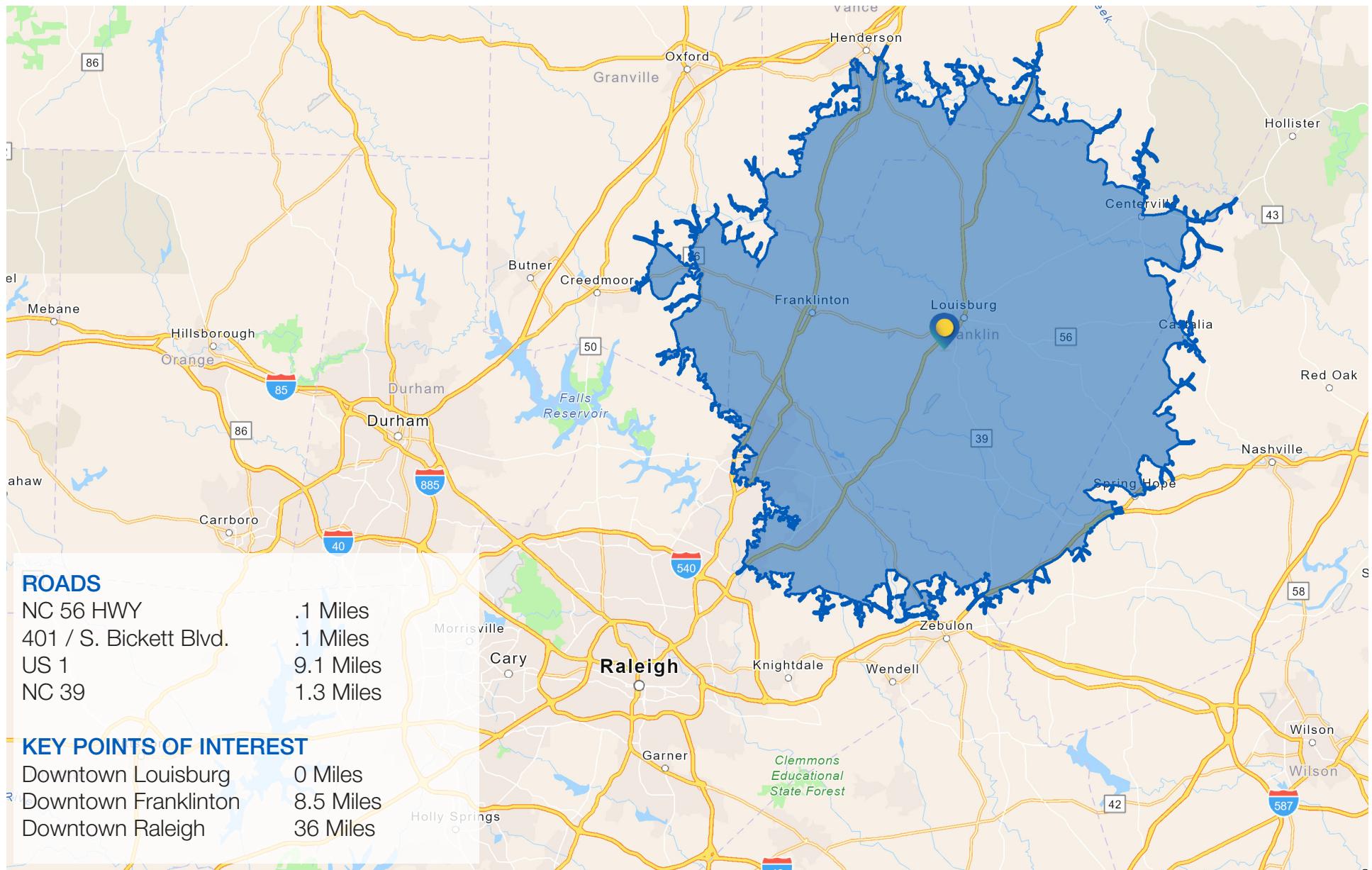
CONTACT

ROB GRIFFIN | 919.281.2318 | rgriffin@triprop.com

All information provided herein is from sources deemed reliable. However, all information is subject to verification. NAI Tri Properties does not independently verify nor warrant the accuracy of the information.

NAI TRI PROPERTIES

DRIVE TIME MAP



CONTACT

ROB GRIFFIN | 919.281.2318 | rgriffin@triprop.com

All information provided herein is from sources deemed reliable. However, all information is subject to verification.
NAI Tri Properties does not independently verify nor warrant the accuracy of the information.

NAI TRI PROPERTIES

AMENITIES

Louisburg is a tight-knit community which means less competition and more goodwill poured into your storefront. Below lists some of the surrounding amenities within a five-minute drive.

FOOD

Bojangles
Cookout
Dairy Queen
Domino's Pizza
Fiesta Mexicana
Hardee's
Jersey Mike's
Johnnys Barbecue
KFC
Mayflower
McDonald's
Packhouse Coffee Company
Papa Johns
Pizza Hut
Reminton Grill Burgers & BBQ
Subway
Sunrise Biscuit Kitchen
Waffle House
Wendy's
Zaxby's

SHOPPING/SERVICES

Advance Auto Parts
AutoZone Auto Parts
bp
Carlie C's
CVS
Dollar General
Dollar Tree
Eagle Mart
Food Lion
Goodwill Industries
H&R Block
Mavis Tires & Brakes
Moss Foods
Murphy USA
O'Reilly Auto Parts
Sheetz
Speedway
Tractor Supply
Verizon
Walgreens
Walmart
Whistle Express Car Wash

MEDICAL

Carolina QuickCare
Duke Primary Care
Impact Healthcare Primary Medical

BANKING

Carter Bank
First Citizens Bank
First National Bank
State Employees' Credit Union
Truist

CONTACT

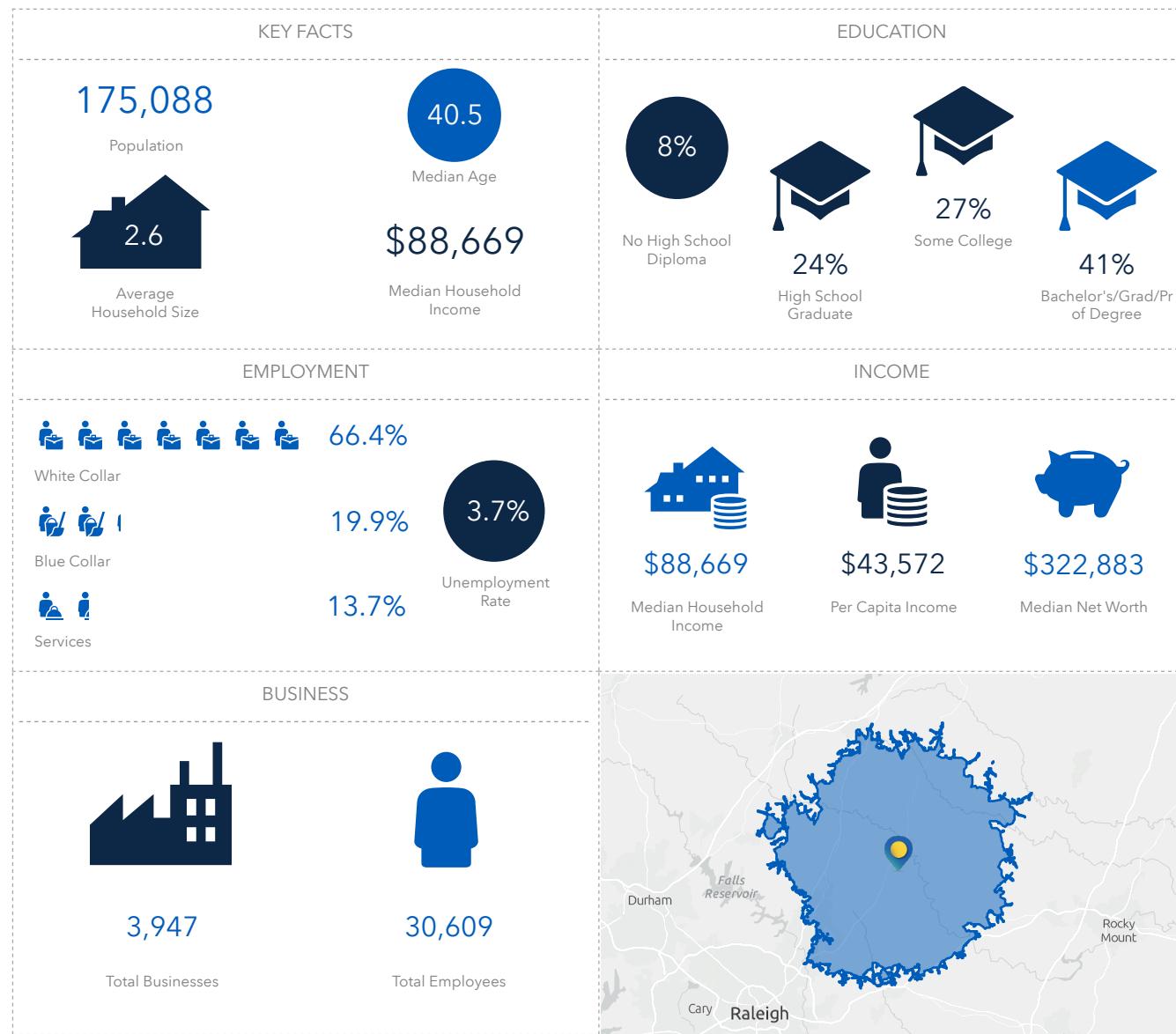
ROB GRIFFIN | 919.281.2318 | rgriffin@triprop.com

All information provided herein is from sources deemed reliable. However, all information is subject to verification.
NAI Tri Properties does not independently verify nor warrant the accuracy of the information.



DEMOGRAPHICS

KEY COMMUTING RADIUS



CONTACT

ROB GRIFFIN | 919.281.2318 | rgriffin@triprop.com

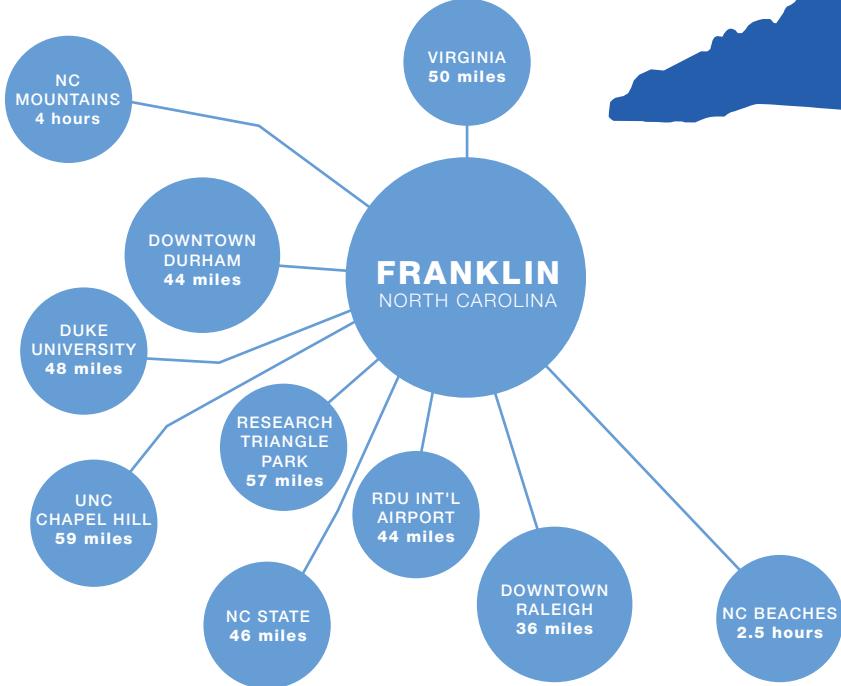
All information provided herein is from sources deemed reliable. However, all information is subject to verification.
NAI Tri Properties does not independently verify nor warrant the accuracy of the information.

NAITRI PROPERTIES

FRANKLIN COUNTY

NORTH CAROLINA

Small town charm with close proximity to the research, development, and educational assets in the nearby Raleigh-Durham metropolitan area and Research Triangle Park. A strong infrastructure, healthcare services, educational opportunities, and an active community with business development incentives, there is no better place to plant roots and grow than Franklin County.



Source: U.S. Census Data and FranklinCountyNC.gov

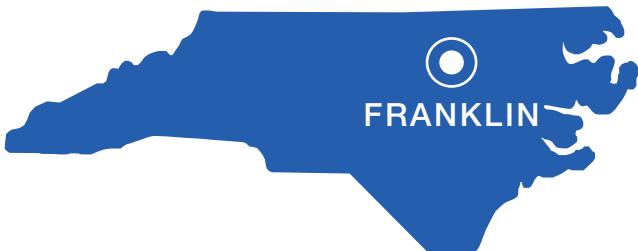
CONTACT

ROB GRIFFIN | 919.281.2318 | rgriffin@triprop.com

All information provided herein is from sources deemed reliable. However, all information is subject to verification.
NAI Tri Properties does not independently verify nor warrant the accuracy of the information.

DEMOGRAPHICS

- Population growth: **3.25% in the past year**
- Educational attainment: **27% bachelor's degree or higher degree**
- Median household income: **\$73,324**
- Average household size: **2.5**
- Median Age: **41.4**
- Unemployment rate: **4.2%**



MAJOR EMPLOYERS

- Novogenesis North America
- K-Flex USA
- Southwire
- Palziv North America
- Eaton
- Robling Medical Incorporated
- CaptiveAire
- Trulite Glass and Aluminum
- Sirchie Acquisition Company
- Amcor Rigid Plastics Company
- PlanITROI

86.2%

High school graduate or higher degree

2nd

Fastest growing county in North Carolina

\$319,316

Median Home Price

4.2%

Unemployment Rate

NAI TRI PROPERTIES