

HEAVY INDUSTRIAL LAND

AVAILABLE FOR BTS OR SALE

1415 W GANNON AVE, ZEBULON, NC 27597



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RALEIGH • DURHAM • WILMINGTON

PROPERTY SUMMARY

1415 W Gannon Avenue, Zebulon offers ± 6.00 acres of highly desirable Heavy Industrial land suited for a wide range of industrial, manufacturing, and R&D uses. The property is available for BTS, Ground Lease, or an outright sale. Positioned on the western side of Zebulon, the site features strong infrastructure, excellent access, and proximity to major highways supporting efficient regional operations.

LOCATION DESCRIPTION

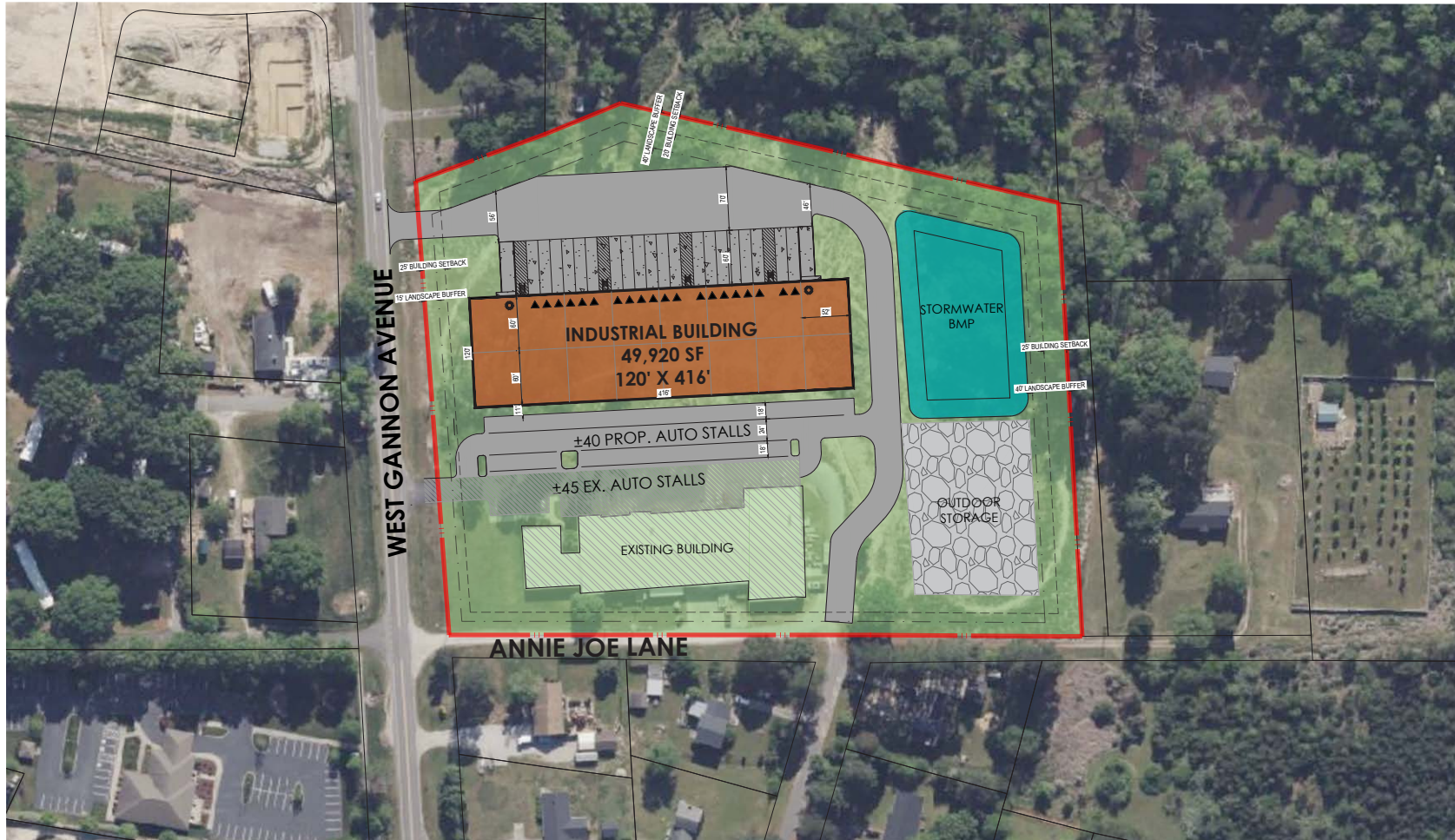
Positioned along W Gannon Avenue (US-64 Business), the site provides immediate access to US-64/264 with convenient connections to I-87, I-540, and the Raleigh metro area. Its location offers direct routes to Downtown Raleigh, RDU International Airport, and the I-95 corridor, making it ideal for distribution and industrial users seeking visibility and accessibility in Eastern Wake County.

HIGHLIGHTS

- » **± 6.00 Acres Available:**
Build-to-Suit, Ground Lease, or Outright Sale
- » **Address:** 1415 W Gannon Ave, Zebulon, NC 27597
- » **Total Parcel Size:** ± 8.13 acres (PIN: 1795348413)
- » **Zoning:** Heavy Industrial (HI) - manufacturing, warehousing, distribution, outdoor storage, trucking, & more.
- » **Access:** Frontage on W Gannon Ave (US-64 Business); near US-64, US-264, & I-87
- » **Connectivity:** Easy reach to the Triangle, I-95 Corridor, & Eastern NC
- » **Utilities:** Water on site; Sewer nearby
- » **CALL BROKER FOR PRICING**



CONCEPTUAL PLAN



This conceptual design is based upon a preliminary review of available information. It is not intended to be a final design and should not be used for construction without further review and approval by the appropriate authorities.



SCALE: 1" = 40'

ZEBULON CONCEPTUAL SITE PLAN

Zebulon
1415 W Gannon Ave., Zebulon, NC 27597
SCHEME 01 | CIVIL | 09/22/2025

SCOUT & CO
CIVIL ENGINEERING

ARCO
DESIGN/BUILD

ZONING & INFRASTRUCTURE

ZONING: HEAVY INDUSTRIAL (HI)

The Heavy Industrial (HI) district is established to accommodate heavy manufacturing, assembly, fabrication, processing, distribution, storage, and research and development. It is typically located in areas with good access to surface transportation by trucks and rail.

Development takes place on larger lots and is often enclosed by security fencing. The district accommodates large-scale industrial uses including outdoor operations or storage with extensive movement of vehicles, materials, and goods, truck traffic and greater potential for adverse environmental and visual impacts on neighboring lands.

PERMITTED USE TYPES

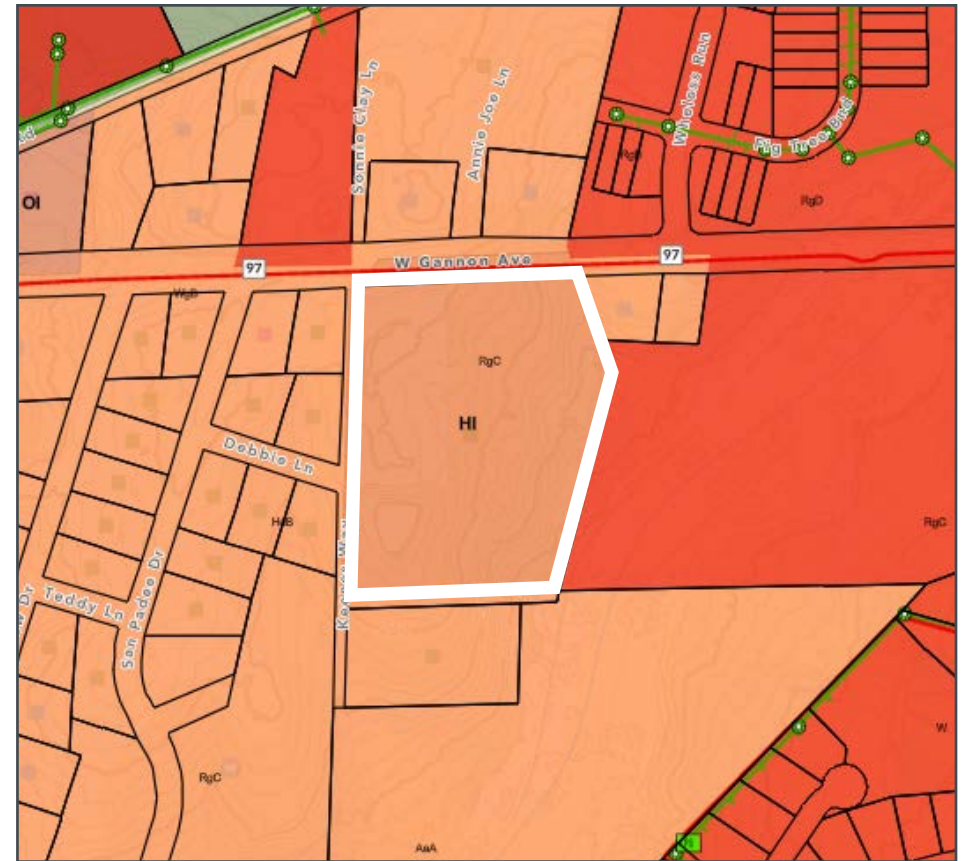
- » Manufacturing, assembly, fabrication, processing
- » Storage, warehousing, distribution and truck/freight terminals
- » Outdoor storage, contractor yards, heavy equipment sales/rental/repair
- » Research & development facilities with direct access to transport/network infrastructure

PRINCIPAL USE TABLE: https://codelibrary.amlegal.com/codes/zebulon/latest/zebulon_nc_udo/0-0-0-3095

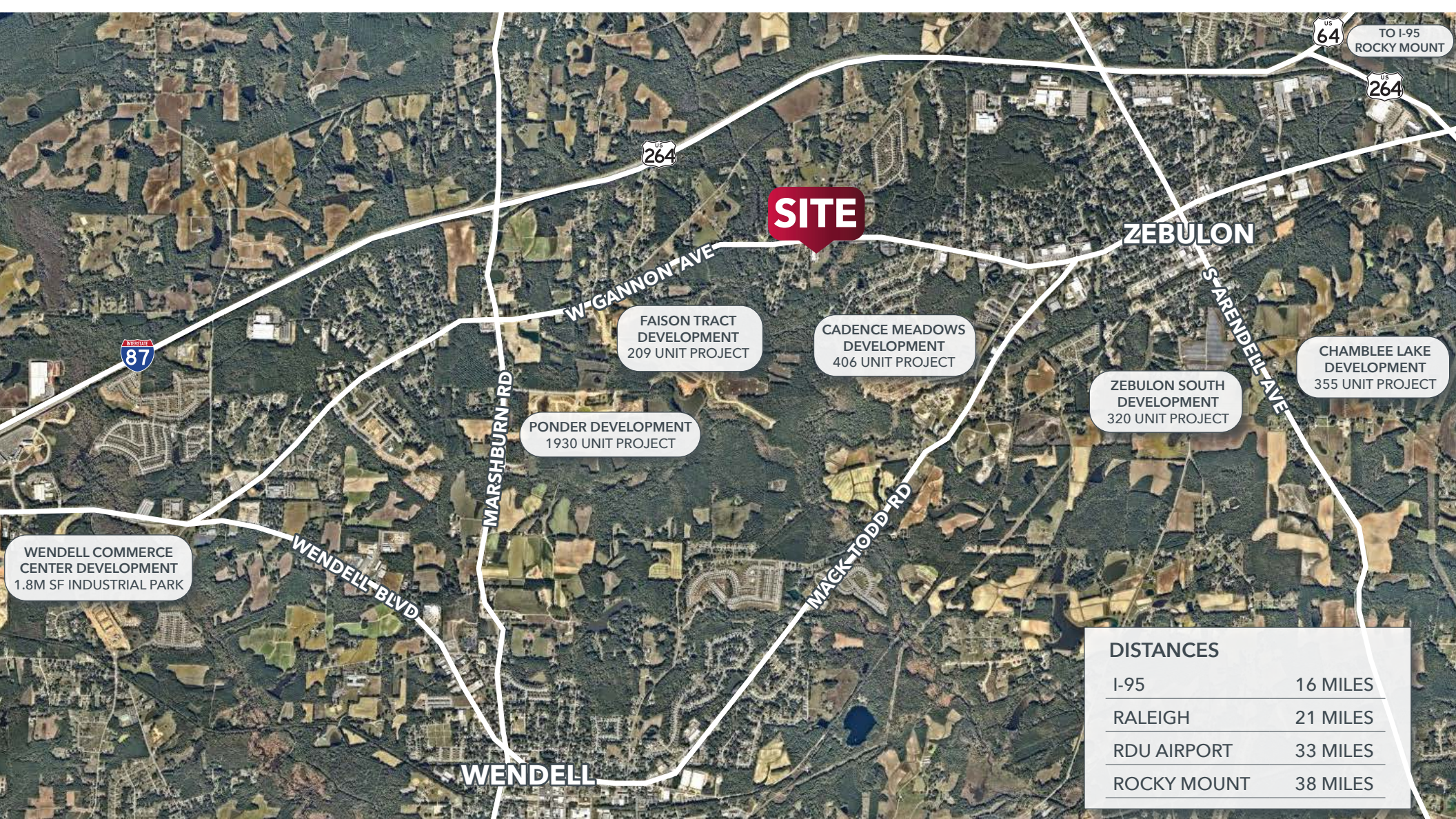
NCDOT IMPROVEMENTS

Highlighted nearby infrastructure improvements, including the recent lane-addition project at the US 64/US 264 interchange and planned intersection upgrades along W Gannon Ave/US-64 Business, underscore the growing transportation capacity and regional connectivity of this site.

According to the Town of Zebulon's Comprehensive Transportation Plan (CTP), W Gannon Avenue (NC 97) is planned as a future four-lane divided roadway, and Keenes Way as a two-lane median-divided roadway.



AREA DEVELOPMENT



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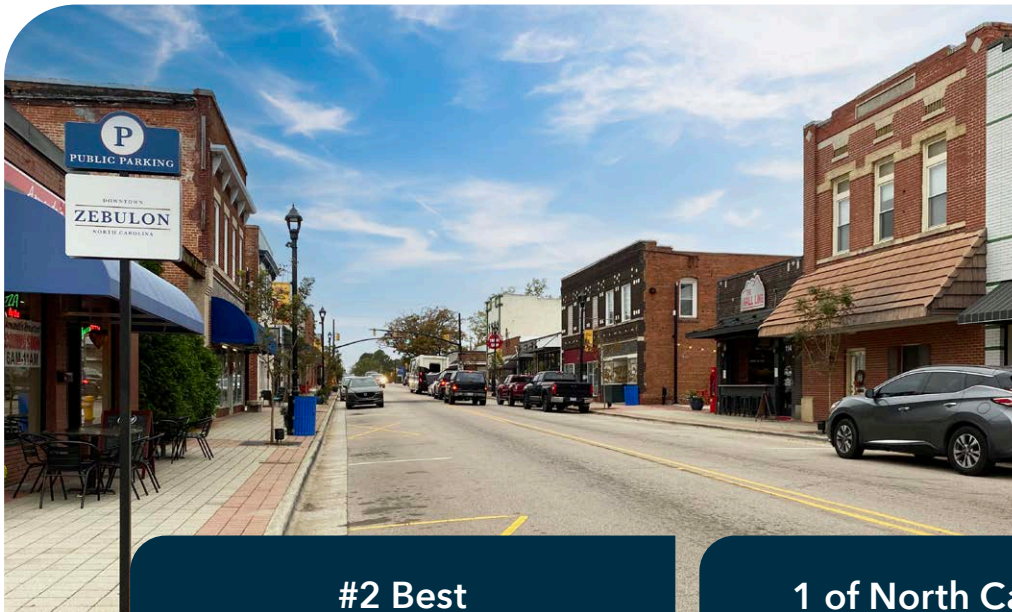
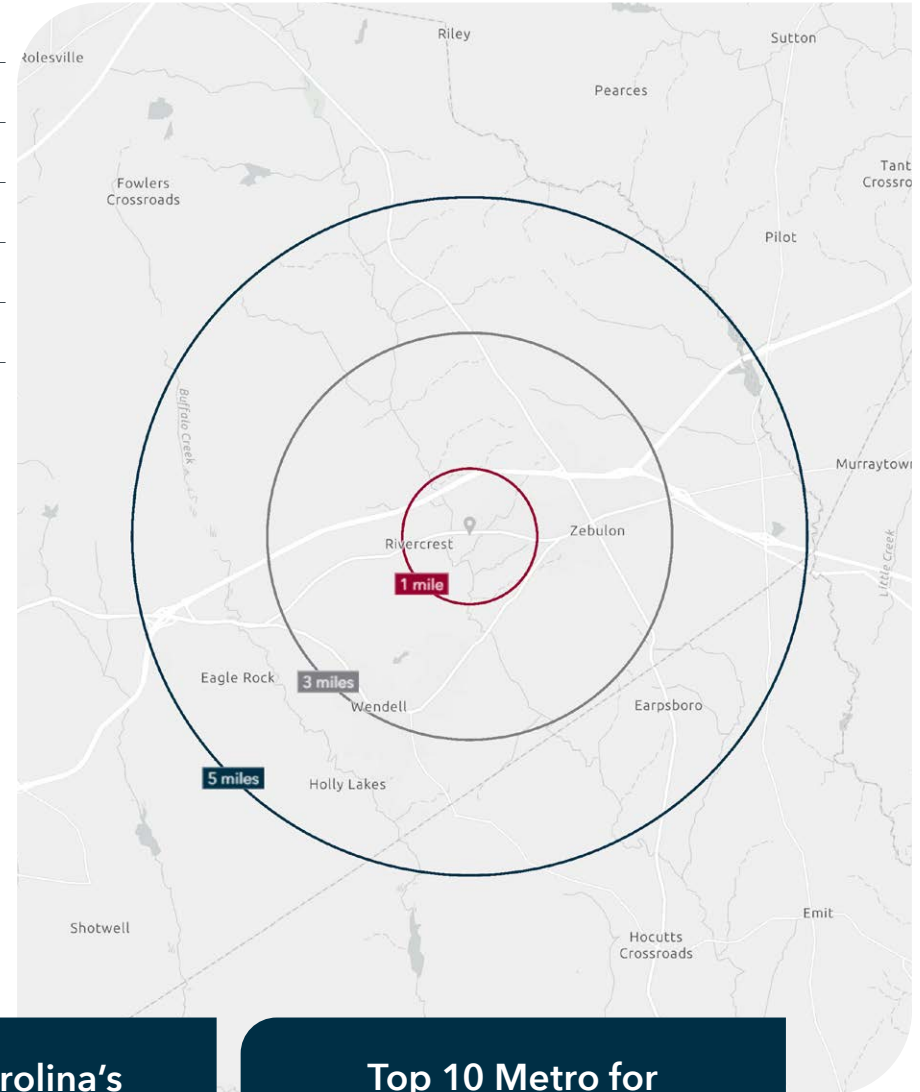
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DEMOGRAPHICS

	1 MILE	3 MILES	5 MILES
Population (2025)	2,493	18,701	38,369
Daytime Population	1,733	18,499	32,843
Median Age	40.1	38.3	38.6
Average Household Income	\$87,439	\$104,647	\$105,250
Average Home Value	\$299,117	\$557,565	\$541,693
Bachelor's Degree or Higher	38.0%	30.8%	30.4%



**#2 Best
Business Climate
(Wake County)**
Business Facilities, 2024

**1 of North Carolina's
Fastest-Growing Towns
(Zebulon)**
Spectrum News, 2024

**Top 10 Metro for
Economic Growth & Talent
(Raleigh-Cary MSA)**
Forbes, 2024

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