

LAND FOR SALE - WAKE FOREST

+/- 3.93 ACRES

0 N. White St., Wake Forest, NC 27587



COMMERCIAL REAL ESTATE SERVICES
RALEIGH DURHAM



ECONOMIC DATA

SALE PRICE: \$1,225,000
ACRES: +/- 3.93

PROPERTY INFORMATION

COUNTY: Wake
MARKET: Wake Forest

PROPERTY OVERVIEW

The property has water, and sewer is nearby (gravity flows to sewer), relatively flat site, approximately 475 feet of frontage on Royal Mill Avenue and approximately 375 feet of frontage on N. White Street.

PIN# 1841956936 (2.93 Acres)
PIN# 1841966126 (1.00 Acre)

PROPERTY HIGHLIGHTS

- Property is zoned NB (Neighborhood Business)
- Site is adjacent to J.B. Flaherty Park, close to Franklin Academy, Envision Science Academy, Traditions Development, Del Webb at Traditions and many other neighborhoods and multi-family subdivisions
- K Flex Industries is just north of the site
- J.B. Flaherty Park has 8 tennis courts, 4 pickle ball courts, 2 baseball fields, 1 softball field and a large dog park
- Ideal location for a Convenience Fuel Store to serve the neighborhood, parks, schools, and traffic on North White Street. Excellent site for QSR or multi-tenant retail with various food establishments to serve the park and neighborhoods
- Price is \$1,225,000

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All information furnished regarding property for sale, rental or financing is from sources deemed reliable, but no warranty or representation is made to the accuracy thereof and same is submitted to errors, omissions, change of price, rental or other conditions prior to sale, lease or financing or withdrawal without notice.
No liability of any kind is to be imposed on the broker herein.

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2021 Summary	1 - 3 Miles	3 - 5 Miles	5 - 10 Miles
Population	7429	48972	90873
Households	2826	17533	32255
Families	1853	12814	24357
Average Household Size	2.56	2.77	2.81
Owner Occupied Housing Units	1747	12727	25067
Renter Occupied Housing Units	1079	4806	7188
Median Age	34.2	36.4	37.2
Median Household Income	\$ 58,958.00	\$ 88,556.00	\$ 100,038.00
Average Household Income	\$ 64,871.00	\$ 72,494.00	\$ 82,850.00
Average House Value	\$ 252,593.00	\$ 307,712.00	\$ 322,916.00

Projection:			
2026 Summary	1 - 3 Miles	3 - 5 Miles	5 - 10 Miles
Population	8295	55202	103111
Households	3157	19757	36587
Families	2059	14347	27491
Average Household Size	2.56	2.78	2.81
Owner Occupied Housing Units	1978	14459	28666
Renter Occupied Housing Units	1178	5298	7922
Median Age	33.9	36.9	37.8
Median Household Income	\$ 66,398.00	\$ 100,795.00	\$ 108,509.00
Average Household Income	\$ 87,331.00	\$ 123,755.00	\$ 135,645.00

Prepared by ESRI, N. White St. Wake Forest North Carolina 27587

Demographic and Income Comparison Profile, Demographic data derived from 2020 ACS - US Census

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