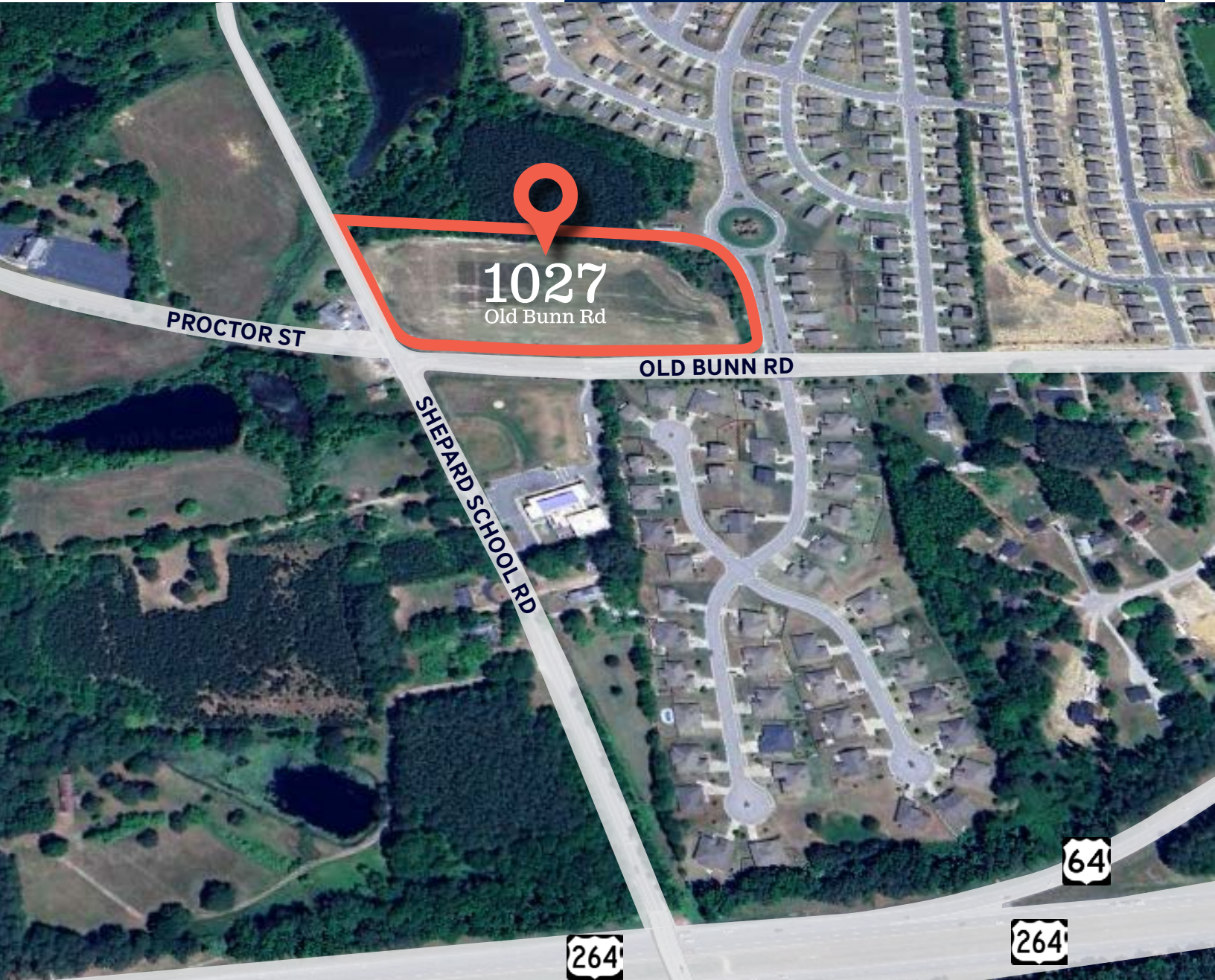


1027 Old Bunn Road | Zebulon, NC

7.654-ACRE CORNER SITE — FOR SALE

Zoned: Heavy Commercial



Boss Poe, CCIM
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SALE PRICE
\$350,000/acre

Proposed Site Plan

Property Details

- » **1027 Old Bunn Road:** Prime commercial lot offering a rare opportunity in a rapidly growing area.
- » **Ready-to-build 7.654-acre commercial lot** at the corner of Old Bunn Road and Shepard School Road, with 550 feet of frontage along Old Bunn Road.
- » **Fully prepared site:** Cleared and rough graded with water and sewer adjacent to the property.
- » **Prime access:** The Town of Zebulon has completed major intersection improvements, including a new traffic signal, ensuring easy access.
- » **Flexible Heavy Commercial (HC) zoning** allows for a wide range of uses, from shopping centers and large retail to multi-tenant buildings and mixed-use developments; ideal for a multi-tenant retail / flex project.

1027 Old Bunn Road | Zebulon, NC

FOR SALE

Zoning

HEAVY COMMERCIAL (HC) DISTRICT CHARACTER

The Heavy Commercial (HC) District is intended to accommodate the widest form of commercial activities, including automobile-oriented commercial uses, shopping centers, large retail uses, and intensive forms of commercial development. The HC district is characterized primarily by larger lots with low-rise, single-use buildings configured for easy access by patrons traveling in automobiles. Uses may include outdoor activity and hours of operation that extend beyond typical business hours. Buildings may be single-tenant or multi-tenant. Heavy commercial uses often include surface off-street parking areas, areas of outdoor storage and display, loading areas, and often include “outparcel” lots served by shared circulation and ingress/egress points. Uses in the district serve Town residents as well as visitors from other areas. The district does allow mixed-use development, including buildings with upper-floor residential, though low- and moderate-density residential use types are prohibited given the commercially-intense nature of the district. Heavy industrial uses are also prohibited to ensure safe and efficient commercial traffic through the district.

ZEBULON PERMITTED USE TABLE
see page 5



Demographics

	1 MILE	3 MILES	5 MILES
2024 POPULATION	3,795	15,419	29,708
MEDIAN HOME VALUE	\$617,096	\$501,072	\$420,679
MEDIAN HH INCOME	\$101,284	\$83,385	\$78,902
2024-2029 POPULATION GROWTH	13.65%	5.72%	408%

Source: United States Census Bureau, ESRI STDB Survey, 2024



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1027 Old Bunn Road | Zebulon, NC

FOR SALE

The Neighborhood



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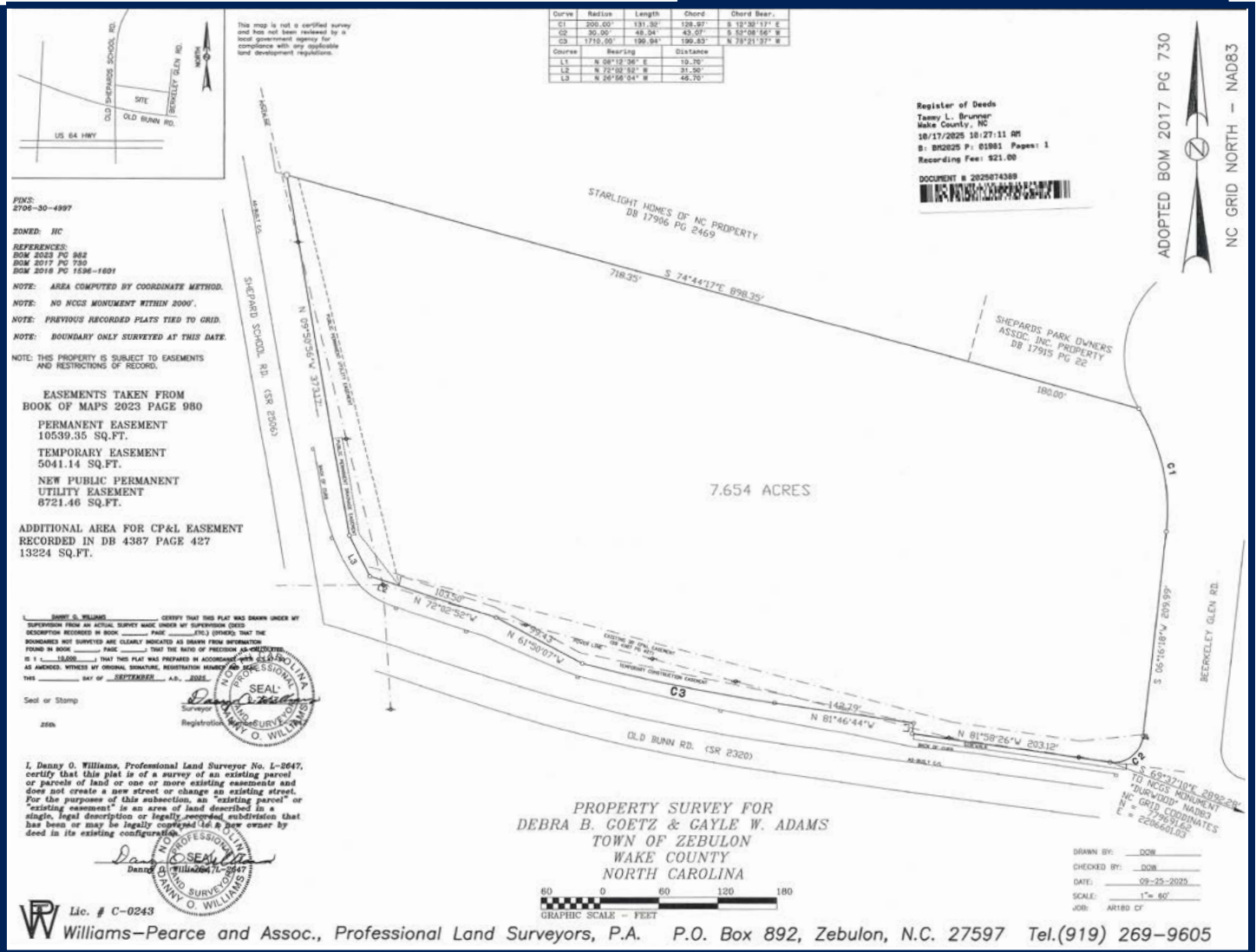
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1027 Old Bunn Road | Zebulon, NC

FOR SALE

7.654 ACRES | ZONED HC - HEAVY COMMERCIAL

Property Survey



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