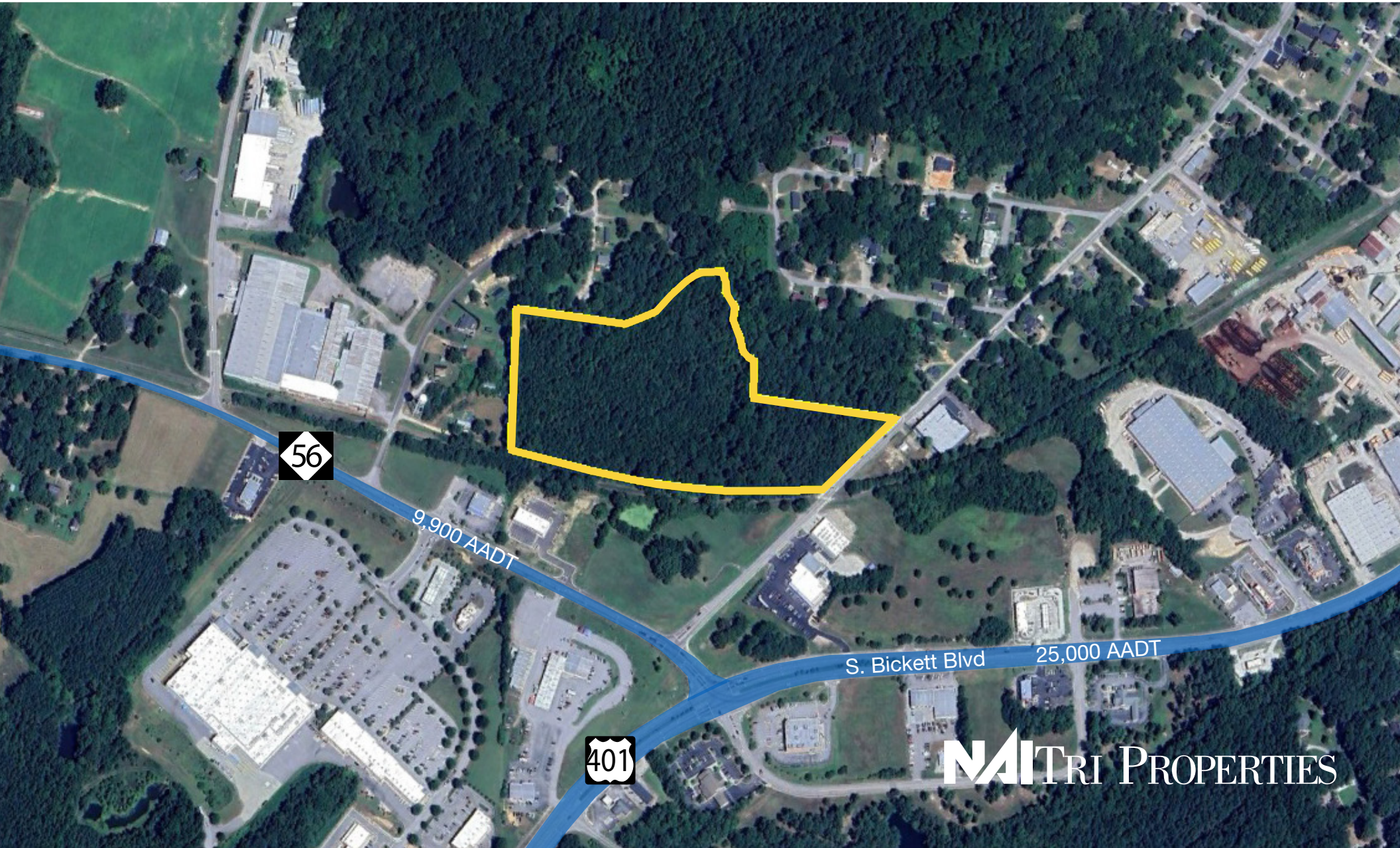


LAND FOR SALE | UP TO +/- 16.6 ACRES

HIGHWAY 401

LOUISBURG, NC 27549 | RESIDENTIAL/MIXED USE OPPORTUNITY



56

9,900 AADT

401

S. Bickett Blvd

25,000 AADT

NAITRI PROPERTIES

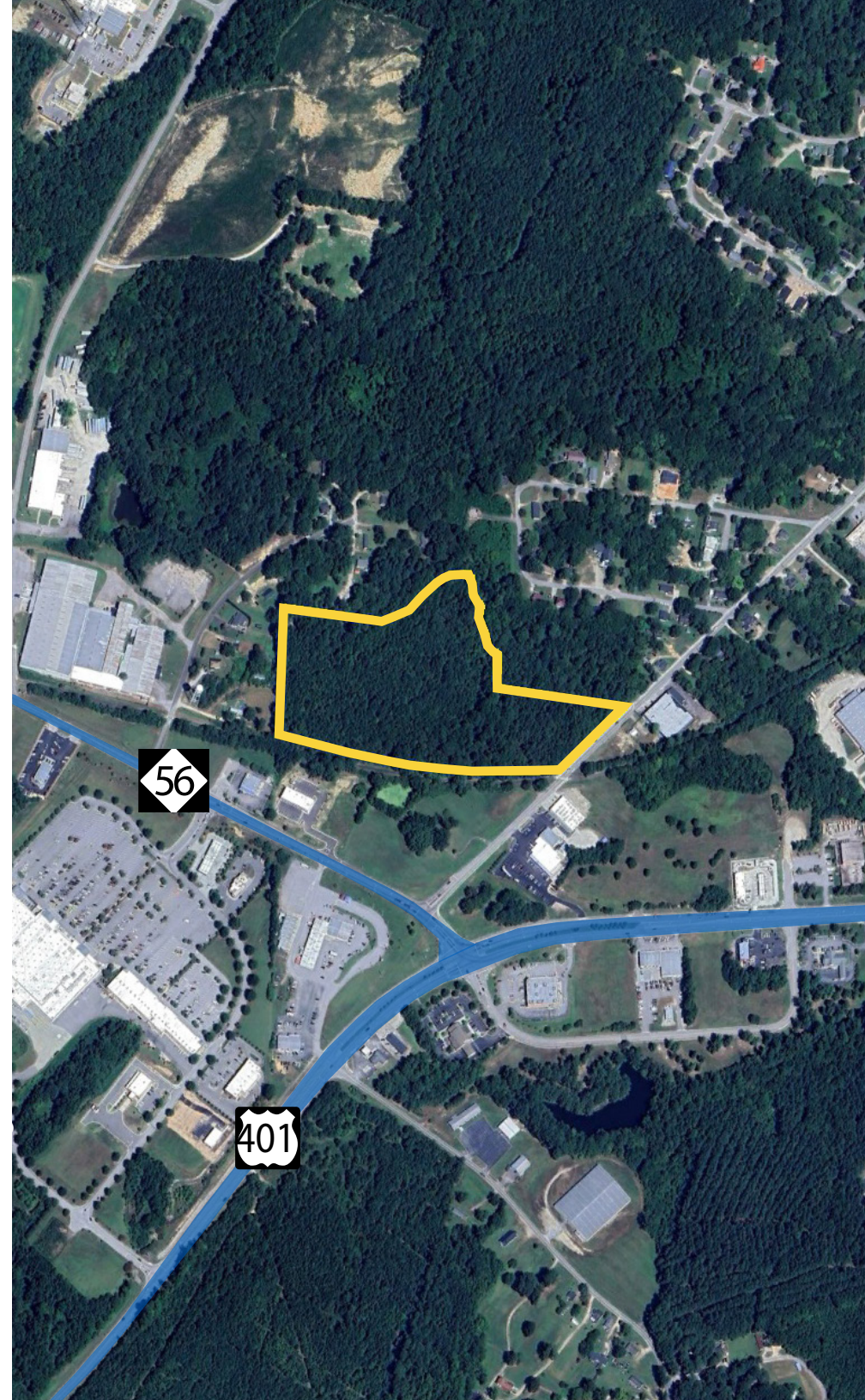
PROPERTY OVERVIEW

Located on US-401, the primary thoroughfare through Franklin County, directly adjacent to a host of other retailers including Walmart, Walgreens, BB&T, Bojangles, and local grocer Moss Foods.

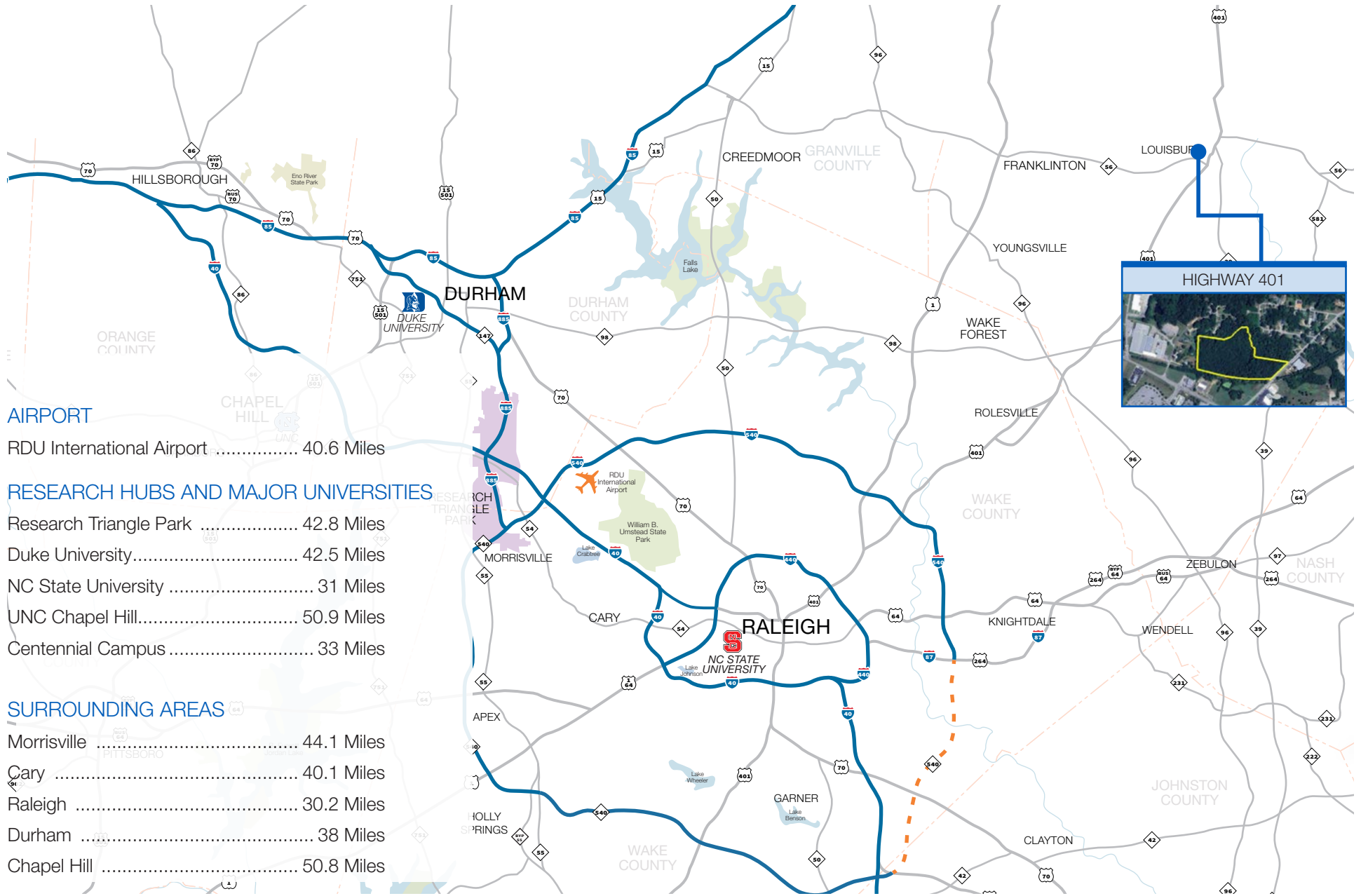
ADDRESS	Highway 401 Louisburg, NC 27549
COUNTY	Franklin County
LOT SIZE	16.6 acres
ZONING	Town of Louisburg; R1 LOUISBURG ZONING ORDINANCE
PIN #	2805-21-2007
TRAFFIC COUNTS	S. Bickett (401): 25,000 AADT NC 56 Highway: 9,900 AADT S. Main Street: 5,000 AADT
FEATURES	<ul style="list-style-type: none">• Public water, sewer, and gas available• Directly adjacent to a host of retailers• Full service access onto S. Main Street
SALE PRICE	\$2,200,000 (\$132,530/acre)

CONTACT
ROB GRIFFIN | 919.281.2318 | rgriffin@triprop.com

NAITRI PROPERTIES



TRIANGLE REGION



AIRPORT

RDU International Airport 40.6 Miles

RESEARCH HUBS AND MAJOR UNIVERSITIES

Research Triangle Park 42.8 Miles

Duke University 42.5 Miles

NC State University 31 Miles

UNC Chapel Hill 50.9 Miles

Centennial Campus 33 Miles

SURROUNDING AREAS

Morrisville 44.1 Miles

Cary 40.1 Miles

Raleigh 30.2 Miles

Durham 38 Miles

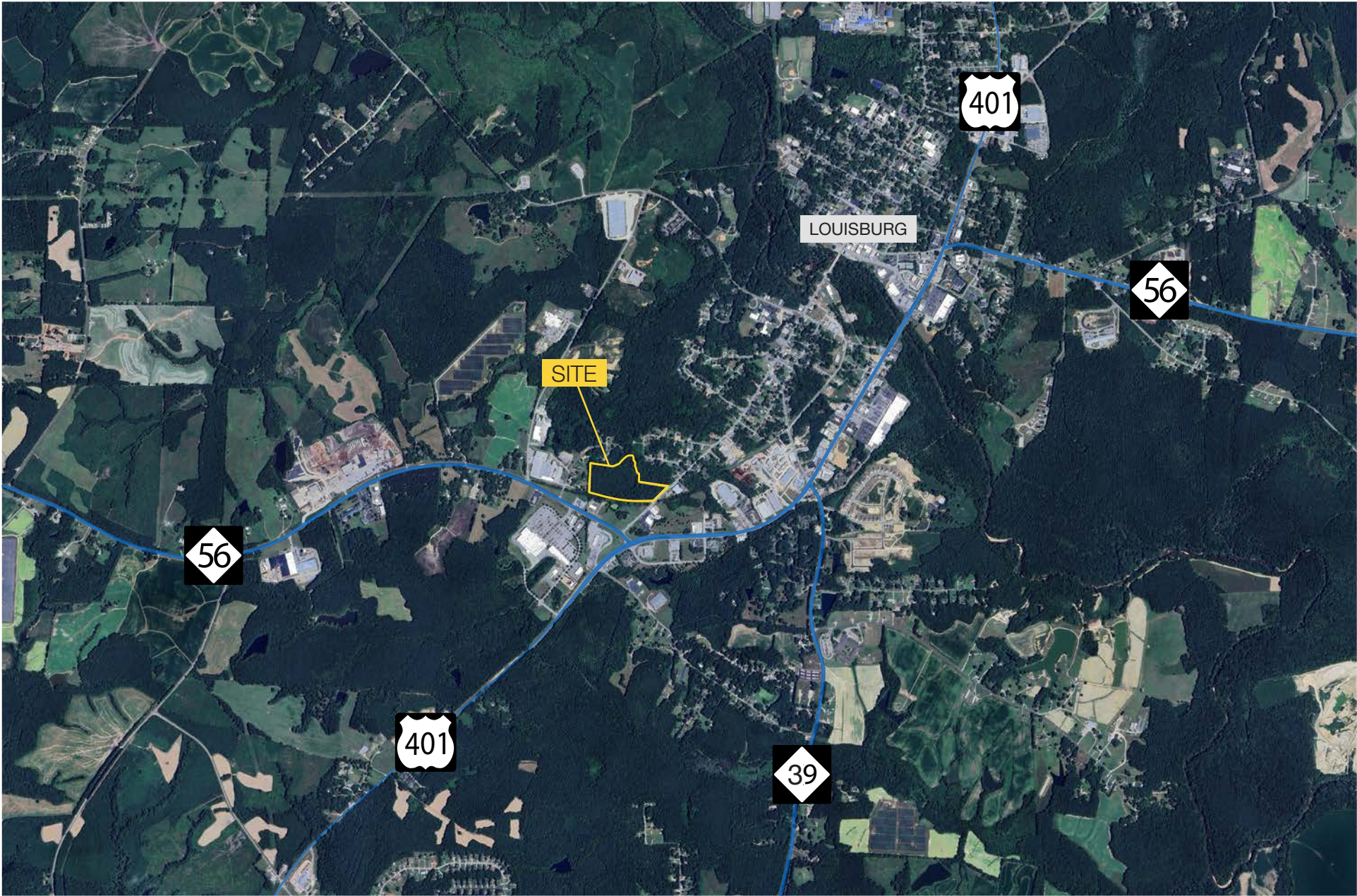
Chapel Hill 50.8 Miles

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AERIAL



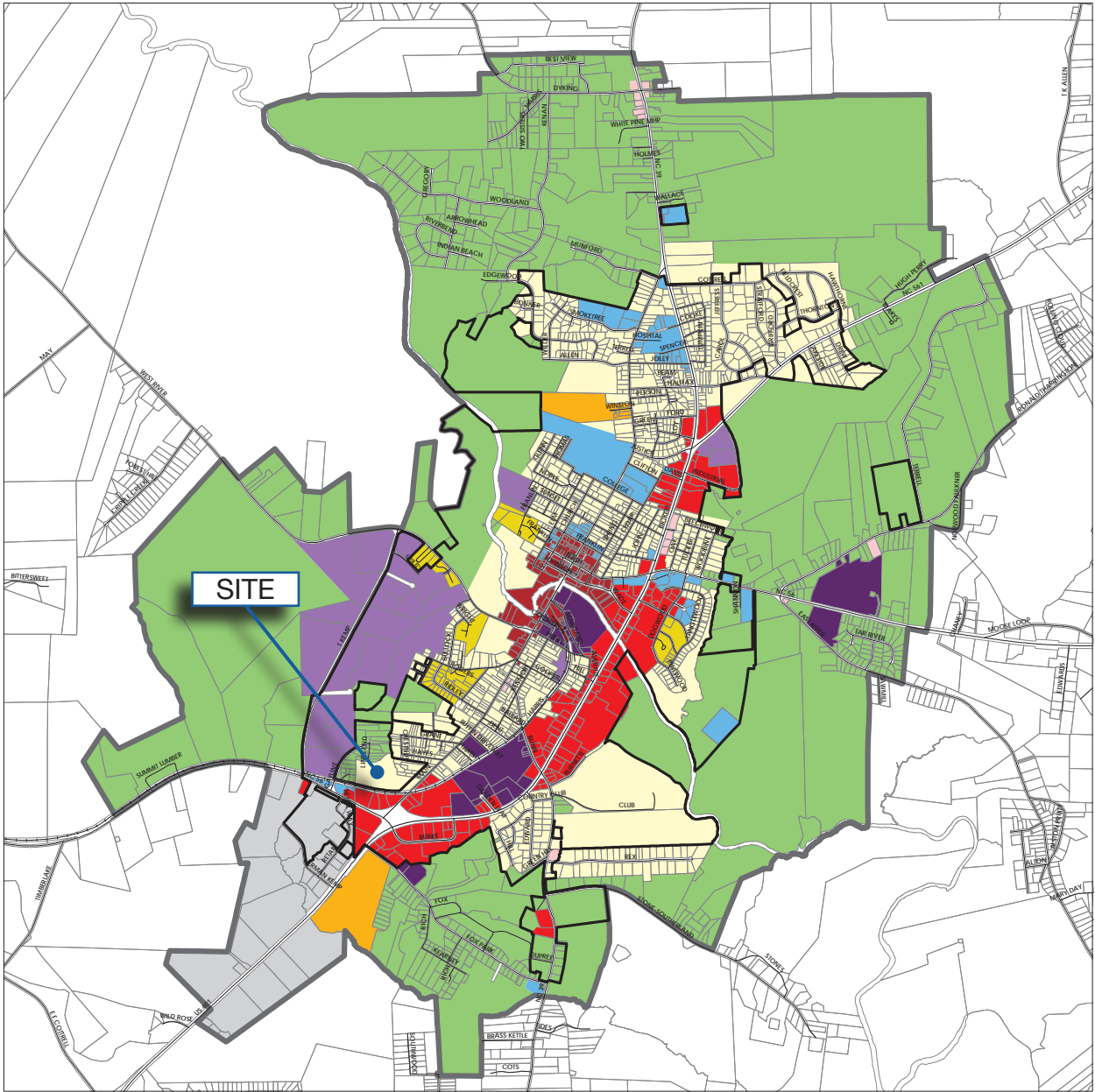
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ZONING MAP



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



0 0.25 0.5 0.75 1 mile

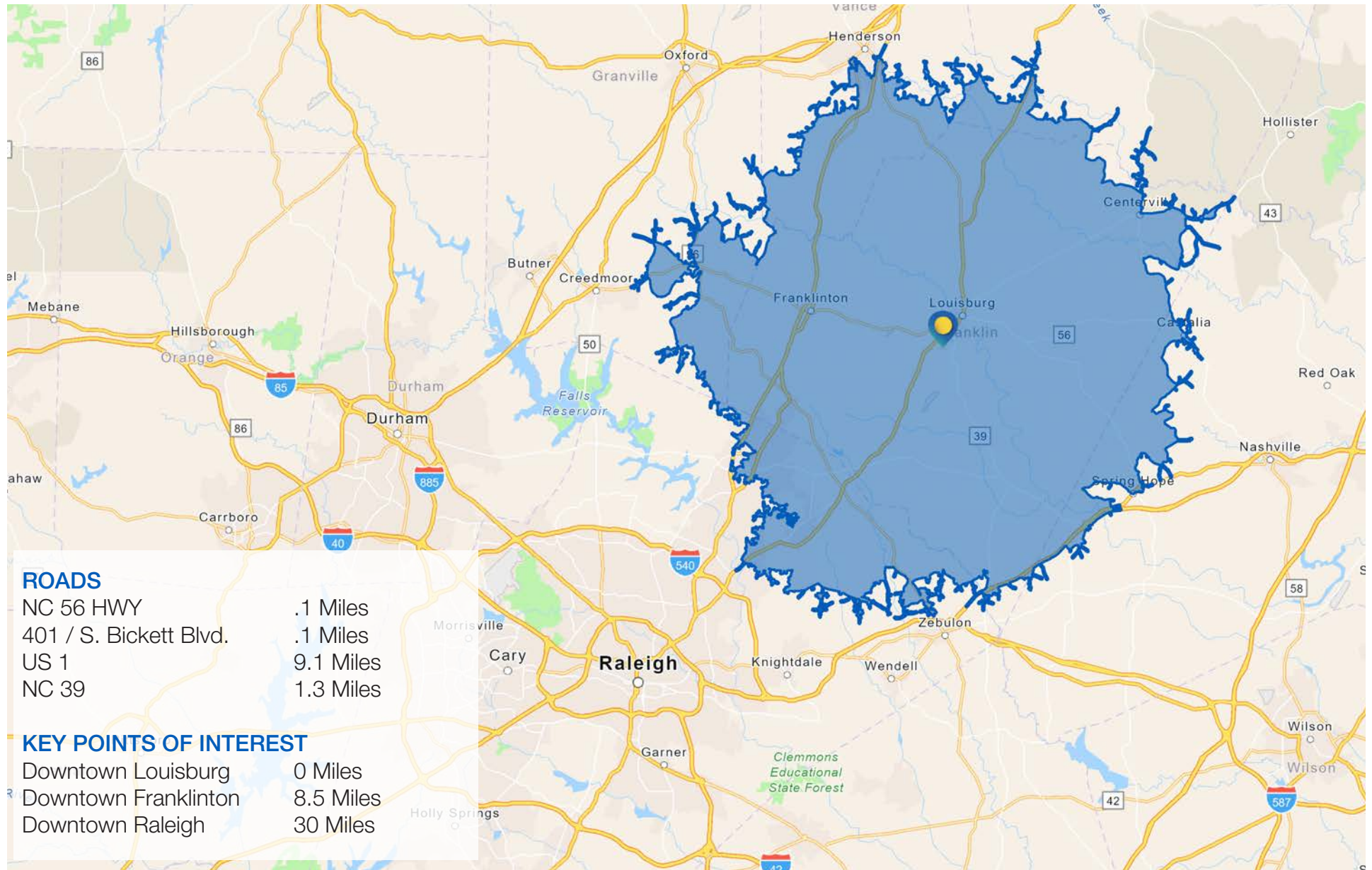
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DRIVE TIME MAP



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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

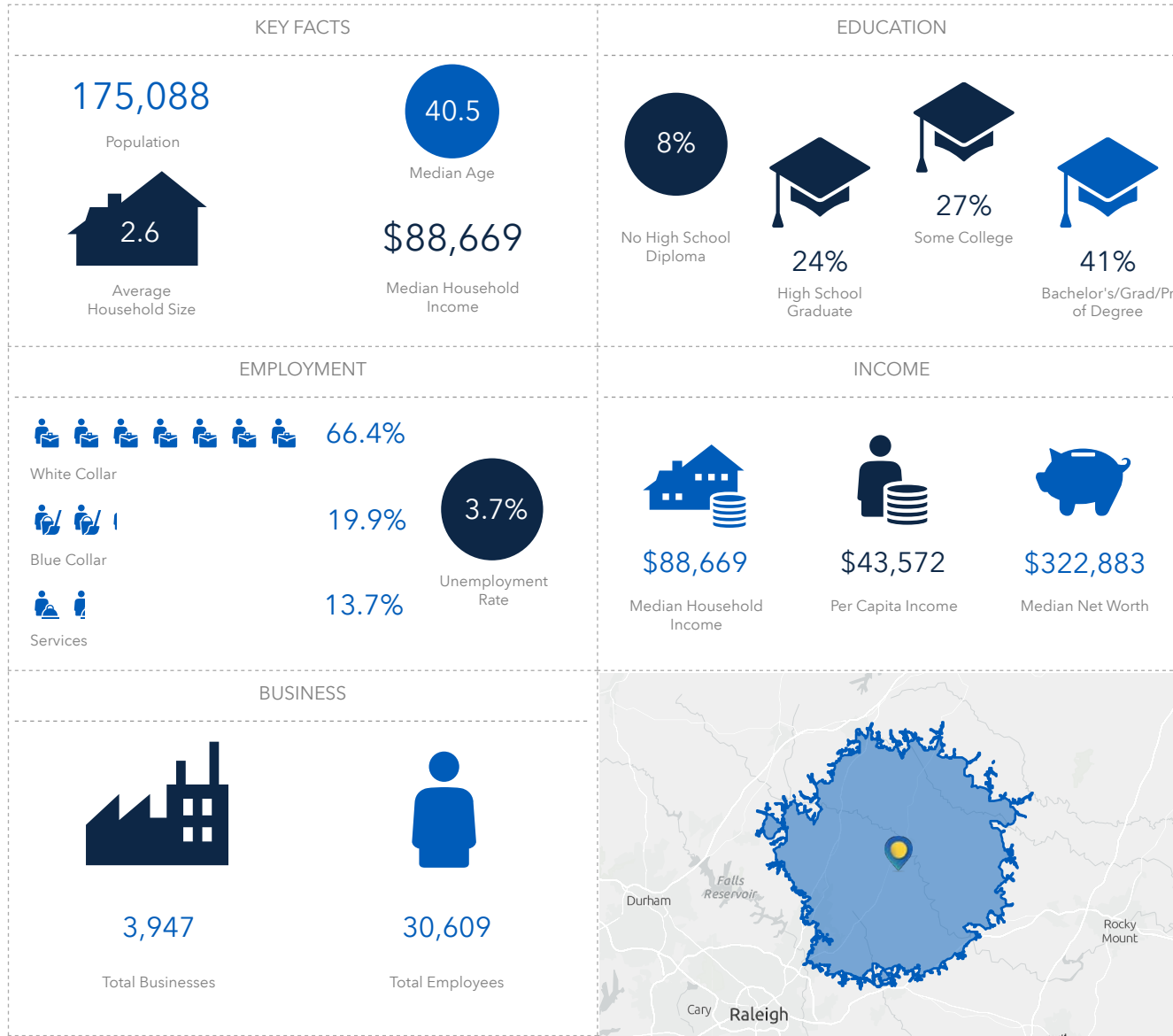
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DEMOGRAPHICS

KEY COMMUTING RADIUS



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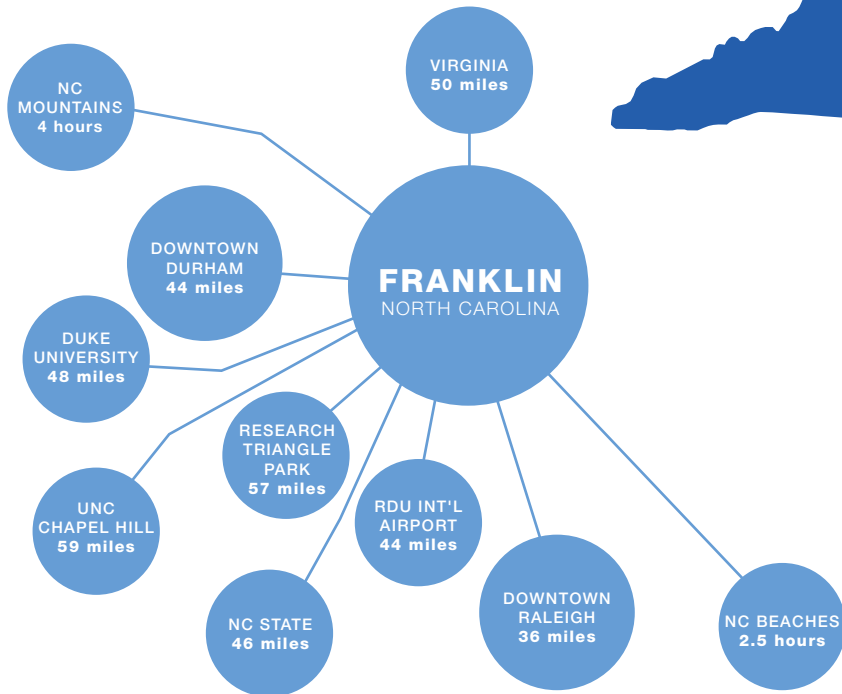
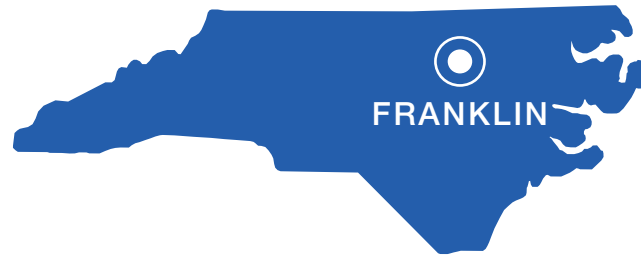
FRANKLIN COUNTY

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.

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%**



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

MAJOR EMPLOYERS

- Novonesis 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

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