



HWY 55 REDEVELOPMENT OPPORTUNITY

**2028 N Broad Street & 2032 N Broad Street
Fuquay-Varina, North Carolina**

Dual Access | Public Utilities | Commercial Corridor | Path of Growth

Offering	Two contiguous parcels intended to be conveyed together.
Current Zoning	Residential Agricultural (RA)
Future Land Use	Corridor Commercial (CC)
Utilities	Public water and sewer connected
Frontage	NC Highway 55 / N Broad Street
Secondary Access	Dickens Road rear access
Existing Improvements	Structures considered to have little contributory value
Nearby Development	Stotan Industrial - 39.74 acres
Transportation Investment	\$176.5M NC 55 Extension project

Planning and Zoning Position

Following discussions with the Town of Fuquay-Varina Planning Department, the properties are zoned Residential Agricultural (RA) while also benefiting from Corridor Commercial (CC) designation considerations and future land use planning objectives.

Residential Agricultural District

The RA district supports residential, agricultural and open space uses while allowing future evolution as municipal infrastructure expands and demand increases.

Corridor Commercial Opportunity

The CC district is designed for medium-intensity commercial uses including office, retail, service businesses and limited institutional uses located along major transportation corridors served by public utilities.

Rezoning Potential

Prospective purchasers may pursue rezoning requests subject to Town approval processes and long-term planning objectives.

Strategic Growth Drivers

The site sits immediately southeast of the Stotan Industrial development and directly benefits from NC 55 transportation improvements, workforce growth and increasing commercial demand.

Helpful Links & Numbers

Planning Department: <https://www.fuquay-varina.org/280/Planning>

What's coming to Fuquay: <https://gis.fuquay-varina.org/portal/apps/webappviewer/index.html?id=a2cc53fd66944f7594d561c14b95b051>

Article D Conventional Zoning Districts Amended 05/04/2026
<https://online.flippingbook.com/view/1031340238/62/>



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