

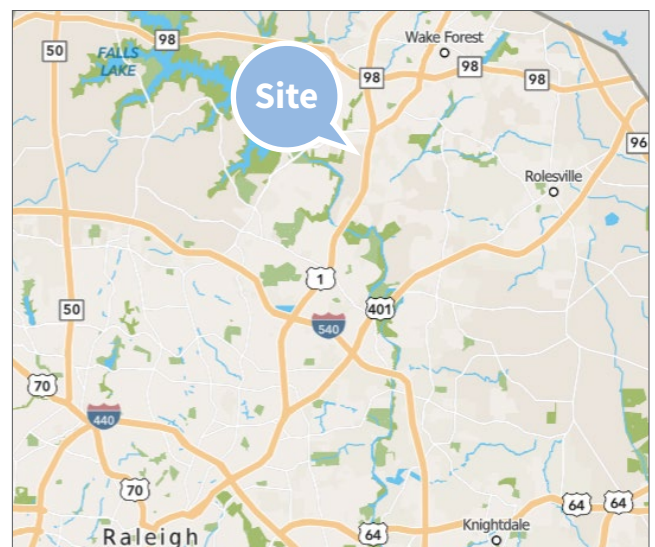
Development opportunity

±30 ACRES OF LAND
FOR SALE



Approximately 30 acres of vacant land located along US Highway 1. Situated in between Raleigh and Wake Forest, the site is within Wake County's Planning Jurisdiction.

- Ponderosa Service Road, Wake Forest, NC 27587
- ±29.74 acres
- Parcel is largely zoned Highway District (Wake County) which allows for low density residential and a wide range of non-residential uses
- REID: 0033264, PIN: 1739465393
- Contact for pricing



For more information
919 828 0092

McQueen Campbell
Broker in Charge
mcampbell@flycpg.com

1122 Oberlin Road, Raleigh, NC 27605
Visit us at www.flycpg.com

NEARBY DEVELOPMENT & AMENITIES

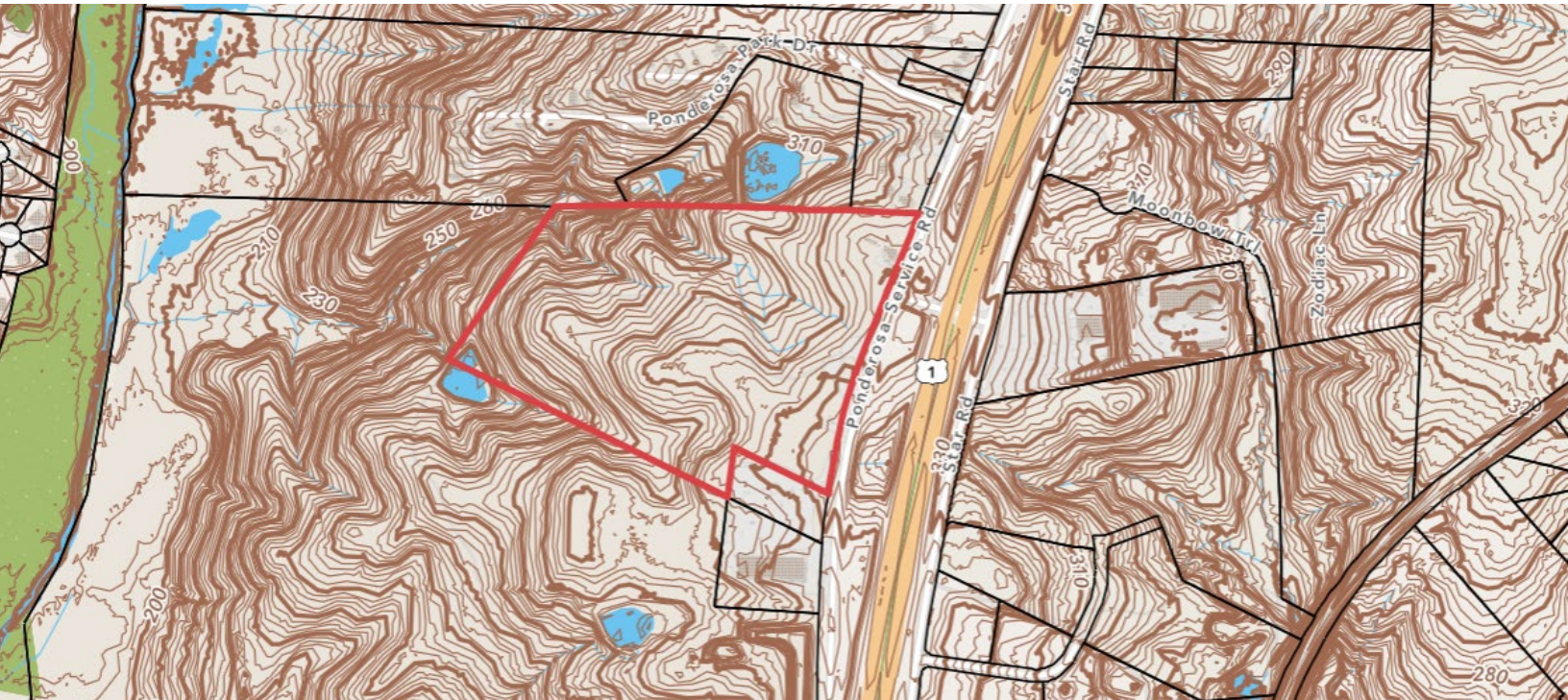
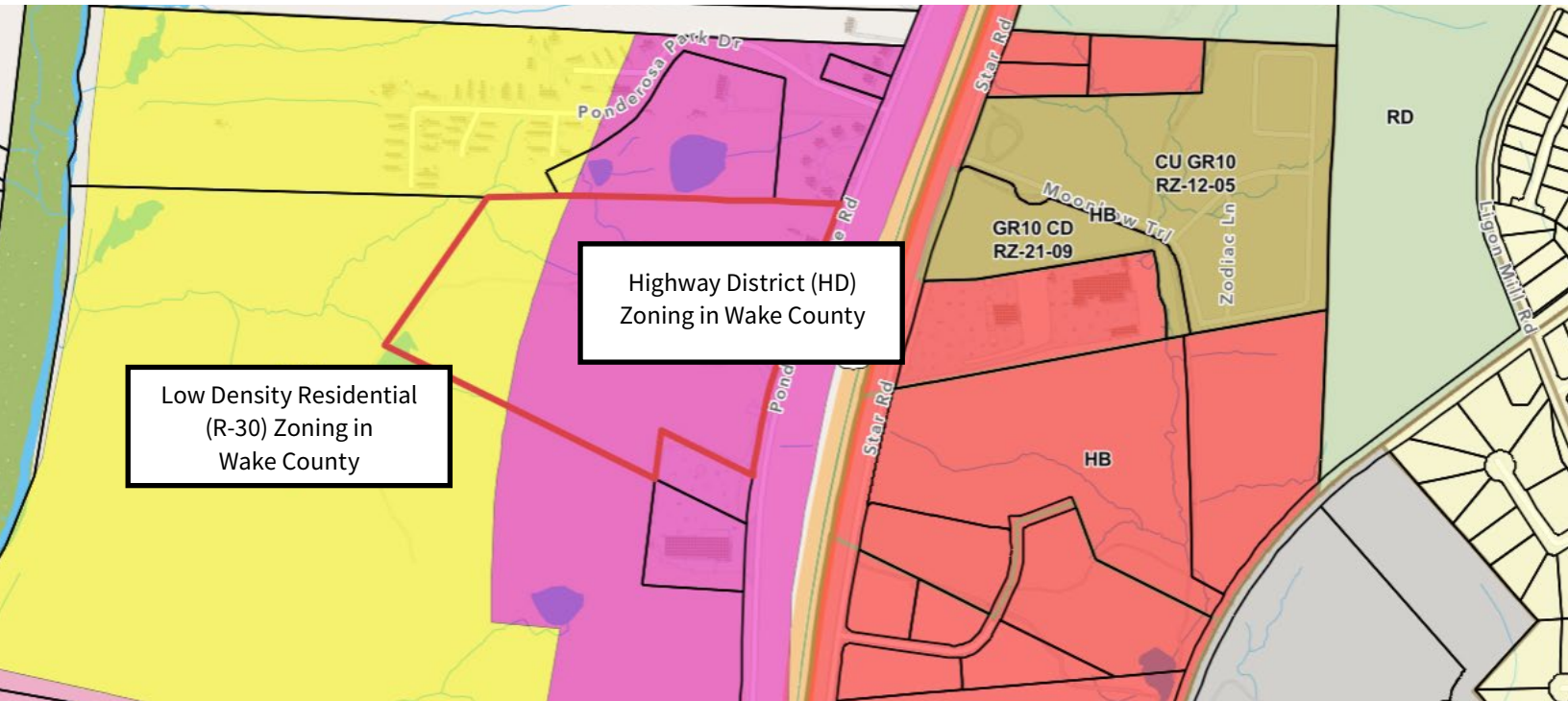


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TOPOGRAPHY & ZONING



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Close to it all

Wake Forest is located within Wake County, situated within the Raleigh-Durham-Chapel Hill area, more commonly referred to as “the Triangle.” Wake Forest is less than 30 minutes from three Tier 1 Research Universities: University of North Carolina at Chapel Hill, North Carolina State University and Duke University.

Duke
UNIVERSITY

NC STATE
UNIVERSITY



THE UNIVERSITY
of NORTH CAROLINA
at CHAPEL HILL

Wake Forest is less than a 30 minute drive to the Raleigh-Durham International Airport (RDU) and 20 minutes from the prestigious Research Triangle Park.

Wake Forest has a highly educated workforce, with 54.6% of residents holding a Bachelor’s Degree or higher. Major employers in Wake Forest include CenturyLink, PowerSecure, Inc., Promantis, Wake County Public School System and Inventure Holdings.

DEMOGRAPHICS

Distance from 0 Ponderosa Service Road

Source: ESRI

259%

POPULATION INCREASE

IN WAKE FOREST FROM 2000-2021

61,220

TOTAL POPULATION

WITHIN 3-MILE RADIUS

\$133,883

AVG. HOUSEHOLD INCOME

WITHIN 1-MILE RADIUS

\$142,562

AVG. HOUSEHOLD INCOME

WITHIN 3-MILE RADIUS

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