

LAND FOR SALE

+/- 41 ACRES OF LAND IN FUQUAY-VARINA

800 Wilbon Road & 0 N Judd Pkwy NW | Fuquay-Varina, NC 27526



Saint Bernadette Catholic
Church of Fuquay-Varina



McWally's



Fuquay-Varina
High School

Action Park

CITYPLAT
COMMERCIAL REAL ESTATE

PAT MOORE

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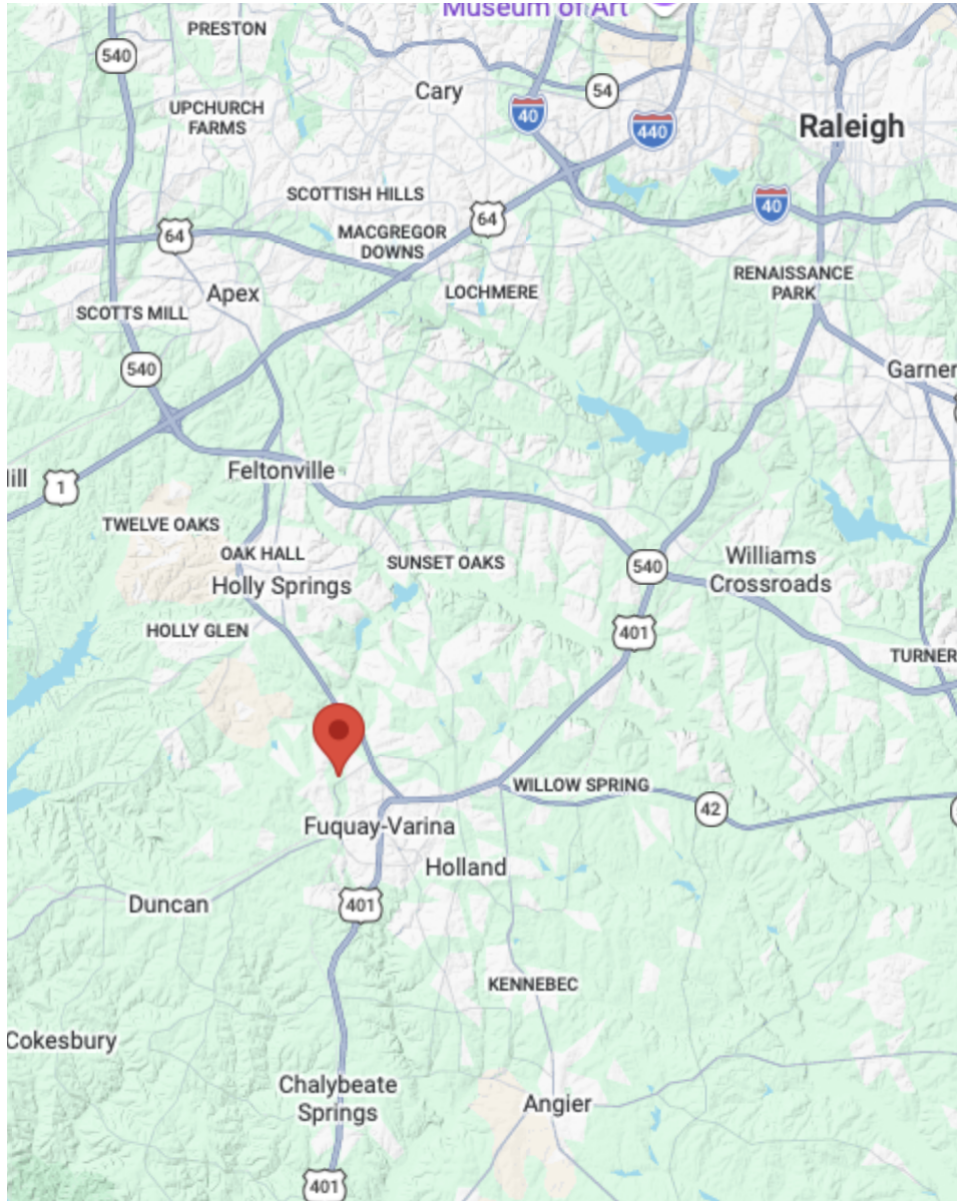


TABLE OF CONTENTS

PROPERTY SUMMARY	3
FUTURE LAND USE	4
LOCATION MAP	5
DEMOGRAPHICS MAP & REPORT	6
CITY INFORMATION	7
CONFIDENTIALITY & DISCLAIMER	8

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PROPERTY SUMMARY

800 Wilbon Road & 0 N Judd Pkwy NW, Fuquay-Varina, NC 27526

LAND FOR SALE



PROPERTY DESCRIPTION

Positioned in the highly desirable Fuquay-Varina area, this property stands as an exceptional investment opportunity with its dual zoning of RA and RLI. Spanning a strategic location, this versatile space offers immense potential for land and office investors alike. The combination of zoning creates a spectrum of development possibilities, catering to a diverse range of investment objectives. Whether pursuing residential, agricultural, or office development, this property's prime location and zoning afford investors the flexibility to actualize their real estate ambitions. Embrace the prospect of cultivating a profitable venture in this dynamic and rapidly expanding area.

OFFERING SUMMARY

Sale Price:	Inquire for Pricing
Lot Size:	40.79 Acres

PROPERTY HIGHLIGHTS

- Entitlement-aligned upside. The Town's adopted plan already supports mixed-use development, reducing entitlement risk and helping streamline approvals.
- Multiple revenue streams. NAC allows retail, restaurant, office, service, and residential uses, creating diversified income opportunities within one development.
- Higher yield per acre. Vertical mixed-use and missing-middle housing maximize density and land value beyond traditional single-use projects.
- Flexible residential product. Small-lot homes, townhomes, and stacked residential provide flexibility to meet demand across multiple price points in a high-income submarket.
- Prime corner location. Signalized frontage on the completing NW Judd Parkway loop offers excellent visibility, access, and exposure in a rapidly growing corridor.
- Proven Town support. Nearby mixed-use approvals reinforce the Town's vision and provide strong entitlement precedent.
- Aligned with community priorities. The NAC designation promotes walkable, neighborhood-serving development consistent with the Town's long-term growth goals.

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FUTURE LAND USE

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NEIGHBORHOOD ACTIVITY CENTER (NAC)

The property is designated **Neighborhood Activity Center (NAC)** on the Town of Fuquay-Varina 2040 Community Vision Land Use Plan — the Town's adopted policy framework guiding future rezonings and development decisions.

NAC is a **mixed-use designation** envisioning a compact, walkable activity node that delivers goods, services, and gathering space to surrounding neighborhoods. Commercial uses and open space serve as the primary organizing elements, with integrated residential as a complementary component. Core parameters of the designation:

- **Mixed-use by design** — ground-floor retail, restaurant, service, and office uses, with residential units or office space permitted above storefronts (vertical mixed-use).
- **Building heights up to three (3) stories** on compact, walkable blocks.
- **A full range of "missing middle" housing** — single dwellings on small lots, townhouses, duplexes, triplexes, quadplexes, and accessory dwelling units — integrated around the commercial core.
- **Active public spaces** — greens, plazas, and pocket parks designed as neighborhood gathering places between buildings.
- **Pedestrian- and bicycle-oriented**, with on-street and shared rear-lot parking, and site access designed to protect adjacent neighborhood streets.

Visit [FV 2040 Community Vision](#) for more information (page 68-73)

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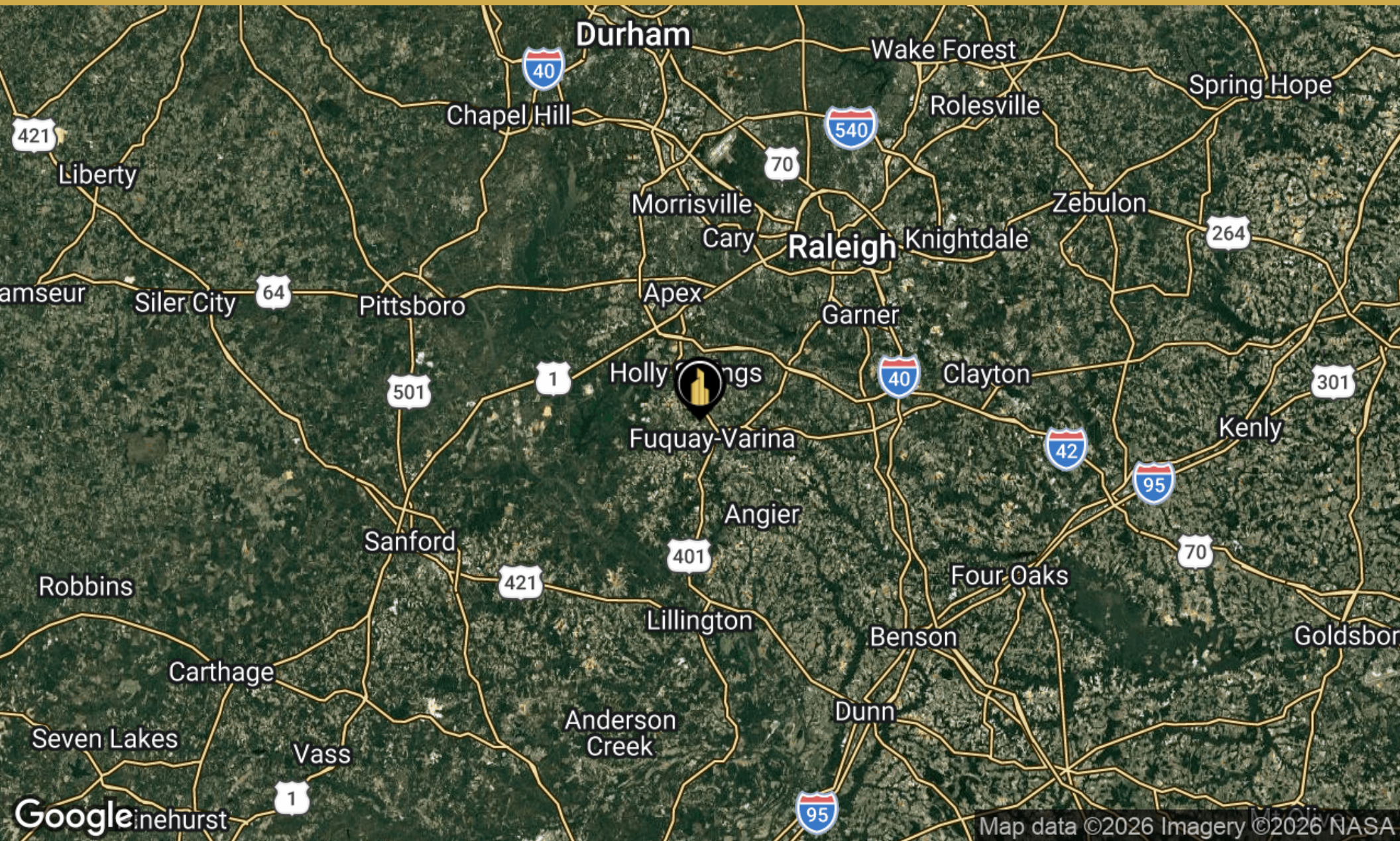
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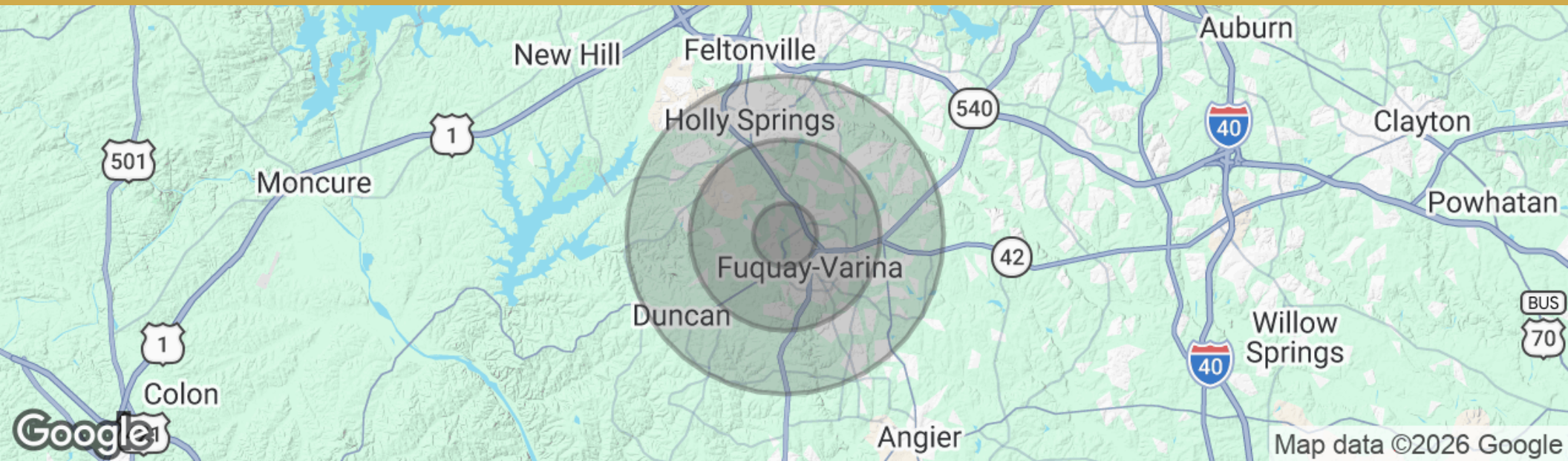
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DEMOGRAPHICS

800 Wilbon Road & 0 N Judd Pkwy NW, Fuquay-Varina, NC 27526

LAND FOR SALE



POPULATION	1 MILE	3 MILES	5 MILES
Total Population	4,847	35,662	86,152
Average Age	40.0	38.7	38.2
Average Age (Male)	41.7	37.9	36.8
Average Age (Female)	40.1	40.4	39.2

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	1,870	13,140	30,128
# of Persons per HH	2.6	2.7	2.9
Average HH Income	\$101,935	\$120,832	\$132,706
Average House Value	\$421,915	\$427,459	\$442,818

2023 American Community Survey (ACS)

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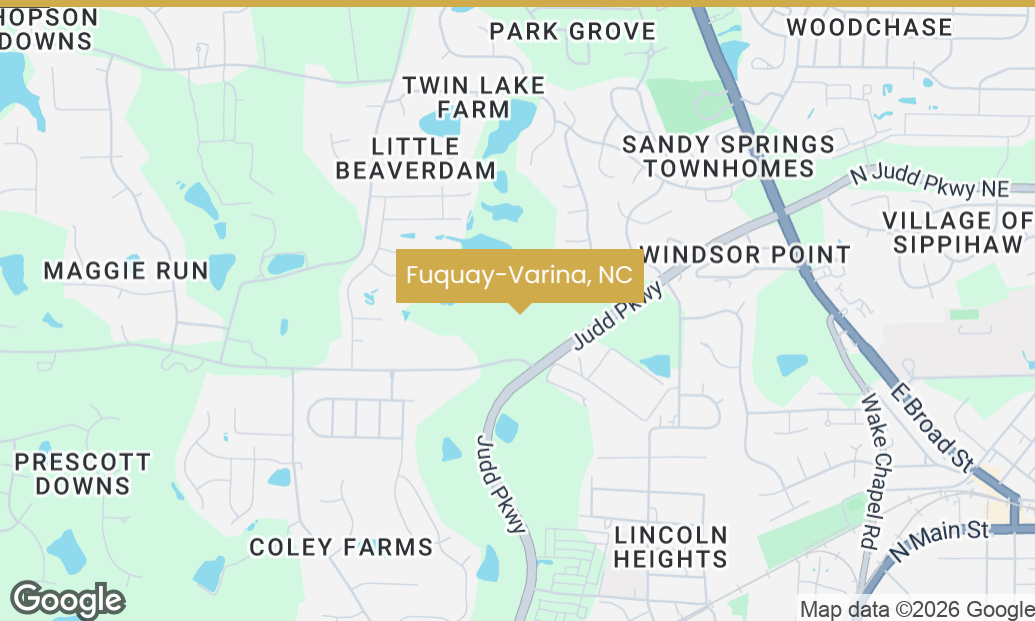
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FUQUAY-VARINA

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LOCATION DESCRIPTION

Situated in the thriving Fuquay-Varina, NC, this +/-41 acres of land presents a compelling investment opportunity in a rapidly growing area. Boasting a balance of rural charm and urban convenience, the location offers a favorable environment for land and office investors. Nearby, attractions such as the Fuquay Mineral Spring Park, Aviator Brewing Company, and the vibrant local shops and dining establishments in the downtown district contribute to the area's appeal. With convenient access to major highways, this location provides an enticing backdrop for prospective investors seeking to capitalize on the area's growth potential. Embrace the opportunity to be part of this dynamic community's future.



Fuquay-Varina continues to attract significant residential and commercial development, driven by its strategic location within Wake County and its proximity to Raleigh and the Research Triangle. The area's strong demographic trends, business-friendly environment, and ongoing infrastructure investments create a favorable outlook for long-term land ownership and development. With increasing demand for residential communities, mixed-use projects, and commercial services, investors have the opportunity to acquire a sizable tract in a market where available land is becoming increasingly limited. This property offers the flexibility and scale to support a variety of future uses while benefiting from the sustained growth that has made Fuquay-Varina one of North Carolina's most sought-after emerging markets.

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Any party contemplating or under contract or in escrow for a transaction is urged to verify all information and to conduct their own inspections and investigations including through appropriate third party independent professionals selected by such party. All financial data should be verified by the party including by obtaining and reading applicable documents and reports and consulting appropriate independent professionals. CityPlat Brokerage, LLC makes no warranties and/or representations regarding the veracity, completeness, or relevance of any financial data or assumptions. CityPlat Brokerage, LLC does not serve as a financial advisor to any party regarding any proposed transaction. All data and assumptions regarding financial performance, including that used for financial modeling purposes, may differ from actual data or performance. Any estimates of market rents and/or projected rents that may be provided to a party do not necessarily mean that rents can be established at or increased to that level. Parties must evaluate any applicable contractual and governmental limitations as well as market conditions, vacancy factors and other issues in order to determine rents from or for the property.

Legal questions should be discussed by the party with an attorney. Tax questions should be discussed by the party with a certified public accountant or tax attorney. Title questions should be discussed by the party with a title officer or attorney. Questions regarding the condition of the property and whether the property complies with applicable governmental requirements should be discussed by the party with appropriate engineers, architects, contractors, other consultants and governmental agencies. All properties and services are marketed by CityPlat Brokerage, LLC in compliance with all applicable fair housing and equal opportunity laws.

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