

LAND FOR SALE

220 Technology Park Lane, Fuquay-Varina, NC

OFFERING MEMORANDUM



MEDALIST CAPITAL

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ABOUT THE PROPERTY

PROPERTY FACTS

ADDRESS	220 Technology Park Ln
CITY	Fuquay-Varina
STATE	North Carolina
ZIP CODE	27526
REID	274416
Acreage	2.27 AC
PLANNING JURISDICTION	Fuquay-Varina
ZONING	RLI
HIGHWAY ACCESS	NC 55
ROAD FRONTAGE	200 FT
CONDITION	Partially improved with pavement, gravel, and fencing
RESTRICTION	Deed restriction for any use that involves the sale, storage, distribution, or transfer of propane
ASKING PRICE	\$695,000



Permitted Uses:

https://library.municode.com/nc/fuquay-varina/codes/code_of_ordinances?nodeId=COOR_PT9LADEOR_ARTFUSRE_S9-1254PEUSTA

PROPERTY MAPS

**ZONING
MAP**



**TOPOGRAPHIC
MAP**



SUBJECT AERIAL



TRANSOMS DIRECT

SUPERDROID ROBOTS

HERBERT AKINS
MIDDLE SCHOOL

SUBJECT
PROPERTY



HERBERT AKINS
ELEMENTARY SCHOOL

TEC
GRAPHICS

BERK-TEK

SUBJECT AERIAL



THE LOCATION

Today, Fuquay-Varina remains an ideal destination for visitors looking for a day-trip adventure or weekend getaway. The town, located just 15 minutes south of Raleigh, has flourished into a vibrant, family-friendly community. The population has grown by 335% in the past 20 years to over 35,000 citizens making it one of the fastest growing towns in North Carolina.

With 2 beautiful downtown districts, an abundance of charm, a rich history and plenty to see and do, Fuquay-Varina offers a dash more to those seeking an adventure. The town offers a thriving art scene, award-winning breweries, authentic festivals, and exceptional dining and shopping.

FUQUAY-VARINA MAJOR EMPLOYERS

- JOHN DEERE TURF CARE
- TE CONNECTIVITY
- BOB BARKER COMPANY
- FIDELITY BANK
- WAKE COUNTY PUBLIC SCHOOLS
- WAL-MART
- INTEGRATED INDUSTRIAL SERVICES, INC.
- NEXANS USA, INC.

DEMOGRAPHICS

Radius	1 Mile	3 Mile	5 Mile
Population:			
2027 Projection	6,235	50,752	118,646
2022 Estimate	5,286	44,567	104,087
2010 Census	2,109	30,076	69,363
Growth 2022 - 2027	17.95%	13.88%	13.99%
Growth 2010 - 2022	150.64%	48.18%	50.06%
2022 Population by Hispanic Origin:	305	3,455	8,687
2022 Population:	5,286	44,567	104,087
White	4,089	34,742	81,377
Black	818	6,996	15,377
Am. Indian & Alaskan	23	279	730
Asian	184	1,329	3,714
Hawaiian & Pacific Island	2	21	137
Other	170	1,202	2,753
U.S. Armed Forces:	11	91	222

Radius	1 Mile	3 Mile	5 Mile
Households:			
2027 Projection	2,247	18,510	42,701
2022 Estimate	1,903	16,207	37,371
2010 Census	738	10,563	24,178
Growth 2022 - 2027	18.08%	14.21%	14.26%
Growth 2010 - 2022	157.86%	53.43%	54.57%
Owner Occupied	1,642	13,265	30,982
Renter Occupied	261	2,942	6,389
2022 Households by Household Inc:	1,903	16,207	37,371
<\$25,000	177	1,763	3,401
\$25,000 - \$50,000	216	2,154	4,580
\$50,000 - \$75,000	296	2,433	5,207
\$75,000 - \$100,000	195	2,196	5,080
\$100,000 - \$125,000	292	2,151	5,064
\$125,000 - \$150,000	145	1,412	3,709
\$150,000 - \$200,000	295	2,040	5,295
\$200,000+	287	2,058	5,035
2022 Avg Household Income	\$125,658	\$115,943	\$121,991
2022 Med Household Income	\$105,779	\$94,962	\$102,061



MEDALIST CAPITAL INVESTMENT & ADVISORY TEAM



TREY NAVO

Vice President of Investment Sales – Broker

- Masters in Real Estate Development, Auburn
- BS, History, Iowa State University
- Licensed NC Real Estate Broker

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JOSH POINTS

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