## LAND FOR SALE

220 Technology Park Lane, Fuquay-Varina, NC OFFERING MEMORANDUM



# **MEDALIST** CAPITAL

Trey Navo <u>tnavo@medalistcapital.com</u> 919.896.7823 Josh Points jpoints@medalistcapital.com 919.896.7834

## ABOUT THE PROPERTY

#### PROPERTY FACTS

ADDRESS	220 Technology Park Ln	
СІТҮ	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	

2

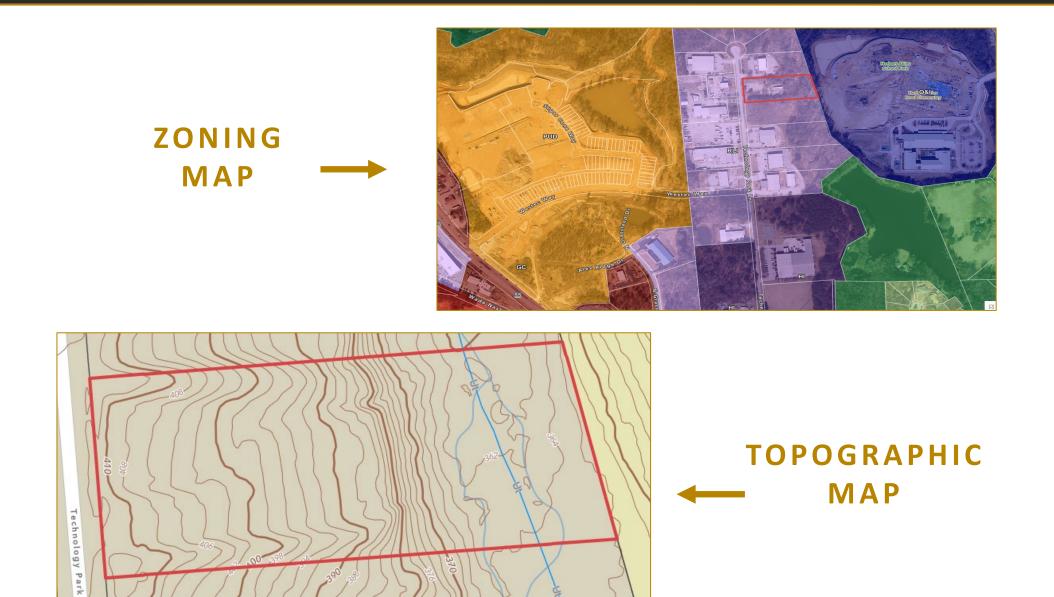


#### **Permitted Uses:**

https://library.municode.com/nc/fuquayvarina/codes/code of ordinances?nodeId=COOR PT9LADEOR ARTFUSRE S9-1254PEUSTA

**MEDALIST** CAPITAL

### PROPERTY MAPS



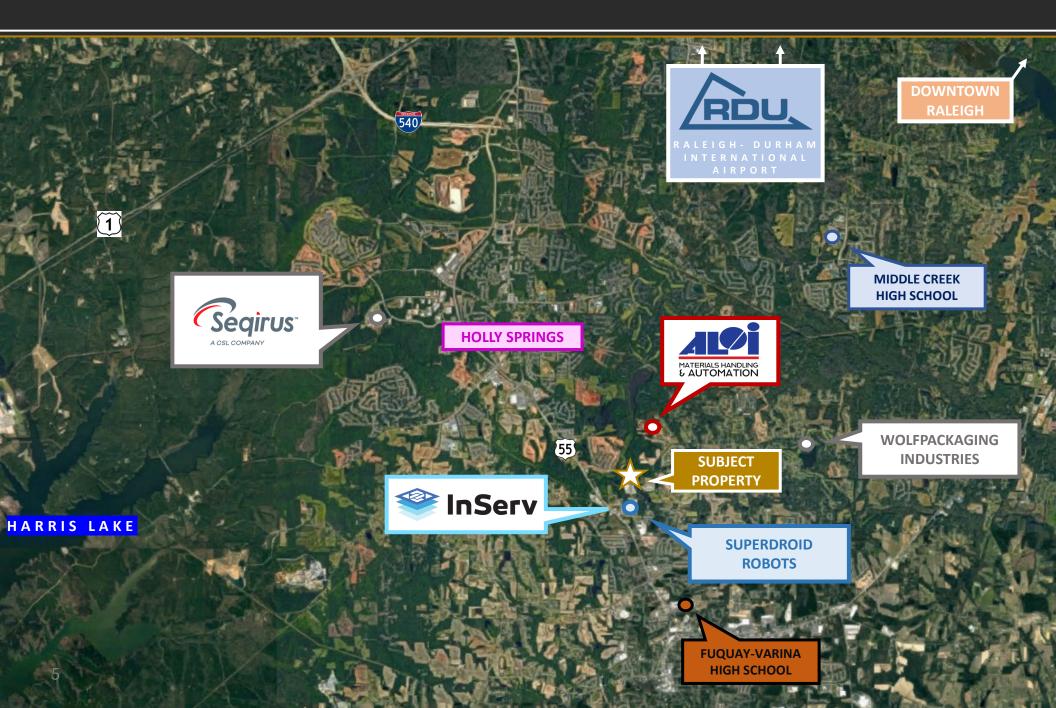
**MEDALIST** CAPITAL

5

# SUBJECT AERIAL



## 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

• WAKE COUNTY PUBLIC SCHOOLS

- TE CONNECTIVITY
- BOB BARKER COMPANY

- WAL-MART
- INTEGRATED INDUSTRIAL SERVICES, INC.

FIDELITY BANK

• NEXANS USA, INC.

#### **MEDALIST** CAPITAL

## 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

### 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

RALEIGH OFFICE 3105 Glenwood Ave Suite 301 Raleigh, NC 27612

medalistcapital.com



#### JOSH POINTS

Vice President of Investment Sales – Broker

- MBA, Finance and Marketing, University of North Carolina-Chapel Hill
- BS, Government, University of Virginia
- Licensed NC Real Estate Broker