

NORTH JUDD PARKWAY & EAST BROAD STREET

FUQUAY-VARINA, NORTH CAROLINA 27526

COMMERCIAL LAND FOR SALE
±9.02 ACRES

NORTH JUDD PARKWAY & EAST BROAD STREET

COMMERCIAL LAND FOR SALE



PROPERTY OVERVIEW

Foundry Commercial is pleased to offer for sale 9.02 acres of commercial land located within the thriving Fuquay-Varina, NC community approximately 17 miles southwest of downtown Raleigh. The property is located off US 401/North Main Street at the northeast corner of North Judd Parkway and East Broad Street adjacent the Harris Teeter-anchored Fuquay Crossing neighborhood center and WalMart/Home Depot-anchored Main Street Station. The site features a level topography, over 600 feet of frontage along North Judd Parkway and will have access from North Judd Parkway and East Broad Street.

Fuquay-Varina has seen an exponential amount of growth of the years. There are nearly 4,000 residential units in the pipeline and under construction within a two-mile radius of the property. For more information on development projects proposed, approved or under construction in Fuquay-Varina, please visit <https://www.fuquay-varina.org/304/Whats-Coming-to-Fuquay-Varina>.

SITE FEATURES	
AVAILABLE LAND	9.02 acres
ADDRESS	1257 North Main Street
PIN NUMBER	0667519821
ZONING	Corridor Commercial (CC)
MUNICIPALITY	Town of Fuquay-Varina
UTILITIES	Municipal water & sewer
LIST PRICE	\$3,536,200 (\$9.00/SF)

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
2019 EST. POPULATION	4,336	39,827	78,659
2024 EST. POPULATION	4,714	43,478	85,623
MEDIAN HH INCOME	\$75,779	\$84,683	\$90,658

TRAFFIC COUNTS	
NORTH JUDD PARKWAY	22,000 VPD
NORTH MAIN STREET	35,000 VPD
SUNSET LAKE ROAD	14,000 VPD

For more information, please contact:

KARL HUDSON IV, CCIM
Senior Vice President
(919) 987 1012
karl.hudson@foundrycommercial.com

MATT GILLIAM
Vice President
(919) 987 1010
matt.gilliam@foundrycommercial.com

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2301 Sugar Bush Road, Suite 220
Raleigh, NC 27612


foundrycommercial.com

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AMENITIES AERIAL



 RESIDENTIAL UNDER CONSTRUCTION

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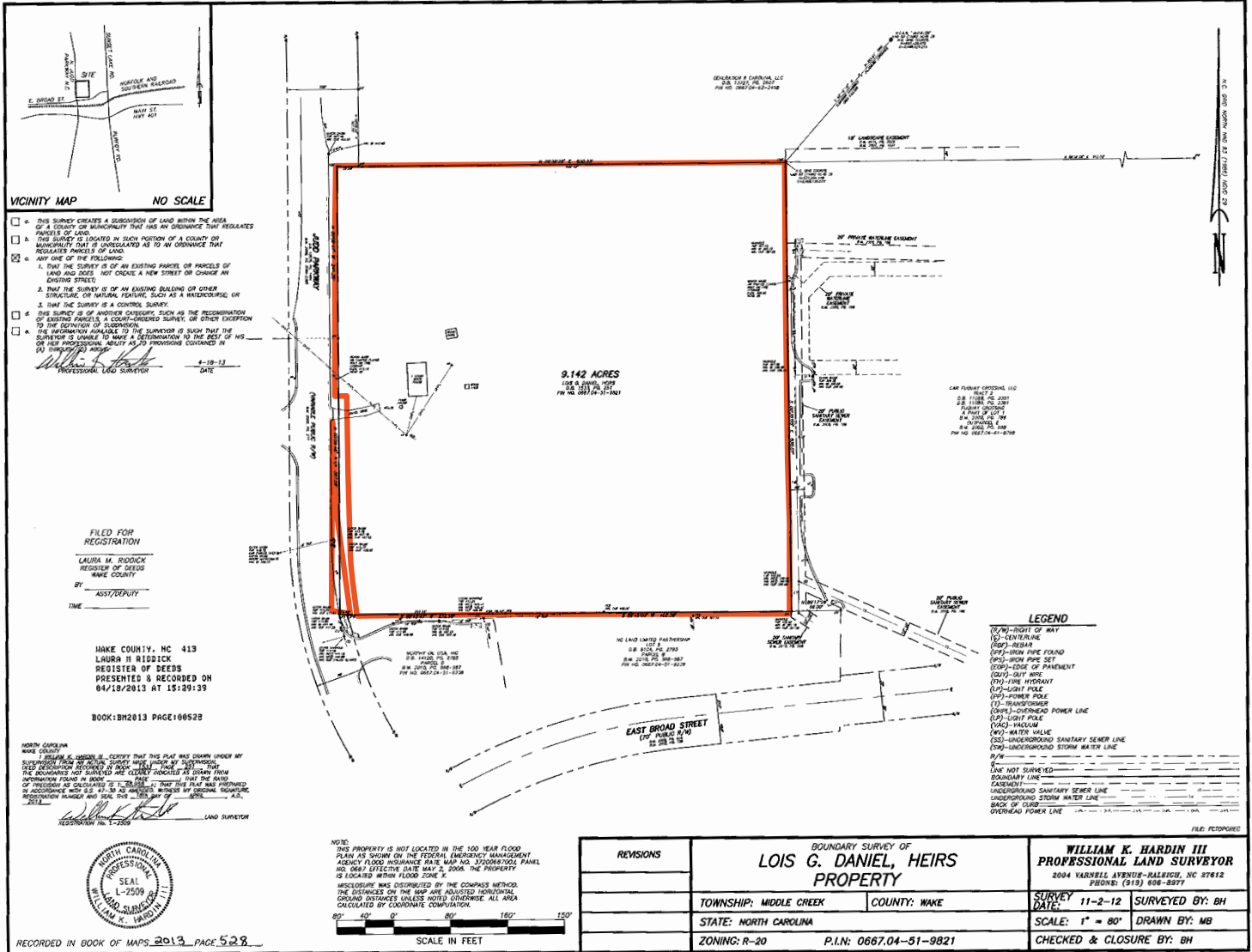
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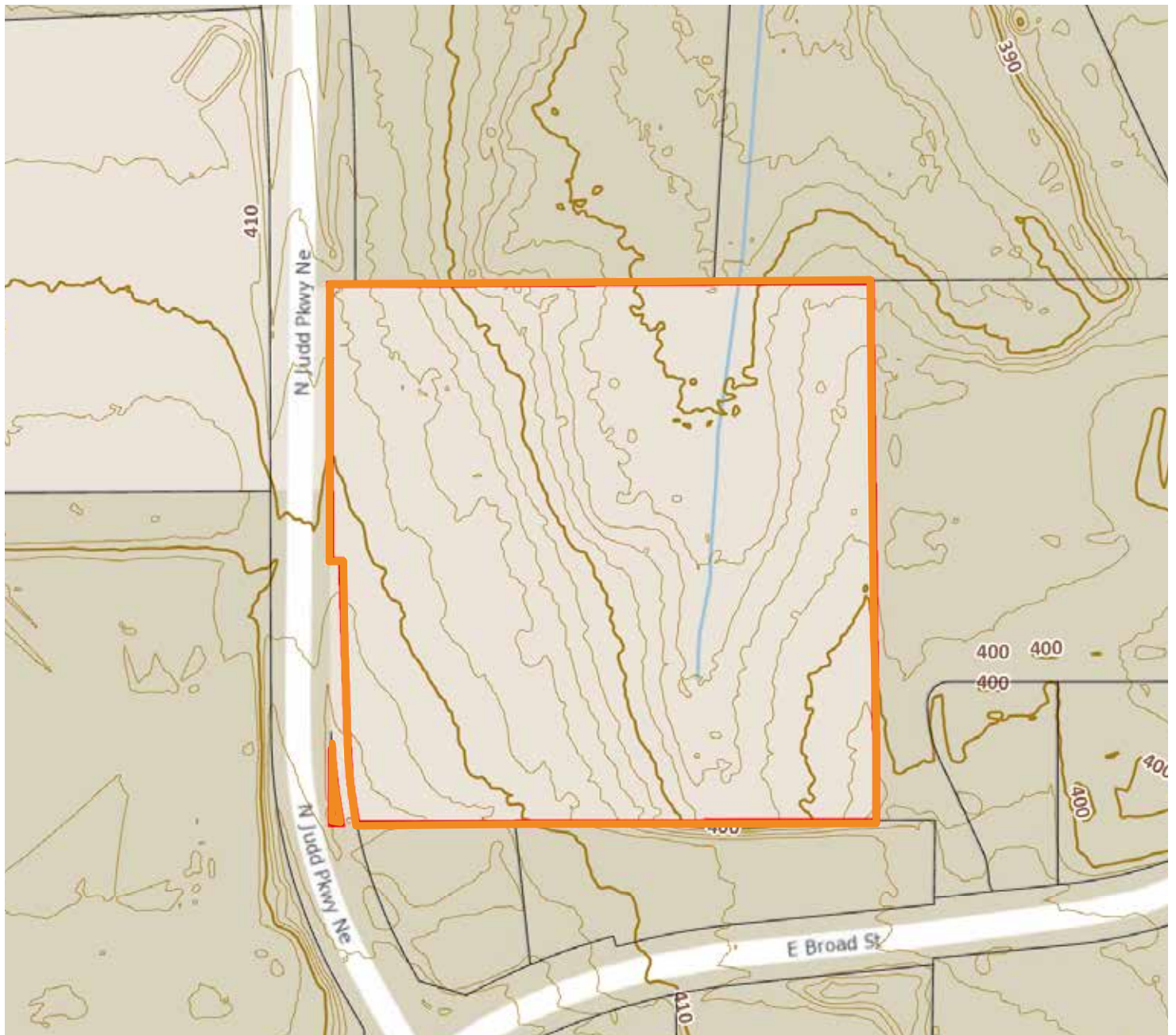
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TOPOGRAPHY MAP



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