

**AVISON  
YOUNG**

Long Mill Elementary

Winston Ridge

Capital Boulevard

Park Avenue

**COMMERCIAL LAND FOR SALE**



1711

**US-1 Highway**

Youngsville, NC 27596

Partnership. Performance.

## Opportunity

Approximately 22.29 acres of land, zoned for General Business, is available for purchase in Youngsville. Situated along US Highway 1, this site has over 575 feet of highway frontage.

**William (Bill) Aucoin**  
**Vice President**

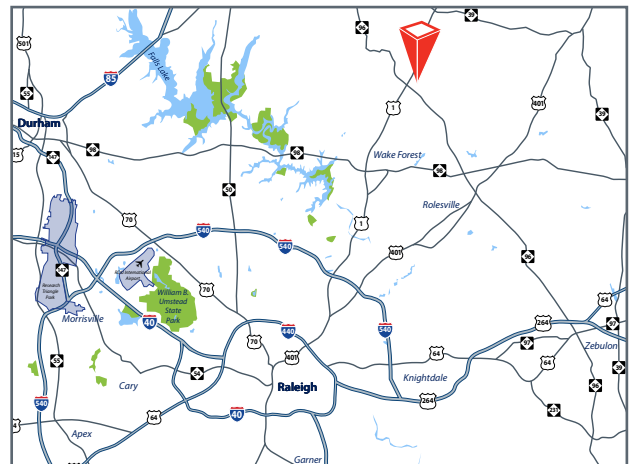
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**BEST  
MANAGED  
COMPANIES**

Platinum member

1711

**US-1 Highway**  
Youngsville, NC 27596

## Close Up Aerial | Land Tract



## Available for Purchase

|          |  |
|----------|--|
| Type     | Commercial Land                          |
| Size     | ±22.29 acres (3 parcels)                 |
| Location | US Hwy. 1 north of Youngsville           |
| NC PIN   | 1853-09-2784, 1854-00-8051, 1853-19-1834 |
| Zoning   | General Business                         |
| Price    | \$891,600 or \$40,000 per acre           |

## Franklin County Demographics

|                                |          |
|--------------------------------|----------|
| Median Age                     | 40       |
| Avg. Household Income (2018)   | \$64,170 |
| Per Capita Income (2016)       | \$32,847 |
| Avg. Weekly Wage (1Q18)        | \$783.38 |
| Labor Force (July 2018)        | 31,150   |
| Tax Rate (per \$100 valuation) | \$0.8050 |

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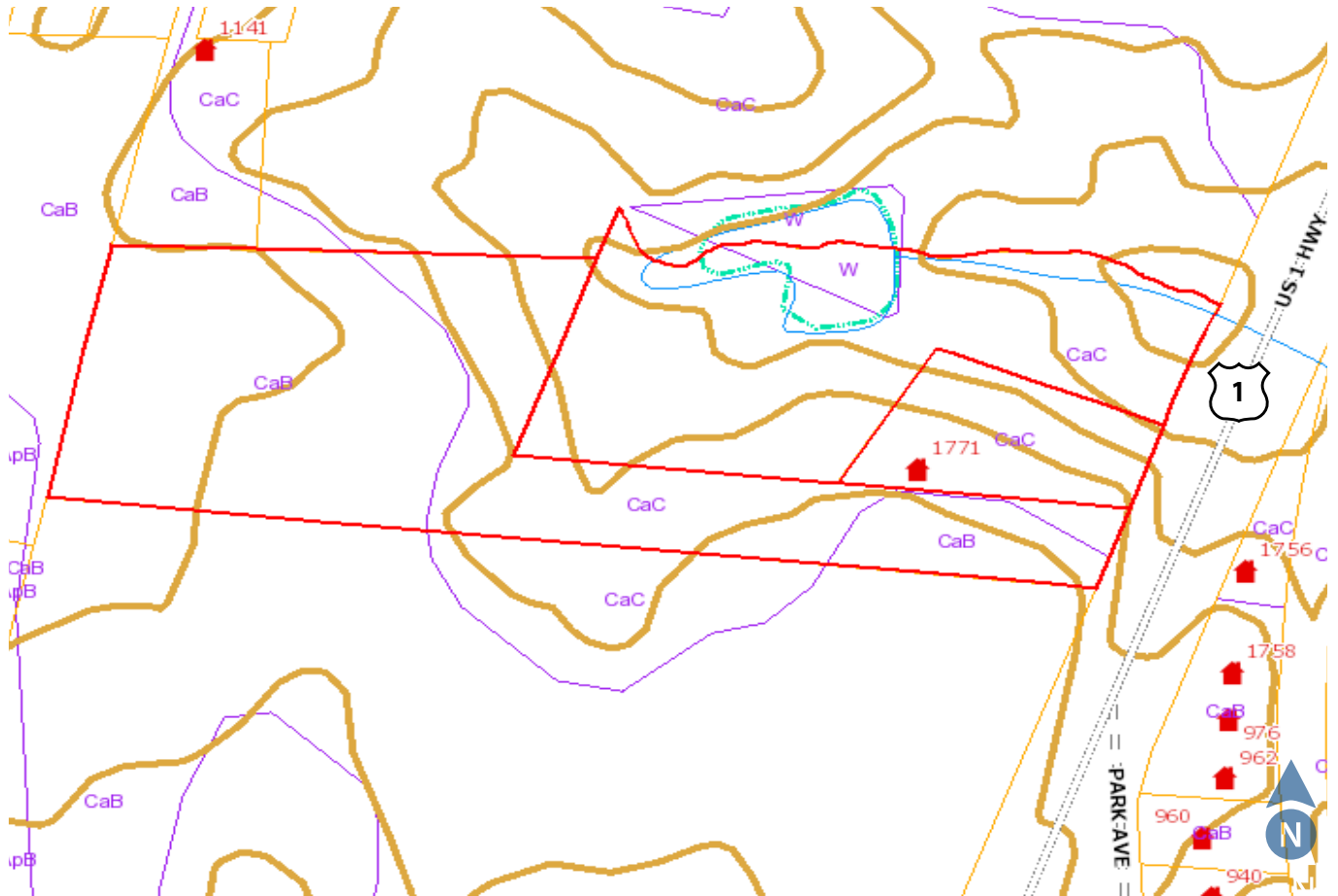


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### Topography Map



### Utilities

16" public water along US Hwy 1. Gravity sewer is located near the western border of the property.



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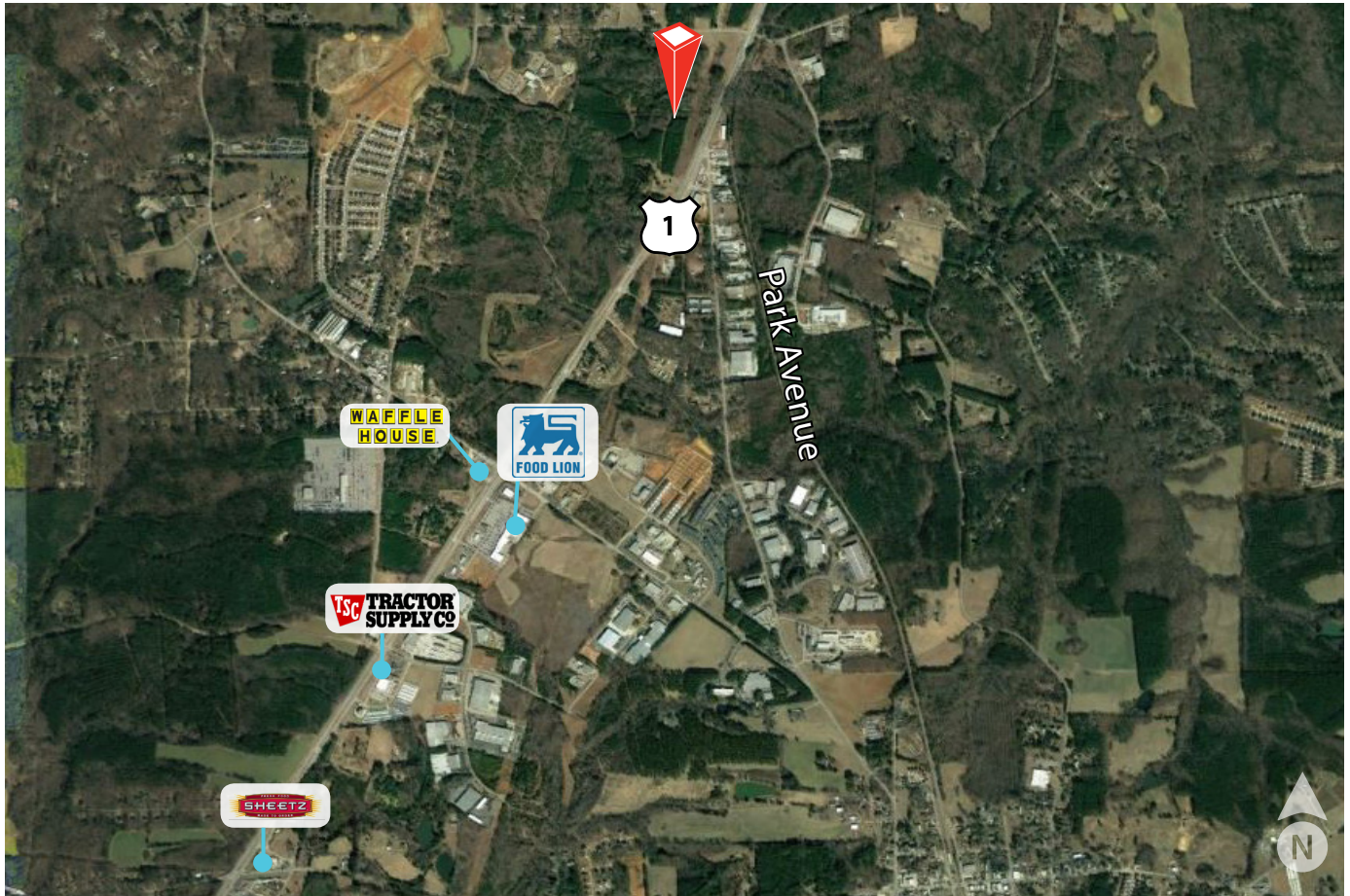
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### Location Aerial



### Nearby Universities (minutes)

|                                   |     |
|-----------------------------------|-----|
| University of North Carolina      | ±16 |
| Duke University                   | ±28 |
| North Carolina State University   | ±30 |
| North Carolina Central University | ±50 |

### Major Highways (minutes)

|                |     |
|----------------|-----|
| Interstate 40  | ±20 |
| Interstate 540 | ±20 |
| Interstate 85  | ±20 |



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