



US HWY 1
YOUNGSVILLE, NC 27596

+/- 29 ACRES
+/- 31 ACRES
LAND FOR SALE

OVERVIEW: White Oak Commercial proudly presents two parcels of land for sale in Youngsville, NC, along the US Hwy 1 corridor. The properties are +/- 29.91 acres and +/-31.24 acres in size and could be developed for a number of commercial uses.

LOCATION: On the west side of US Hwy 1, 0.25 miles north of the Hwy 96/US Hwy 1 intersection. Cleghorns 1 Drive and Cleghorns 2 Drive are located directly across the street from the subject properties.

PARCEL ID/ACREAGE:

040807 = +/-29.91 acres (Tract 1)

006741 = +/-31.24 acres (Tract 2)

ETJ: Franklin County

UTILITIES: Water - 16" line on the east side on US1 and an 8" line on Long Mill Road. Gravity sewer is located near the north western border of the property.



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ZONING: General Business (GB). Broad commercial zoning that allows for light industrial, retail, medical office, flex and institutional.

Multifamily is possible with a Tier 2 Conditional Zoning required.

TOPOGRAPHY: Gently rolling.

DAILY TRAFFIC COUNT: Approximately 23,000 AADT on US Hwy 1.

PROXIMITY:

Wake Forest = 5 miles

I-540 Access = 14 miles

Raleigh = 21 miles

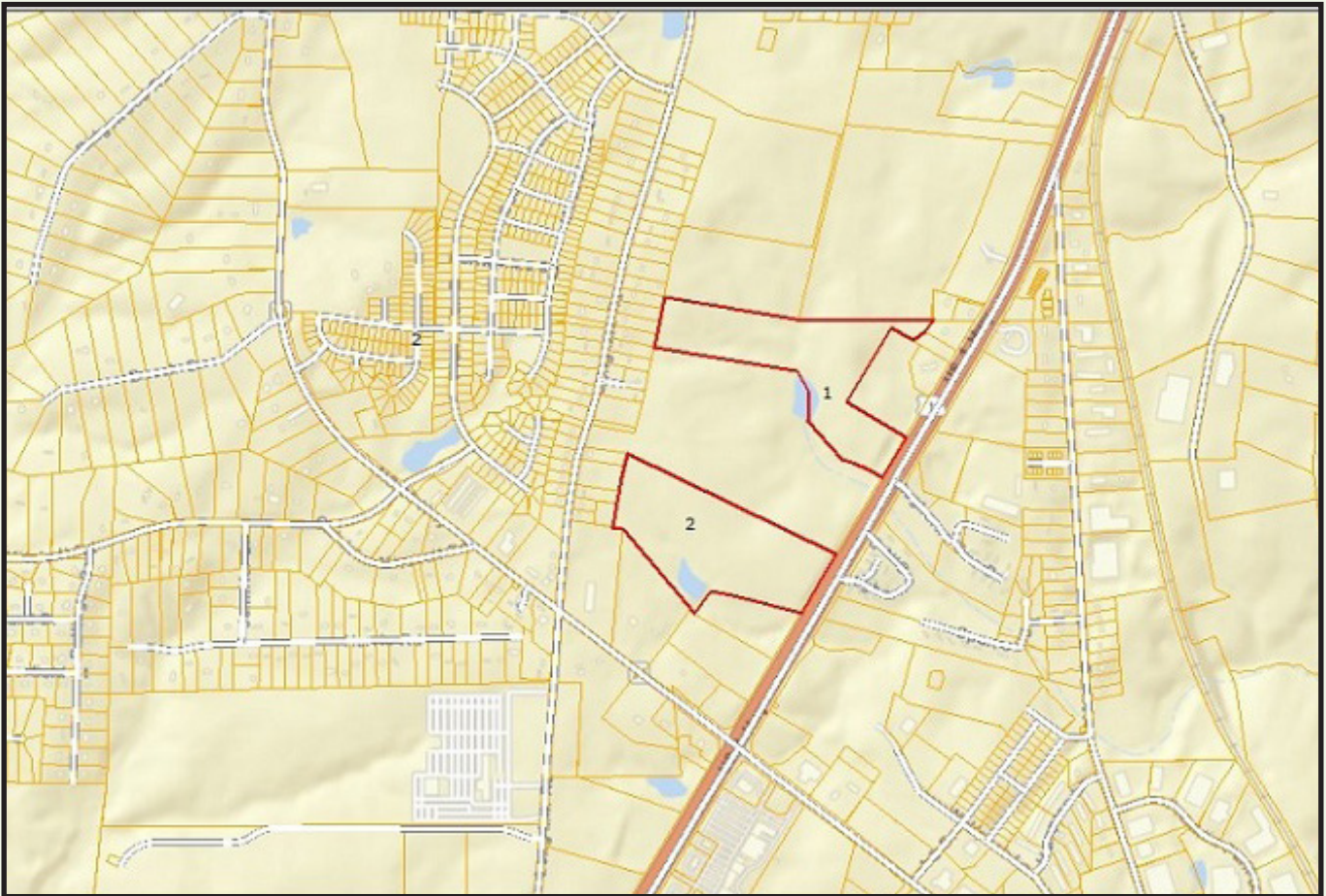
RDU Airport = 28 miles

PRICING: Tract 1 - \$59,000 per acre
Tract 2 - \$79,000 per acre

Information provided herein is secured from sources presumed to be reliable. White Oak Commercial, Inc. does not independently verify nor warrant the accuracy of the information.

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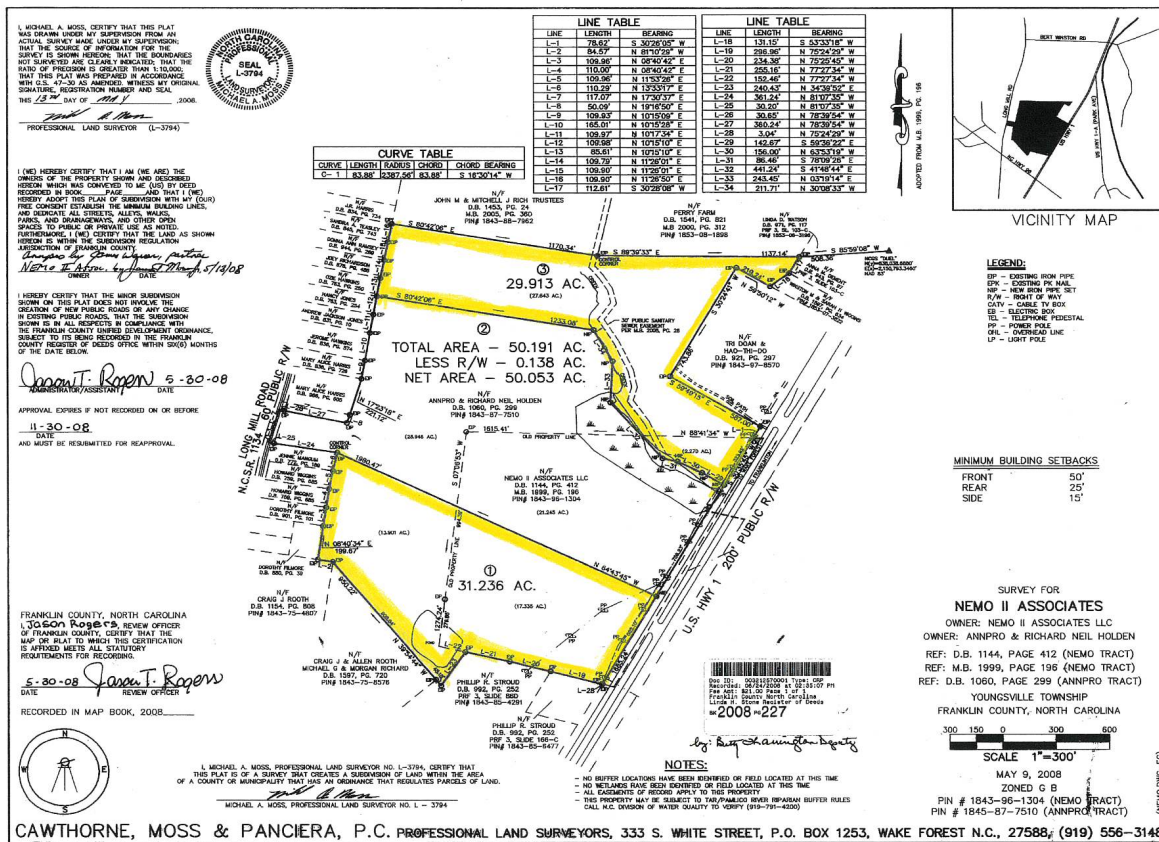


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