Land For Sale

FUQUAY-VARINA, NC



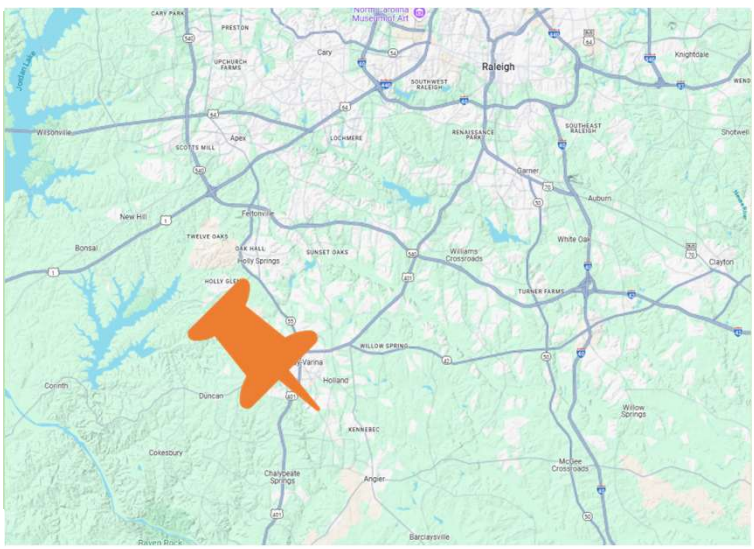
1212 Rogers Road

11.57 acres | $1,350,000

CENTURY 21 COMMERCIAL
Triangle Group

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1212 Rogers Road | Fuquay-Varina

Executive Summary



Strategic 11.5-Acre Parcel with Future Commercial / Medical Office Potential

Century 21® Commercial Triangle Group presents this 11.57 acre parcel located in the growing southern corridor of Fuquay-Varina with frontage on both Angier Rd and Rogers Rd. This property is a rare opportunity to secure a strategic location in one of the fastest-growing areas in southern Wake County.

Key Property Highlights

Accessibility: Rogers Road has public road frontage on both Angier Road and Rogers Road. Access points will need to be determined with the Town and NCDOT at time of development. The adjacent residential subdivision of Providence Oaks has constructed a public road stub to the property line providing interconnectivity with the adjacent residential neighborhood.

Future Development Potential: Located within Fuquay-Varina's ETJ, the property holds an RA: Residential Agricultural zoning that allows for single-family residential at 2.18 units/ acre. The property also has a "Suburban Office" Future Land Use designation that supports rezoning to the O&I: Office and Institutional, CC: Commercial Corridor and RLI: Research/ Light Industrial districts. Opportunities include medical and professional office complexes, retail, dining, entertainment, and hotel accommodations.

Thriving Economic Growth: Fuquay-Varina is experiencing rapid growth, with increasing residential and commercial developments driving demand for retail, dining, entertainment and medical facilities. This property is perfectly positioned to cater to the area's expanding population and consumer base, drawing passers-by from southern Wake and northern Harnett counties along this main commuter route.



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Explore the Development Possibilities

Explore the possibilities with this 11.57 acre property located in an emerging area of South Fuquay-Varina on the Angier Road corridor. This parcel offers public road frontage on both Angier Road and Rogers Road- a part of the future Fuquay-Varina Parkway loop. This property offers both immediate and long-term development potential. Zoned RA (Residential/Agriculture), the property allows for single-family residential development at up to 2.18 units per acre, while its Suburban Office future land use designation opens the door for future office/employment or mixed-use development.



Why This Property?

Growth Corridor: Fuquay-Varina's strategic location within the Triangle and its continuous population growth make it a hotspot for commercial and office investment.

Visibility: The future Fuquay-Varina Parkway (conversion of Rogers Road to 4-lane median divided roadway) will enhance the visibility and accessibility of this property driving even greater traffic and interest to the area.

Infrastructure: The property has access to both Fuquay-Varina public water and sewer.

Act Now – A Rare Opportunity

Land of this size and flexibility in such a high-growth area is an increasingly rare find. Don't miss this chance to bring your vision to life and secure your stake in the thriving Fuquay-Varina community.

Contact Century 21® Commercial Triangle Group today to explore this opportunity and schedule your tour.



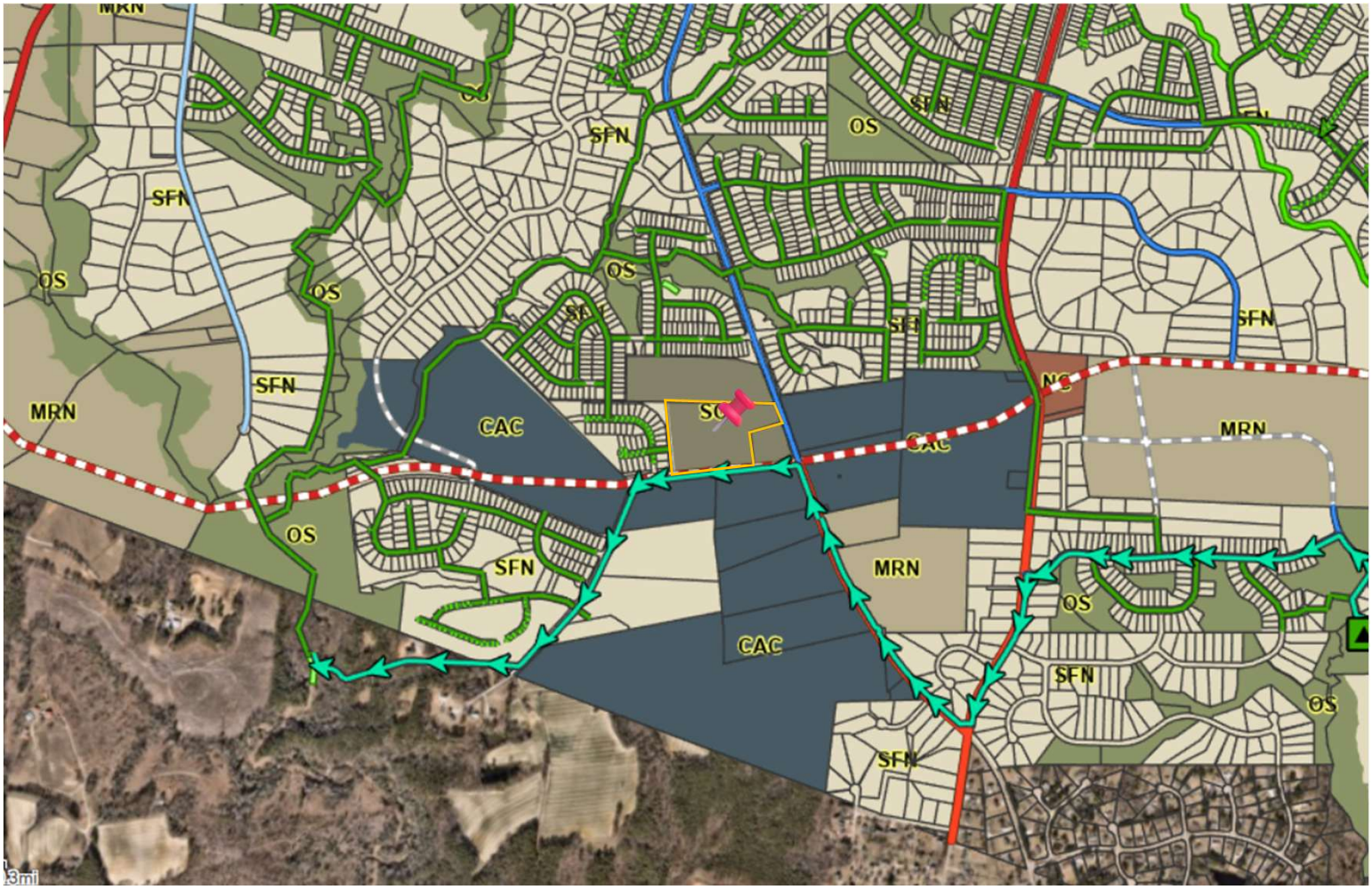
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Property Details



Features:

- 11.57 acres – open field and wooded
- Adjacent to Future Fuquay-Varina Parkway (Rogers Road future 4 lane – median divided primary loop road)
- Town of Fuquay-Varina sewer stubbed to parcel and water along Angier and Rogers Roads
- Future Land Use Plan designation of Suburban Office for office and commercial uses

Flood Zone: X

No Flood Insurance Required

Topography:

Primarily flat with minor slope



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Property Details

Price:	$1,350,000.00
Acres:	11.57
Road Access:	Primary frontage: Angier Road and Rogers Road Access stub: Beaminster Place from adjacent Providence Oaks
PIN:	0665355634
Taxes:	2024 Tax Bill $5,514.54 Current Tax Value $838,600
City Limits:	No
Planning Jurisdiction:	Fuquay-Varina
Zoning: Fuquay-Varina Planning 919-552-1429	RA: Residential Agricultural See Fuquay-Varina Land Development Ordinance for development regulations and list of permitted and prohibited uses
Future Land Use: Fuquay-Varina Planning 919-552-1429	SO: Suburban Office See Fuquay-Varina 2040 Community Vision Land Use Plan pages 60-61 for future land use character typology and description of potential development options and uses
Utilities: Town of Fuquay-Varina Public Utilities 919-753-1028	Water: Call Fuquay-Varina Public Utilities (*new needed) Sewer: Call Fuquay-Varina Public Utilities (*new needed) Internet: Spectrum Natural Gas: Call Dominion Energy to verify Electricity: Duke Energy



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Photos















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Demographics

Fuquay-Varina

43,817
2023 Population

93%
Population Growth 2011-2021

$94,142
Median Household Income

47.1%
Bachelor's Degree or Higher

17.1K
Daytime Employees

12,449
Households



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Community Overview



WAKE COUNTY

Wake County is the largest county in the Research Triangle region of North Carolina and is home to Raleigh, North Carolina's state capital. This dynamic region is home to a wide range of businesses, including Fortune 500 giants and thousands of small and mid-sized companies in the life science and technology industries.

As one of the nation's fastest-growing regions, Wake County offers the ideal blend of cost, comfort, and culture, plus thousands of diverse jobs. Wake County is home to more than one million people, and 13 different communities spread across 850 square miles. The region adds 64 new people every day, 43 of which move here and 21 are born here. With nearly half of the population having a bachelor's degree or higher, which is almost double the state and national average, Wake County is one of the best places to live in work in the world.

Wake County is focused on smart, equitable growth and building a community with opportunities for all.

FUQUAY-VARINA
a dash more

Fuquay-Varina is one of North Carolina's fastest growing communities that is well-positioned for investment, growth, and development. Strategically located nearby world-famous Research Triangle Park, Raleigh, Durham, and Chapel Hill, Fuquay-Varina is a prime location for businesses that are looking to locate or expand, offering companies access to a skilled, qualified, and diverse talented workforce; affordable, flexible, and attractive real estate options; strategic access via a multi-modal transportation network; and excellent education options.

With its strategic location, strong workforce base, and lower cost of business relative to the other communities in Wake County and the Triangle Region, Fuquay-Varina offers a wide range of flexible commercial real estate options, solid infrastructure, and business advantages for companies and investors to thrive.

Very few communities the size of Fuquay-Varina can boast of such an impressive existing industry base. The corporate headquarters of Fidelity Bank, Bob Barker Company, Southbend, Apex Instruments, and InServe Corporation are located in our community as well as major manufacturing facilities for John Deere Turf Care and TE Connectivity.



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ALL PROPERTY SHOWINGS ARE BY APPOINTMENT ONLY.

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