



## SITE DETAILS

### Available

> ±6.09 Acres  
*\*Can be subdivided*

### Zoning

> Light Industrial

### Asking Price

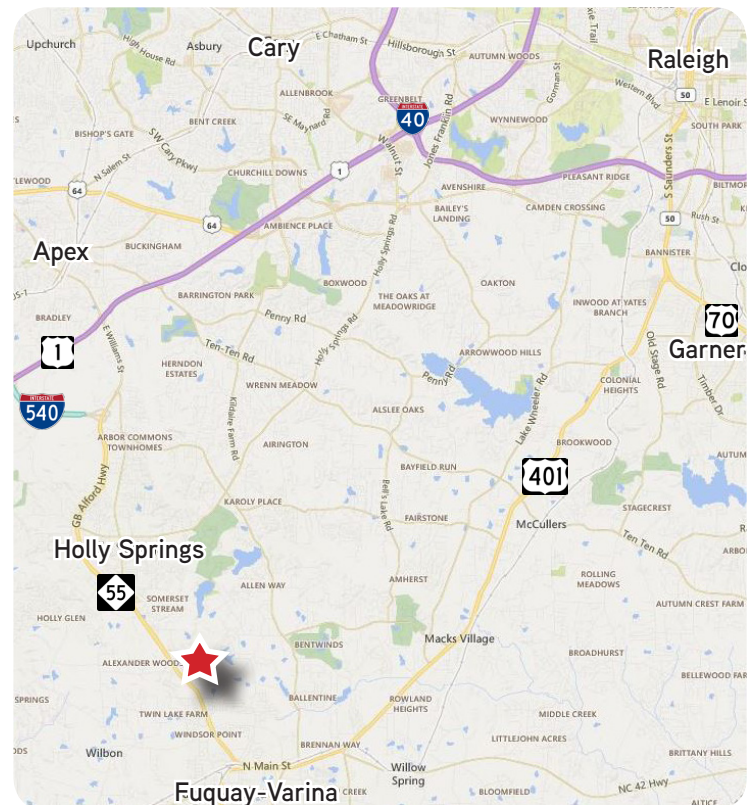
> \$85,000 / Acre

### REID

> 0274411, 0274412  
0274413, 0274414

### Location

> 0.8 miles to Highway 55  
> 2.9 miles to Highway 42/401  
> 6.5 miles to I-540  
> 8.6 miles to US-1





# Fuquay-Varina Information



## STRATEGIC LOCATION

Fuquay-Varina is located in the heart of North Carolina just 15 minutes south of downtown Raleigh. Citizens enjoy a mild climate and beautiful scenery.

Fuquay-Varina is conveniently positioned near major interstate highways including I-40, I-85 and I-95, as well as national freight and passenger rail lines. US Highways 42, 55 and 401 converge in Fuquay-Varina offering direct access to downtown Raleigh, Raleigh-Durham International Airport and the world-famous Research Triangle Park. US Highway 401 South provides a direct connection to Fort Bragg. The proposed I-540 Southern Expressway, spanning nearly 30 miles, would extend the Triangle Expressway, complete the Raleigh Outer Loop (I-540), and link the towns of Clayton, Garner, Fuquay-Varina, Holly Springs, Apex, Cary and Raleigh. The project would increase the capacity of the existing roadway network and divert traffic from secondary roads in areas experiencing substantial growth.



## FUQUAY VARINA'S ECONOMY

Fuquay-Varina has been perceived as a bedroom community for many years. As the economic booms of Raleigh, Durham and Chapel Hill have continued to grow strong, the flow of residential and commercial development has made its way to Fuquay-Varina.

Fuquay-Varina's greatest asset is its location to both the Triangle Region and Fort Bragg Military Installation. Being a submarket of Raleigh and the Triangle Regions, Fuquay-Varina benefits by being able to attract both industry and families to the community.

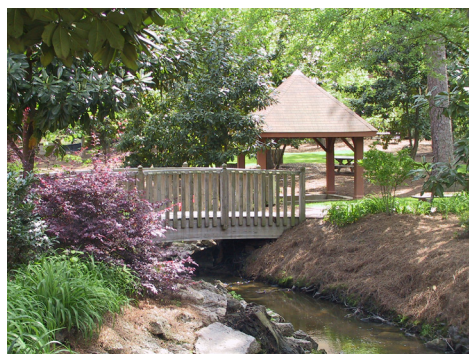
The region's industry diversification, along with a world-ranked international airport, low cost of doing business and superior quality of life, is leading companies to move and expand to Fuquay-Varina. Companies such as John Deere, Southbend and TE Connectivity continue to bring both highly-skilled and high-paying employment to the community. The region's advanced manufacturing, healthcare, academics and growing technology clusters are key components of Fuquay-Varina's business community.

## EDUCATION

One of the best aspects about living in Fuquay-Varina is the access to high quality education—at all levels.

**K-12:** Fuquay-Varina is part of the Wake County Public School System; the largest school system in the state and one of the top performing large systems in the nation. Fuquay-Varina currently has five (5) elementary schools, two (2) middle schools and two (2) high schools.

**Community Colleges:** The Wake Technical Community College main campus is located on US Hwy 401 on the north side of Fuquay-Varina. Wake Tech is North Carolina's largest community college, serving nearly 70,000 students annually with five campuses, two training centers, multiple community sites and a variety of online learning options. In addition to an excellent curriculum and continuing education, the college provides customized training, often at no charge, to qualifying new and expanding industry.



**Four-Year Colleges and Universities:** The Triangle Region, of which Fuquay-Varina is a part, is home to 12 colleges and universities including the three tier-one research universities—NC State, UNC and Duke—that form the corners of the Triangle.

## PARKS AND RECREATION

Fuquay-Varina offers a wide array of recreational and sports opportunities for all of its citizens through the many programs at recreation centers located throughout the town. The Parks, Recreation and Cultural Resources Department oversees 18 park sites, 48 athletic fields, Council Gym and a top-notch Community Center, which is a gathering place for Fuquay-Varina citizens.

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