

# COMMERCIAL DEVELOPMENT OPPORTUNITY

# LAND FOR SALE

5451 LARKSFIELD LN, FUQUAY-VARINA, 27526

±1.18 ACRES

HILLTOP NEEDMORE RD

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# PROPERTY SUMMARY

±1.18-acre commercial development opportunity in Fuquay-Varina. Zoned CC (Corridor Commercial), the property supports a broad range of commercial uses including retail, medical, restaurant, office, and other service concepts. The site's highly visible corner location, access to public utilities, and growing surrounding population make this ideal for a variety of commercial users.

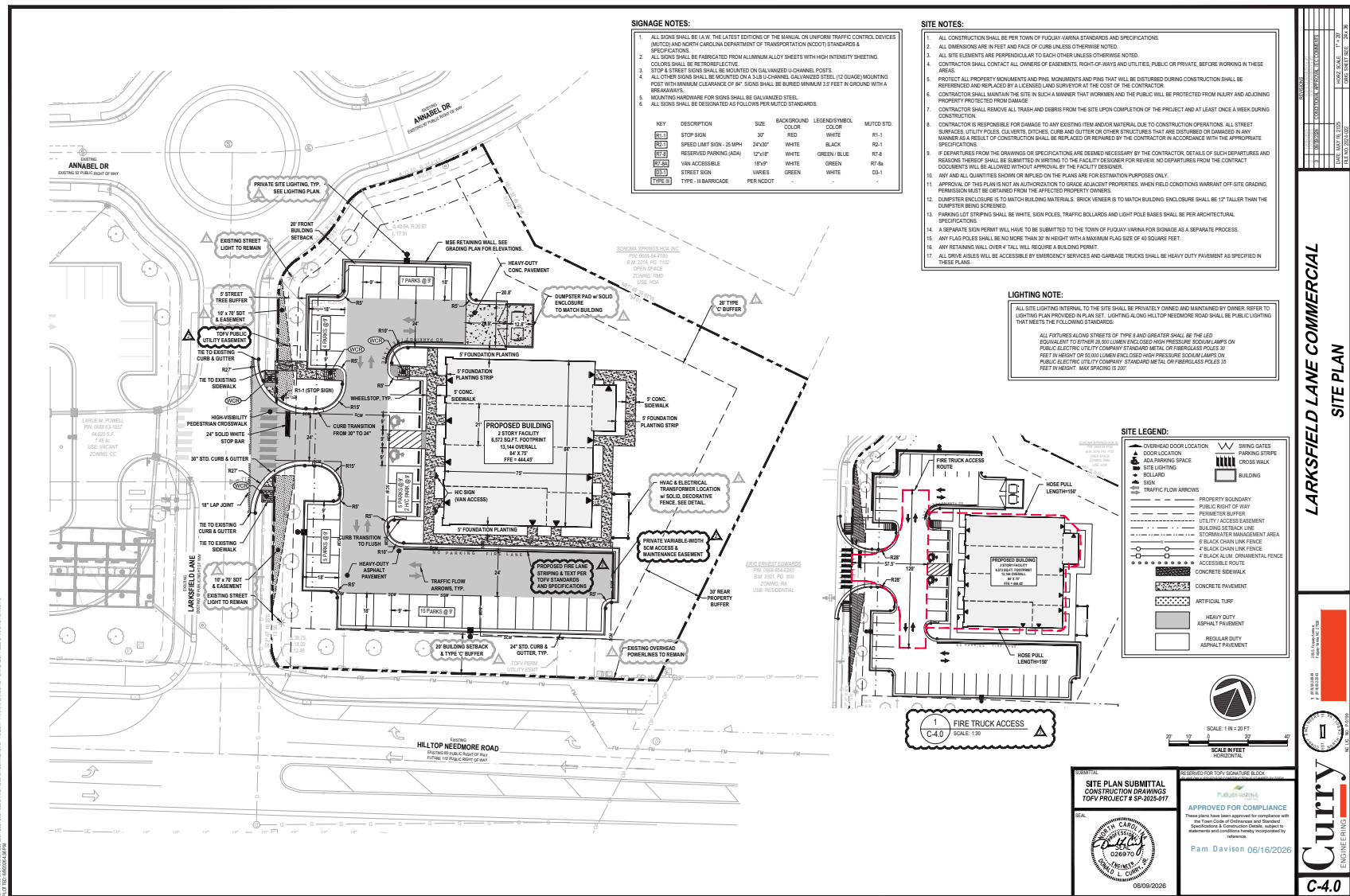
## LOCATION DESCRIPTION

The property is located at the corner of Hilltop Needmore Road and Larksfield Lane in Fuquay-Varina, close to the intersection of Sunset Lake Road and Bass Lake Road.

## HIGHLIGHTS

- 1.18-acre commercial parcel
- Approved site plan for two-story 13,144 SF building
- Ideal corner position for excellent visibility
- 11,500 vehicles per day
- CC (Corridor Commercial) zoning in place, supporting retail, medical, restaurant, and other commercial concepts
- Public water and sewer available
- \$5.2M intersection improvement project expected to begin Q3 2026.
- **SALE PRICE: \$1,100,000**

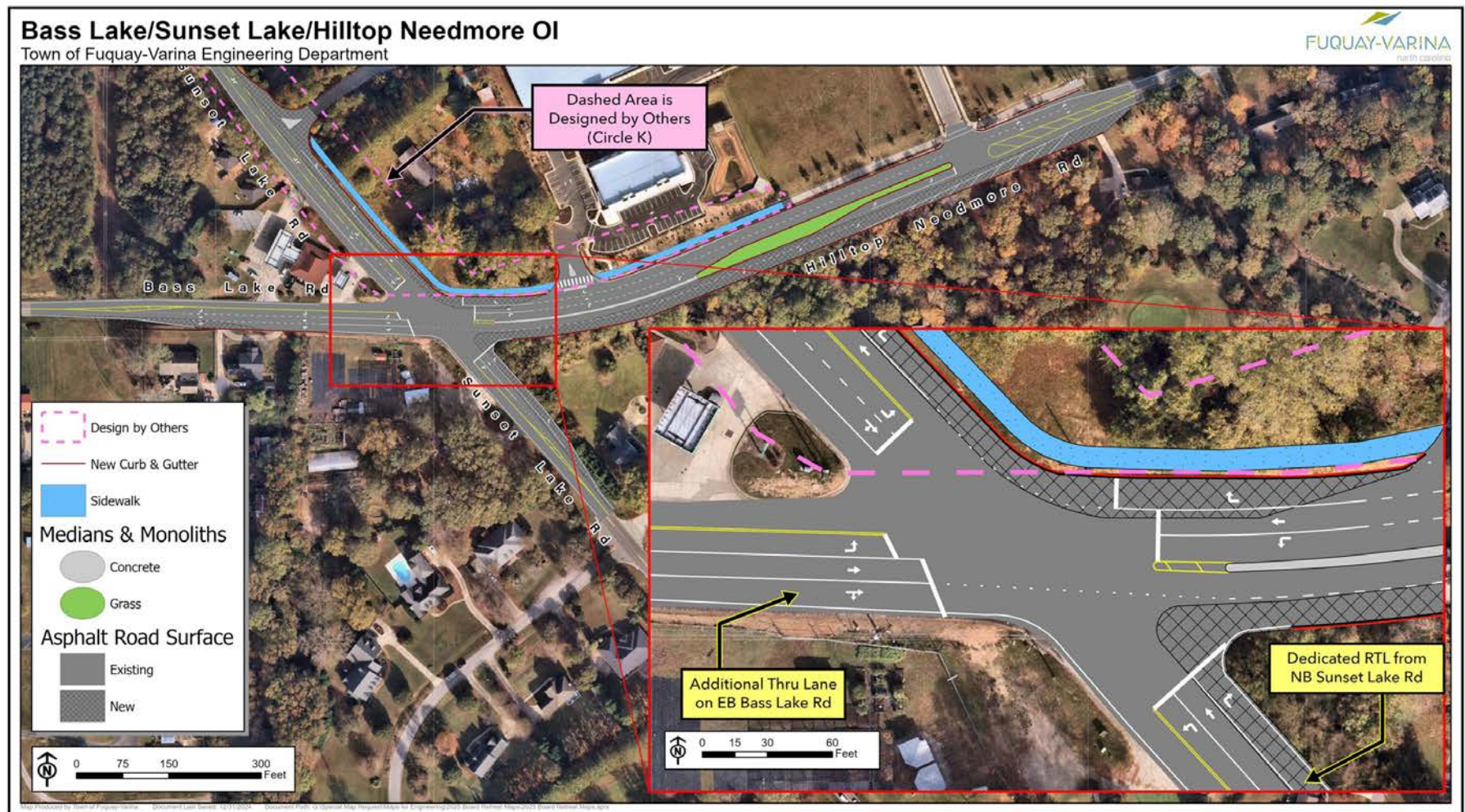




# ROAD IMPROVEMENTS

## HILLTOP NEEDMORE ROAD INTERSECTION IMPROVEMENTS

The Town of Fuquay-Varina is investing in the intersection of Bass Lake Road, Hilltop Needmore Road, and Sunset Lake Road – directly along this site's frontage corridor. Per the Town, the project will add an extra eastbound travel lane on Bass Lake Road, a dedicated right-turn lane from westbound Hilltop Needmore Road onto northbound Sunset Lake Road, and a dedicated right-turn lane from northbound Sunset Lake Road onto eastbound Hilltop Needmore Road, along with new curb, gutter, and drainage improvements. The total project budget is \$5,200,000, funded by the 2021 Transportation Bond, with construction expected to begin in Q3 2026 and finish by Q1 2028.



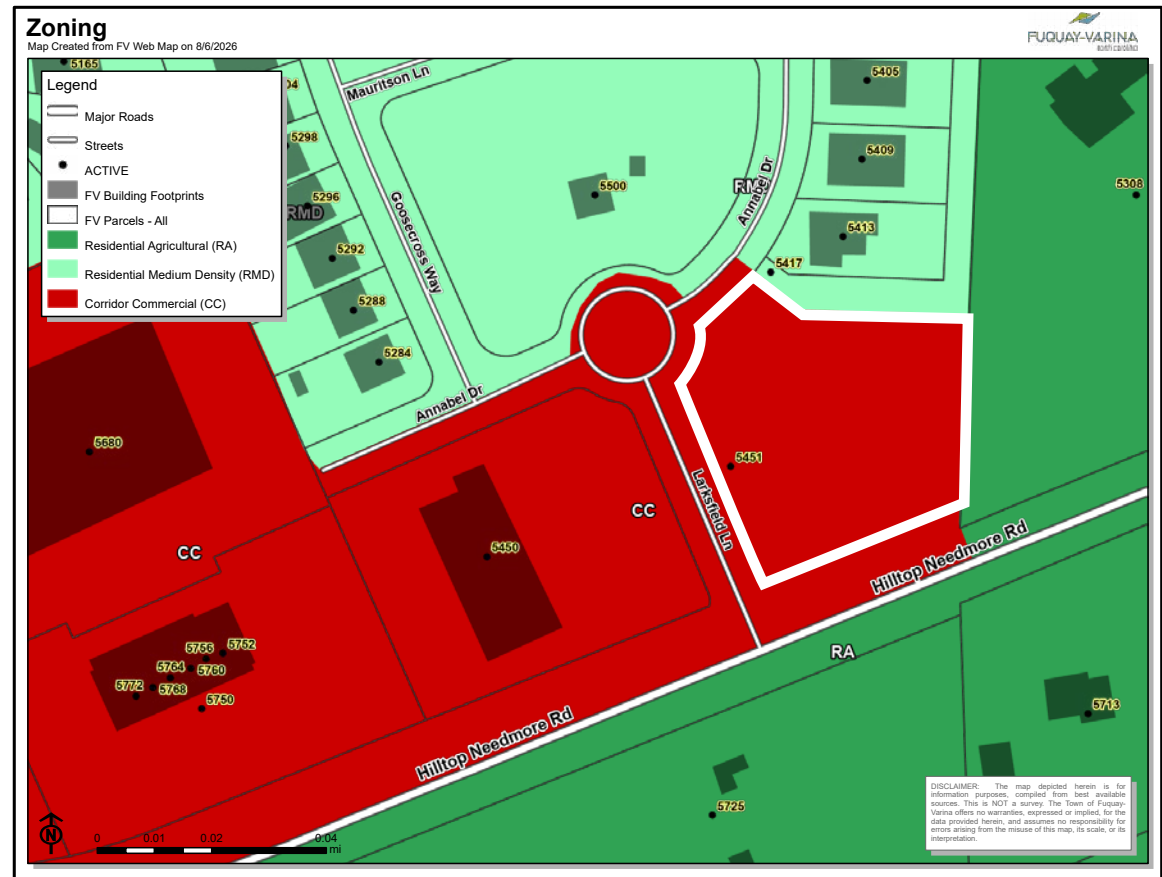
# ZONING

## ZONING: CC (CORRIDOR COMMERCIAL)

- Broad commercial development potential
- Retail, restaurant, medical, office & service concepts
- Intended for medium-intensity commercial development
- Commercial corridor/intersection-oriented zoning
- Up to 65' maximum building height\*

## POTENTIAL USES:

- Day Care, Commercial
- School, Trade / Vocational
- Bank / Credit Union
- Government Services / Agency
- Medical Offices
- Ambulatory Healthcare
- Hospital / Medical Center
- Restaurants / Food Service & Sales
- Office, Business / Professional
- Hotel / Motel / Extended Stay Facility
- Indoor Recreation
- Game Room / Arcade
- Outdoor Recreation
- Recreation Facility, Private
- Retail Sales & Service
- Brew Pub / Bar
- Dry Cleaning / Laundromat
- Farmers Market
- Health Club / Gym
- Shopping Center
- Specialized Repair Service
- Small Engine Repair
- Vehicle Parts & Accessories, Retail



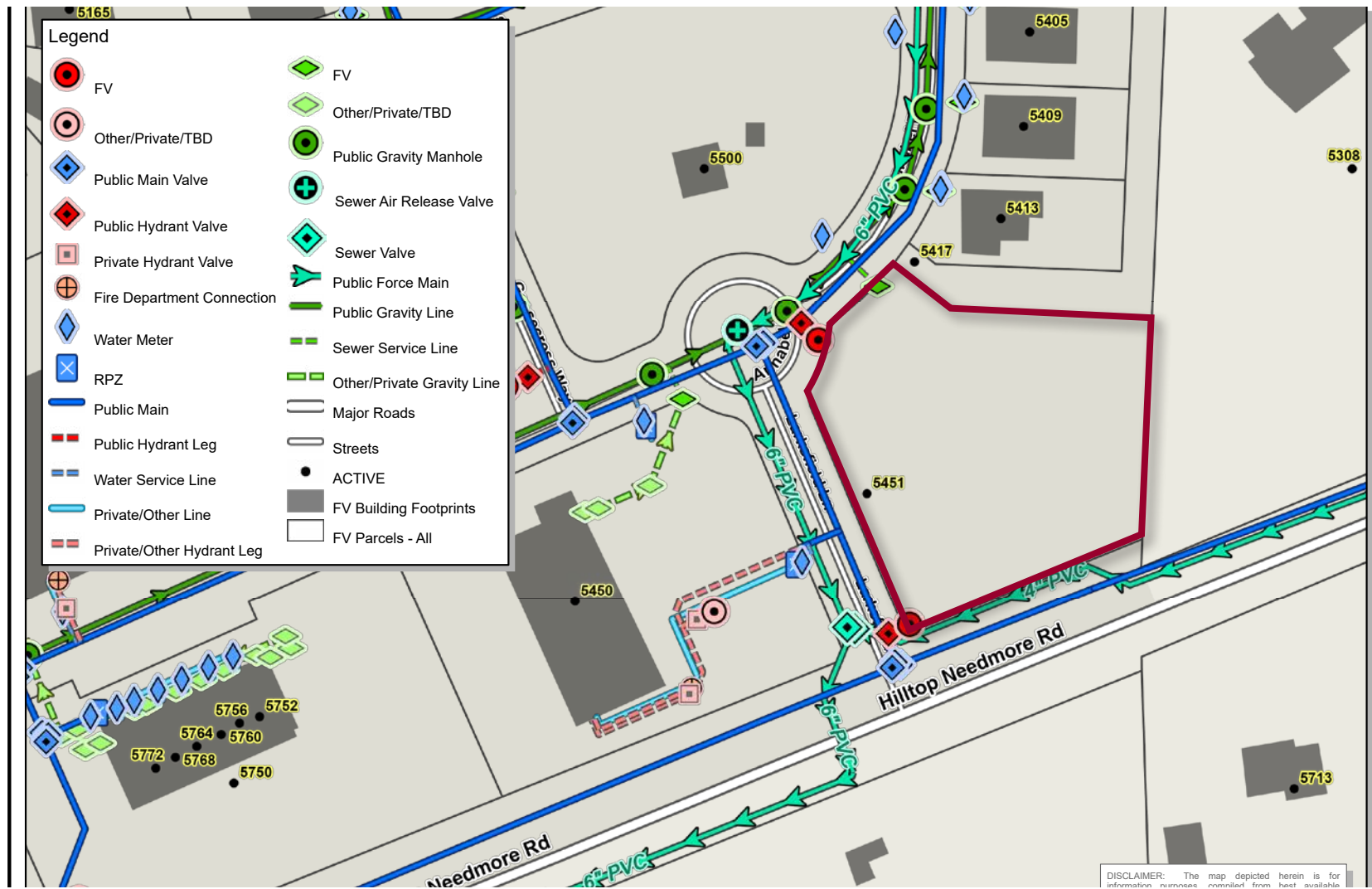
[Click here to view current zoning regulations](#)

Source: Town of Fuquay-Varina Land Development Ordinance & GIS

Uses and development are subject to the Town of Fuquay-Varina Land Development Ordinance, applicable use standards, site-specific requirements, and Town approval. Buyer to independently verify proposed use.

# UTILITIES

Per the Town of Fuquay-Varina GIS utilities layer, a public water main and public sanitary sewer (gravity line and force main) run along Hilltop Needmore Road and Annabel Drive at the site's frontage. Buyer to verify exact tap locations, line sizing, and capacity with the Town.



# AREA OVERVIEW



# REGIONAL OVERVIEW



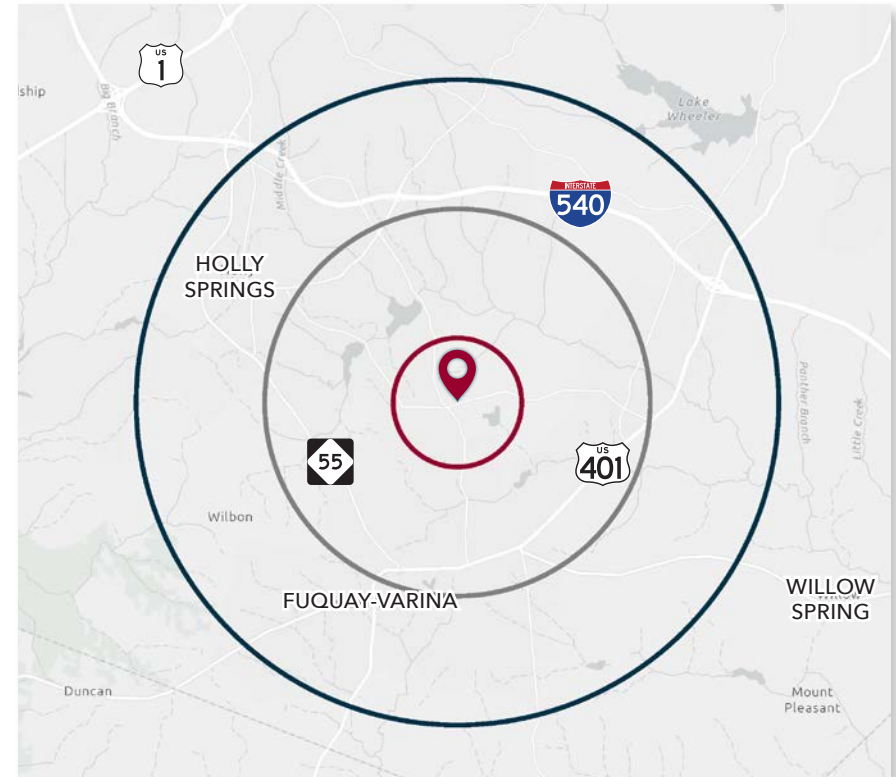
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**FOR SALE** | 5451 LARKSFIELD LN | FUQUAY-VARINA, NC 27526

# DEMOGRAPHICS & LOCATION OVERVIEW

## KEY DEMOGRAPHICS

|                             | 1 MILE    | 3 MILES   | 5 MILES   |
|-----------------------------|-----------|-----------|-----------|
| POPULATION (2026)           | 3,596     | 49,166    | 130,257   |
| 2031 PROJECTED POPULATION   | 3,986     | 52,860    | 144,037   |
| DAYTIME POPULATION          | 2,337     | 41,748    | 107,594   |
| AVERAGE HOME VALUE          | \$684,380 | \$615,430 | \$603,093 |
| AVERAGE HOUSEHOLD INCOME    | \$195,326 | \$168,268 | \$163,149 |
| MEDIAN AGE                  | 40.6      | 38.5      | 38.0      |
| BACHELOR'S DEGREE OR HIGHER | 62.6%     | 60.0%     | 59.5%     |



## LOCATION ADVANTAGES



### HIGH-GROWTH MARKET

130,257 RESIDENTS  
WITHIN 5 MILES



### STRONG INCOMES

\$168,268 AVG. HH INCOME  
WITHIN 3 MILES



### COMMERCIAL ZONING

CC ZONING SUPPORTS  
A BROAD RANGE OF  
COMMERCIAL USES



### CORRIDOR INVESTMENT

PLANNED IMPROVEMENTS AT  
HILLTOP NEEDMORE / SUNSET  
LAKE / BASS LAKE



### STRONG VISIBILITY

±11,500 VPD  
ALONG HILLTOP  
NEEDMORE RD



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