

78 ACRES IN ONE OF NORTH CAROLINA'S FASTEST GROWING MARKETS



O GREEN RD

SALE PRICE
\$2,500,000

LISTING BROKERS

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TRADEMARK PROPERTIES

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PROPERTY DESCRIPTION

A RARE PIECE OF LAND IN A RISING MARKET

Land of this size in this location does not come along often. Seventy eight acres along Green Road in Youngsville sit within a market that continues to expand and attract new residents every year.

The property consists of 78 acres divided by Green Road with roughly 59 acres on the north side and 19 acres on the south.

- Approximately 4,200 linear feet of road frontage with great access to NC 96 and NC 98.
- Frontage along Green Road and two NCDOT road stub outs on the northern boundary line from the Ballinger Farms subdivision.
- The US 1 North Commerce Center project, adjacent to the eastern boundary, has been approved for 551,000 square feet of warehousing/light industrial space.
- Horse Creek runs along the western boundary, a perennial stream with floodplain impacts. Roughly 12 of the 59 north acres and 9.62 of the 19 south acres are in the floodplain.
- A powerline easement runs parallel to the Green Road right of way along the property frontage.
- Public water stops at the Ballinger Farms stub outs (Ballinger Drive & Cinnamon Teal Way). Franklin County limits new residential allocations to 50,000 GPD per year, capping phases at 50 lots per calendar year. Currently working with the US Army Corps of Engineers to secure additional water supply from Lake Royale. If approved, earliest infrastructure could be built is 2035.
- A sewer pump station is located at the rear of the US 1 North Commerce Center near the subject property line. Ballinger Farms and Estates at the Pointe are served by public water and septic.



AERIAL VIEW WITH PROPERTY BOUNDARIES

TOTAL ACREAGE
78 Acres

SALE PRICE
\$2,500,000

PIN
1843-22-5632

ZONING
R30 Residential

LOCATION
Youngsville, NC 27596

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SURROUNDING DEVELOPMENT



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R-30 ZONING

The subject property is zoned R-30. In Franklin County (NC), the R-30 (Residential 30) zoning district is a low density residential classification. It is primarily applied to areas that lack public water and sewer services, or where such extensions are not currently planned. The district's goal is to preserve the rural character of the county and protect it from high density development. With special use permit it can be used for Contractor's Office, Landscaping, Grading, etc.

Density: The R-30 classification is designed for large residential lots, typically requiring at least 30,000 square feet per lot (about 0.68 acres), though specific dimensions depend on septic capacity and exact subdivision design.

SOILS

The majority of soil types are CaC, CaB, and PaG which are suitable for septic fields.



SOILS MAP

ENVIRONMENTAL MAP



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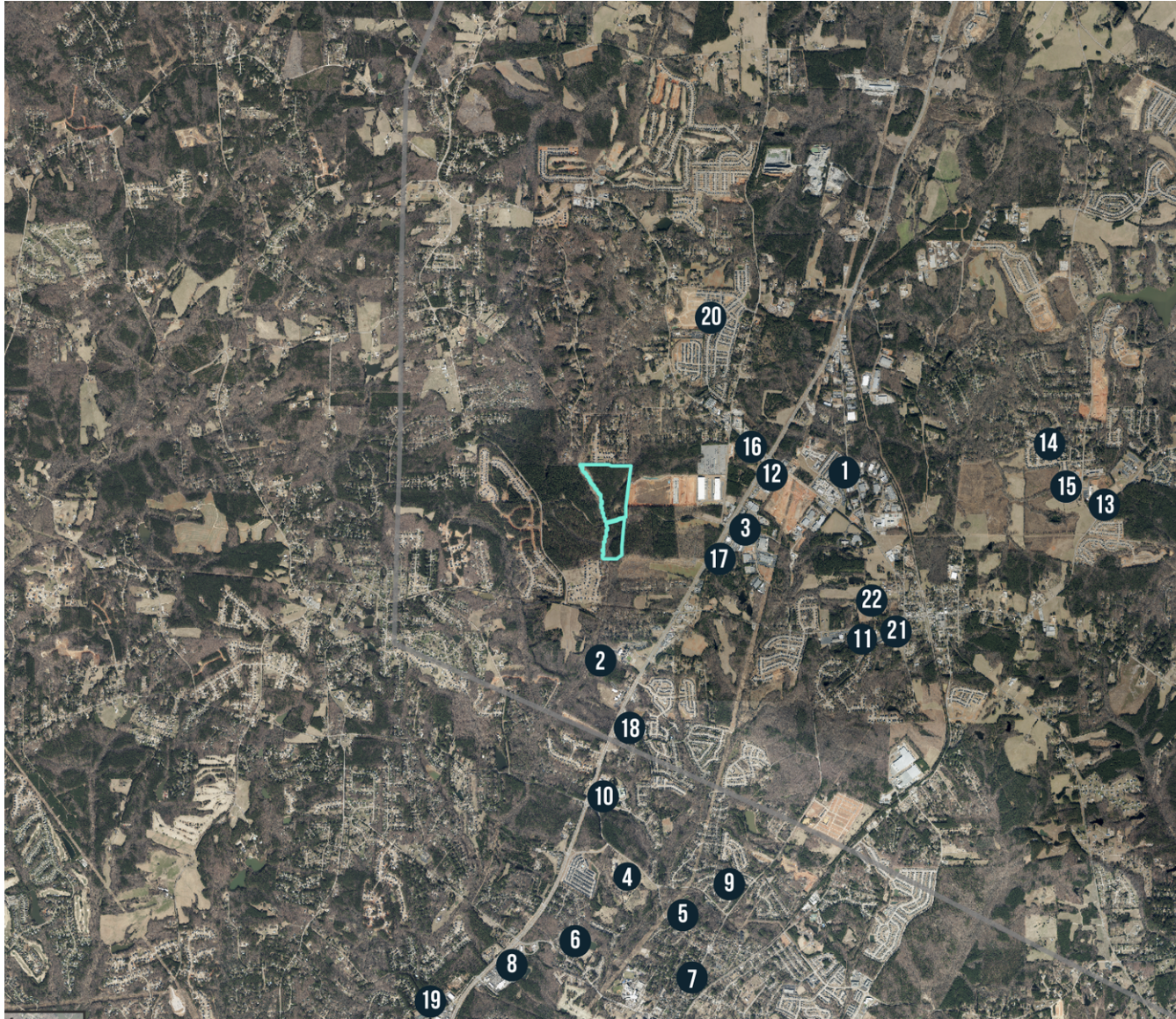
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LOCATION

AREA MAP



RESIDENTIAL

- 1 Hampton Village of Youngsville
- 5 West Oak Apartments
- 6 North Forest Apartments
- 9 Glen Royal
- 13 Kindell Heights Apartments
- 14 Wiggins Village Townhome Apts
- 19 Legacy Wake Forest Apartments
- 20 Winston Ridge Housing Complex

EDUCATION

- 2 Wake Preparatory Academy
- 15 Youngsville Academy
- 21 Youngsville Elementary School

GROCERY & RETAIL

- 3 Tractor Supply Co
- 10 Harris Teeter
- 12 Food Lion
- 18 Sheetz

DINING

- 8 Olive Garden Restaurant
- 16 Waffle House
- 17 Taco Bell

PARKS & RECREATION

- 4 E. Carroll Joyner Park
- 7 Wake Forest Historical Museum
- 11 Ludy Park
- 22 Irene E. Mitchell Park

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AREA MAP



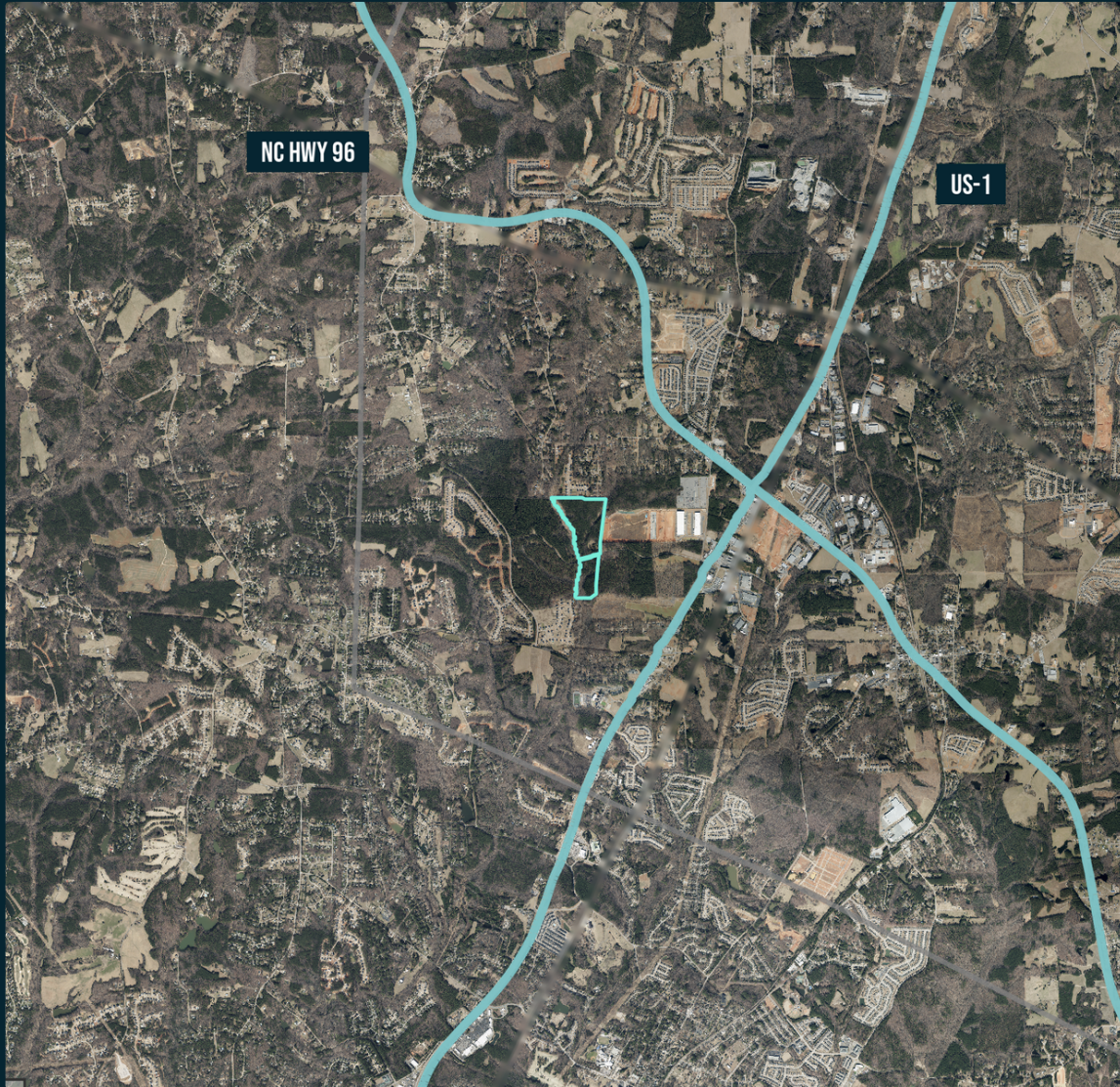
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DRIVE TIMES FROM THE SITE



CONNECTED TO THE TRIANGLE

Wake Forest

9 min / 4.6 mi

Downtown Raleigh

34 min / 21.1 mi
via US 1

RDU Airport

36 min / 24.6 mi
via US 1

Downtown Durham

42 min / 25.9 mi

Downtown Cary

45 min / 28.4 mi

Chapel Hill / UNC

57 min / 40.1 mi

BEYOND THE TRIANGLE

Zebulon

29 min / 20.3 mi
US 1 to NC 96 through Youngsville

Wendell

35 min / 23.0 mi
US 1 to NC 96 toward Zebulon

Oxford

35 min / 23.7 mi
US 1 to NC 96 northbound

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THE OPPORTUNITY

GROWTH IS ALREADY HERE

Youngsville is a high growth, north Triangle / Franklin County land market with three demand supports: fast recent municipal population growth, a broadening county employment base, and direct highway access to Wake Forest, Raleigh, and the regional job market.

Adjacent parcels are under active construction, residential rooftops are multiplying, and the demand for new housing continues to outpace supply.

⬆️ **+7.0%**

Franklin County covered employment growth
(2022 to 2024)

⊕ **+13.1%**

Average annual pay increase (2022 to 2024)



YOUNGSVILLE, NC

182,429

PROJECTED POPULATION WITHIN 5
MILES BY 2030

+13.8%

PROJECTED POPULATION GROWTH
WITHIN 1 MILE (2025 TO 2030)

\$107K

AVERAGE HOUSEHOLD INCOME
WITHIN 5 MILES (2025)

73,892

PROJECTED HOUSEHOLDS WITHIN 5
MILES BY 2030

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THE NUMBERS BEHIND THE GROWTH

	1 MILE	3 MILES	5 MILES
2025 POPULATION	12,237	63,664	163,986
2030 POPULATION (PROJECTED)	13,931	67,390	182,429
2025 HOUSEHOLDS	4,089	22,242	64,964
2030 HOUSEHOLDS (PROJECTED)	4,714	23,797	73,892
OWNER OCCUPIED HOUSING UNITS	2,545	13,615	34,327
RENTER OCCUPIED HOUSING UNITS	1,544	8,627	30,637
2025 AVG HOUSEHOLD INCOME	\$84,168	\$91,481	\$107,029
2030 AVG HOUSEHOLD INCOME (PROJ)	\$99,315	\$104,583	\$122,290
MEDIAN HOUSEHOLD INCOME (ACS)	\$125,451	\$103,208	\$107,481
MEDIAN HOME VALUE (ACS)	\$520,177	\$433,287	\$447,728

Sources: Esri 2025/2030 Projections; U.S. Census Bureau, 2020 to 2024 American Community Survey. Green Rd, Youngsville, North Carolina 27596.



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LET'S TALK ABOUT 0 GREEN RD

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