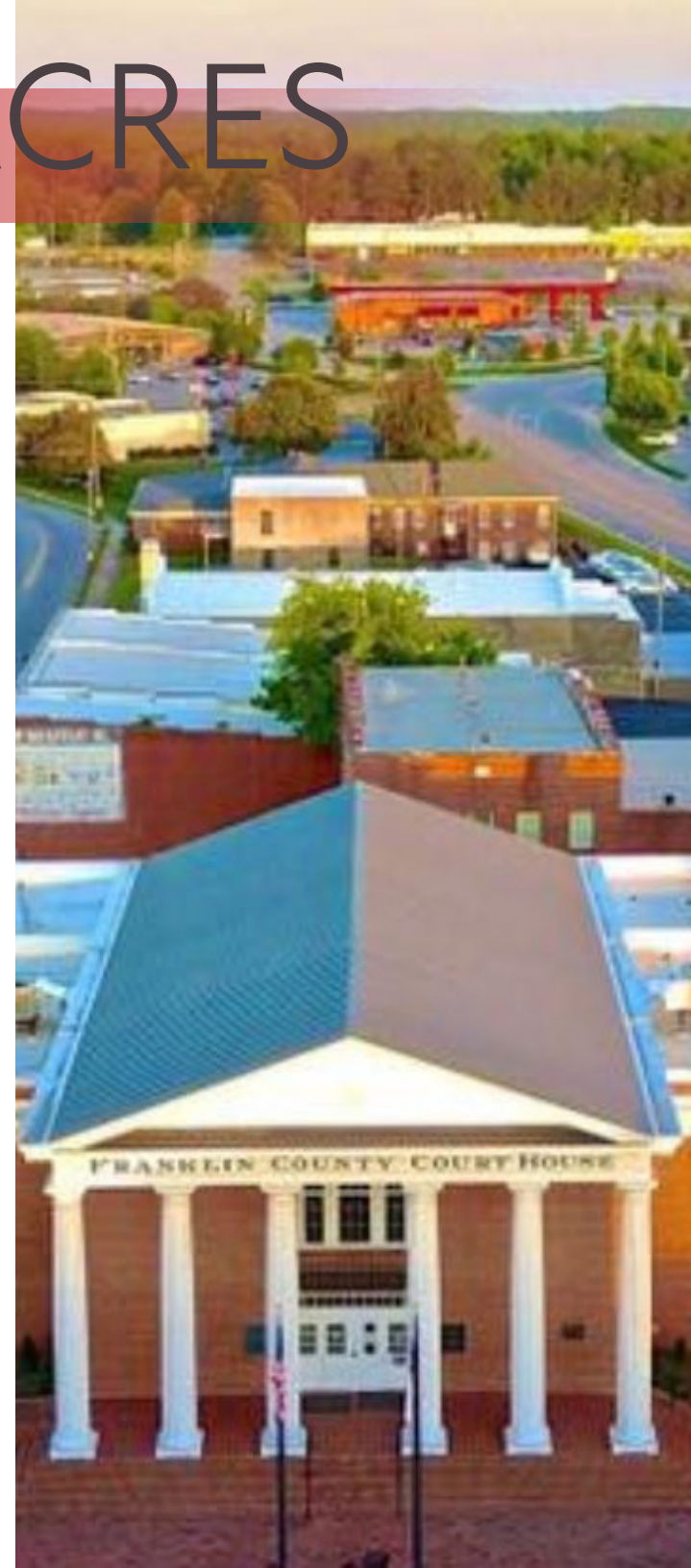


# FOR SALE +/- 40 ACRES

COMMERCIAL LAND- US HWY 401  
Louisburg, NC -- Franklin County



 CAPITAL ASSOCIATES®





# COMMERCIAL TRACTS IN FRANKLIN COUNTY

APPROXIMATELY 40 ACRES OF PRIME LAND AVAILABLE WITH  
EASY ACCESS TO I-540, I-85 AND I-495

- Zoned Special Highway Overlay District (SHOD)
- High growth corridor
- Located near the intersection of U.S. Highway 401 and NC Highway 56 close to Louisburg College and Vance-Granville Community College
- Directly adjacent to Wal-Mart Supercenter
- \$35,000/AC
- NCDOT is widening Highway 401 North of Rolesville



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ASSOCIATES.**

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# PARCELS



- 1. PARCEL ID# 038411 - 11.01 AC
- 2. PARCEL ID# 034773 - 28.72 AC
- 3. PARCEL ID# 033007 - 24.20 AC



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## POINTS OF INTEREST

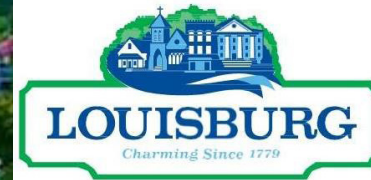
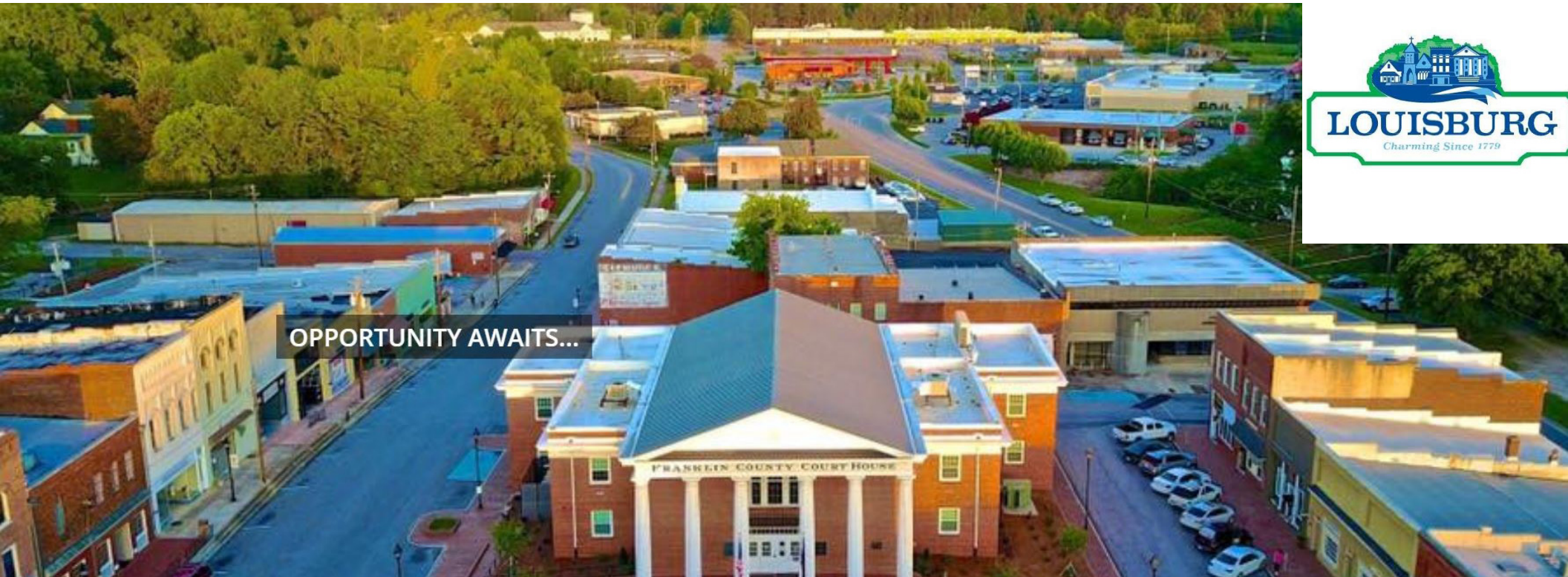
### DINING

- Bojangles
- Papa John's
- Pizza Hut
- McDonalds
- Wendy's
- Dairy Queen
- Hardee's
- Taco Bell
- Waffle House

### CONVENIENCE

- Wal Mart
- Walgreens
- Packhouse Coffee
- Food Lion
- Dollar General
- Tractor Supply Co.
- Advance Auto
- Verizon

# LOUISBURG, NC



OPPORTUNITY AWAITS...

- Louisburg in Franklin County is located within the world-renowned Research Triangle Region of North Carolina, home of the Research Triangle Park and one of the most globally competitive regions of the world. The region routinely ranks among the best places to live, work, and play.
- Enjoy a relaxed lifestyle with easy access to big-city amenities of nearby Raleigh, Durham and Chapel Hill.
- Thriving life sciences and technology clusters and three world-class research universities within an hour's drive fuel a vibrant economy ideal for commercial, retail and startup businesses of all kinds.



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