

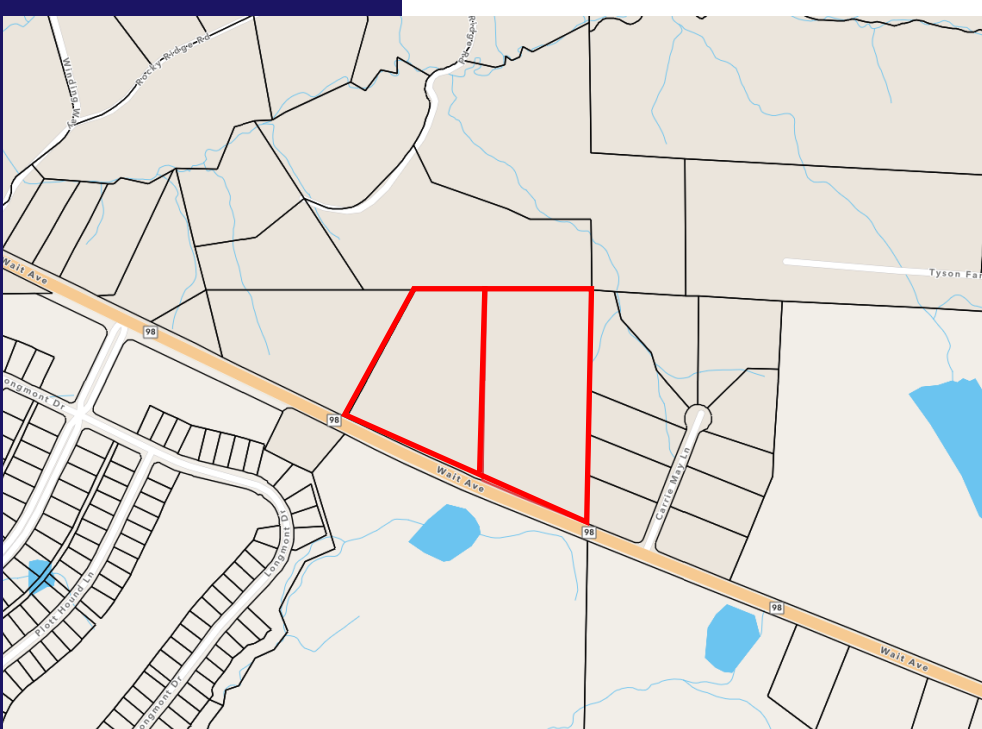
2005 & 2033 WAIT AVE

±12.5-ACRE HIGHWAY DISTRICT DEVELOPMENT OPPORTUNITY

2005 & 2033 WAIT AVE WAKE FOREST NC 27587

WAIT AVENUE





EXECUTIVE SUMMARY

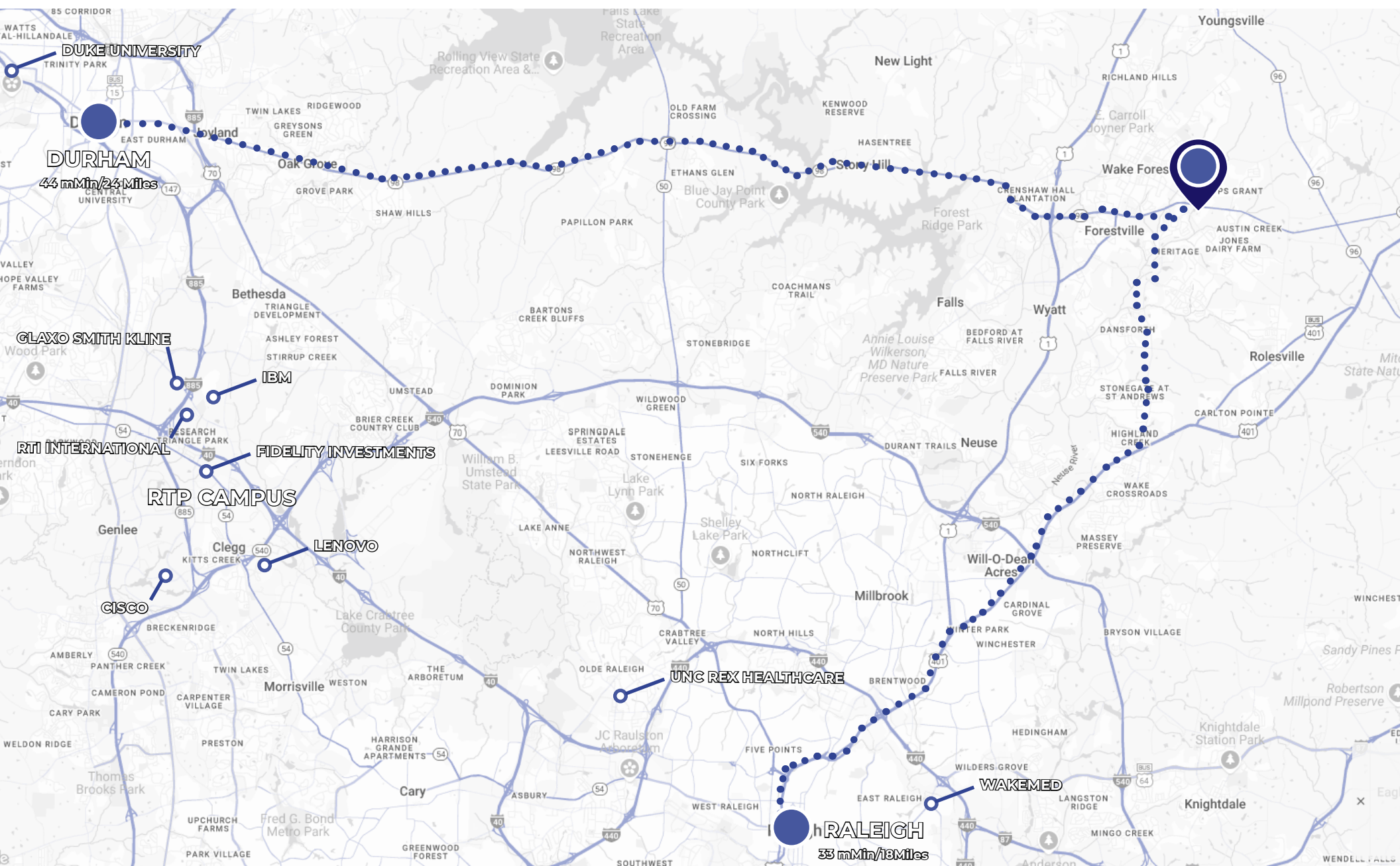
Positioned development opportunity within one of the Triangle region's most active growth corridors. The property consists of two parcels with current HD Highway District zoning under Wake County, allowing for a range of potential commercial, service, retail, or mixed-use development concepts, subject to applicable approvals. With proximity to established residential neighborhoods, nearby commercial amenities, and key regional roadways, the site benefits from strong visibility and accessibility within a rapidly expanding Wake County market.

WAKE COUNTY ZONING USE TABLE

ADDRESS	2005 2033 Wait Ave, Wake Forest, NC 27587
PROJECT STATUS	Development Opportunity
ZONING	HD — Highway District
PIN NUMBER	1805096586 & 185092668
PRICING	Call for Pricing

PROPERTY HIGHLIGHTS

- +/-12.5 acres across two parcels
- Current HD Highway District zoning
- Located along Wait Avenue in Wake Forest
- Positioned within a growing Wake County submarket
- Potential for a range of commercial or service-oriented uses
- Proximity to nearby residential growth and area amenities
- Convenient access to major Wake Forest corridors
- Multiple different Special Use Permit options available under current zoning



I DEMOGRAPHICS & EMPLOYERS

2026 Summary	1 MILE	3 MILE	5 MILE
Population	8,132	53,686	102,687
Households	2,867	19,308	37,261
Families	2,283	14,443	28,022
Average HH Size	2.81	2.75	2.74
Owner Occupied Housing Units	2,366	14,428	28,353
Renter Occupied Housing Units	501	4,880	8,908
Median Age	41.1	38.8	39.2
Median HH Income	\$150,390	\$118,152	\$118,577
Average HH Income	\$183,650	\$147,352	\$149,168

2030 Summary	1 MILE	3 MILE	5 MILE
Population	8,969	62,636	115,434
Households	3,188	22,672	42,085
Families	2,548	16,988	31,678
Average HH Size	2.79	2.74	2.73
Owner Occupied Housing Units	2,559	16,795	31,775
Renter Occupied Housing Units	629	5,878	10,310
Median Age	40.8	38.8	39.3
Median HH Income	\$165,509	\$135,359	\$135,473
Average HH Income	\$208,497	\$168,702	\$169,925

TOP 5 EMPLOYERS



24,083 Employees



WAKE COUNTY
PUBLIC SCHOOL SYSTEM

20,000 Employees



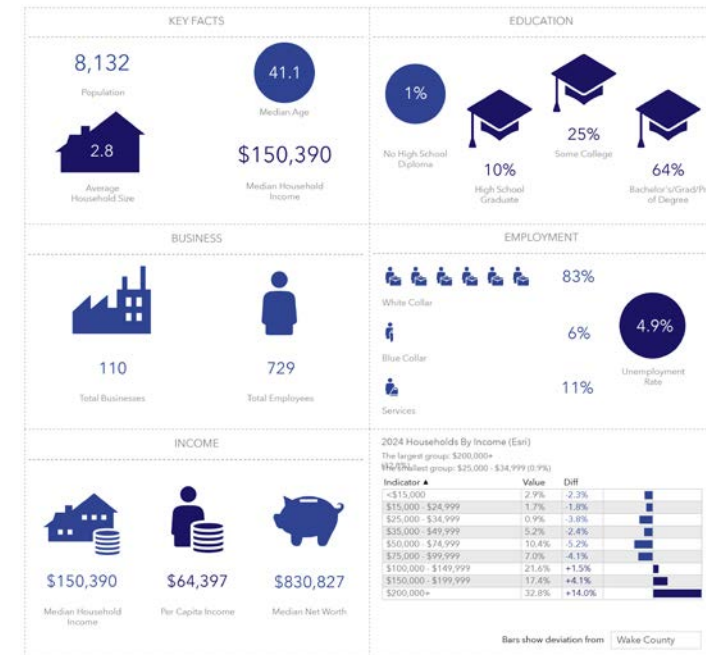
16,800 Employees



12,204 Employees



10,307 Employees





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