

EXECUTIVE SUMMARY



BERT WINSTON ROAD LOTS

839 Bert Winston Road, Youngsville, NC 27596



OFFERING SUMMARY

Sale Price: Lots range from
\$75,000 - \$90,000 per
acre

Lot Size: 6.0 Acres

Zoning: Commerical

Price / SF: -

PROPERTY OVERVIEW

Two commercial lots in the Youngsville Industrial Park with easy access to US 1 (Capital Blvd.) via signalized Bert Winston Road. The property has good TOPO with a slight slope. Utilities available. Septic required.

Lot at corner of Bert Winston Road and Northbrook Road sold 1/19.

This property is presented by North Wake Commercial Realty, LLC.

PROPERTY HIGHLIGHTS

- Raw Land
- Heavy Electric Power Available
- Slightly Sloping TOPO

North Wake Commercial Realty, LLC obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

NORTH WAKE COMMERCIAL REALTY, LLC
919.554.2855
2008 S Main St Ste 310 | Wake Forest, NC 27587
<http://northwakecommercial.com>

ROGER SCOTT
919.554.2855
roger@northwakecommercial.com

ADDITIONAL PHOTOS



BERT WINSTON ROAD LOTS

839 Bert Winston Road, Youngsville, NC 27596



North Wake Commercial Realty, LLC obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

NORTH WAKE COMMERCIAL REALTY, LLC
919.554.2855
2008 S Main St Ste 310 | Wake Forest, NC 27587
<http://northwakecommercial.com>

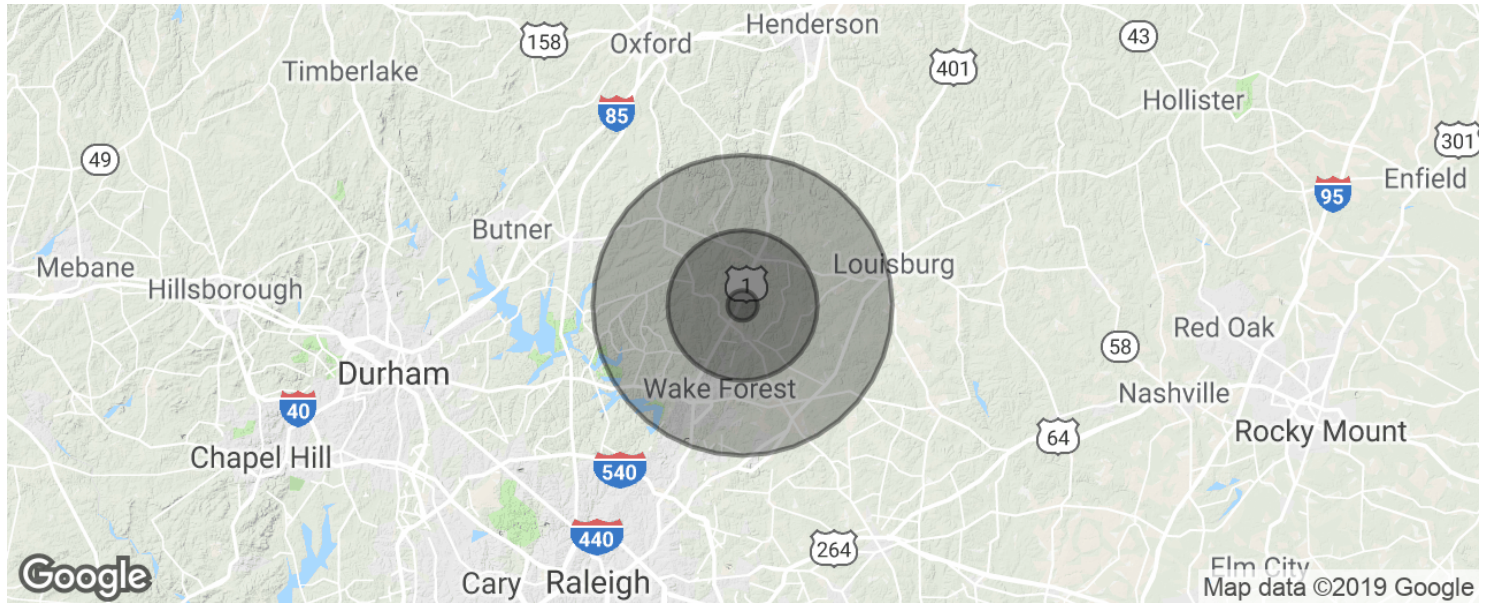
ROGER SCOTT
919.554.2855
roger@northwakecommercial.com

DEMOGRAPHICS MAP & REPORT



BERT WINSTON ROAD LOTS

839 Bert Winston Road, Youngsville, NC 27596



POPULATION	1 MILE	5 MILES	10 MILES
Total population	725	20,397	90,661
Median age	39.3	38.2	36.8
Median age (Male)	39.1	38.2	35.7
Median age (Female)	39.4	38.4	37.4
HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
Total households	283	7,894	33,442
# of persons per HH	2.6	2.6	2.7
Average HH income	\$63,459	\$66,173	\$76,395
Average house value	\$219,069	\$196,990	\$209,677

* Demographic data derived from 2010 US Census

North Wake Commercial Realty, LLC obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

NORTH WAKE COMMERCIAL REALTY, LLC
 919.554.2855
 2008 S Main St Ste 310 | Wake Forest, NC 27587
<http://northwakecommercial.com>

ROGER SCOTT
 919.554.2855
roger@northwakecommercial.com