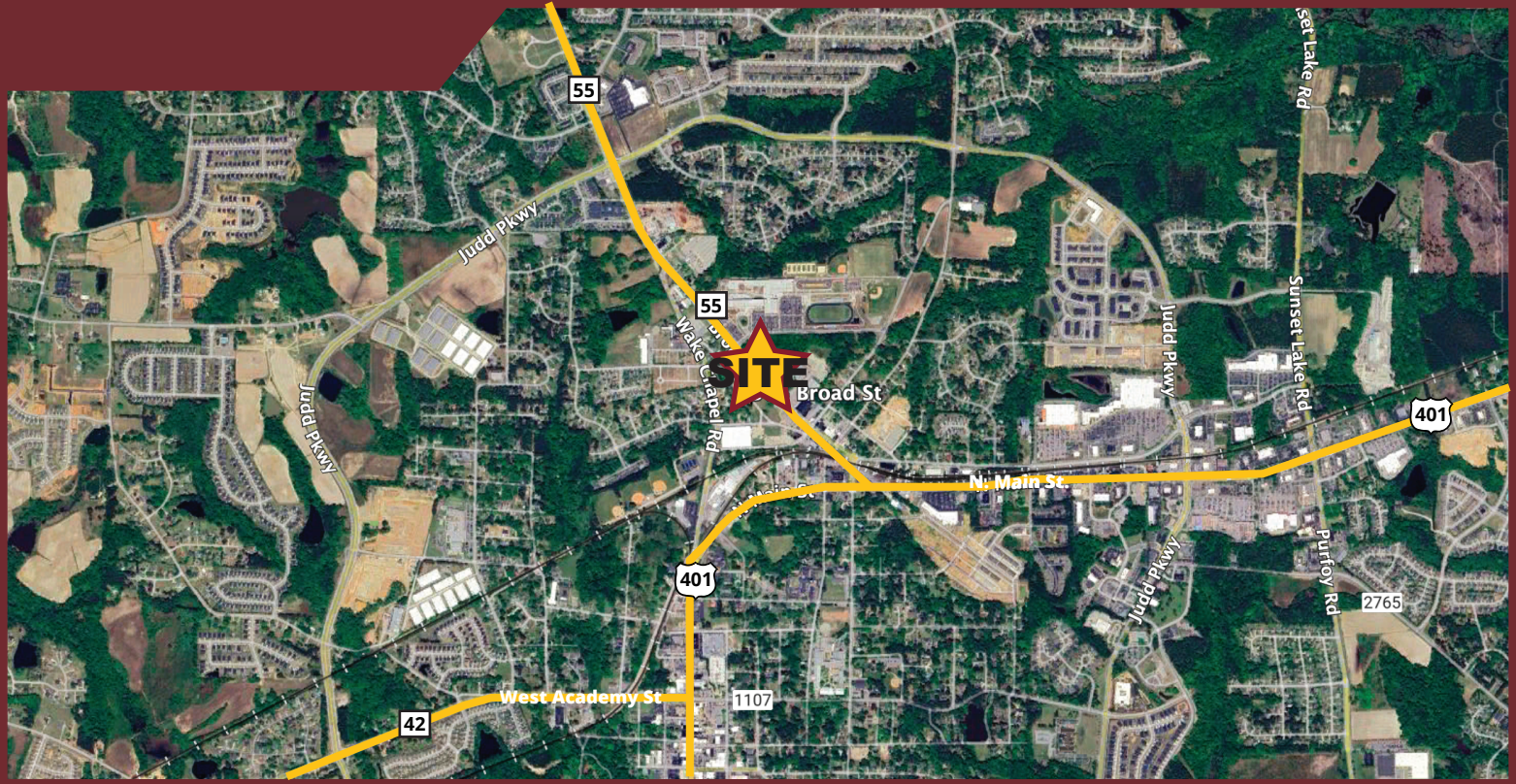


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HARTWELL REALTY
INCORPORATED

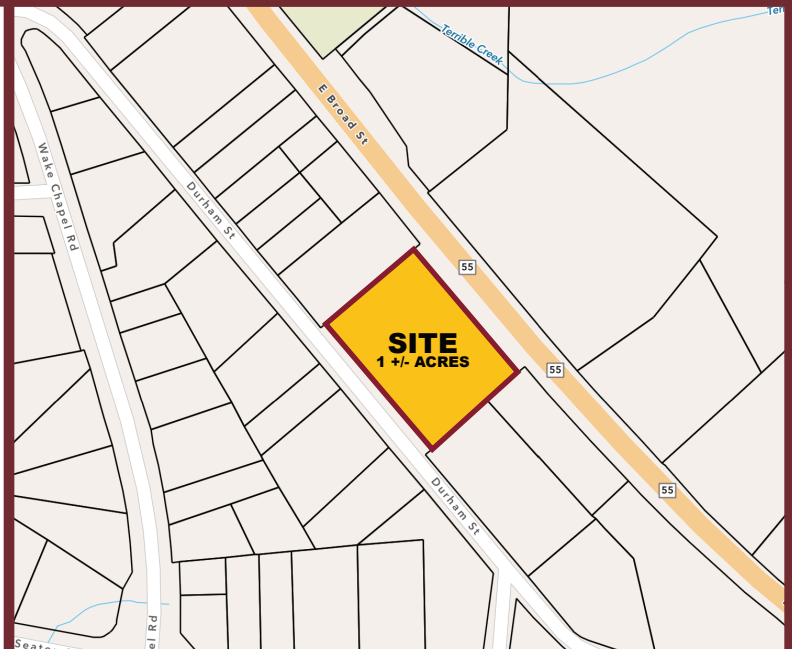
COMMERCIAL LOT FOR SALE

304 E. Broad St.
Fuquay-Varina, NC 27526



PROPERTY FEATURES

- High Profile 1.0+/- Acre Commercial Lot in Downtown Fuquay-Varina
- Centrally Located on E Broad St Booming Retail Corridor
- Rough Graded Lot With Public Utility Access
- Zoned DC-2 Town of Fuquay-Varina
- Surrounded by New & Existing Commercial & Residential Growth
- Potential Built To Suit Opportunity
- Nicely Shaped Lot With Road Frontage Along E Broad St /NC Hwy 55
- Previously Approved for 20,000 SF Mixed Use
- Building W/Onsite Parking & Underground Water Stormwater Containment
- Suitable for Retail / Office Mixed Uses, Retail/Residential Mixed Use, Restaurants/Covered Roof Top Dining & Bar Area
- Call Broker for Pricing & More Info



The information contained herein has been obtained from sources deemed reliable; however, Hartwell Realty, Inc. makes no guarantees, representations or warranties, as to the completeness or accuracy thereof. The presentation of this property is submitted subject to errors, omission and changes of price or conditions prior to sale or lease of the property. The property is subject to withdrawal without notice. It is the responsibility of the prospective Buyer(s), Tenant(s) or Investor(s) to verify the information contained herein.

Brenda H. Compton
The Compton Team
Hartwell Realty, Inc.

919-522-5834 Direct
919-772-0170 x 2 Ofc
www.hartwellrealty.net

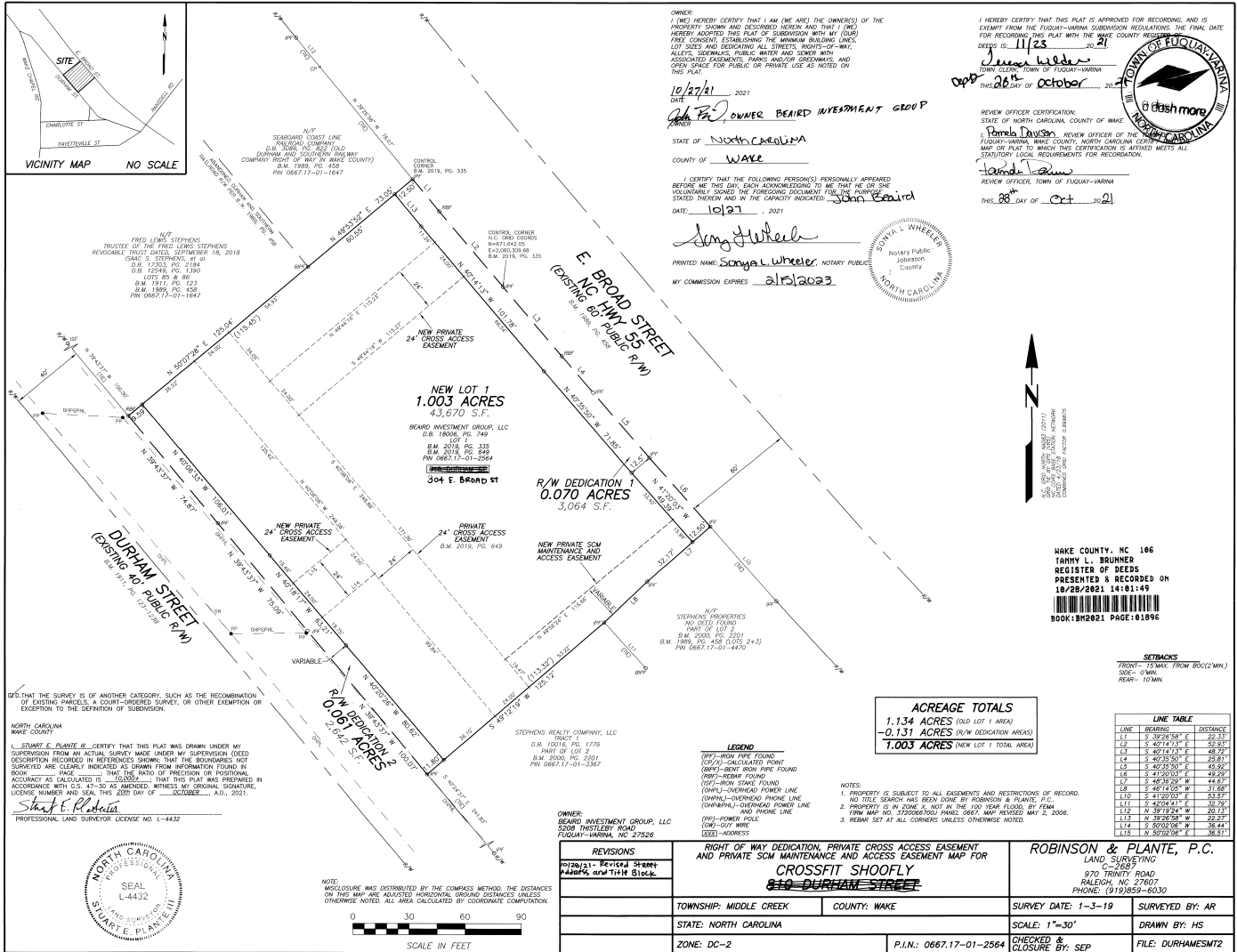
Megan Pumarejo
The Compton Team
Hartwell Realty, Inc.

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BKBM2021PG01896



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Wake County Real Estate Data

Account Summary

[Home](#) [iMaps](#)
[COMPER](#) [Tax Bills](#)

Real Estate ID
0150773

PIN # **0667012564**

Location Address
304 E BROAD ST

Property Description
LO1 CROSSFIT SHOOFLY ROW BM2021-01896

Account Search

[Pin/Parcel History](#) [Search Results](#) [New Search](#)



[Account](#) | [Buildings](#) | [Land](#) | [Deeds](#) | [Notes](#) | [Sales](#) | [Photos](#) | [Tax Bill](#) | [Map](#)

Property Owner BEAIRD INVESTMENT GROUP LLC (Use the Deeds link to view any additional owners)	Owner's Mailing Address 5208 THISTLEBY RD FUQUAY VARINA NC 27526-9097	Property Location Address 304 E BROAD ST FUQUAY VARINA NC 27526-1704
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Administrative Data	Transfer Information	Assessed Value
Old Map # 116-- Map/Scale 0667 17 VCS EFV001 City FUQUAY-VARINA Fire District Township MIDDLE CREEK Land Class VACANT ETJ FV Spec Dist(s) Zoning DC-2 History ID 1 History ID 2 Acreage 1.00 Permit Date 3/13/2017 Permit # 0000027655	Deed Date 8/7/2020 Book & Page 18006 0749 Revenue Stamps 820.00 Pkg Sale Date Pkg Sale Price Land Sale Date 8/7/2020 Land Sale Price \$410,000 Improvement Summary Total Units 0 Recycle Units 0 Apt/SC Sqft Heated Area	Land Value \$522,720 Assessed Bldg. Value Assessed Tax Relief Land Use Value Use Value Deferment Historic Deferment Total Deferred Value Use/Hist/Tax Relief Assessed Total Value \$522,720 Assessed*

*Wake County assessed building and land values reflect the market value as of January 1, 2024, which is the date of the last county-wide revaluation. Any inflation, deflation or other economic changes occurring after this date does not affect the assessed value of the property and cannot be lawfully considered when reviewing the value for adjustment.

The January 1, 2024 values will remain in effect until the next county-wide revaluation. Until that time, any real estate accounts created or new construction built is assessed according to the 2024 Schedule of Values.

For questions regarding the information displayed on this site, please contact the Department of Tax Administration at Taxhelp@wake.gov or call 919-856-5400.