

ROYAL CREEK FUQUAY - VARINA, NC



**1.34 AC AVAILABLE FOR PURCHASE,
GROUND LEASE OR BUILD-TO-SUIT**
Royal Creek Drive & Ten Ten Road

MEREDITH RICHMOND
980-260-2772
MLR@CAMBRIDGEPROP.COM


**CAMBRIDGE
PROPERTIES**
831 E. Morehead St., Ste. 245
Charlotte, NC 28202
cambridgeprop.com

Exceptional Development Since 1990

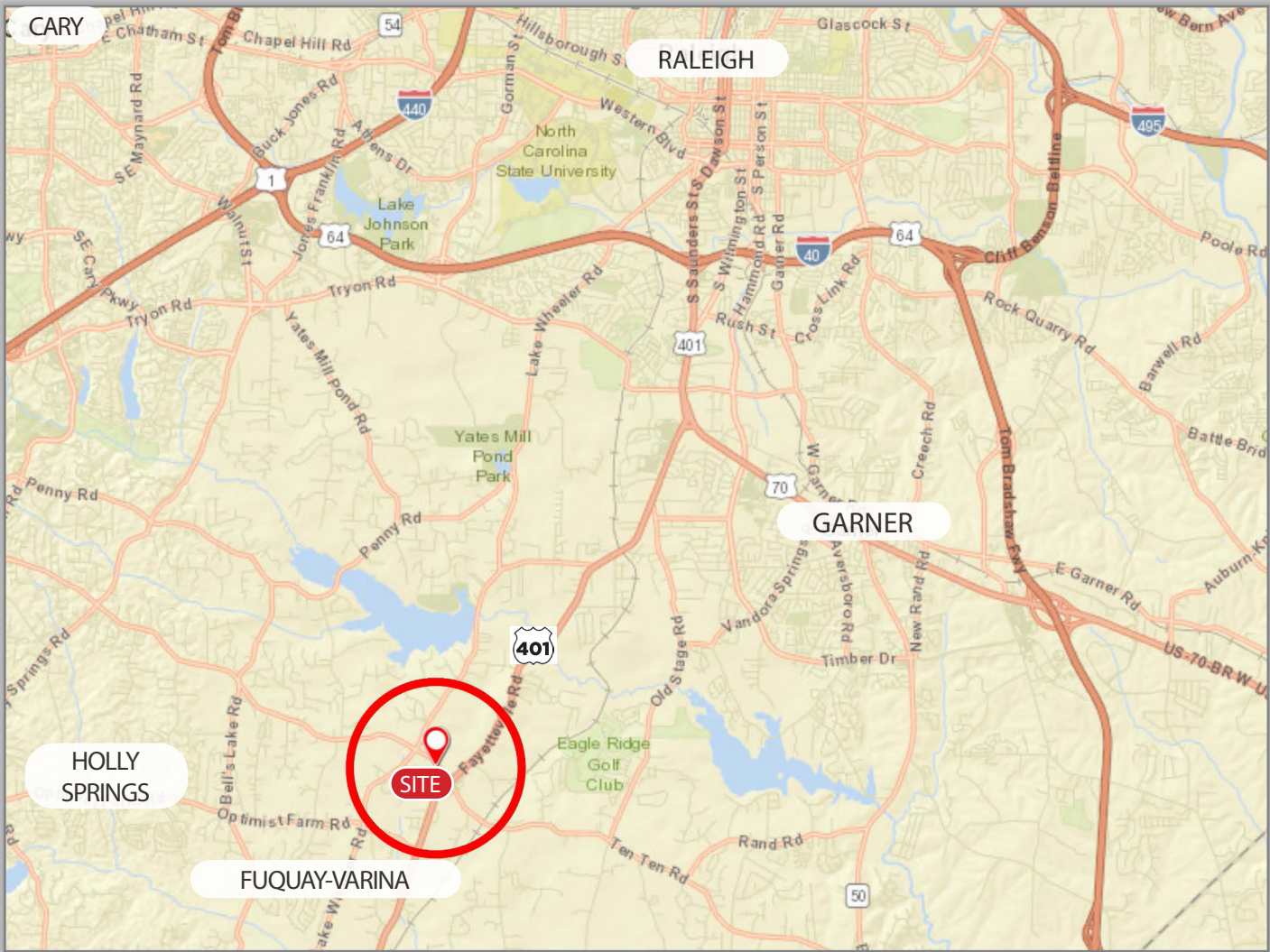
ROYAL CREEK

LOCATION MAP



ROYAL CREEK

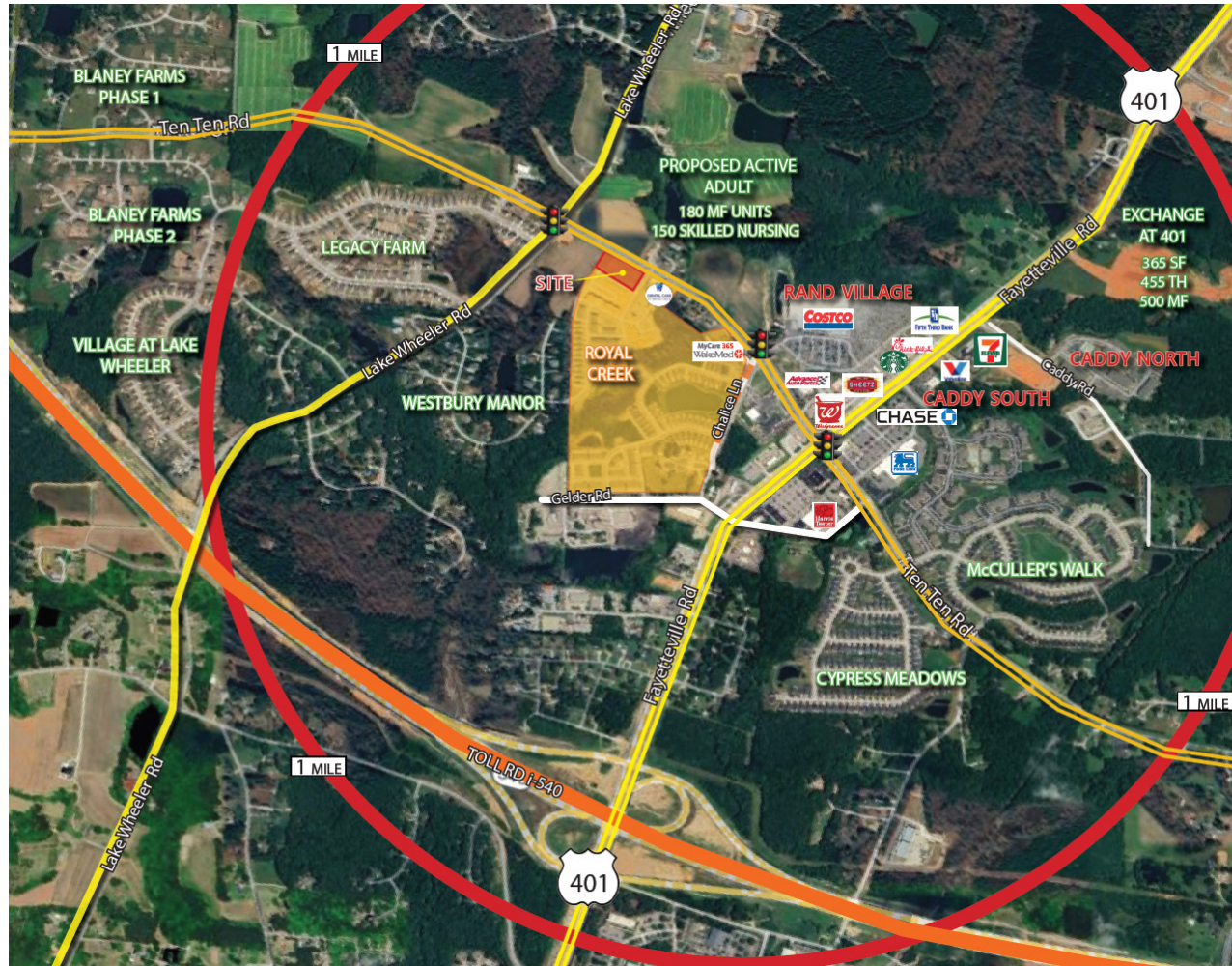
LOCATION MAP



ROYAL CREEK

AREA DEVELOPMENT

Royal Creek is a multi-use development comprising over 50 acres in Fuquay-Varina. The community features 56 single family homes, 109 townhomes, 250 multi-family homes and three commercial parcels. Two parcels have been leased to Heartland Dental and WakeMed with one remaining parcel available for ground lease, purchase or build-to-suit.



ROYAL CREEK

OVERALL SITE PLAN



ROYAL CREEK

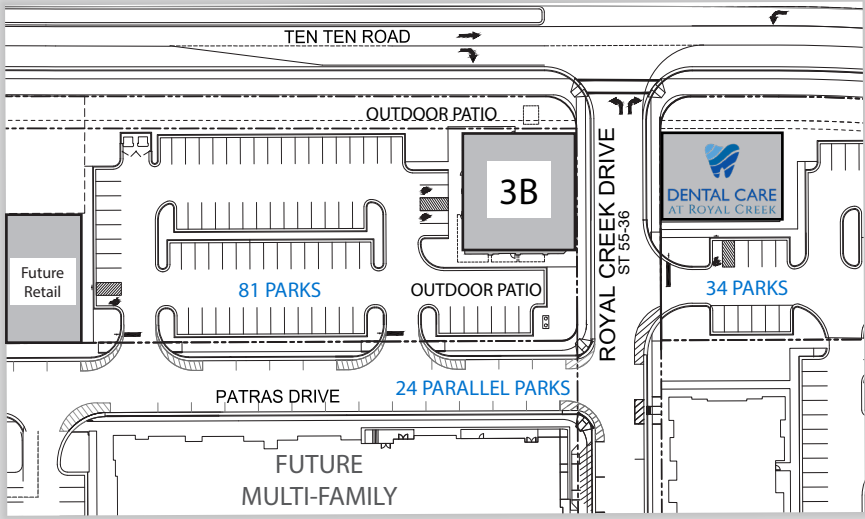
- 56 Single Family Homes by Pulte
- 109 Townhomes by Pulte
- 250 Multi-Family Units by HHHunt
- 3 Commercial Parcels



ROYAL CREEK

PROPOSED SITE PLAN

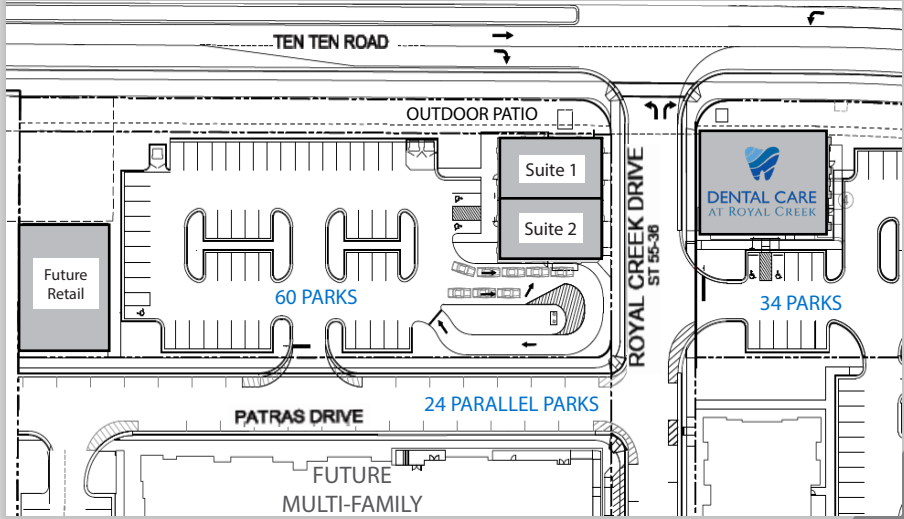
The remaining commercial parcel is planned for restaurant, retail, services and professional uses to serve ROYAL CREEK and the rapidly growing US401/Ten Ten/Lake Wheeler area. Parcel 3B is available for purchase, ground lease or build-to-suit, conceptual plans are shown below.



Single Tenant Lease Plan

Building 3B 5,077 SF

*Outdoor Patio Available



Drive-Thru Plan

Suite 1 2,500 SF

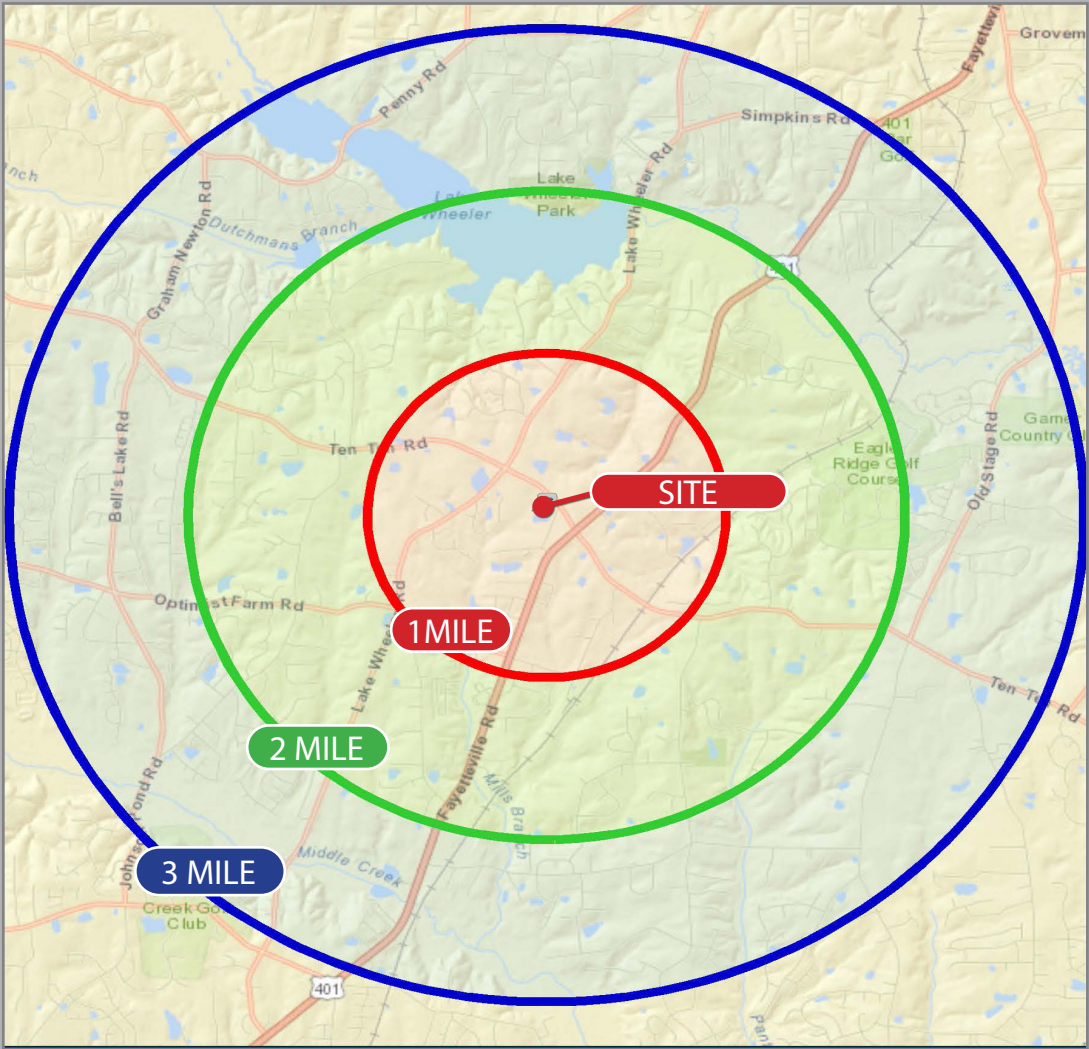
Suite 2 2,577SF

*Demising Walls are subject to change



ROYAL CREEK

DEMOGRAPHIC PROFILE



| STUDY AREA: Radii | 1 Mile | 2 Miles | 3 Miles |
|--------------------------------------|-----------|-----------|-----------|
| Population 2029 Forecast | 4,735 | 9,725 | 16,384 |
| Population 2024 Projection | 4,035 | 8,480 | 16,384 |
| Per Capita Income 2029 Forecast | \$62,129 | \$58,767 | \$63,645 |
| Per Capita Income 2024 Projection | \$55,099 | \$51,592 | \$56,249 |
| Median HH Income 2029 Forecast | \$131,556 | \$128,564 | \$138,692 |
| Median HH Income 2024 Projection | \$118,517 | \$114,486 | \$121,002 |

Source: U.S. Census Bureau. Esri forecasts for 2024 and 2029. Esri converted Census 2010 into 2020 geography and Census 2020 data. Prepared 08/26/2024



ROYAL CREEK

TRAFFIC PROFILE



| TRAFFIC COUNTS | | |
|---|-------------|--|
| Ten Ten Road (0.06 miles SE of Site) | 26,000 AADT | |
| Fayetteville Rd/US Hwy 401 (0.57 miles E of Site) | 30,000 AADT | |
| Fayetteville Rd/US Hwy 401 (0.57 miles SE of Site) | 37,000 AADT | |
| Ten Ten Road (0.72 miles SE of Site) | 18,000 AADT | |
| Lake Wheeler Road (0.88 miles SW of Site) | 8,400 AADT | |

SOURCE: Esri Community Maps Contributors, Town of Cary, Johnston County, Wake County, State of North Carolina DOT, © OpenStreetMap, Microsoft, Esri, TomTom, Garmin, SafeGraph, GeoTechnologies, Inc, METI/NASA, USGS, EPA, NPS, US Census Bureau, USDA, USFSWS | NCDOT Traffic Survey Group staff collected, analyzed, processed and reported this data for calendar year 2022 | Prepared: 08/24/2024

