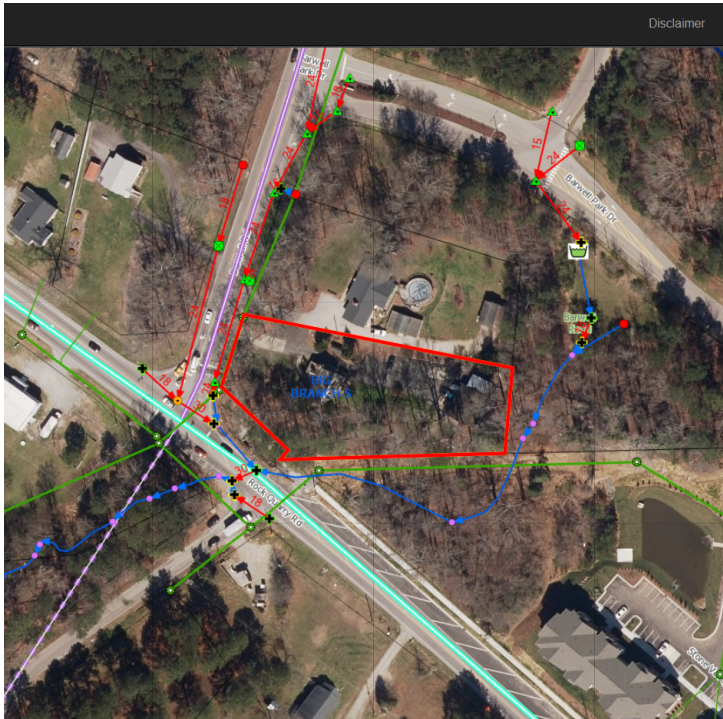


## LAND FOR SALE

# LAND DEVELOPMENT: HIGH TRAFFIC INTERSECTION

4009-4013 Barwell Rd, Raleigh, NC 27610



### OFFERING SUMMARY

<b>SALE PRICE:</b>	Contact Broker
<b>LOT SIZE:</b>	2.01 Acres
<b>INTERSECTION:</b>	Rock Quarry & Barwell
<b>UTILITIES:</b>	Electric, Water, Sewer, Cable, etc.
<b>MARKET:</b>	Raleigh/Durham
<b>TRAFFIC COUNT:</b>	14,300

### PROPERTY OVERVIEW

Land best suited for neighborhood commercial development. High traffic count intersection that is currently R-4 zoned, but with rezoning would be perfect for c-store, drugstore, urgent care, self storage. City of Raleigh DOT improvements in 2022 (see attached documents). The surrounding area is being developed residentially and commercially, it's an growth area!

### LOCATION OVERVIEW

Conveniently located at the intersection of Barwell Road and Rock Quarry Road with easy access to I-40, this is an excellent site for a gas station/convenience store or other commercial corner neighborhood business in a growing area. Neighbors include Barwell Elementary and Barwell Community Center as well as Olde Towne and the Shoppes at Battle Bridge.

### PROPERTY HIGHLIGHTS

- 2 Acres with mild slope
- Busy Intersection
- Plenty of growth & development
- <https://buildout.com/website/CommercialCornerLandonBarwellRd>

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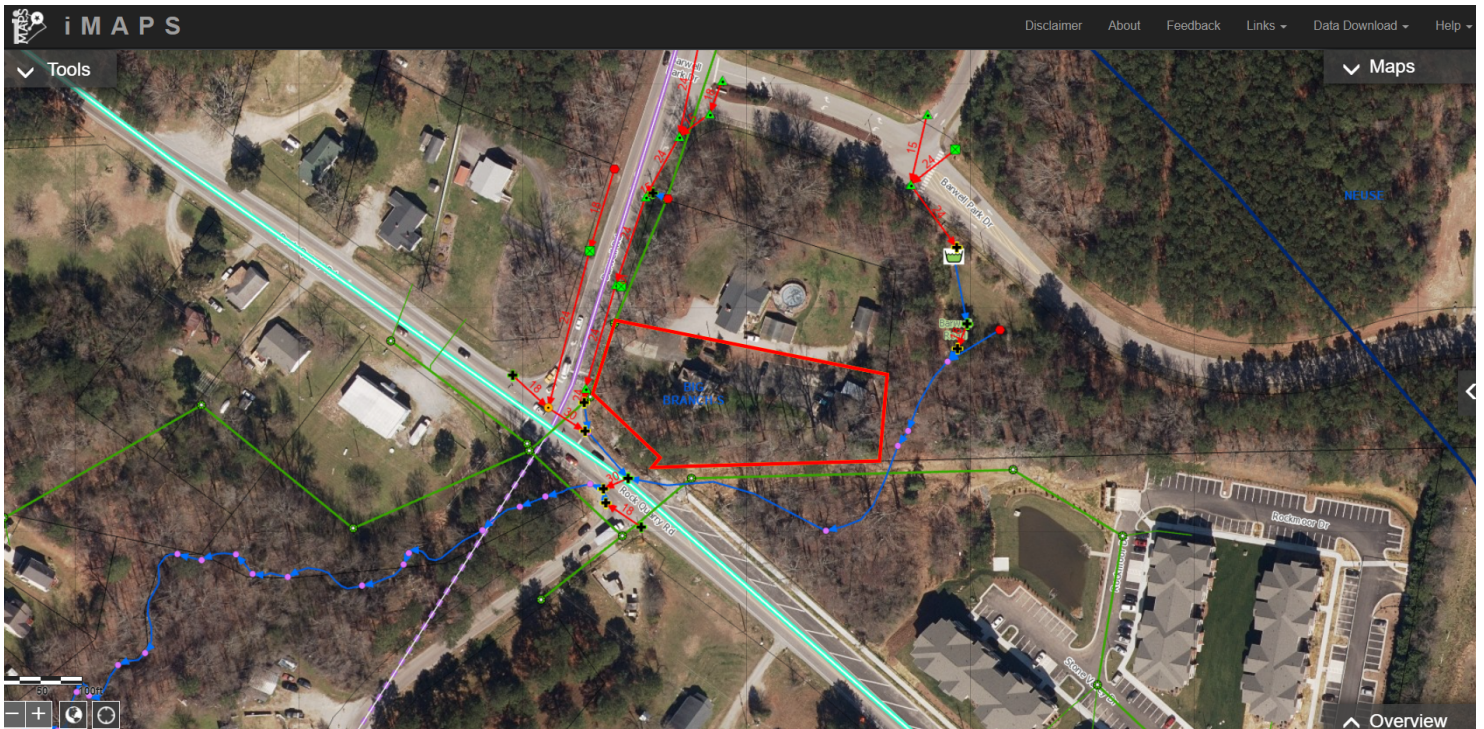
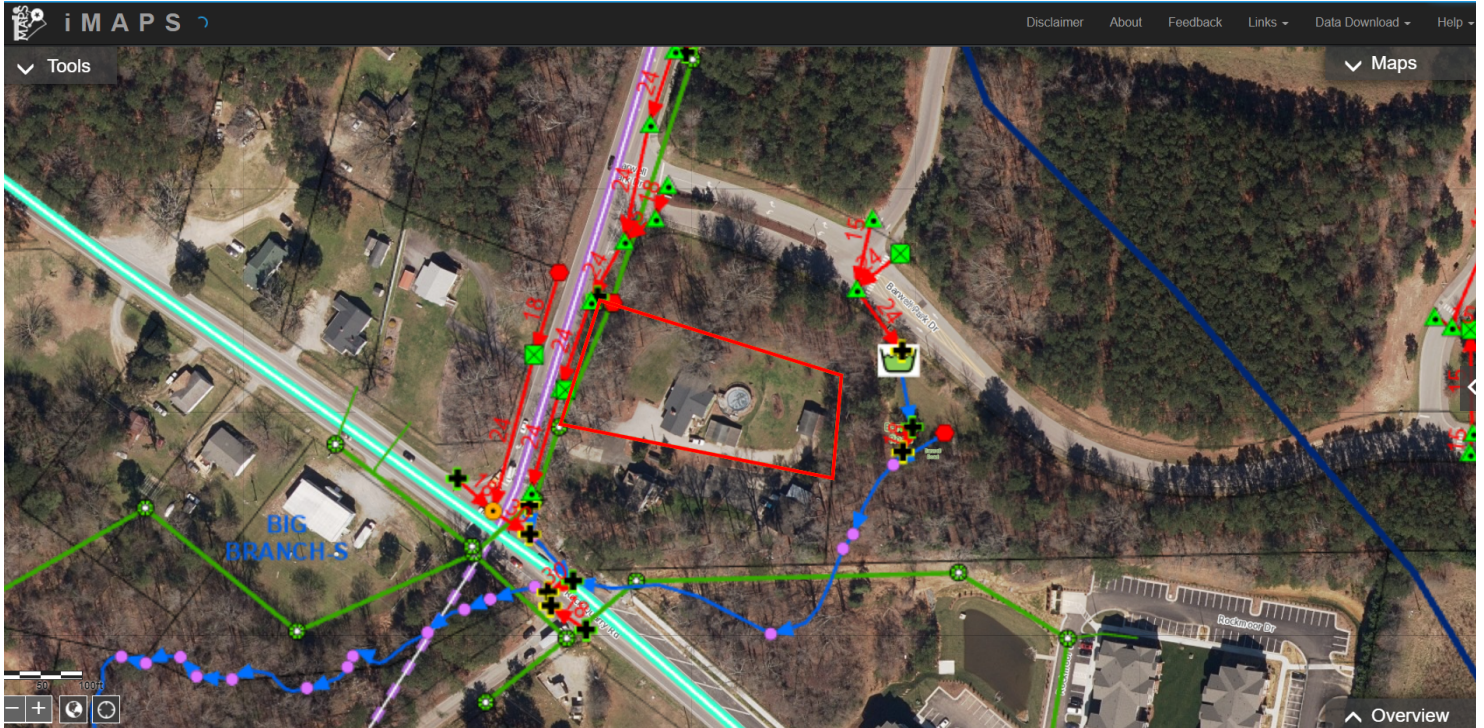
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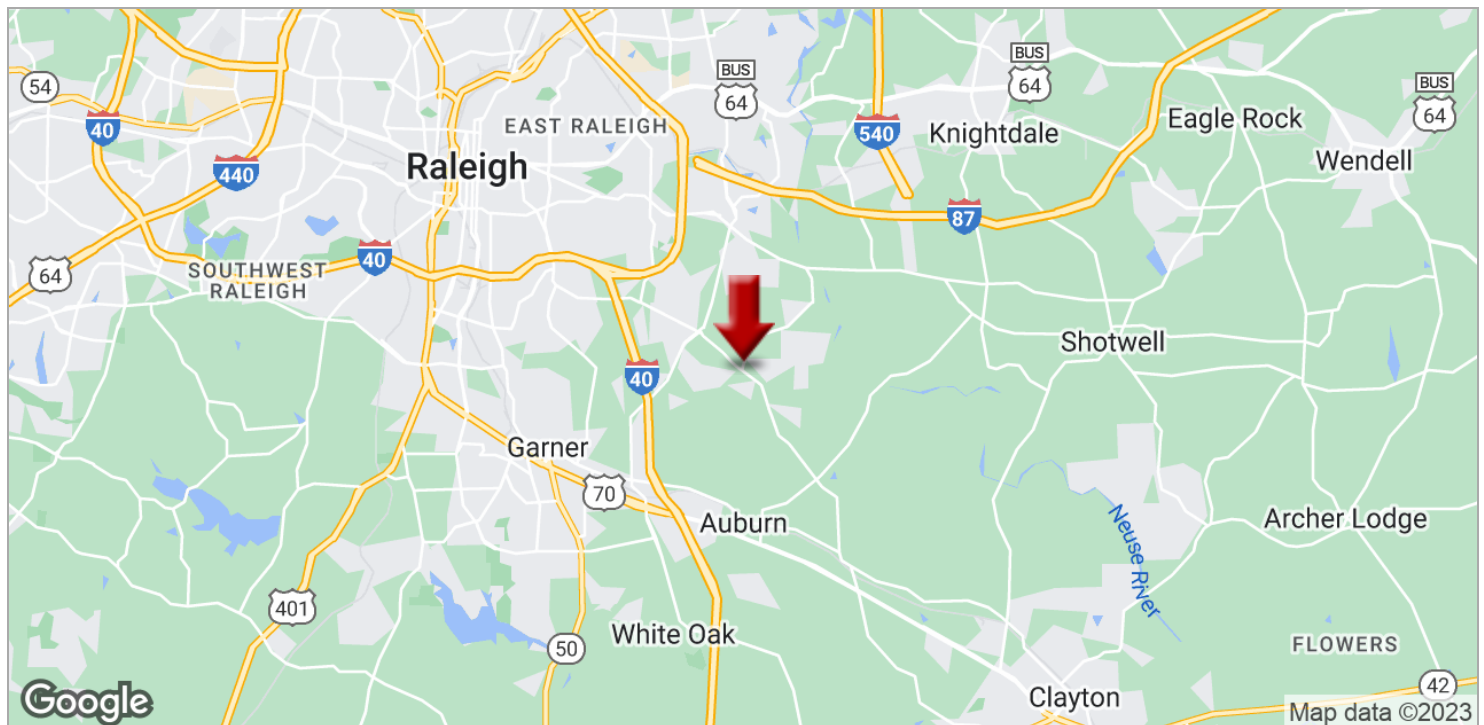
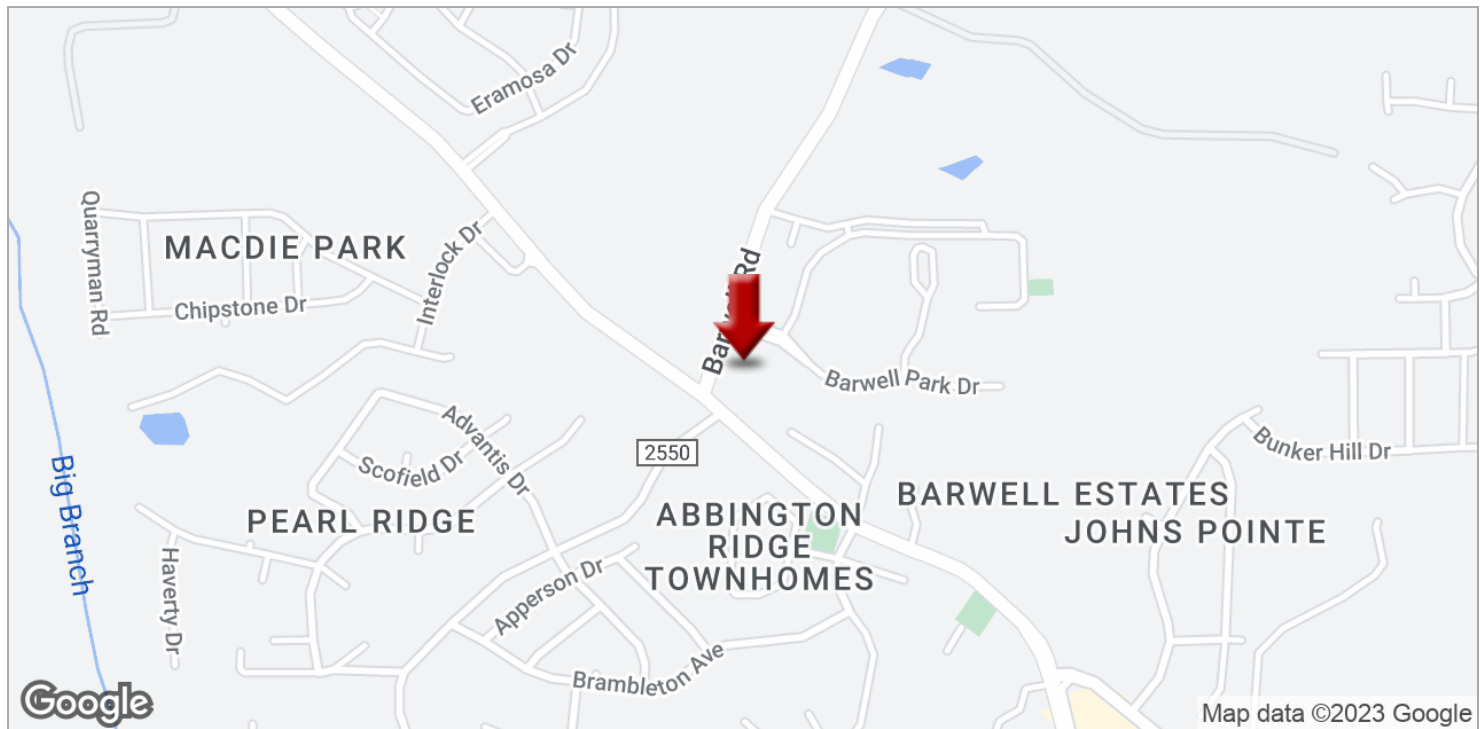
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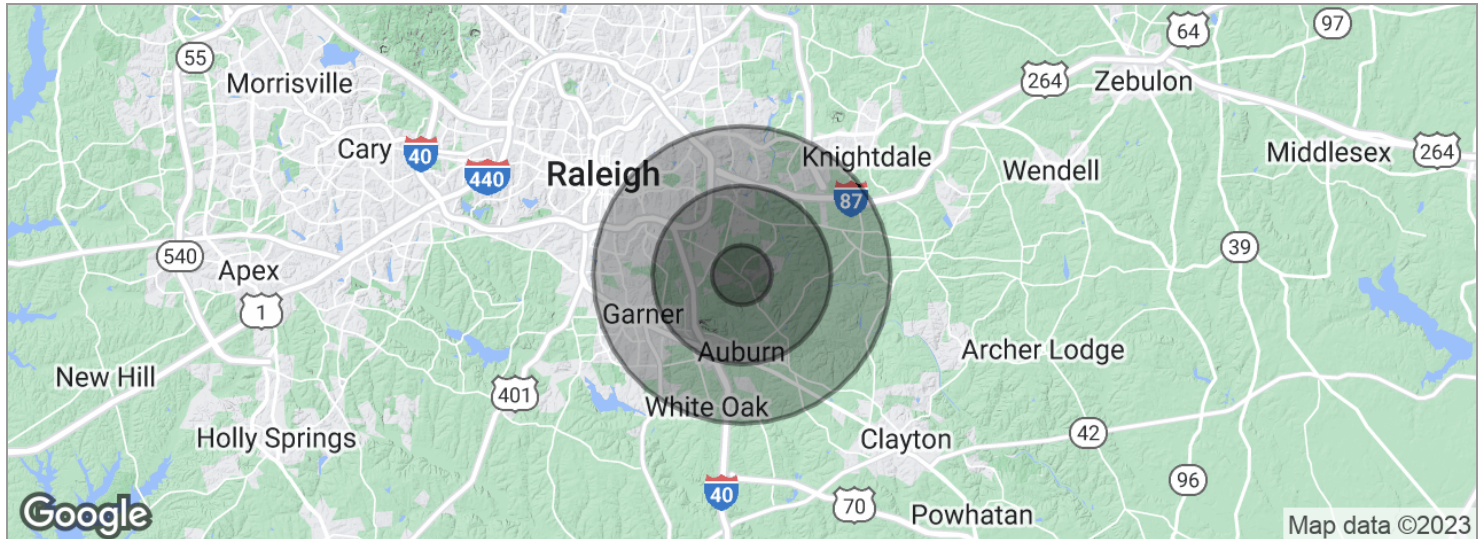
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POPULATION	1 MILE	3 MILES	5 MILES
Total population	3,173	27,793	82,619
Median age	29.8	30.5	32.2
Median age (male)	26.0	27.7	30.6
Median age (Female)	31.2	31.8	33.4
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total households	1,034	9,347	29,341
# of persons per HH	3.1	3.0	2.8
Average HH income	\$64,679	\$60,619	\$56,091
Average house value	\$167,623	\$161,808	\$152,320

\* Demographic data derived from 2020 ACS - US Census

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