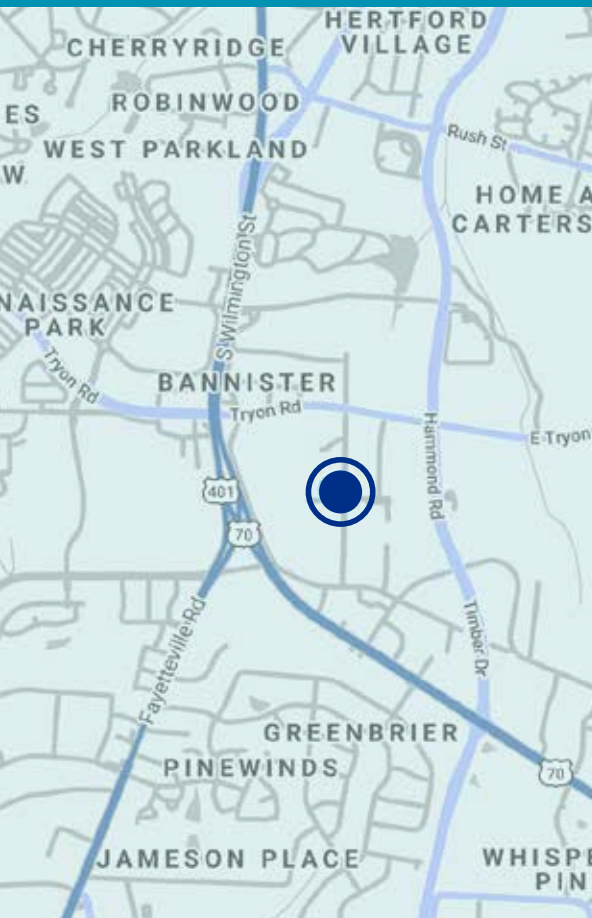


**OPPORTUNITY
ZONE!**

**1.35 ACRES
FOR SALE**

301 LEAGAN DRIVE

raleigh, north carolina



property information



ADDRESS 301 Leagan Drive

CITY, STATE Raleigh, NC

COUNTY Wake County

ACREAGE 1.35 Acres

SALES PRICE \$385,000

ZONING Industrial Mix Use

UTILITIES Public Water & Sewer with workable topography

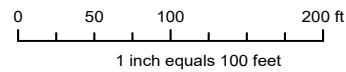
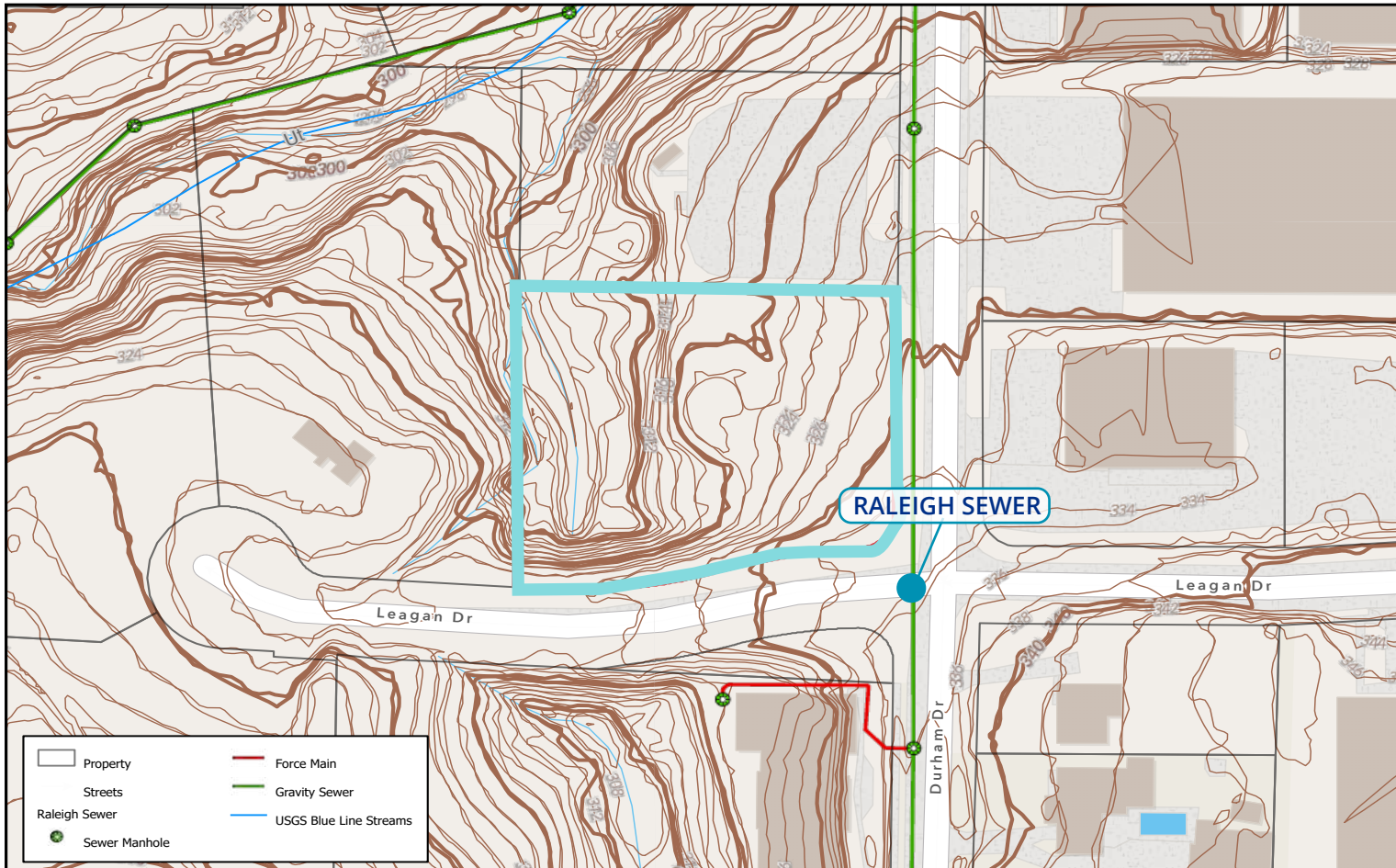
LOCATION

This 1.35 acre lot is located in small industrial park. Property is located within Opportunity Zone ID # 37183053009 with easy access to downtown Raleigh, US 70, I540, and I40.

ZONING - OFFICE & INSTITUTIONAL DISTRICT (O-I)

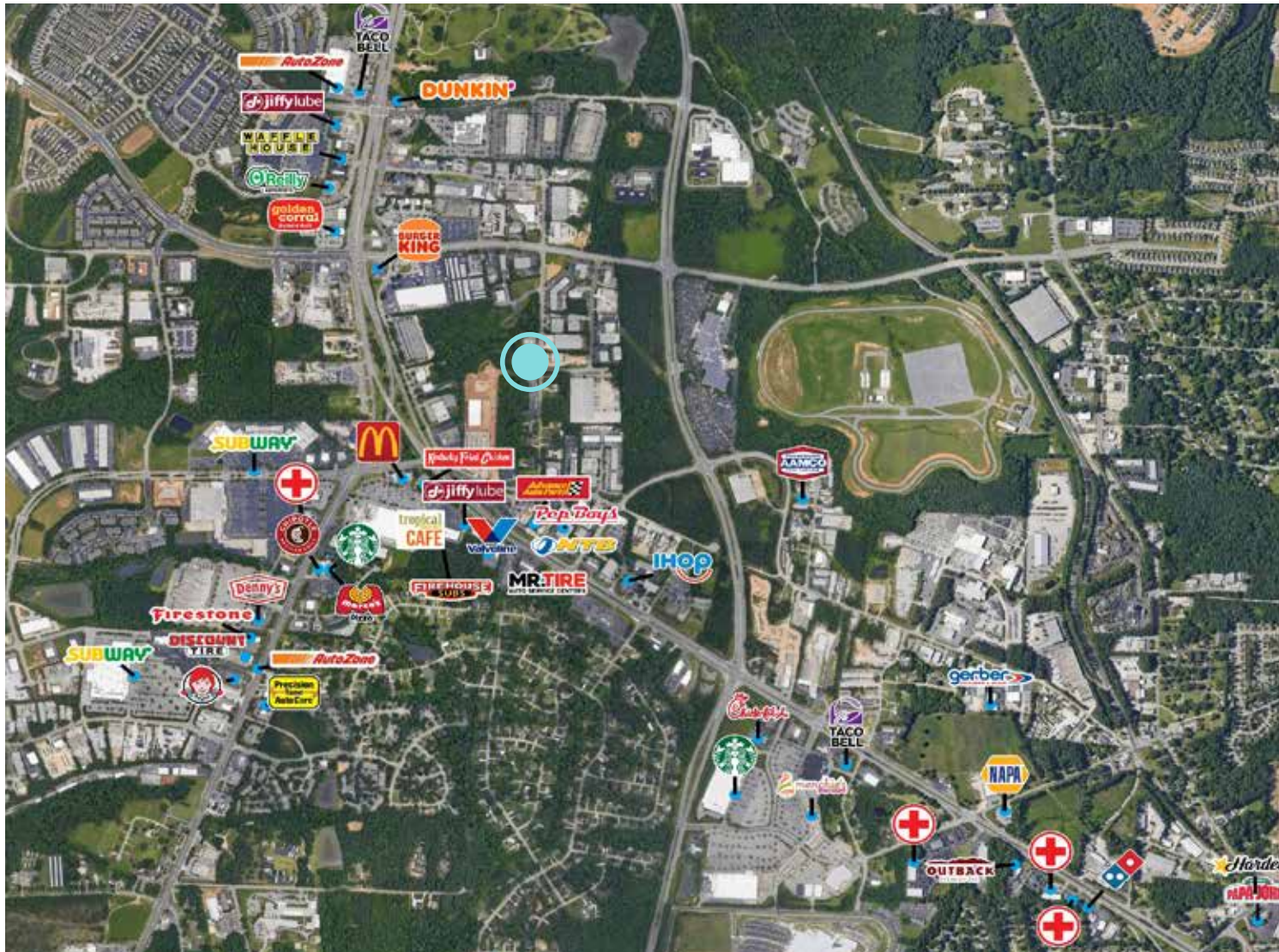
Property is zoned Industrial Mix Use. Permitted uses include School (L), Office, Light Industrial, Self Storage (L), Vehicle Repair, and Warehousing (L).

location aerial



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retail map



demographics

POPULATION	3-MILE RADIUS	5-MILE RADIUS	10-MINUTE DRIVE TIME
2021 Estimated Population	52,913	167,352	82,393
2026 Projected Population	55,597	178,584	87,447
HOUSEHOLDS			
2021 Estimated Households	19,676	64,143	31,033
2026 Projected Households	20,795	69,496	33,346
INCOME			
2021 Estimated Average Household Income	\$73,171	\$61,409	\$63,114
2026 Projected Average Household Income	\$86,816	\$70,192	\$72,563
BUSINESSES			
2021 Estimated Businesses	2,305	8,259	4,960
2021 Estimated Employees	22,298	97,592	67,842

