



14301 FALLS OF NEUSE ROAD

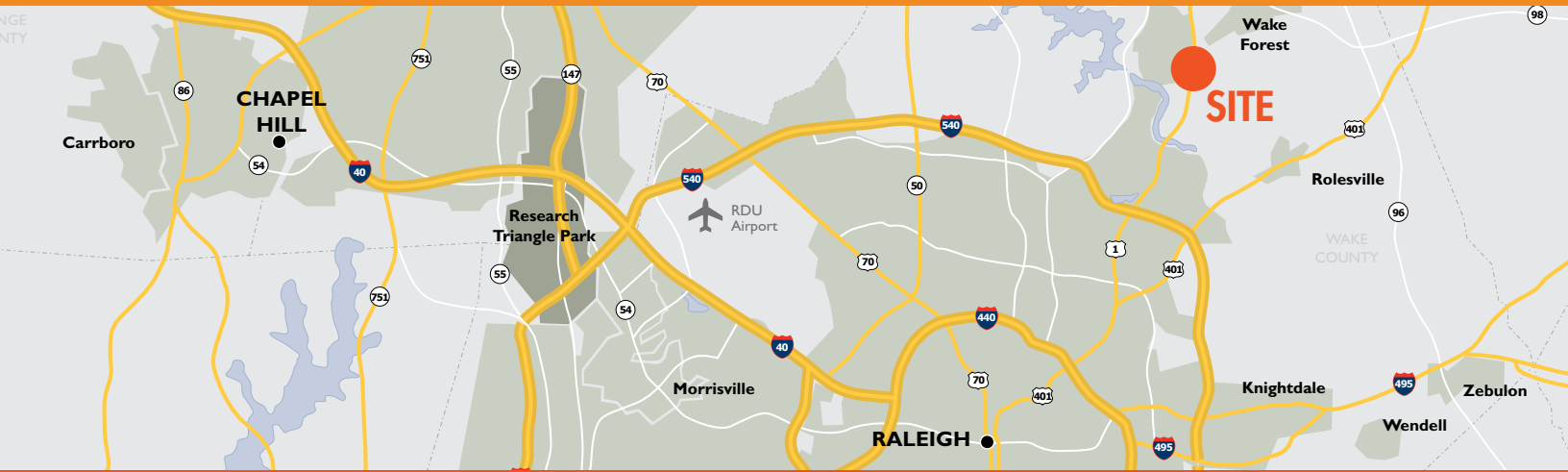
RALEIGH, NORTH CAROLINA 27614

LAND FOR SALE

±11.53 ACRES

14301 FALLS OF NEUSE ROAD

LAND FOR SALE



PROPERTY OVERVIEW

Foundry Commercial is pleased to offer for sale two parcels which total approximately 11.53 acres within the thriving Wakefield Community in Raleigh, North Carolina. The property is located at a highly visible signalized intersection at the corner of Falls of Neuse Road and Common Oaks Drive and in close proximity to the UNC Healthcare Wakefield Medical Center, Harris Teeter-anchored Wakefield Commons retail center, Food Lion-anchored Wakefield Crossing retail center, as well as numerous offices, medical offices, and amenities. The property benefits substantially from proximity to U.S.1/Capital Boulevard, which is a critical regional north-south backbone that provides connectivity to I-540 and to the region's largest employment centers.

Zoned CX-3-PK, Commercial Mixed Use within the City of Raleigh, the property features a favorable zoning designation which allows for a variety of office, retail, and residential uses up to three stories in height.

| SITE FEATURES | |
|----------------|--------------------------------|
| AVAILABLE LAND | ±11.53 acres |
| ZONING | CX-3-PK (Commercial Mixed Use) |
| MUNICIPALITY | City of Raleigh |
| UTILITIES | Available from City of Raleigh |
| PIN NUMBERS | 1739492805 |
| LIST PRICE | Call for details |

| DEMOGRAPHICS | 1 MILE | 3 MILES | 5 MILES |
|----------------------|-----------|-----------|-----------|
| 2019 EST. POPULATION | 7,310 | 51,740 | 122,262 |
| 2024 EST. POPULATION | 8,049 | 56,994 | 134,877 |
| 2019 EST. HH INCOME | \$120,242 | \$120,519 | \$116,113 |
| 2019 EST. HOUSEHOLDS | 2,747 | 19,525 | 45,260 |
| 2024 EST. HOUSEHOLDS | 3,025 | 21,537 | 50,013 |

| TRAFFIC COUNTS | |
|------------------------|------------|
| US 1/CAPITAL BOULEVARD | 41,000 VPD |
| FALLS OF NEUSE | 26,000 VPD |

For more information, please contact:

KARL HUDSON IV, CCIM
Senior Vice President
(919) 987 1012
karl.hudson@foundrycommercial.com

MATT GILLIAM
Vice President
(919) 987 1010
matt.gilliam@foundrycommercial.com

FOUNDRY
COMMERCIAL

2301 Sugar Bush Road, Suite 220
Raleigh, NC 27612

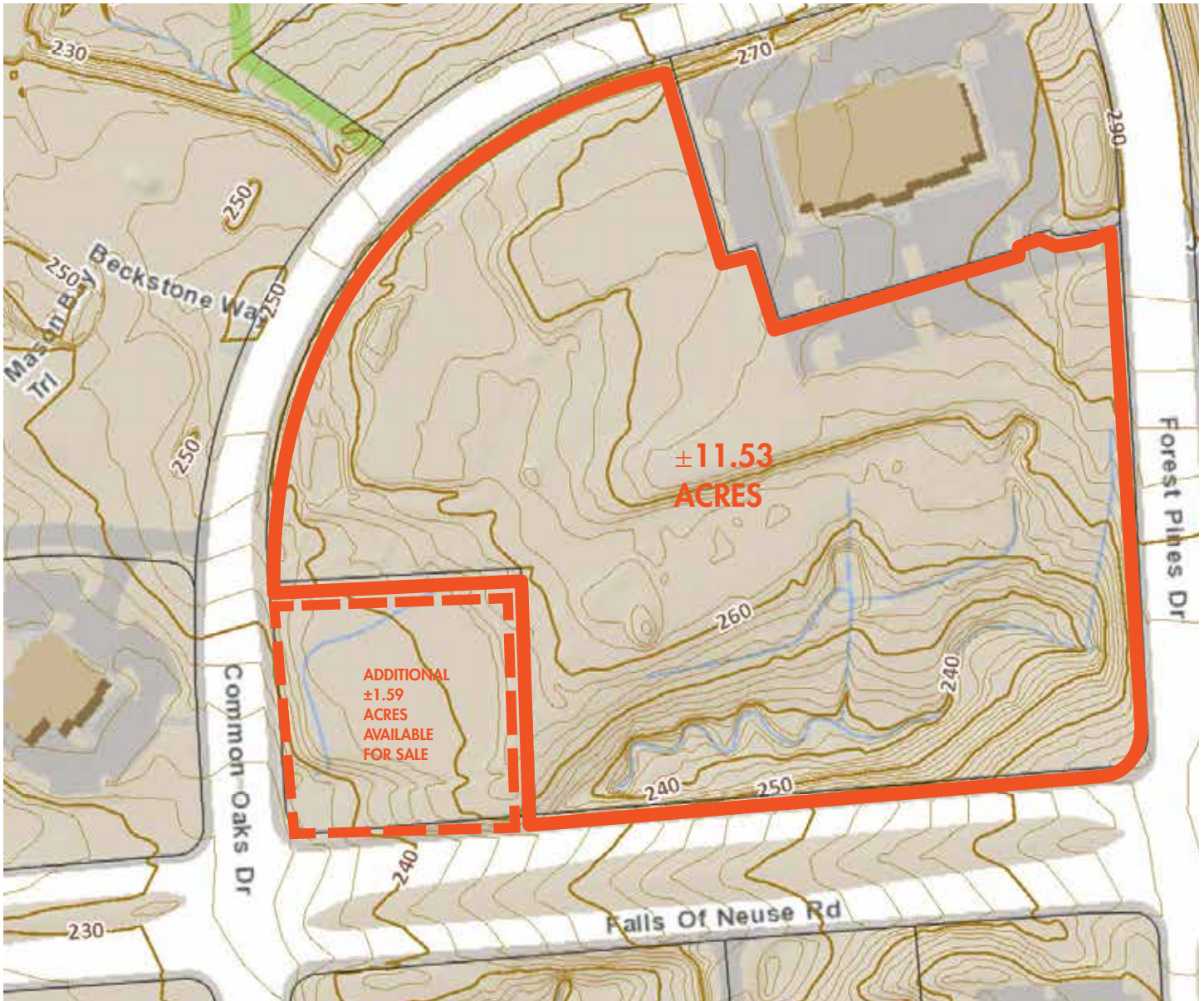
foundrycommercial.com

Although the information contained herein was provided by sources believed to be reliable, Foundry Commercial makes no representation, expressed or implied, as to its accuracy and said information is subject to errors, omissions or changes.

14301 FALLS OF NEUSE ROAD

LAND FOR SALE

TOPOGRAPHIC MAP



For more information, please contact:

KARL HUDSON IV, CCIM
Senior Vice President
(919) 987 1012
karl.hudson@foundrycommercial.com

MATT GILLIAM
Vice President
(919) 987 1010
matt.gilliam@foundrycommercial.com

FOUNDRY
COMMERCIAL

2301 Sugar Bush Road, Suite 220
Raleigh, NC 27612

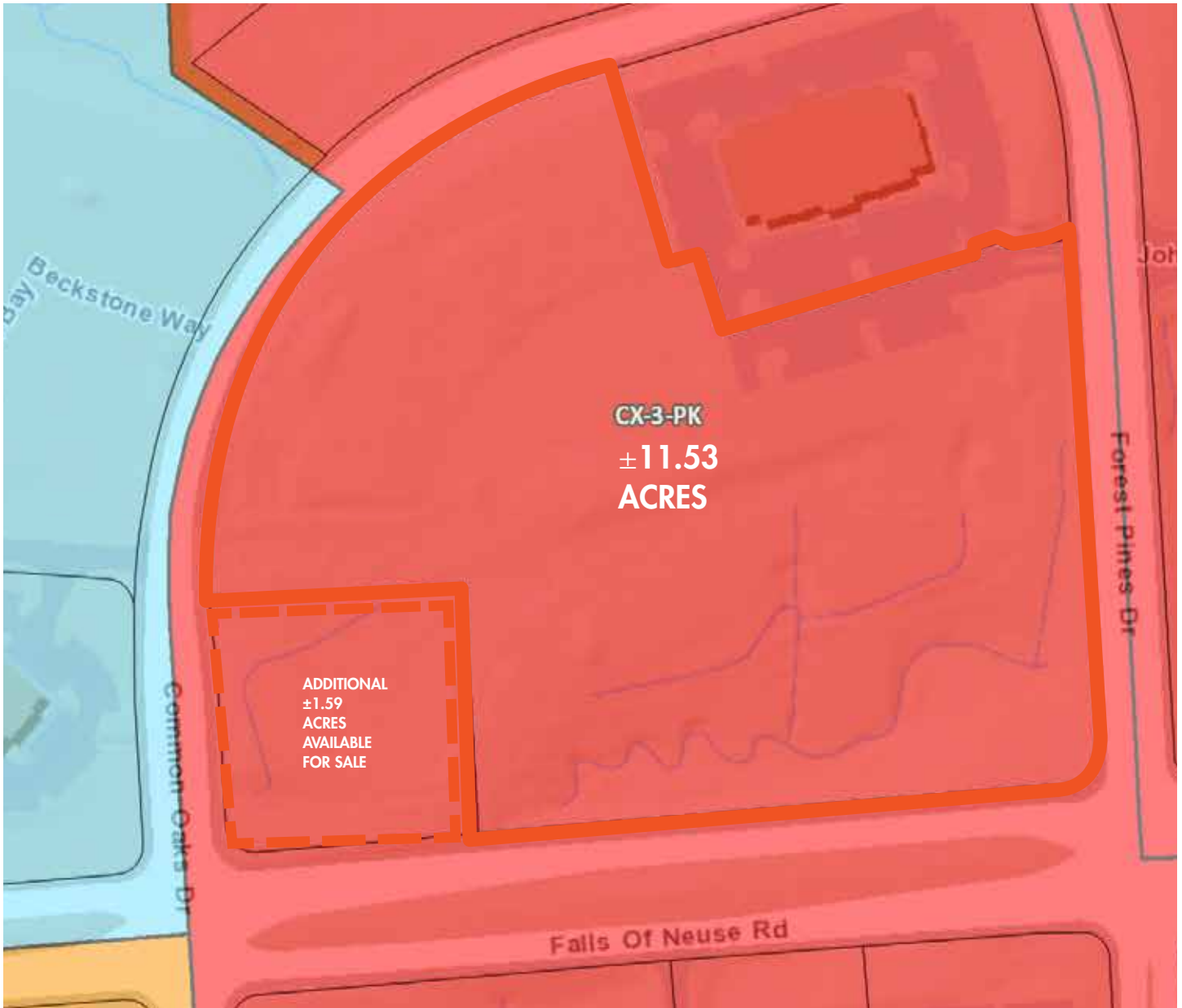
foundrycommercial.com

Although the information contained herein was provided by sources believed to be reliable, Foundry Commercial makes no representation, expressed or implied, as to its accuracy and said information is subject to errors, omissions or changes.

14301 FALLS OF NEUSE ROAD

LAND FOR SALE

ZONING MAP



For more information, please contact:

KARL HUDSON IV, CCIM
Senior Vice President
(919) 987 1012
karl.hudson@foundrycommercial.com

MATT GILLIAM
Vice President
(919) 987 1010
matt.gilliam@foundrycommercial.com

Although the information contained herein was provided by sources believed to be reliable, Foundry Commercial makes no representation, expressed or implied, as to its accuracy and said information is subject to errors, omissions or changes.

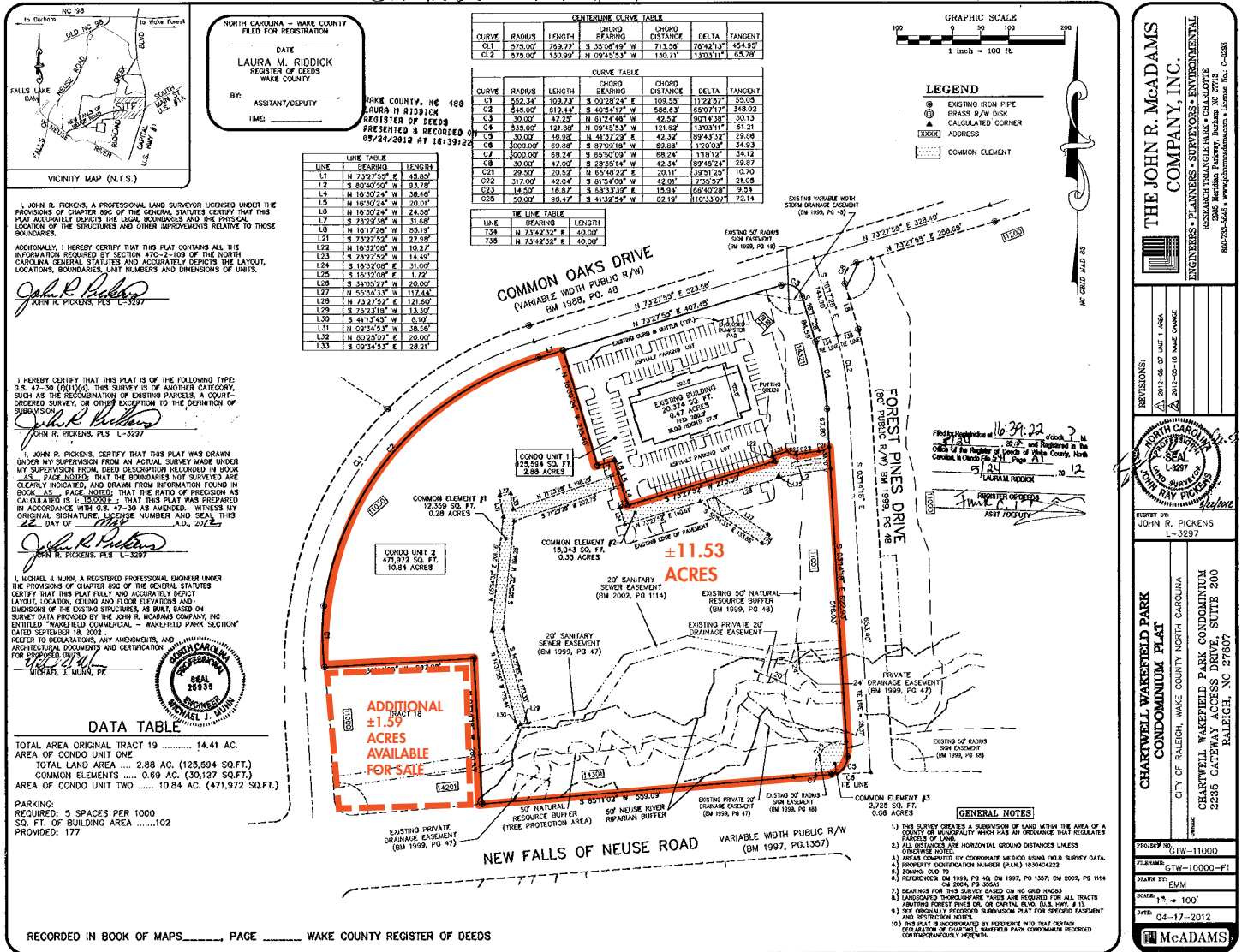
FOUNDRY
COMMERCIAL

2301 Sugar Bush Road, Suite 220
Raleigh, NC 27612

foundrycommercial.com

14301 FALLS OF NEUSE ROAD LAND FOR SALE

PLAT



For more information, please contact:

KARL HUDSON IV, CCIM
Senior Vice President
(919) 987 1012
karl.hudson@foundrycommercial.com

MATT GILLIAM
Vice President
(919) 987 1010
matt.gilliam@foundrycommercial.com

Although the information contained herein was provided by sources believed to be reliable, Foundry Commercial makes no representation, expressed or implied, as to its accuracy and said information is subject to errors, omissions or changes.

FOUNDRY
COMMERCIAL

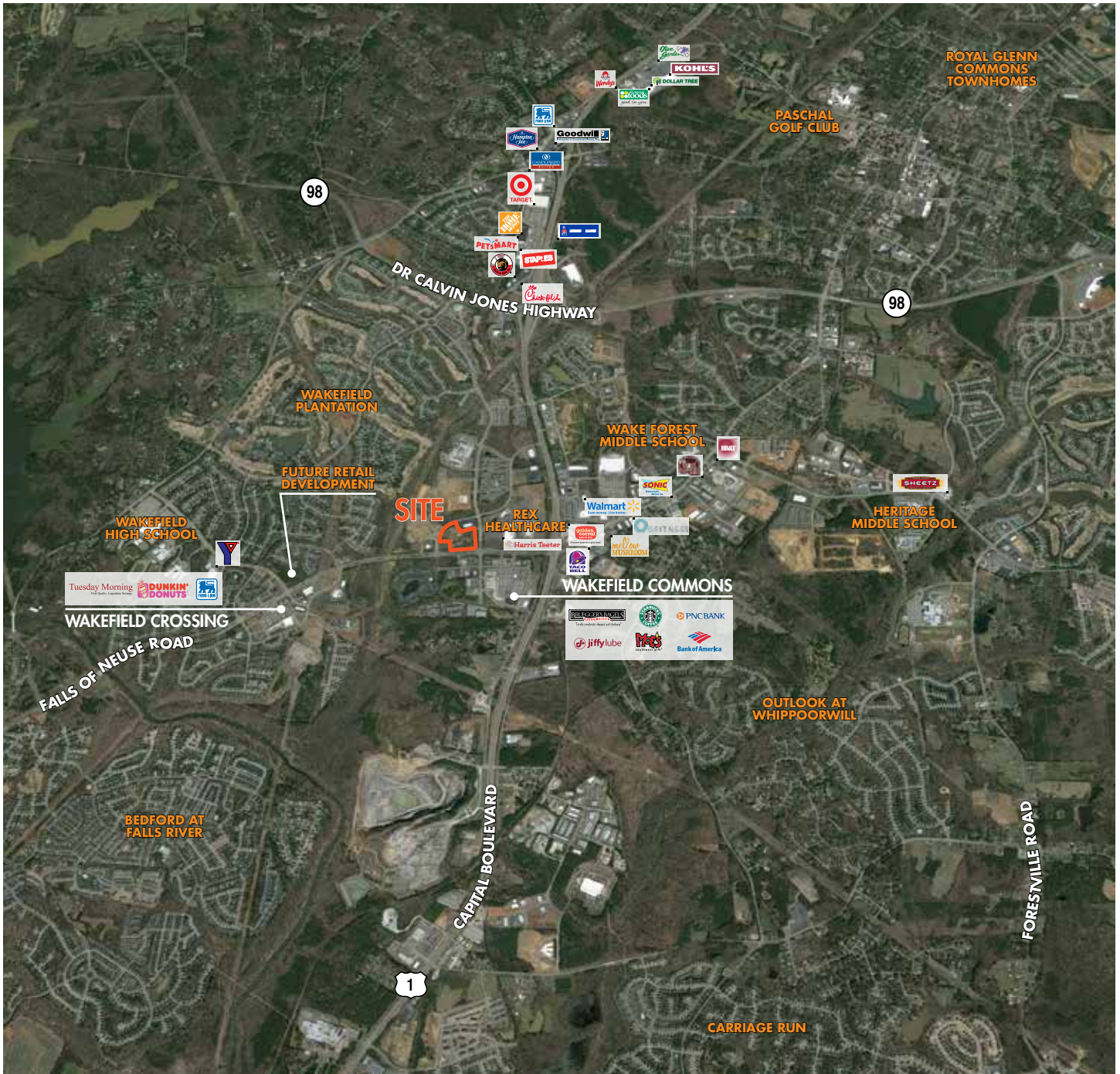
2301 Sugar Bush Road, Suite 220
Raleigh, NC 27612

foundrycommercial.com

14301 FALLS OF NEUSE ROAD

LAND FOR SALE

TRADE AREA



For more information, please contact:

KARL HUDSON IV, CCIM
 Senior Vice President
 (919) 987 1012
 karl.hudson@foundrycommercial.com

MATT GILLIAM
 Vice President
 (919) 987 1010
 matt.gilliam@foundrycommercial.com

FOUNDRY
 COMMERCIAL

2301 Sugar Bush Road, Suite 220
 Raleigh, NC 27612

foundrycommercial.com

Although the information contained herein was provided by sources believed to be reliable, Foundry Commercial makes no representation, expressed or implied, as to its accuracy and said information is subject to errors, omissions or changes.