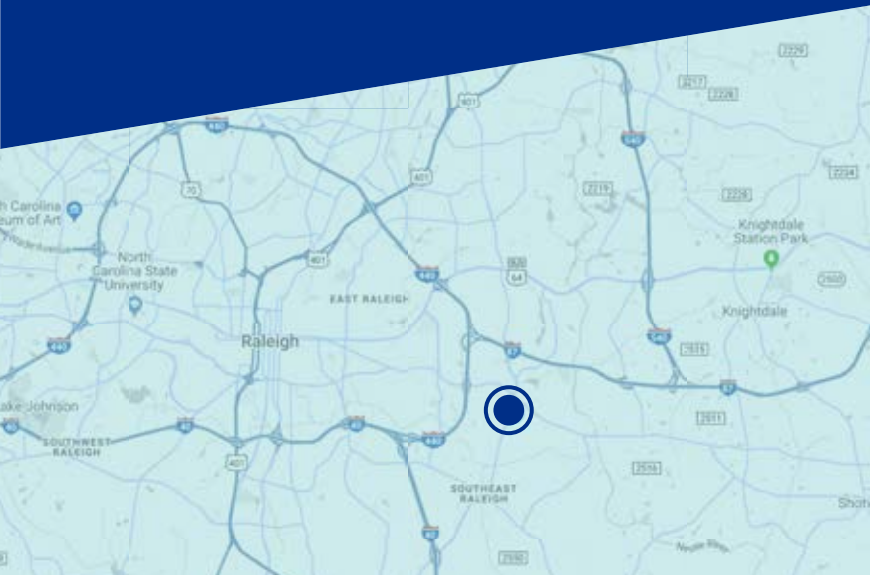




# 4900 OLD POOLE ROAD & S. NEW HOPE ROAD RALEIGH, NC 27610

LAND FOR SALE  
13.66 ACRES & 1.76 ACRES



1001 Wade Avenue, Suite 300, Raleigh, NC 27605  
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## PROPERTY DESCRIPTION

- Two parcels:

PARCEL #	ACRES	PIN #'s
Parcel 1	13.66 acres	1733012712
Parcel 2	1.76 acres	1733027023

- Located at signalized intersection of Old Poole Road and New Hope Road.
- Parcels are zoned R6 but are surrounded by IX zoned properties. Highest and best use for property would be IX
- If rezoned IX, permitted uses include: Multi-Unit Living, Rest Home, Commercial Parking Lot, Light Manufacturing, Light

Industrial, R&D, and Major Vehicle Repair (Commercial)

- The 13.66 acre tract has a power-line easement along the eastern boundary that covers 6.18 acres (+/-). This area can be fenced in and used for parking, storage, or laydown yard for extra value Great site for businesses with a lots of stock material, equipment, or trucks
- City water along both roads and public sewer in assessable along the southern boundary lines

## SALES PRICE

Parcel 1 - 13.66 acres: \$1,020,000

Parcel 2 - 1.76 acres: \$130,000



### MIKE KEEN

mkeen@trademarkproperties.com

919.573.1392 direct 919.795.1944 mobile

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## EASEMENT AERIAL



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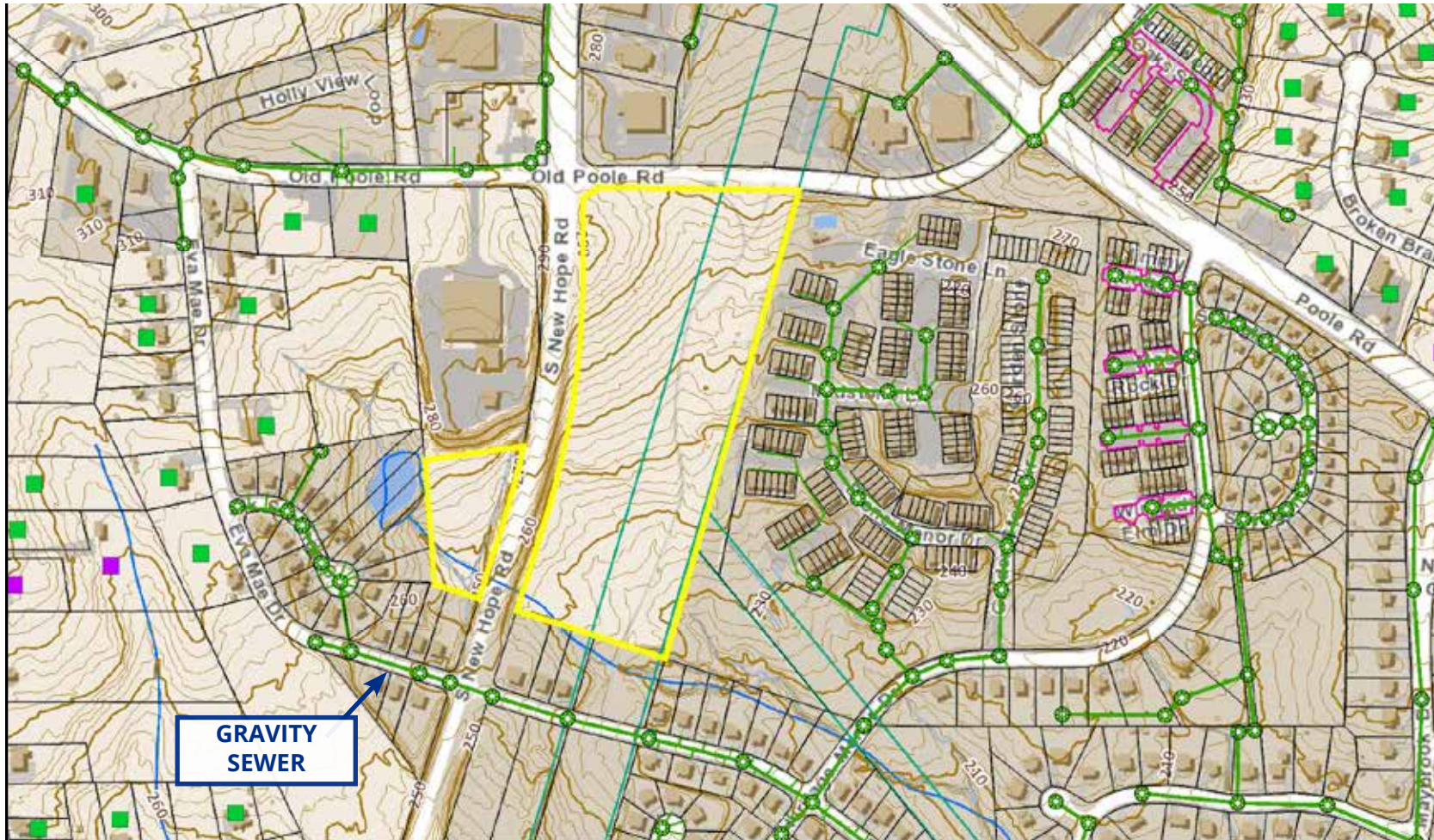


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TOPOGRAPHY MAP



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