



**AVISON
YOUNG**

LAND FOR SALE

800

Samuel Street
Raleigh, NC 27610

Partnership. Performance.

Opportunity

An approximately 11.18 acre mixed-use site located at the intersection of Poole Road and Samuel Street, just inside the I-440 beltline, is available for purchase. This property, currently zoned R-6 and CX-3, has been slated by the City of Raleigh for future Neighborhood Mixed-Use. Future land use plans extend

Samuel Street from Poole Road to Winslow Ridge Road. This property is proximate to a new Circle-K gas station and convenience store and across from the Food Lion anchored Walnut Creek Shopping Center, McDonald's and a Burger King.

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Land for Sale

PIN	1723456736
Size	±11.18 acres
Utilities	Water, sewer, and natural gas available
Zoning	R-6 and CX-3
Location	East Raleigh submarket
Pricing	\$620,000

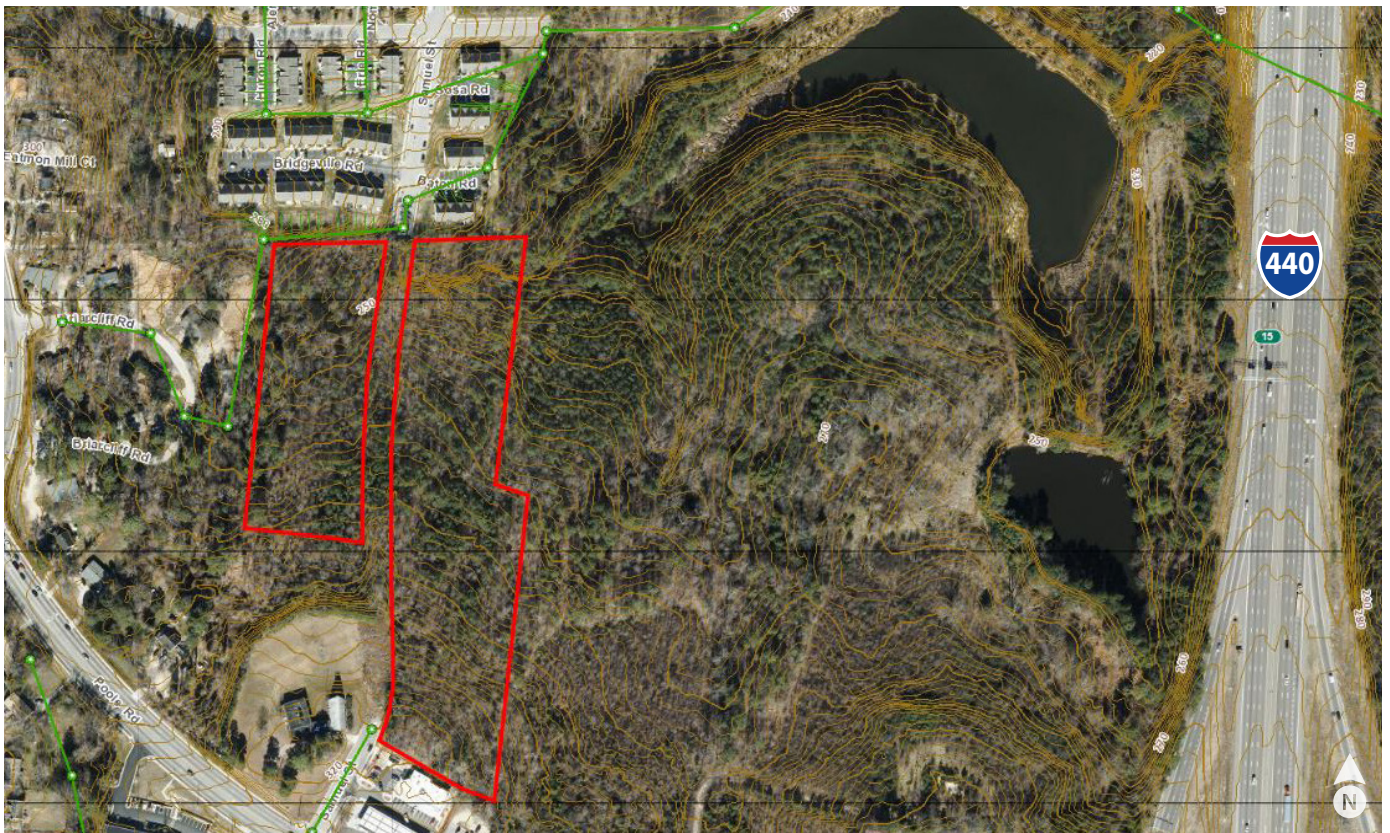
Demographics

	1 Mile	3 Miles	5 Miles
2017 Total Population	5,900	72,517	177,464
Pop. Growth Annual Rate	1.85%	1.72%	1.91%
Avg. Household Income	\$50,055	\$54,369	\$65,692
2017 Total Households	2,108	25,181	65,878

Traffic Counts

2017	Vehicles Per Day
Poole Road (at Samuel Road)	21,200
Poole Road (at I-440)	22,880
Poole Road (at Old Poole Road)	22,400

Topography Map



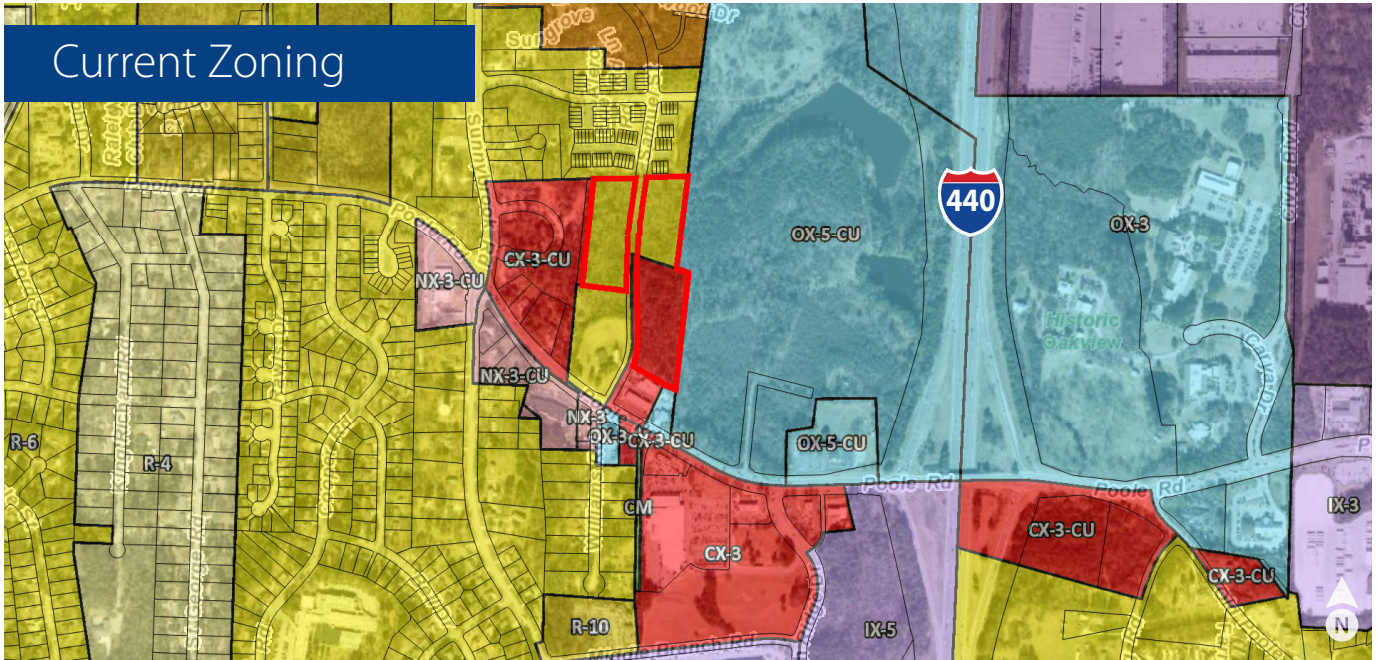
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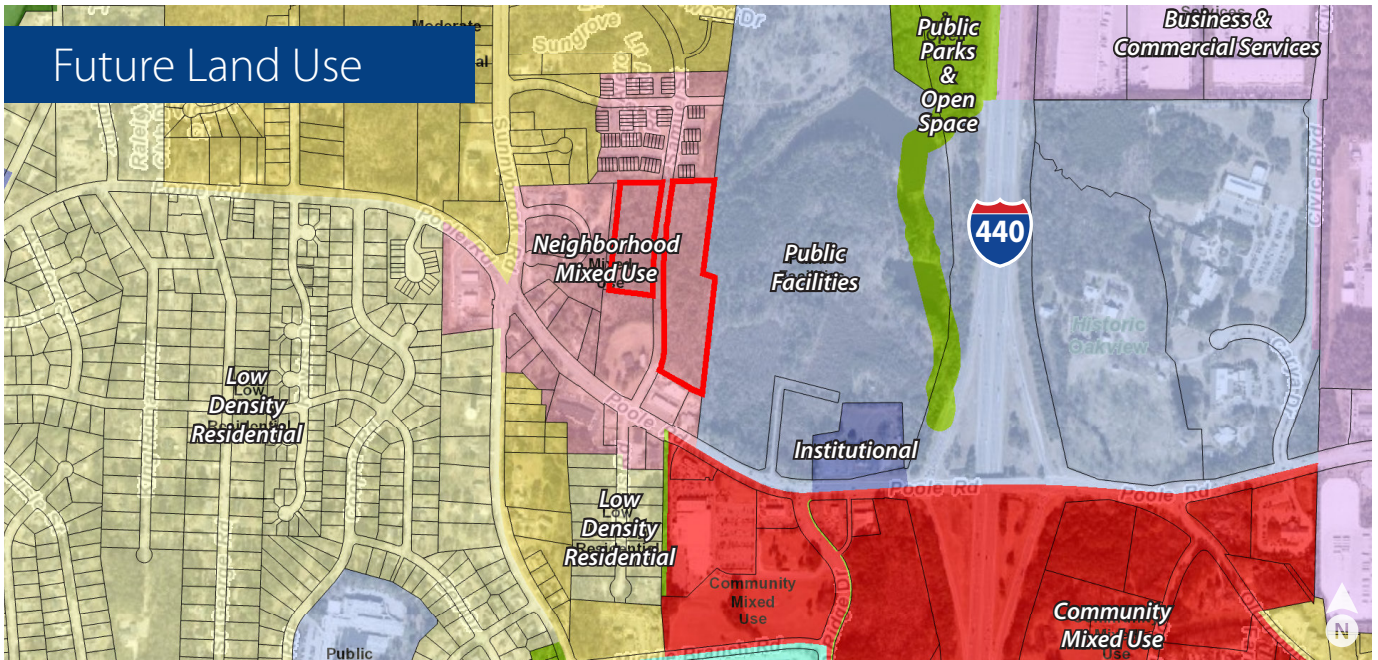
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Current Zoning



Future Land Use



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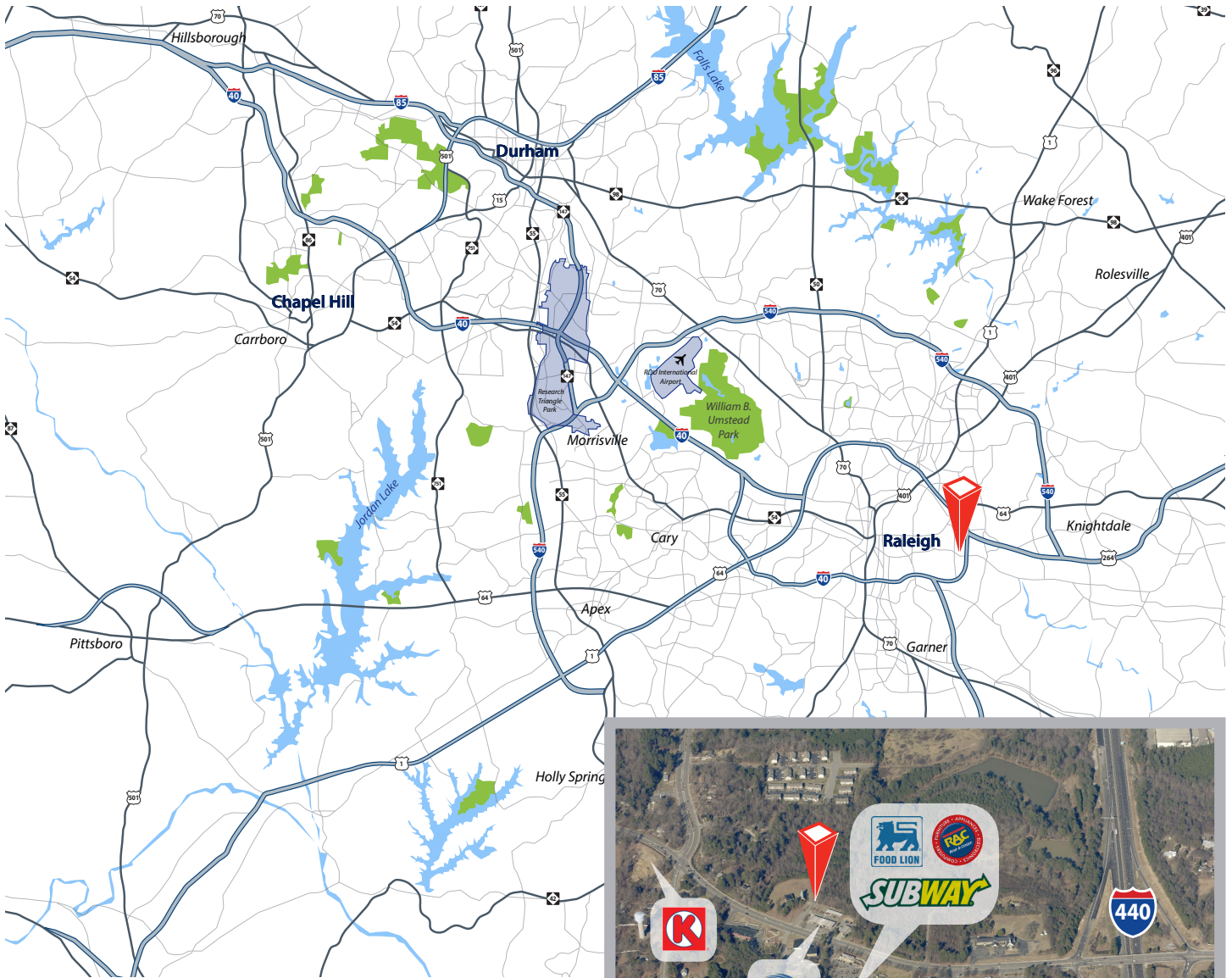
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Location

Located in Southeast Raleigh just one-half mile from the I-440 beltline. This site is located near the intersection of Sunnybrook Road and Poole Road. Proximity to U.S. Highway 264 and I-40.



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