



**AVISON  
YOUNG**

**LAND FOR SALE**

**\$775,000**

8840

**Westgate Park Drive**  
Raleigh, NC 27617

Partnership. Performance.

## Opportunity

4.71 acres of undeveloped commercial land available for purchase in the Glenwood/Creedmoor corridor of Raleigh. The property is well-positioned within Westgate Business Park near Raleigh-Durham International

Airport, Brier Creek and Research Triangle Park. It is ideally suited for warehouse or flex development, which is allowed under the IX-3-PK zoning designation in Raleigh's Unified Development Ordinance.

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Platinum member

8840

## Westgate Park Drive

Raleigh, NC 27617

### Available for Sale

Type	Light Industrial/Office Land
Size	4.71 acres
Location	Situated off Westgate Road, which intersects with Glenwood Avenue and Strickland Road
Submarket	Glenwood/Creedmoor corridor
Access	Westgate Park Drive
Water and Sewer	City of Raleigh
Zoning	IX-3-PK
Price	\$775,000
PIN	0778543452



### Topography Map



### Location

Westgate Park Drive is conveniently located approximately one mile from US-70/Glenwood Avenue with access to I-540 and I-40. Raleigh-Durham International Airport is approximately seven miles away. The site is situated 12.7 miles from Downtown Raleigh and 16.6 miles from Downtown Durham.

### Zoning

IX-3-PK (previously TD) is intended to provide for a variety of light industrial and manufacturing uses while allowing for retail, service and commercial activity and limited housing opportunities.

### Demographics\*

	1 Mile	3 Miles	5 Miles
2016 Total Population	5,532	44,051	101,715
2016 Average Household Income	\$112,717	\$112,401	\$103,580
2016 Total Households	2,064	18,175	44,170
2016-2021 Population Growth	1.51%	2.15%	2.07%

\*Per Esri via Site To Do Business

### 2016 Traffic Counts\*

	Vehicles Per Day
Westgate Park Drive	4,350
Westgate Road	10,680
Glenwood Avenue & I-540	88,000

\*Per Esri via Site To Do Business



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## Potential Site Layout



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