

8840

**Westgate Park Drive** Raleigh, NC 27617

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### 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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#### Available for Sale

Туре	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



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%

<sup>\*</sup>Per Esri via Site To Do Business



#### 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.

2016 Traffic Counts*	Vehicles Per Day	
Westgate Park Drive	4,350	
Westgate Road	10,680	
Glenwood Avenue & I-540	88,000	

<sup>\*</sup>Per Esri via Site To Do Business



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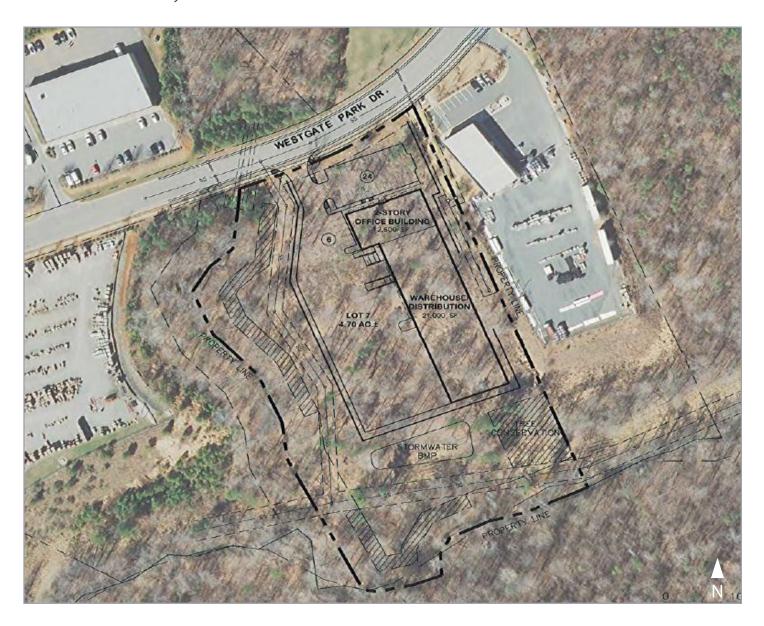
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### Potential Site Layout





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