

# LAND FOR SALE

STRATEGIC 2-ACRE CORNER LOT IN BOOMING RALEIGH – ZONED FOR GROWTH!



4009 & 4013 Barwell Rd, Raleigh, NC 27610



## OFFERING SUMMARY

Sale Price:	\$950,000
Lot Size:	2.01 Acres
Utilities:	Electric, Water, Sewer, Cable, etc.
Zoning:	R-4
Intersection:	Rock Quarry & Barwell
Market:	Raleigh/Durham

## PROPERTY OVERVIEW

This 2.01-acre parcel is strategically located at a high-traffic intersection in Southeast Raleigh, presenting an excellent opportunity for neighborhood commercial development. Currently zoned R-4, the site is well-suited for rezoning to accommodate a convenience store, drugstore, urgent care, self-storage, or daycare.

The property's location provides easy access to Interstate Hwy 40, Hwy 70, Hwy 87, Beltline 440, and Hwy 540. Barwell Road will soon connect directly to 540 at both ends, the Rock Quarry Road interchange with the southern loop of 540 is progressing nicely, while the Poole Road end connects to Hodge Road and 540 accessibility. Situated in the center of these major highways and just a quick drive to Downtown Raleigh, the property offers both convenience and strategic positioning.

## PROPERTY HIGHLIGHTS

- Prime Location: 2.01-acre parcel at a high-traffic intersection in Southeast Raleigh.
- Flexible Zoning Potential: Currently zoned R-4 with strong rezoning opportunities for commercial use.
- Excellent Accessibility: Easy access to I-40, Hwy 70, Hwy 87, Beltline 440, and Hwy 540.
- Strategic Connectivity: Barwell Road will soon connect directly to 540 at both ends, enhancing regional access.
- Growth Corridor: Surrounded by active residential and commercial development, minutes from Downtown Raleigh.

We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

## VANDAN GANDHI, CCIM

Commercial Broker  
O: 919.475.5769  
van.kwcommercial@gmail.com  
NC #247850

**KW COMMERCIAL**  
245 NC-54 Suite 101  
Durham, NC 27713

Each Office Independently Owned and Operated

# LAND FOR SALE

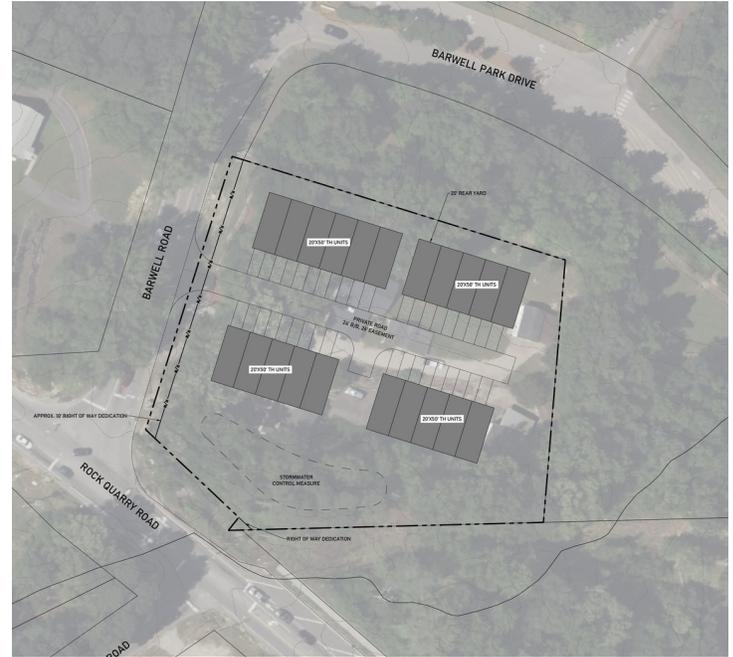
STRATEGIC 2-ACRE CORNER LOT IN BOOMING RALEIGH – ZONED FOR GROWTH!



4009 And 4013 Barwell Rd, Raleigh, NC 27610



Option 1 (Buyers must verify and perform their on due diligence)



Option 2 (Buyers must verify and perform their on due diligence)

## DAY CARE CONCEPT

- 12,000 SF building with capacity for up to 85 students under current R-4 zoning (with a Special Use Permit).
- If rezoned to a commercial category such as RX, the capacity could increase significantly.
- 53 parking spaces, large outdoor play area, and strong potential to attract national and regional daycare franchises.

## TOWNHOME CONCEPT

- Concept plan fits 21 townhomes at 20' x 50' each (R-6 or R-10 zoning).
- Existing R-4 zoning allows 18 units by right, but rezoning could add density.
- Could also build fewer, larger units for more square footage per home.

We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

## VANDAN GANDHI, CCIM

Commercial Broker

O: 919.475.5769

van.kwcommercial@gmail.com

NC #247850

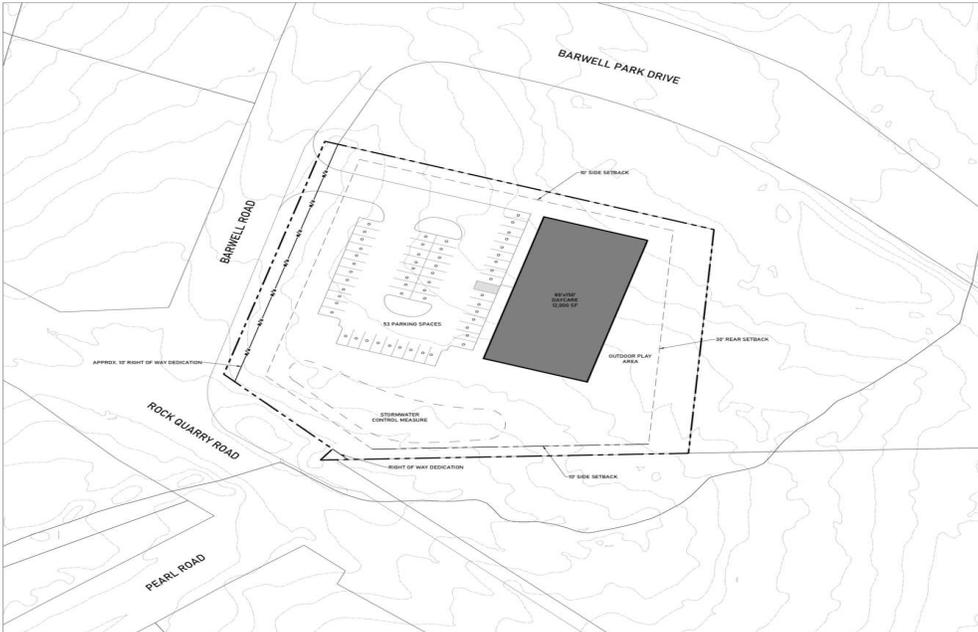
**KW COMMERCIAL**  
245 NC-54 Suite 101  
Durham, NC 27713

Each Office Independently Owned and Operated

# LAND FOR SALE

STRATEGIC 2-ACRE CORNER LOT IN BOOMING RALEIGH – ZONED FOR GROWTH!

4009 And 4013 Barwell Rd, Raleigh, NC 27610



SITE DATA	
PROJECT ADDRESS	4009 AND 4013 BARWELL ROAD, RALEIGH, NC
PI#	030-00-000-A-022-10-004
SITE AREA	3.85 ACRES (2.02 ACRES PER PARCEL, PD #45)
EXISTING ZONING	R-4
PROPOSED USE	DAYCARE (MINIMUM OF 65 STUDENTS IN A DAY, SPECIAL USE PERMIT APPLICATIONS REQUIRED WILL REQUIRE REVISIONS)
BUILDING AREA	10,000 SF
PARKING	53 SPACES

**CONCEPT / SKETCH PLAN NOTES**

1. THIS PLAN IS SUBMITTED WITH ADJACENT COUNTY 805 PARCEL LINES, TOPOGRAPHIC INFORMATION, AND OTHER AVAILABLE RECORDS.
2. ALL PRELIMINARY AND CONCEPTUAL DESIGN SKETCHES ARE SUBJECT TO FIELD SURVEYING, SURVEY CONTROL UTILITIES, REGULATED STREAMS, WETLANDS, FLOODPLAIN DELIMITATION, AND OTHER REGULATORY AGENCIES. THE LOCATION AND HEIGHT OF ANY STRUCTURES, THE NUMBER AND VERTICAL CURVES, AND FUTURE DESIGN DEVELOPMENT PHASES OF THE PROJECT.



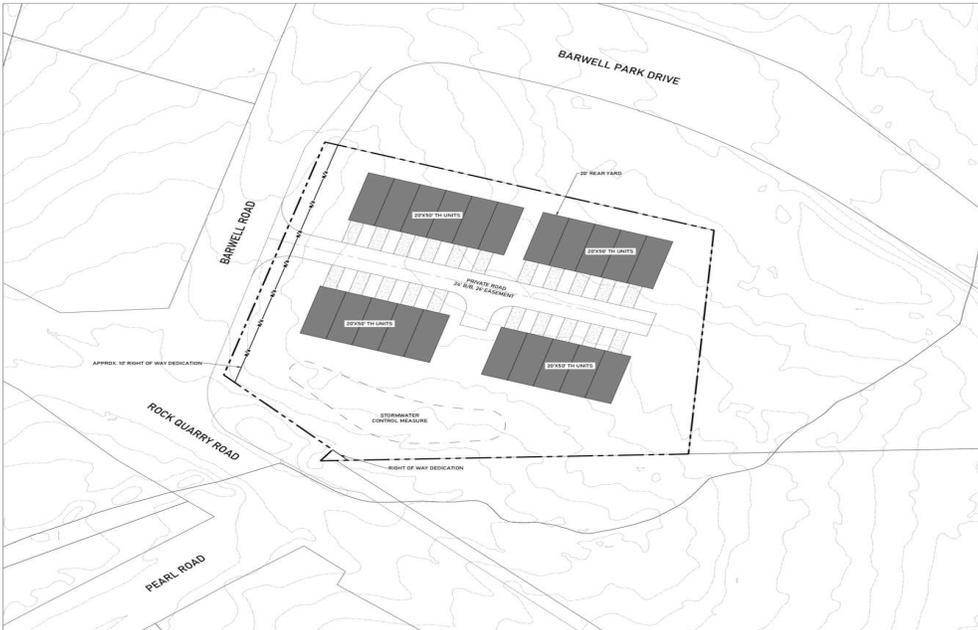
RURKOWSKI LAND PLANNING, PLLC  
 LANDSCAPE ARCHITECTURE AND  
 LAND PLANNING  
 PO BOX 8441 RALEIGH, NC 27612  
 919.888.8888  
 CHRIS.RURKOWSKI@RURKOWSKIPLP.COM



CLIENT \_\_\_\_\_  
 SURVEYOR \_\_\_\_\_  
 CIVIL ENGINEER \_\_\_\_\_  
 GENERAL CONTRACTOR \_\_\_\_\_  
 PROPERTY ADDRESS  
 4009 & 4013 BARWELL ROAD,  
 RALEIGH, NC  
 PROJECT  
 BARWELL RD DAYCARE  
 REVISIONS \_\_\_\_\_  
 SHEET TITLE  
 CONCEPT PLAN 1  
 PROJECT NUMBER: 2003  
 DATE: 8/4/2025  
 SCALE: 1"=50'

CONCEPT PLAN  
**DAYCARE CONCEPT**

**C-1**



SITE DATA	
PROJECT ADDRESS	4009 AND 4013 BARWELL ROAD, RALEIGH, NC
PI#	030-00-000-A-022-10-004
SITE AREA	3.85 ACRES (2.02 ACRES PER PARCEL, PD #45)
EXISTING ZONING	R-4
PROPOSED USE	TOWNHOME

**CONCEPT / SKETCH PLAN NOTES**

1. THIS PLAN IS SUBMITTED WITH ADJACENT COUNTY 805 PARCEL LINES, TOPOGRAPHIC INFORMATION, AND OTHER AVAILABLE RECORDS.
2. ALL PRELIMINARY AND CONCEPTUAL DESIGN SKETCHES ARE SUBJECT TO FIELD SURVEYING, SURVEY CONTROL UTILITIES, REGULATED STREAMS, WETLANDS, FLOODPLAIN DELIMITATION, AND OTHER REGULATORY AGENCIES. THE LOCATION AND HEIGHT OF ANY STRUCTURES, THE NUMBER AND VERTICAL CURVES, AND FUTURE DESIGN DEVELOPMENT PHASES OF THE PROJECT.



RURKOWSKI LAND PLANNING, PLLC  
 LANDSCAPE ARCHITECTURE AND  
 LAND PLANNING  
 PO BOX 8441 RALEIGH, NC 27612  
 919.888.8888  
 CHRIS.RURKOWSKI@RURKOWSKIPLP.COM



CLIENT \_\_\_\_\_  
 SURVEYOR \_\_\_\_\_  
 CIVIL ENGINEER \_\_\_\_\_  
 GENERAL CONTRACTOR \_\_\_\_\_  
 PROPERTY ADDRESS  
 4009 & 4013 BARWELL ROAD,  
 RALEIGH, NC  
 PROJECT  
 BARWELL RD DAYCARE  
 REVISIONS \_\_\_\_\_  
 SHEET TITLE  
 CONCEPT PLAN 1  
 PROJECT NUMBER: 2003  
 DATE: 8/4/2025  
 SCALE: 1"=50'

CONCEPT PLAN  
**TOWNHOME CONCEPT**

**C-1**

We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

**VANDAN GANDHI, CCIM**  
 Commercial Broker  
 O: 919.475.5769  
 van.kwcommercial@gmail.com  
 NC #247850

**KW COMMERCIAL**  
 245 NC-54 Suite 101  
 Durham, NC 27713

Each Office Independently Owned and Operated

# LAND FOR SALE

STRATEGIC 2-ACRE CORNER LOT IN BOOMING RALEIGH – ZONED FOR GROWTH!



4009 & 4013 Barwell Rd, Raleigh, NC 27610



*We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.*

**VANDAN GANDHI, CCIM**  
Commercial Broker  
O: 919.475.5769  
van.kwcommercial@gmail.com  
NC #247850

**KW COMMERCIAL**  
245 NC-54 Suite 101  
Durham, NC 27713

Each Office Independently Owned and Operated

# LAND FOR SALE

STRATEGIC 2-ACRE CORNER LOT IN BOOMING RALEIGH – ZONED FOR GROWTH!



4009 And 4013 Barwell Rd, Raleigh, NC 27610



We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

**VANDAN GANDHI, CCIM**  
Commercial Broker  
O: 919.475.5769  
van.kwcommercial@gmail.com  
NC #247850

**KW COMMERCIAL**  
245 NC-54 Suite 101  
Durham, NC 27713

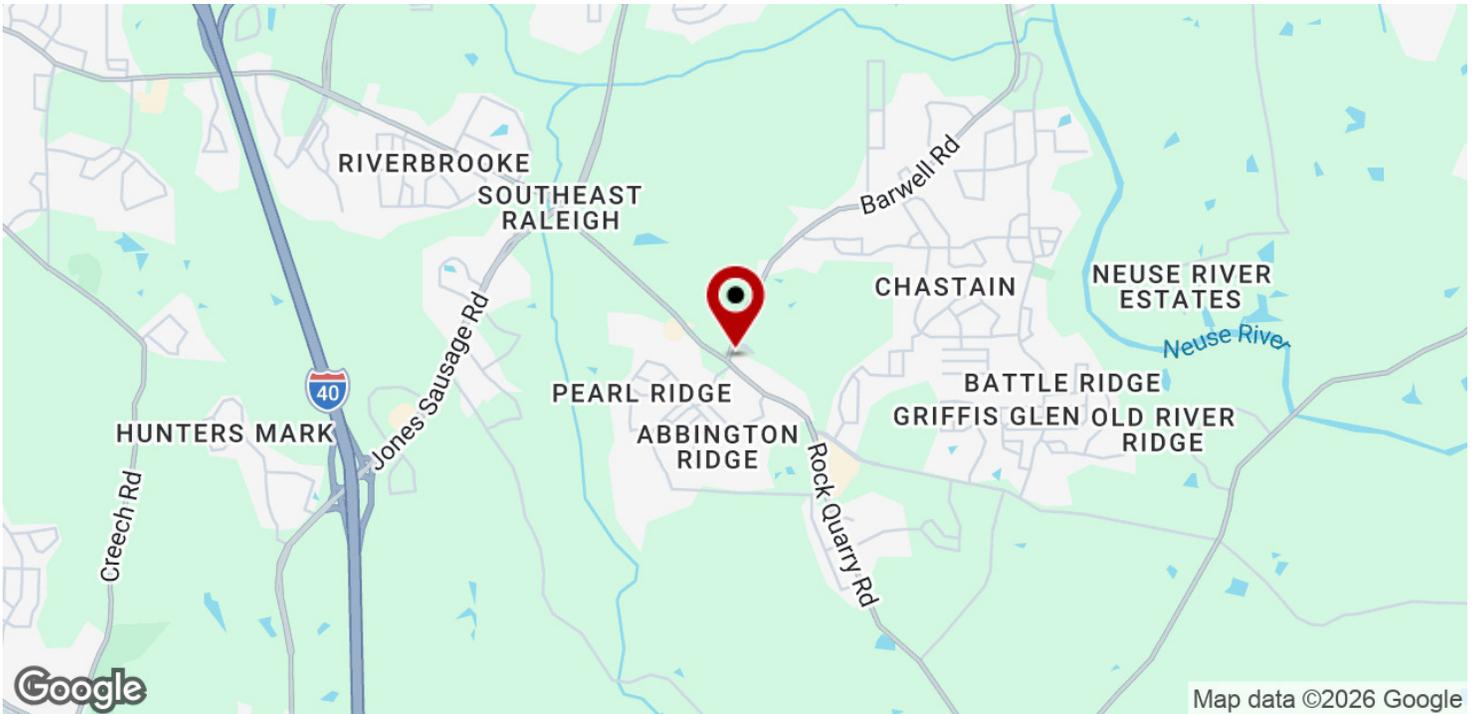
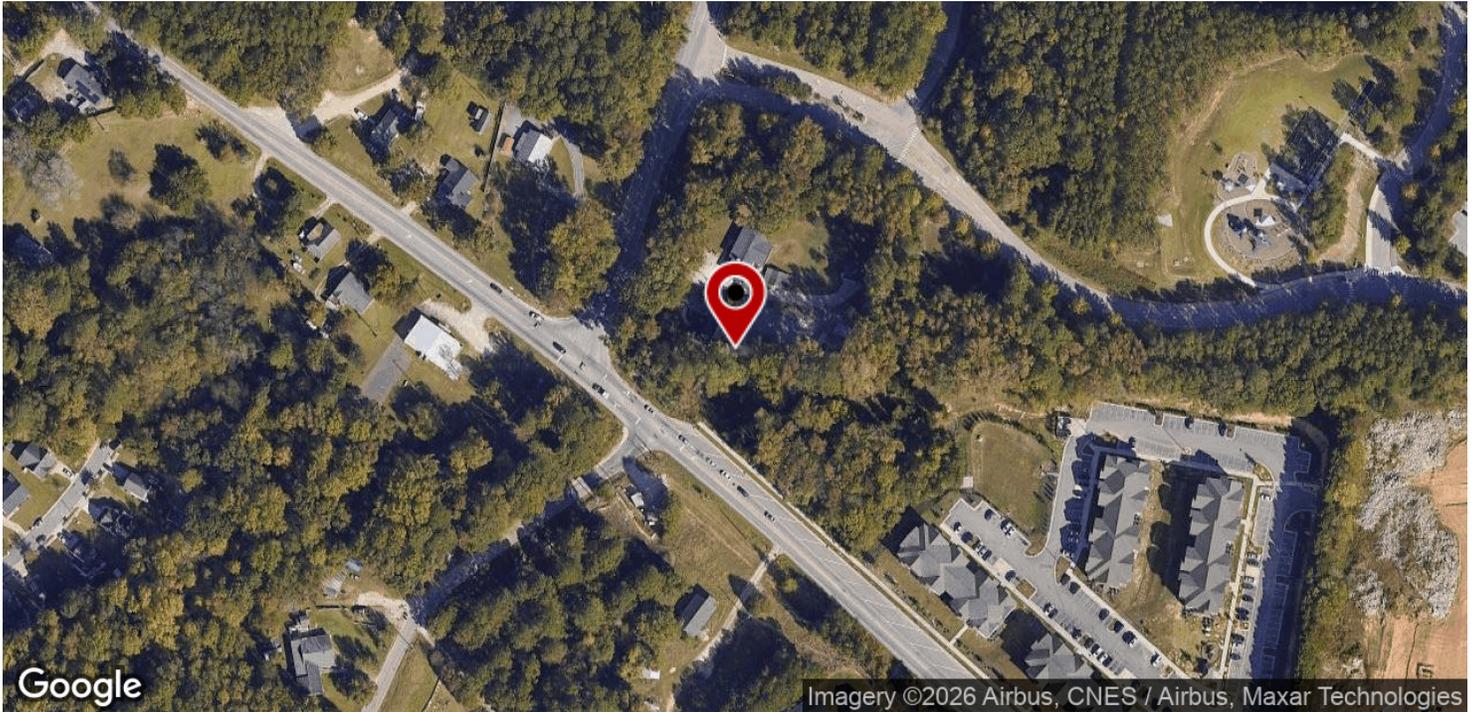
Each Office Independently Owned and Operated

# LAND FOR SALE

STRATEGIC 2-ACRE CORNER LOT IN BOOMING RALEIGH – ZONED FOR GROWTH!



4009 & 4013 Barwell Rd, Raleigh, NC 27610



We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

**VANDAN GANDHI, CCIM**  
Commercial Broker  
O: 919.475.5769  
van.kwcommercial@gmail.com  
NC #247850

**KW COMMERCIAL**  
245 NC-54 Suite 101  
Durham, NC 27713

Each Office Independently Owned and Operated

# LAND FOR SALE

STRATEGIC 2-ACRE CORNER LOT IN BOOMING RALEIGH – ZONED FOR GROWTH!



4009 & 4013 Barwell Rd, Raleigh, NC 27610



We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

**VANDAN GANDHI, CCIM**  
 Commercial Broker  
 O: 919.475.5769  
 van.kwcommercial@gmail.com  
 NC #247850

**KW COMMERCIAL**  
 245 NC-54 Suite 101  
 Durham, NC 27713

Each Office Independently Owned and Operated

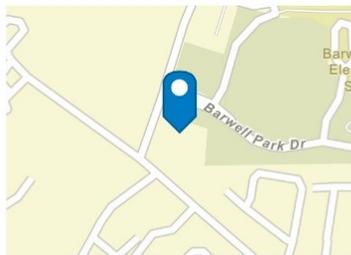
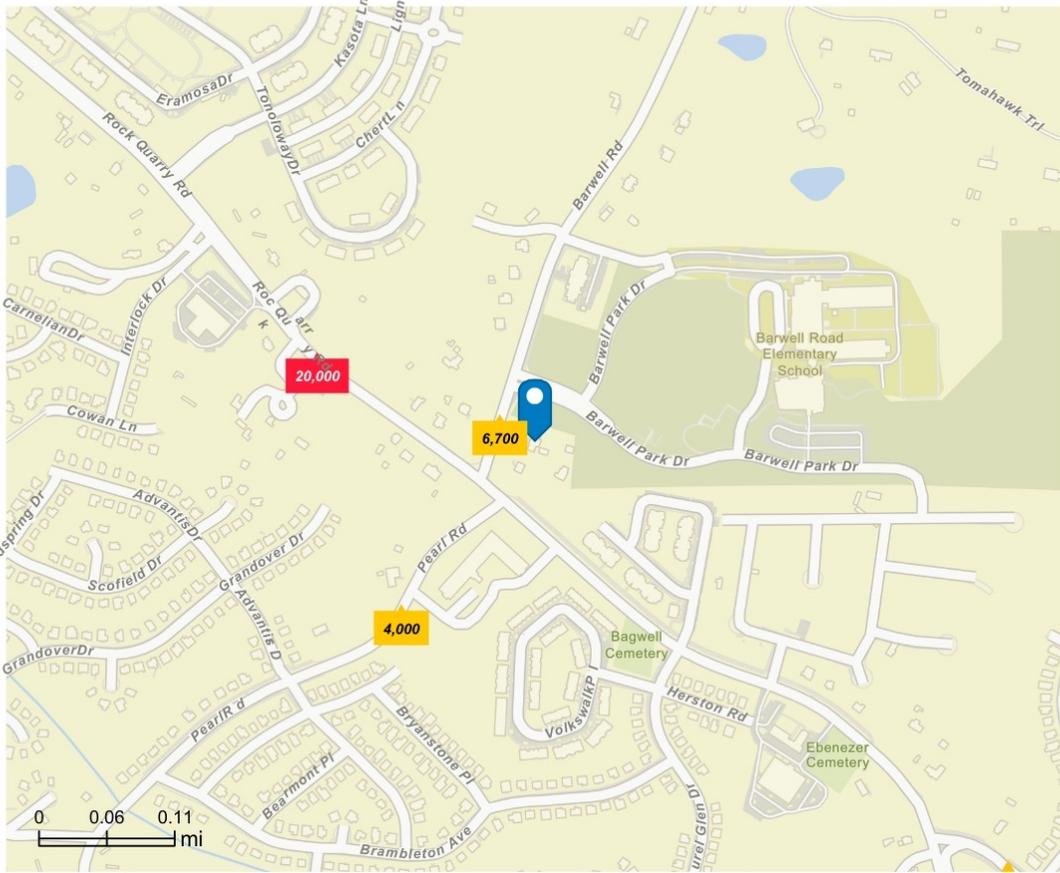
# LAND FOR SALE

STRATEGIC 2-ACRE CORNER LOT IN BOOMING RALEIGH – ZONED FOR GROWTH!



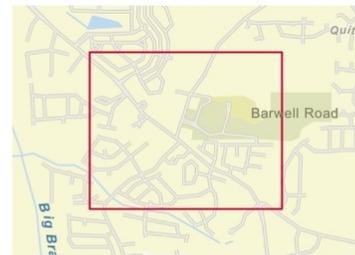
4009 & 4013 Barwell Rd, Raleigh, NC 27610

**Traffic Count Map - Close Up**  
 4009 & 4013 Barwell Rd, Raleigh, North Carolina, 27610  
 Rings: 1, 3, 5 mile radii



**Average Daily Traffic Volume**

- ▲ Up to 8,000 vehicles per day
- ▲ 8,001 - 15,000
- ▲ 15,001 - 50,000
- ▲ 50,001 - 70,000
- ▲ 70,001 - 100,000
- ▲ More than 100,000 per day



Source: Traffic Counts (2025)

© 2026 Esri

We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

**VANDAN GANDHI, CCIM**  
 Commercial Broker  
 O: 919.475.5769  
 van.kwcommercial@gmail.com  
 NC #247850

**KW COMMERCIAL**  
 245 NC-54 Suite 101  
 Durham, NC 27713

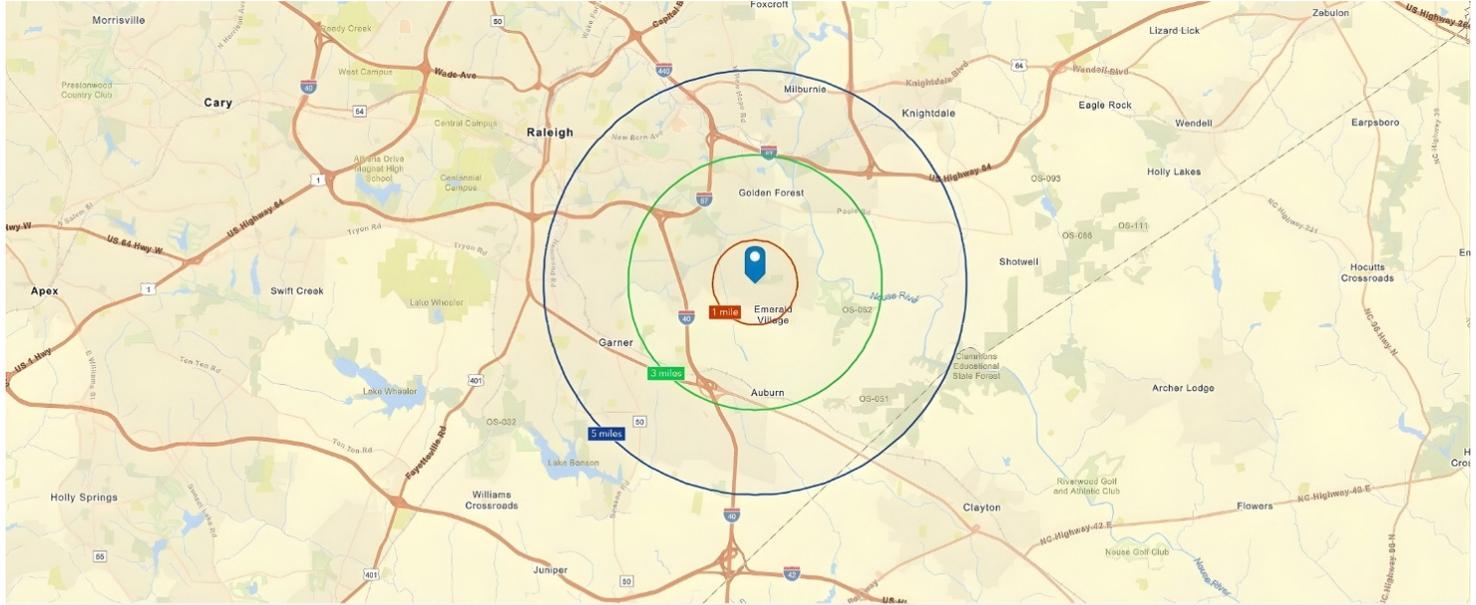
Each Office Independently Owned and Operated

# LAND FOR SALE

STRATEGIC 2-ACRE CORNER LOT IN BOOMING RALEIGH – ZONED FOR GROWTH!



4009 & 4013 Barwell Rd, Raleigh, NC 27610



**1 MILE                      3 MILES                      5 MILES**

	1 MILE	3 MILES	5 MILES	
<b>2025 Estimated Population</b>	11,220	41,385	120,825	<b>POPULATION</b>
<b>2030 Projected Population</b>	12,479	44,988	128,770	
<b>2025 Estimated Household</b>	3,476	14,334	44,616	<b>HOUSEHOLD</b>
<b>2030 Projected Household</b>	3,888	15,751	48,021	
<b>2030 Estimated Owner Occupied Housing</b>	2,966	10,888	29,351	<b>HOUSING</b>
<b>2030 Estimated Renter Occupied Housing</b>	922	4,863	18,670	
<b>2025 Estimated Total Business</b>	135	841	3,740	<b>BUSINESS</b>
<b>2025 Estimated Total Employees</b>	1,226	10,072	62,496	<b>EMPLOYEES</b>

We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

**VANDAN GANDHI, CCIM**  
 Commercial Broker  
 O: 919.475.5769  
 van.kwcommercial@gmail.com  
 NC #247850

**KW COMMERCIAL**  
 245 NC-54 Suite 101  
 Durham, NC 27713

Each Office Independently Owned and Operated