

LAND FOR SALE | UP TO +/- 22 ACRES

# 1600 TRYON ROAD

RALEIGH, NC 27603 | MIXED DENSITY RESIDENTIAL OPPORTUNITY



**NAI** TRI PROPERTIES

# PROPERTY OVERVIEW

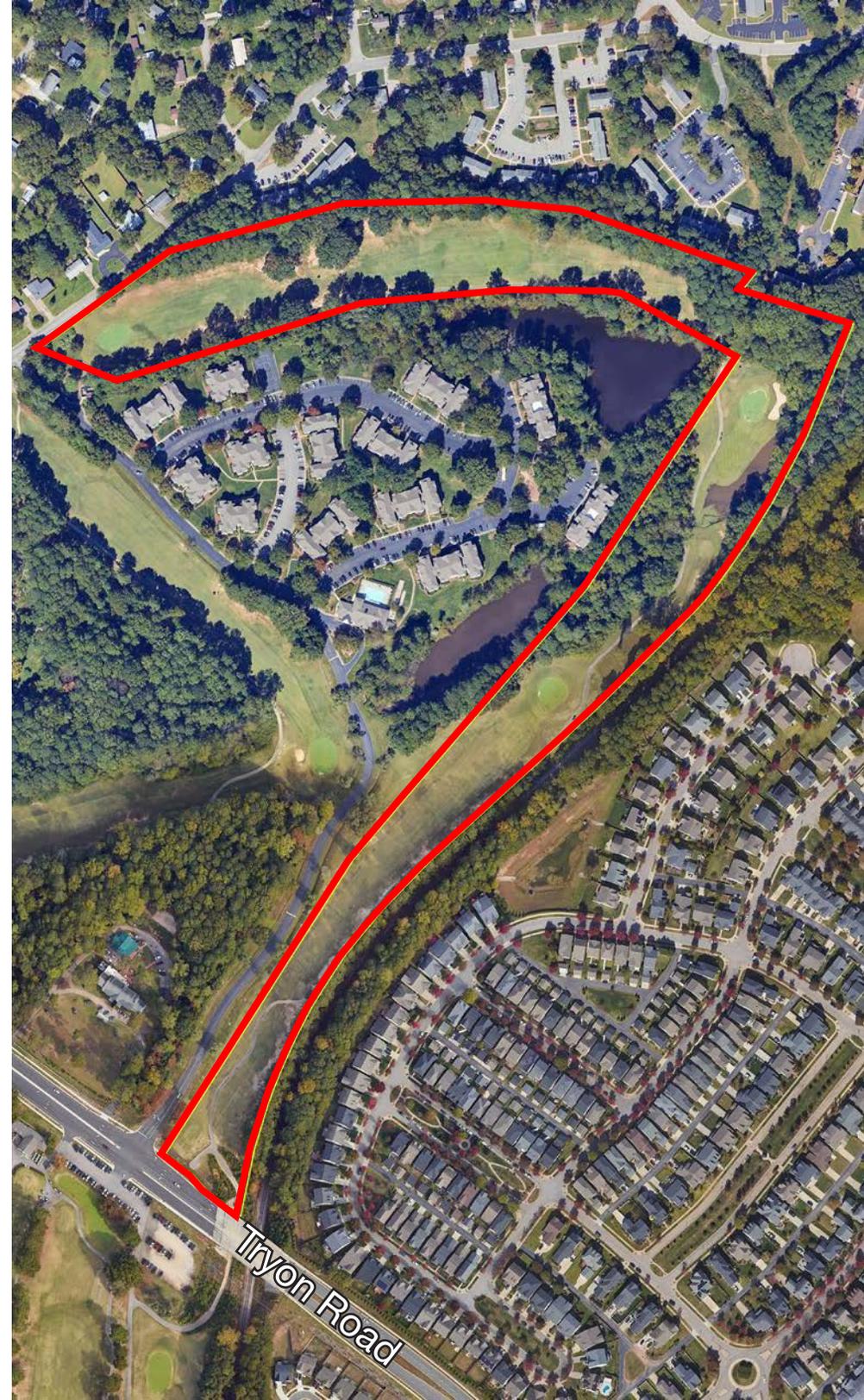
21.91 acres of remarkably located, mixed-density residential land in the highly sought-after City of Raleigh. This land lies along the active Tryon Road corridor, less than 3 miles outside the Raleigh Beltline. With easy access to US-70, US-401, and I-40, this well-situated site is an ideal location to pursue for sale townhome development with its great regional connectivity and abundance of surrounding amenities.

<b>ADDRESS</b>	1600 Tryon Road Raleigh, NC 27603
<b>ACRES</b>	21.91 acres
<b>PARCELS</b>	0181224
<b>ZONING</b>	R-4
<b>CURRENT ZONING</b>	Private Open Space
<b>FUTURE LAND USE</b>	See included yield study
<b>UTILITIES</b>	City of Raleigh Water & Sewer (see included maps)

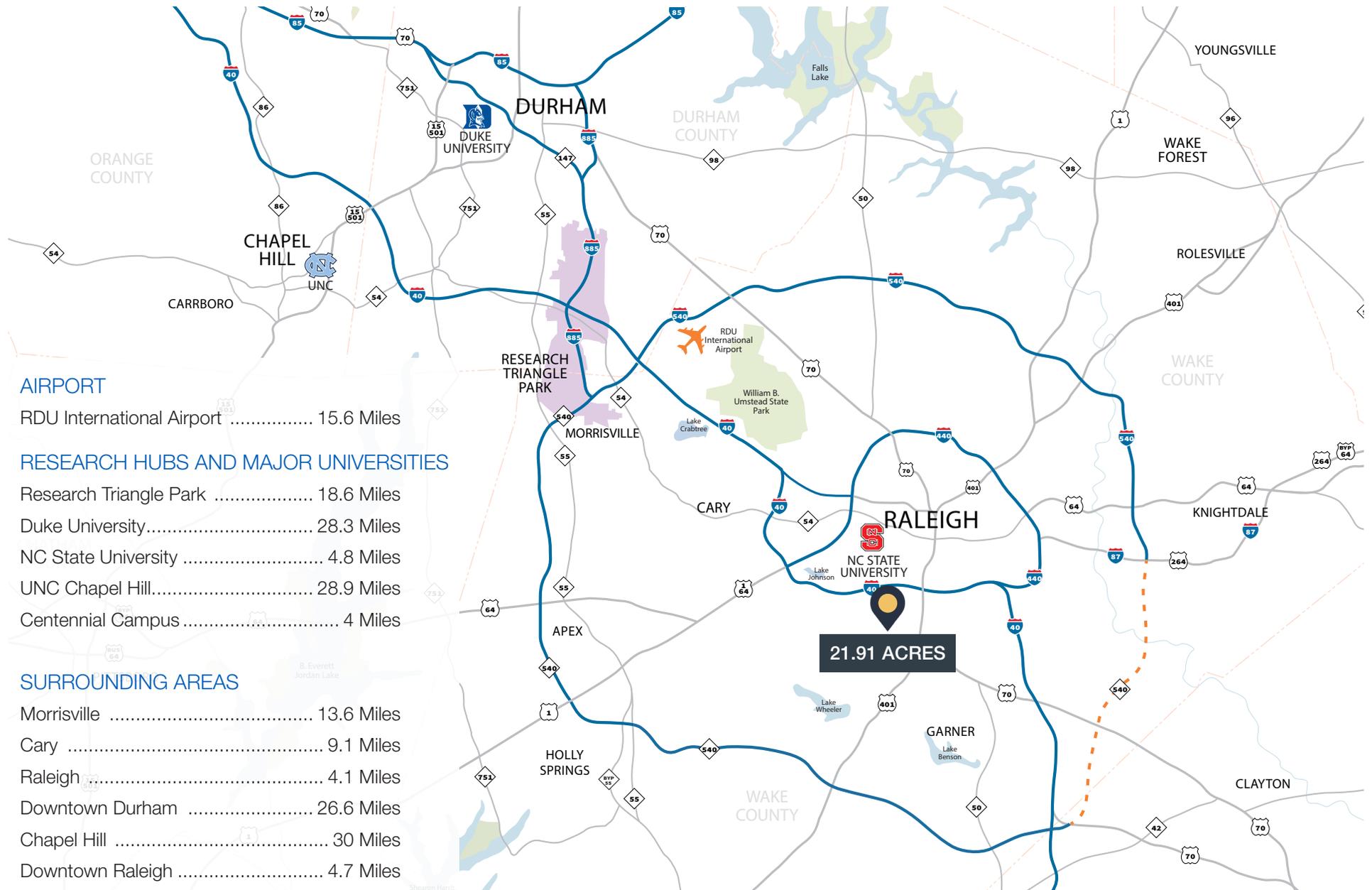
## CONTACT

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GRAY CREECH | 919.880.0284 | [gcreech@triprop.com](mailto:gcreech@triprop.com)

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# TRIANGLE REGION



## AIRPORT

RDU International Airport ..... 15.6 Miles

## RESEARCH HUBS AND MAJOR UNIVERSITIES

- Research Triangle Park ..... 18.6 Miles
- Duke University..... 28.3 Miles
- NC State University ..... 4.8 Miles
- UNC Chapel Hill..... 28.9 Miles
- Centennial Campus ..... 4 Miles

## SURROUNDING AREAS

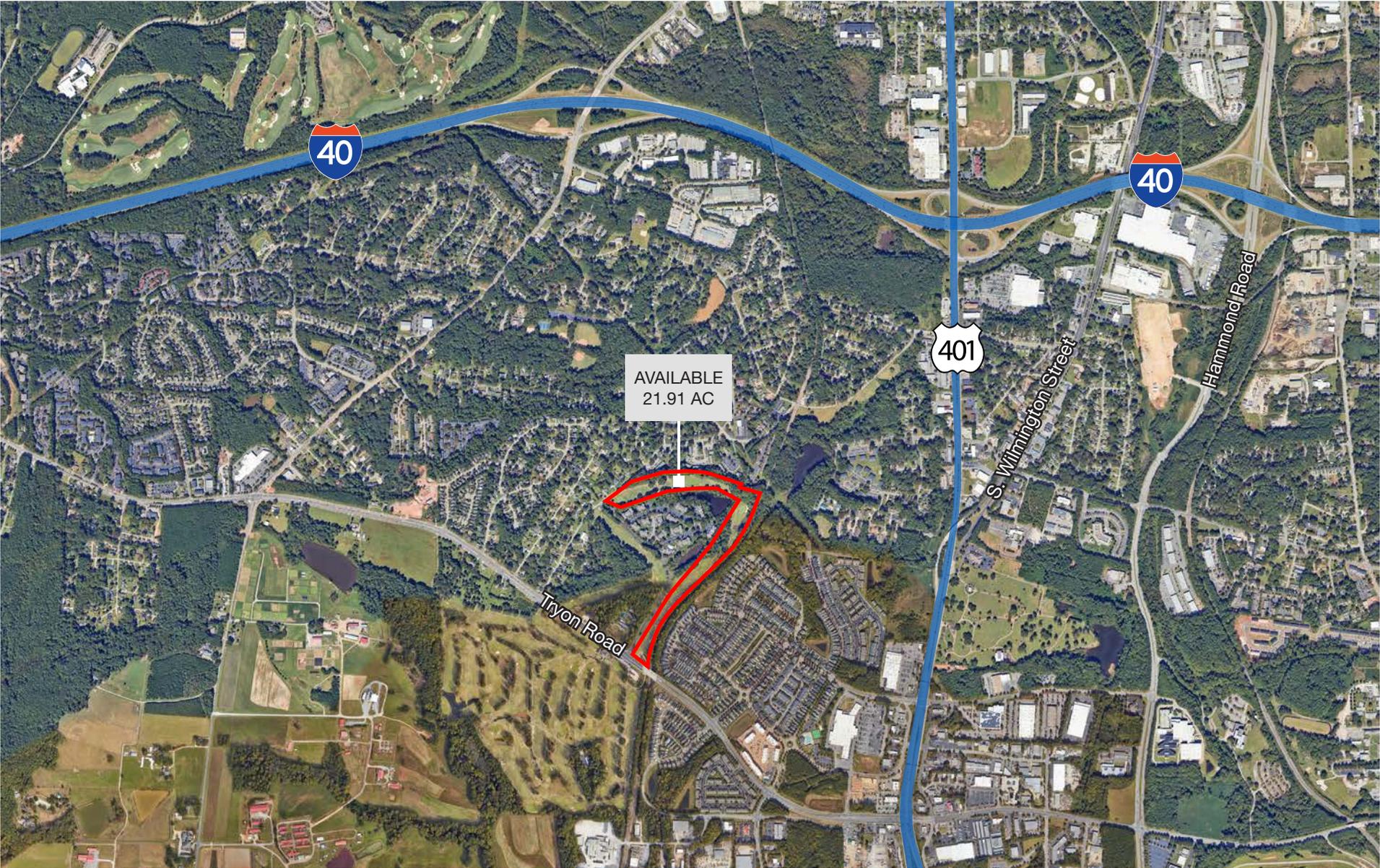
- Morrisville ..... 13.6 Miles
- Cary ..... 9.1 Miles
- Raleigh ..... 4.1 Miles
- Downtown Durham ..... 26.6 Miles
- Chapel Hill ..... 30 Miles
- Downtown Raleigh ..... 4.7 Miles

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# AERIAL



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# YIELD STUDY

Assumes rezoning of multifamily portions of the site to RX or CX and townhome portions of site to R-10

## OPTION 1

**SITE 1:**

**TOWNHOMES**  
80 UNITS (20' WIDE)  
GARAGE OR DRIVEWAY PARKED

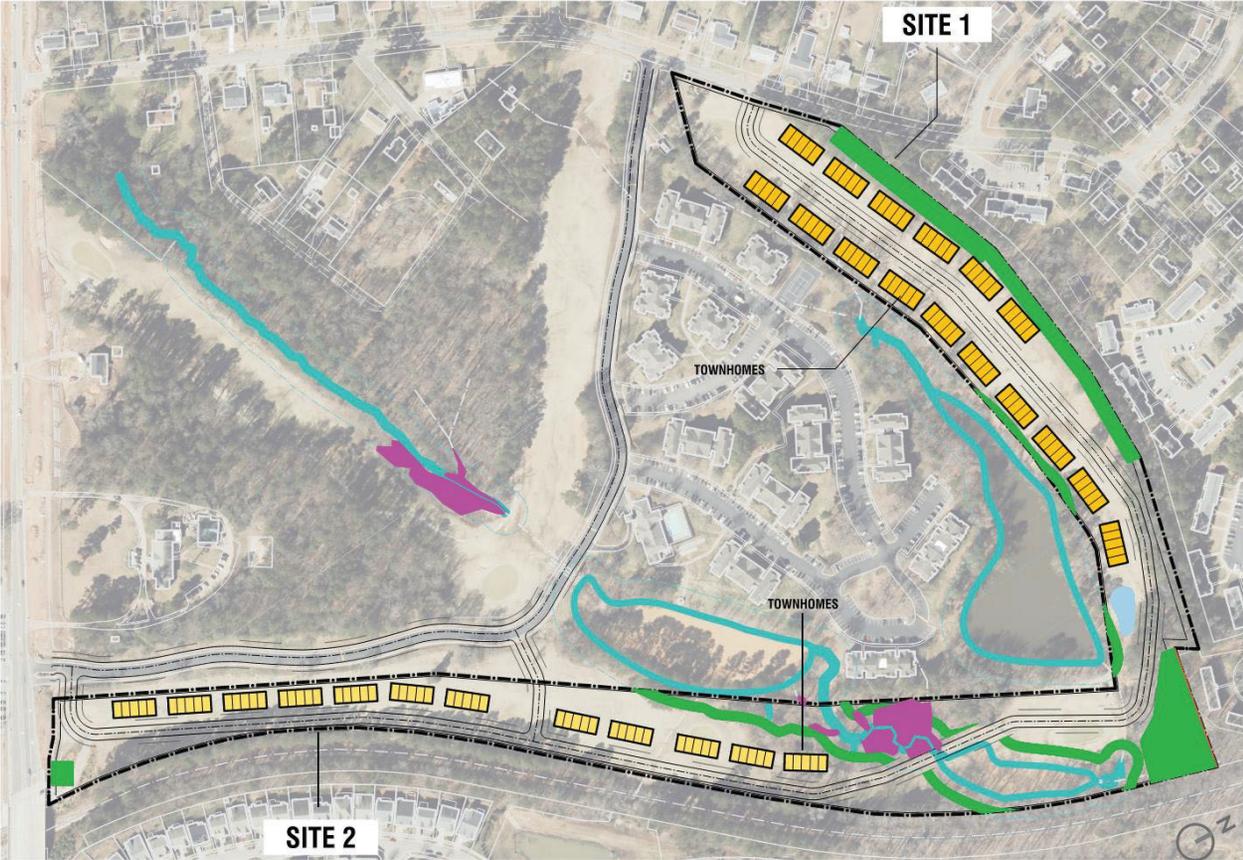
**SITE 2:**

**TOWNHOMES**  
60 UNITS (20' WIDE)  
GARAGE OR DRIVEWAY PARKED

**TOTAL:**

**TOWNHOMES**  
140 UNITS

*\*ASSUMES 3-STORY CORRIDOR BUILDINGS  
\*ADDITIONAL STREET PARKING AVAILABLE WHERE FEASIBLE*



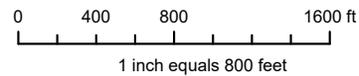
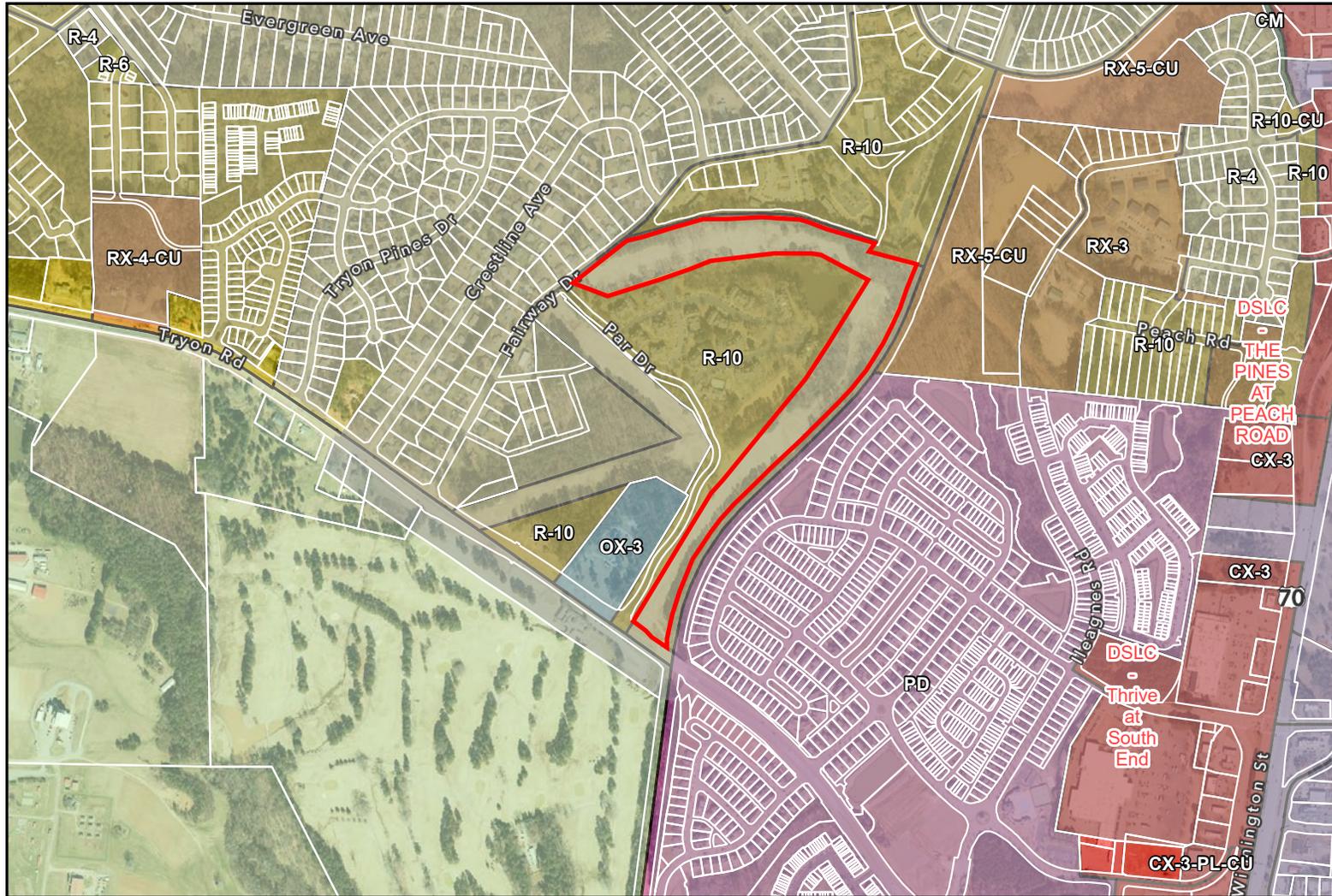
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# CURRENT ZONING MAP



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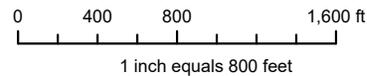
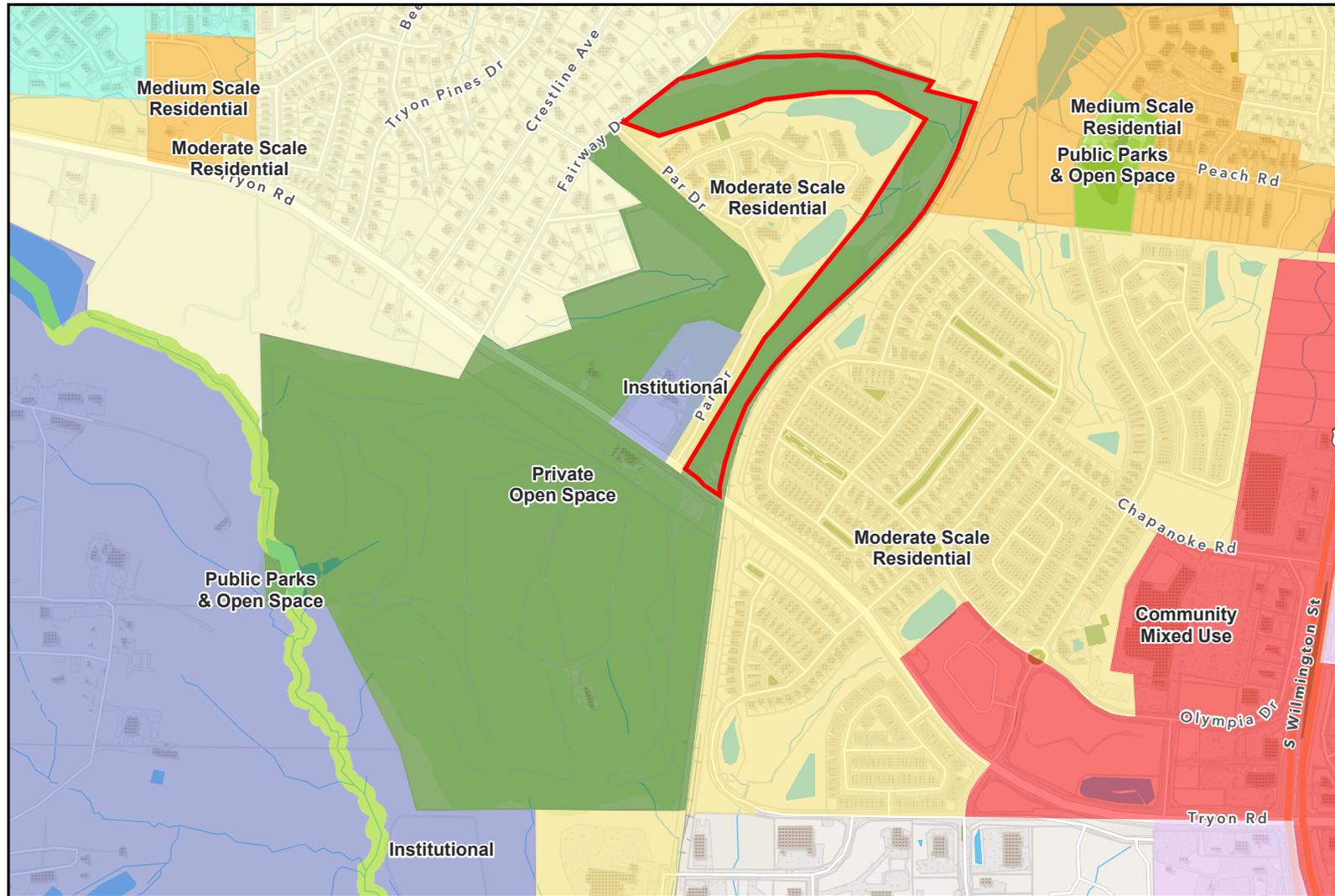
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# FUTURE LAND USE MAP



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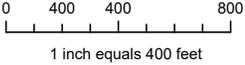
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# TOPOGRAPHY, STREAM & FLOODPLAIN MAP



- Wake County Streets
- USGS Blue Line Streams
- Flood Prone Soils



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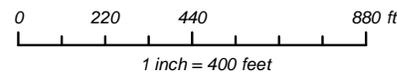
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# UTILITIES MAP



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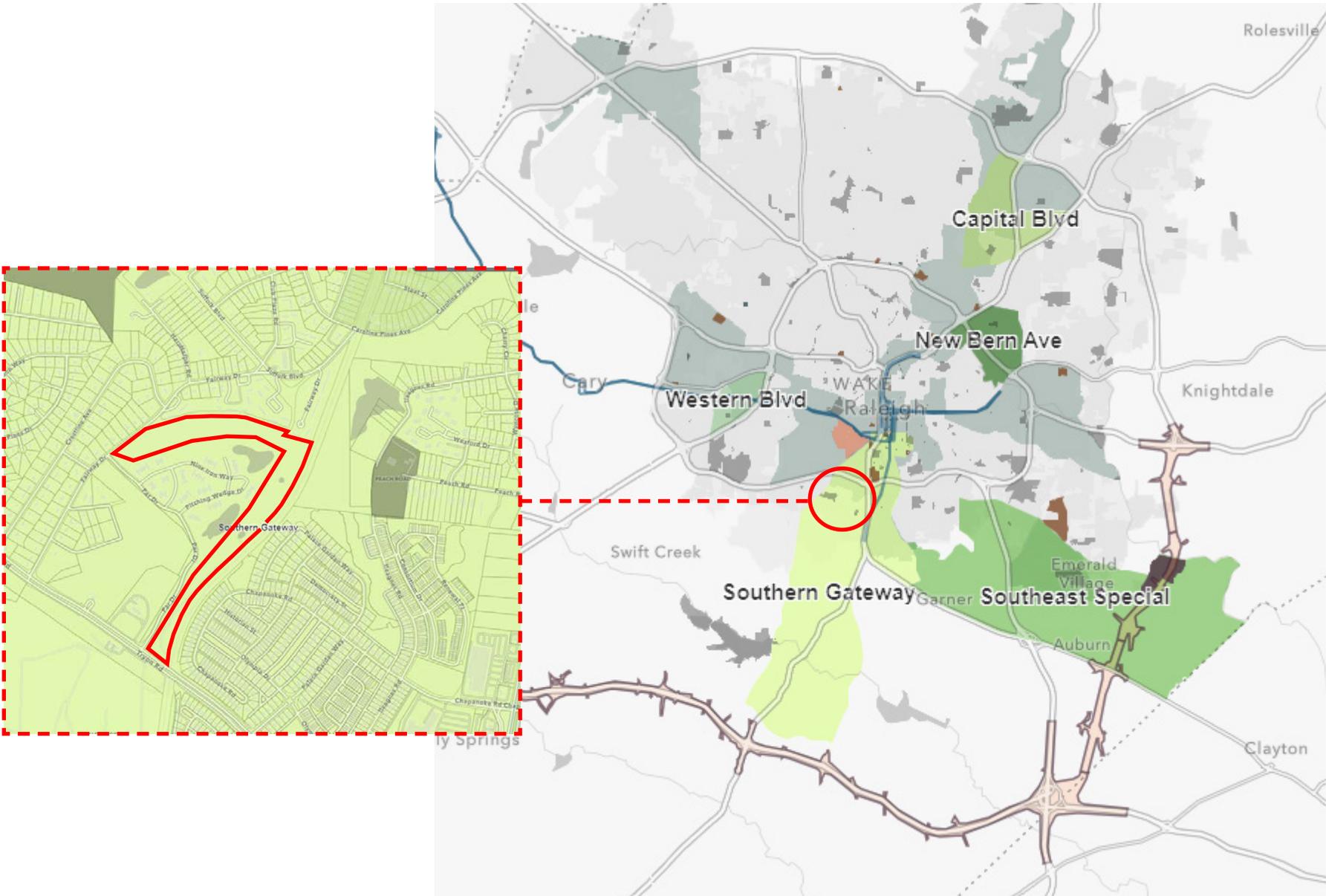
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# OPPORTUNITY ZONE



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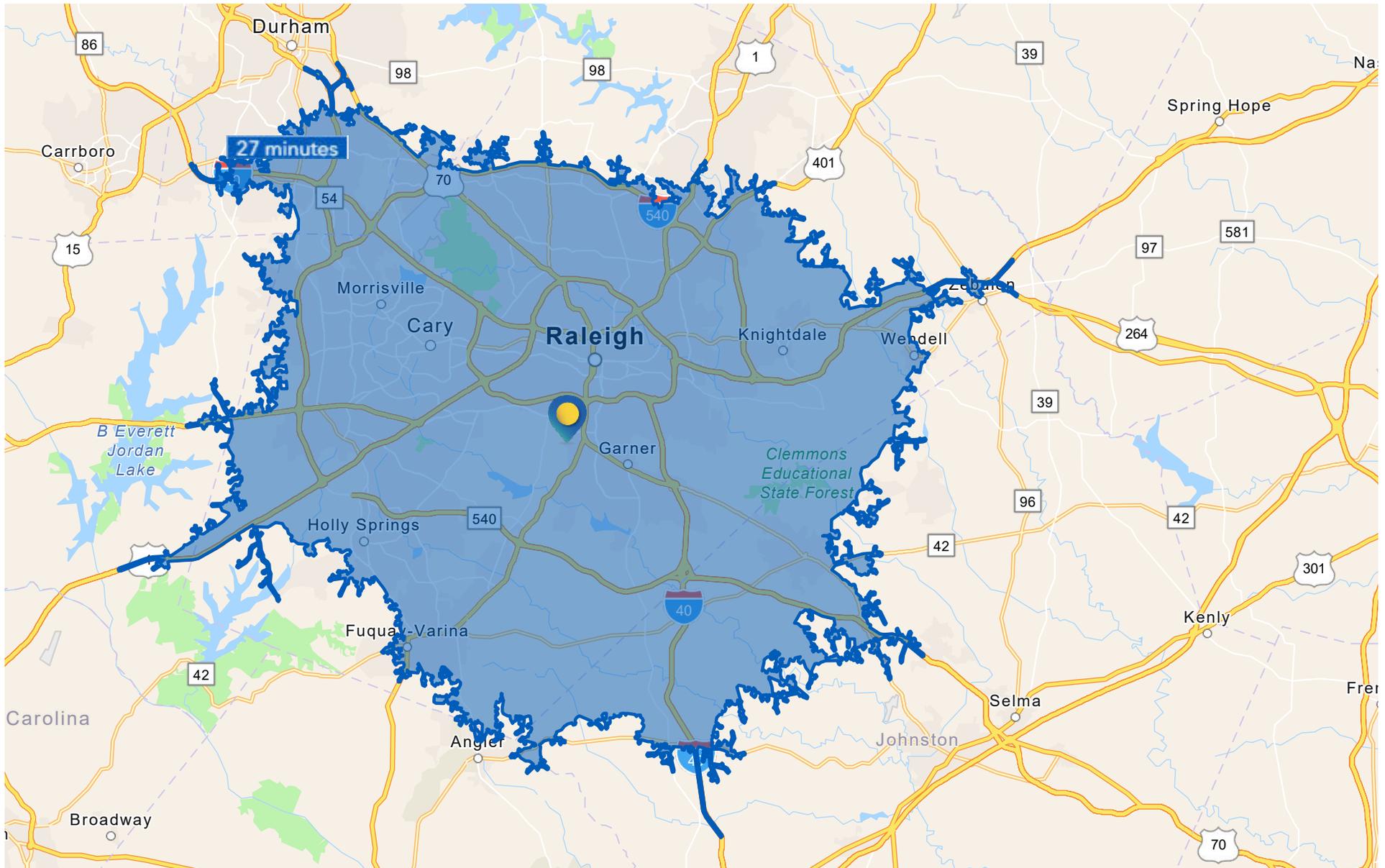
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# DRIVE TIME MAP



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# AMENITIES

This site offers a wealth of amenities to eat, shop, work, and live within a 3-mile radius. Below is a list of comforts, excluding apartment complexes, that can be reached within a short 10-minute drive.

## DINING

Biscuitville  
Bojangles  
Burger King  
Chick-fil-A  
Chipotle Mexican Grill  
Cookout  
Denny's  
Domino's Pizza  
Dunkin'  
Firehouse Subs  
Golden Corral Buffet & Grill  
Goodberry's  
IHOP  
Jersey Mike's Subs  
KFC  
Kickback Jack's  
McDonald's  
Morgan Street Food Hall  
Outback Steakhouse  
Popeyes Louisiana Kitchen  
Starbucks  
Subway  
Taco Bell  
Transfer Co. Food Hall  
Trophy Brewing & Taproom  
Waffle House

Wendy's  
Zaxby's

## SHOPPING/SERVICES

AutoZone Auto Parts  
Bath & Body Works  
Belk  
Big Lots  
BP  
Carlie C's IGA Garner  
Circle K  
CVS  
Dollar General  
Dollar Tree  
Exxon  
Family Dollar  
Fidelity Bank  
Fifth Third Bank & ATM  
First Citizens Bank  
Food Lion  
Harbor Freight Tools  
Jiffy Lube  
Lidl  
Lowe's Home Improvement  
Meineke Car Care Center  
Mobil  
O'Reilly Auto Parts

PNC Bank  
Sam's Club  
Shell  
Speedway  
Starbucks  
Target  
The UPS Store  
The Home Depot  
Truist  
Wake County ABC Store  
Walgreens  
Walmart Supercenter  
Wells Fargo Bank

## ENTERTAINMENT/FITNESS

Dorothea Dix Park  
Historic Yates Mill County Park  
Loonie Poole Golf Course  
Martin Marietta Center for PA  
State Farmers Market  
ParTee Shack  
Pullen Park  
Raleigh Convention Center  
Raleigh Golf Association  
Red Hat Amphitheater  
Wake County Speedway  
WRAL Azalea Garden

## STAY

Best Western Plus Edison Inn  
Hampton Inn Raleigh/Garner  
Holiday Inn Express & Suites  
Raleigh Marriott City Center  
Residence Inn by Marriott Raleigh  
Downtown  
TownePlace Suites by Marriott  
Wingate by Wyndham

## MEDICAL

CenterWell Senior Primary Care  
Med First Primary & Urgent Care  
Southlight Healthcare  
UNC Urgent Care at Garner  
WakeMed Health & Hospitals  
WakeMed MyCare 365 Primary & Urgent Care

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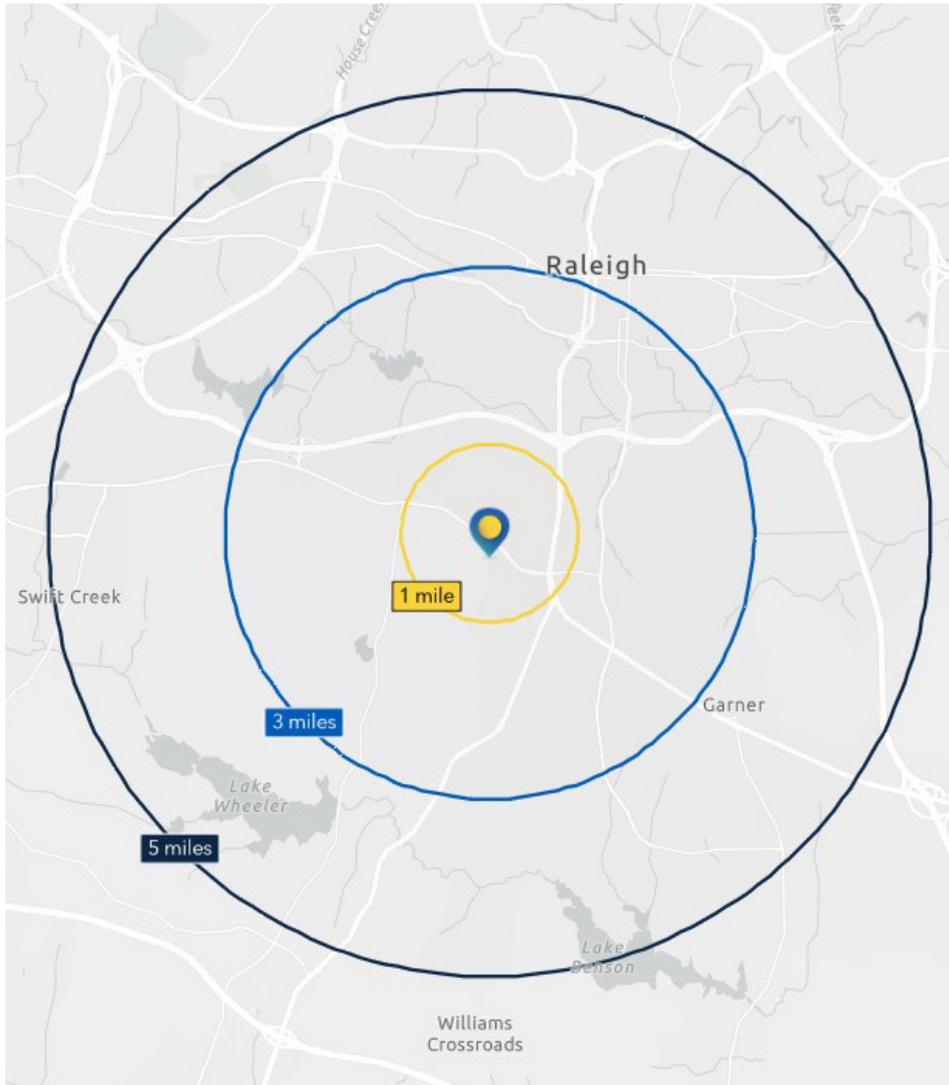
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# DEMOGRAPHICS

## KEY COMMUTING RADIUS



	1 MILE	3 MILE	5 MILE
<b>KEY FACTS</b>			
Population	7,290	61,505	184,594
Average Household Size	2.4	2.3	2.3
Median Age	33.5	30.5	31.9
Median Household Income	\$68,114	\$59,875	\$74,497
<b>EDUCATION</b>			
Bachelor's/Grad/Prof Degree	51%	44%	52%
Some College	19%	24%	22%
High School Graduate	23%	22%	19%
No High School Diploma	7%	10%	8%
<b>EMPLOYMENT</b>			
Unemployment Rate	1.8%	5.7%	4.6%
White Collar	69.2%	66.5%	71.5%
Blue Collar	18.3%	16.7%	13.6%
Services	12.5%	16.9%	14.8%
<b>INCOME</b>			
Median Household Income	\$68,114	\$59,875	\$74,497
Per Capita Income	\$43,784	\$36,065	\$44,780
Median Net Worth	\$59,353	\$48,180	\$90,153
<b>BUSINESS</b>			
Total Businesses	325	3,091	9,643
Total Employees	2,907	36,779	124,303

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