

# LAND FOR SALE

PRIME COMMERCIAL OPPORTUNITY | 0.95 ACRES ON NEW BERN AVE



4800 New Bern Ave, Raleigh, NC 27610



## OFFERING SUMMARY

Sale Price:	\$900,000
Lot Size:	0.95 Acres
Zoning:	IX-3
County:	Wake County

## PROPERTY OVERVIEW

This .95-acre vacant lot at 4800 New Bern Ave, Raleigh, NC, offers a versatile opportunity for a variety of commercial and industrial uses. Zoned IX-3, the property is well-suited for businesses such as a tow truck company or the construction of an industrial facility.

Its location in a growing area provides convenient access and visibility, while the size of the lot allows flexibility for different development plans. This property is a practical choice for those seeking to establish or expand their operations in a strategic location.

## PROPERTY HIGHLIGHTS

- Prime Location
- Endless Potential
- Strategic Investment
- Flexibility for Development
- High Demand Area
- Convenient Access

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  
0: 919.475.5769  
van.kwcommercial@gmail.com  
NC #247850

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

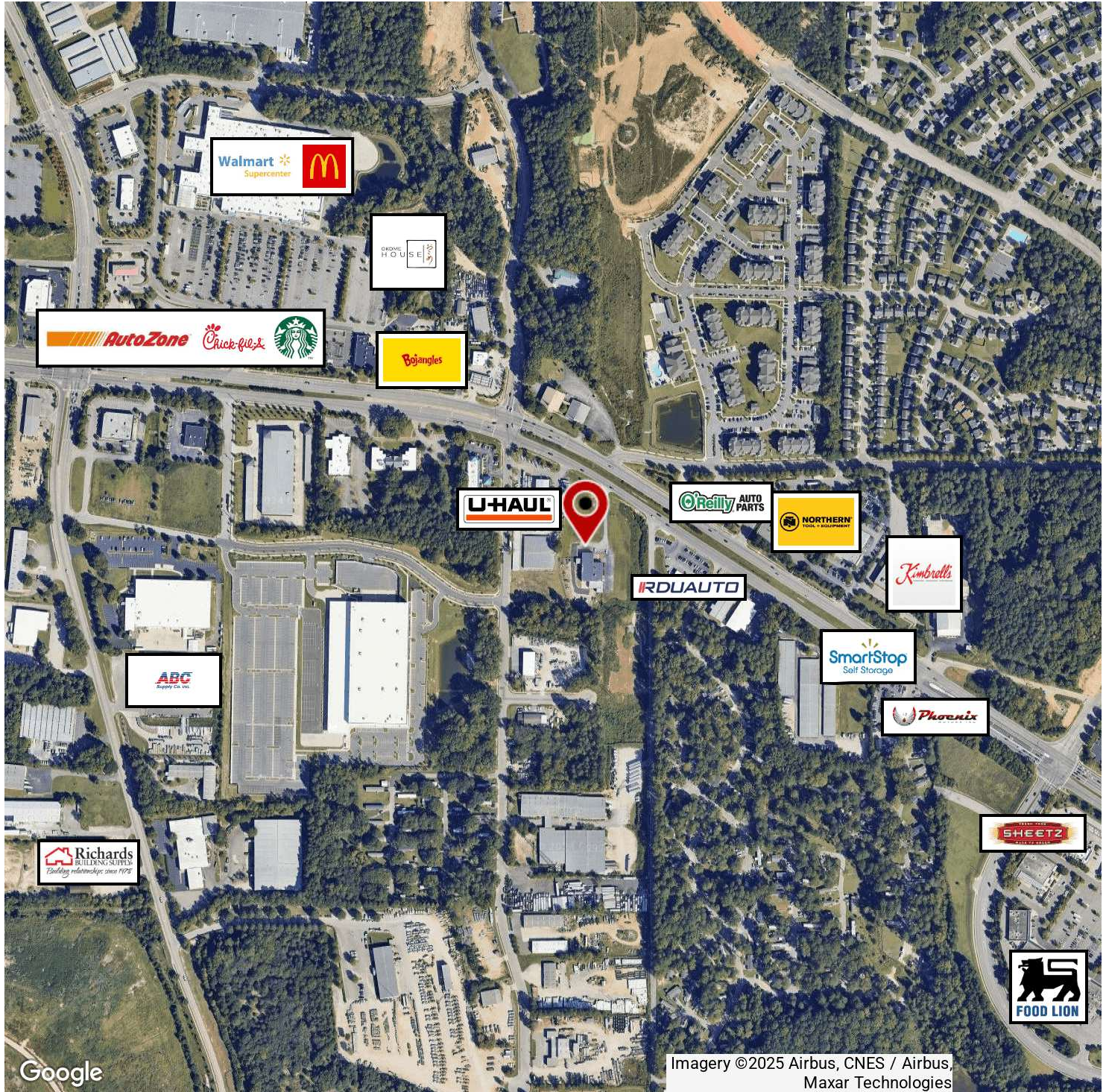
Each Office Independently Owned and Operated

# LAND FOR SALE

PRIME COMMERCIAL OPPORTUNITY | 0.95 ACRES ON NEW BERN AVE



4800 New Bern Ave, 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

PRIME COMMERCIAL OPPORTUNITY | 0.95 ACRES ON NEW BERN AVE



4800 New Bern Ave, 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

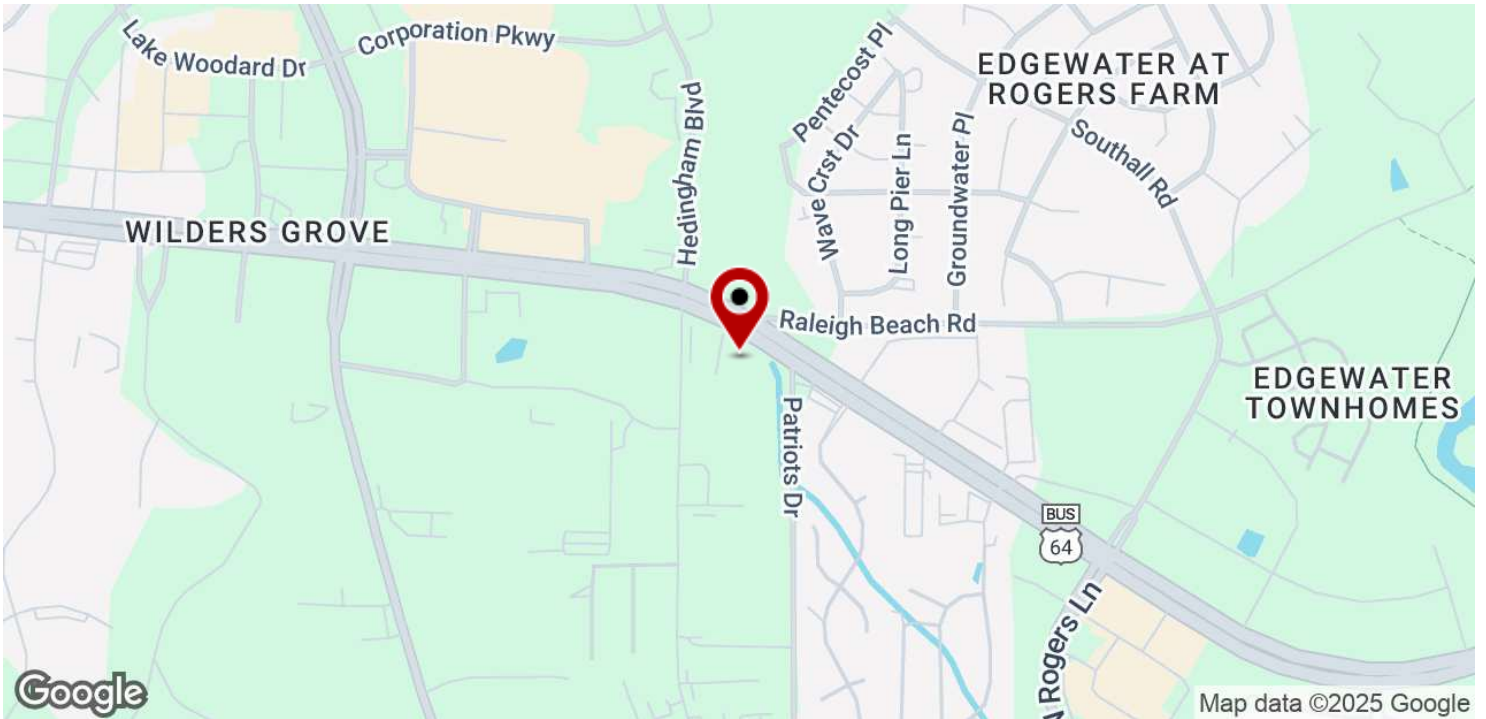
Each Office Independently Owned and Operated

# LAND FOR SALE

PRIME COMMERCIAL OPPORTUNITY | 0.95 ACRES ON NEW BERN AVE



4800 New Bern Ave, 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

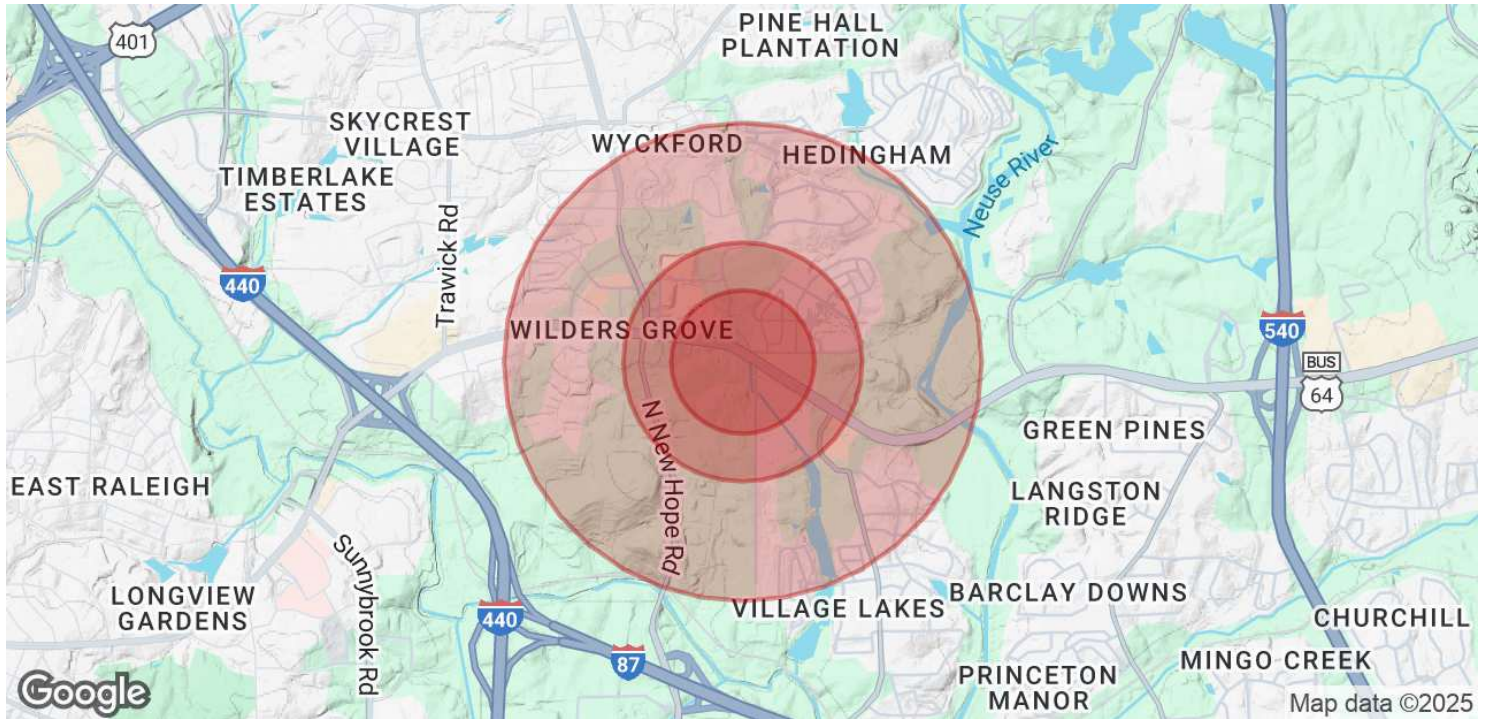
Each Office Independently Owned and Operated

# LAND FOR SALE

PRIME COMMERCIAL OPPORTUNITY | 0.95 ACRES ON NEW BERN AVE



4800 New Bern Ave, Raleigh, NC 27610



POPULATION	0.3 MILES	0.5 MILES	1 MILE
Total Population	679	2,038	8,677
Average Age	34	36	37
Average Age (Male)	34	35	36
Average Age (Female)	35	37	38

HOUSEHOLDS & INCOME	0.3 MILES	0.5 MILES	1 MILE
Total Households	222	703	3,155
# of Persons per HH	3.1	2.9	2.8
Average HH Income	\$83,882	\$90,603	\$98,439
Average House Value	\$196,173	\$228,351	\$260,700

Demographics data derived from AlphaMap

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