

# Prime Development Opportunity Wake Forest, NC

11601 Forest Pines Dr. Raleigh, NC 27614

## The Heart of a Thriving Community

Position your next project at the center of Wake Forest's growth. This prime commercial site offers unparalleled visibility and a built-in customer base, situated directly across from a bustling elementary school and surrounded by established residential subdivisions.



# CENTURY 21 COMMERCIAL.

## INVESTMENT HIGHLIGHTS

- Strategic Location: High-traffic area with immediate proximity to local schools and dense residential rooftops.
- Flexible Zoning: Currently zoned OX-3-PK (Office Mixed Use), offering a variety of professional and community-service possibilities.
- Proposed Development Site for 14,400 Sq ft Apartment Building, 3-stories 12 units
- Development Ready: Access to Raleigh Water and Utilities ensures a smooth transition from planning to construction.



**MARGUERITE GREENE**  
SVP COMMERCIAL,  
Century 21 Triangle Group  
**919 219-9312**  
[mgreene@marccom.com](mailto:mgreene@marccom.com)



**KELLY CARRAWAY**  
SR. COMMERCIAL ASSOCIATE,  
Century 21 Triangle Group  
**919 441-6912**  
[kellyc21tg@gmail.com](mailto:kellyc21tg@gmail.com)

# CENTURY 21 COMMERCIAL.

SALES PRICE \$1,400,000.00



Sales Price \$1.4 Million

- Address: 11601 Forest Pines Dr, Wake Forest, NC
- Zoning District: OX-3-PK
- Parcel # 1830.03-42-1903.000
- Proximity to Highways 1 and 98
- Total acreage 5.09
- Supports Building Footprint of 4,800 sq ft



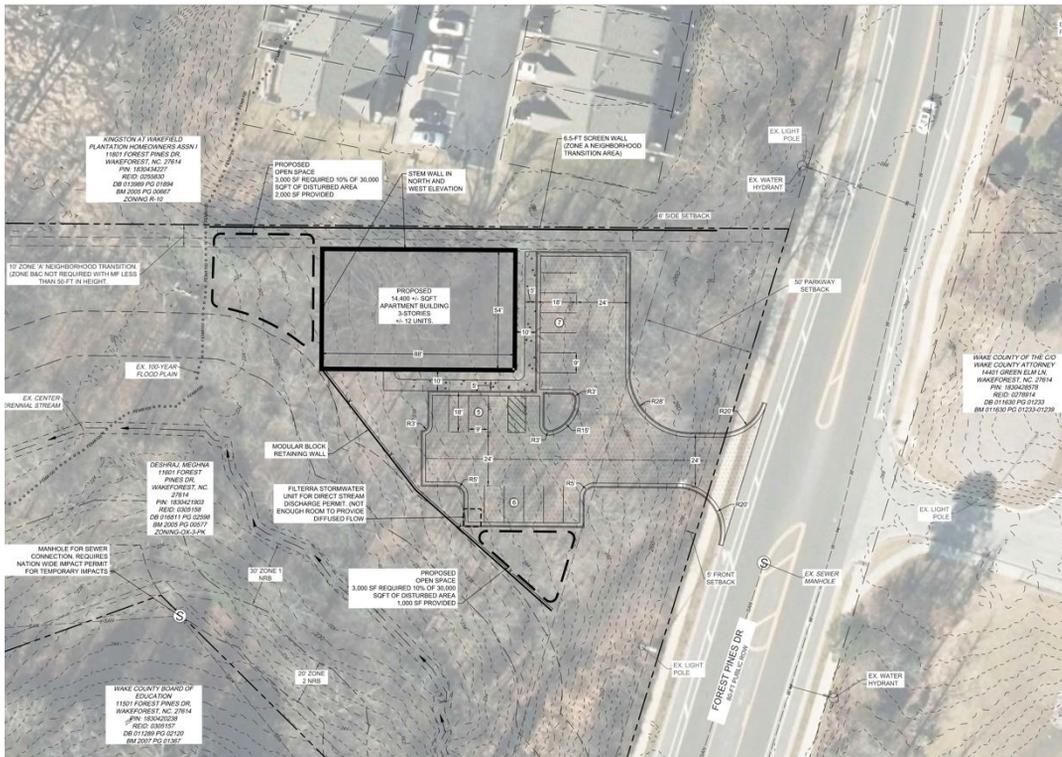
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## SITE PLAN



**CONCEPT NOTES**

1. BOUNDARY, TOPOGRAPHIC AND UTILITY DATA FROM GIS DATA
2. THIS PLAN IS CONCEPTUAL IN NATURE AND HAS NOT BEEN REVIEWED AND APPROVED BY ANY AGENCY FOR COMPLIANCE
3. THE SITE IS LOCATED IN THE REUSE RIVER WATERSHED
4. DISTURBANCE OVER LAKES WOULD REQUIRE A 100 FT NATURAL RESOURCE BUFFER FROM THE PERENNIAL STREAM. THE ESTIMATED DISTURBANCE FOR THIS PLAN IS 30,000 SQ FT
5. OTHER MISCELLANEOUS ZONING REQUIREMENTS MAY NOT BE ILLUSTRATED ON THIS PLAN AS THIS PLAN IS CONCEPTUAL IN NATURE.

**LOT BREAKDOWN**

**PROPOSED BUILDING:**  
 14,400 SQ FT 3-STORY OFFICE BUILDING

**PARKING REQUIRED:** NO MINIMUM OR MAXIMUM  
 18 SPACES PROVIDED (15 SPACES PER UNIT MAX ALLOWED IS 2.25 PER UNIT)

**OPEN SPACE REQUIRED:** 10% OF DEVELOPED AREA  
 SITE AREA: 30,000 SQ FT + 10% = 3,000 SQ FT REQUIRED  
 OPEN SPACE PROVIDED: 3,000 SF

**HATCH LEGEND**

STANDARD DUTY ASPHALT PAVEMENT

STANDARD DUTY CONCRETE



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## OX-3-PK ZONING & UDO INFORMATION

### Town of Raleigh Jurisdiction

The current zoning district is OX-3-PK, the site would need to be rezoned to increase the maximum number of stories and receive approval from City Council.

Contact Hannah Reckhow, Comprehensive Planning Division  
[Hannah.Reckhow@raleighnc.gov](mailto:Hannah.Reckhow@raleighnc.gov).

[Unified Development Ordinance Section 6.1.4](#) to see the list of permissible uses in the Office Mixed Use zoning district.

### Uses

[UDO Section 6.4.1.c](#)  
[UDO Section 6.4.3.a. & b.](#)  
[UDO Section 6.4.11.a.&c.](#)

### Resources

<https://raleighnc.gov/planning/services/rezoning-process> – Rezoning process.  
<https://maps.raleighnc.gov/iMAPS/index.html> - link to view Utilities for Raleigh Water. Questions regarding Raleigh Water and utilities can be directed to [water.review@raleighnc.gov](mailto:water.review@raleighnc.gov).  
[UDO Section 9.5.1](#) Urban Watershed Protection Overlay District which is where this site is located.

# CENTURY 21 COMMERCIAL.

## ABOUT WAKE FOREST - RALEIGH



Wake Forest, North Carolina, is a rapidly growing, family-friendly town located about 18 miles northeast of Raleigh. Known for its historic, walkable downtown, charming atmosphere, and high quality of life, it serves as a desirable suburb within the Research Triangle region, featuring top-rated neighborhoods, parks, and easy access to Raleigh and Durham.

Wake Forest has grown from roughly 30,000 residents in 2010 to over 54,000 today. Commute: It is roughly a 25–35-minute drive to downtown Raleigh and 30–45 minutes to Research Triangle Park (RTP). With a median income of over \$115,000 and a low unemployment rate of 3.2%, it is considered one of the top, most affluent, and safest, places to live in the Raleigh area.



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## DEMOGRAPHICS

### Demographics

	1 mile	3 miles
Population	5,466	62,261
Households	2,132	23,439
Median Age	36.20	39
Median HH Income	\$88,246	\$95,871
Daytime Employees	1,092	18,258
Population Growth '24 - '29	▲ 8.01%	▲ 8.24%
Household Growth '24 - '29	▲ 7.97%	▲ 8.24%

### Traffic

Collection Street	Cross Street	Traffic Vol	Last Measured	Distance
US 1	Index Dr NE	56,097	2024	0.16 mi
Capital Blvd	Cir Dr SW	53,079	2025	0.56 mi
Capital Blvd	Burlington Mills Rd SE	981	2025	0.67 mi
Burlington Mills Road	Capital Blvd NW	14,512	2025	0.71 mi
Capital Blvd	Thornton Rd S	47,586	2025	0.77 mi
Burlington Mills Rd	Capital Blvd W	11,022	2025	0.83 mi
Capital Blvd	Teletec Plz Rd SW	49,104	2025	0.83 mi
Capital Blvd	State Rd 2043 E	792	2025	0.93 mi
Thornton Rd	Wadford Dr E	5,760	2025	0.94 mi
Capital Blvd	Thornton Rd N	53,013	2024	0.96 mi

Made with TrafficMetrix® Products



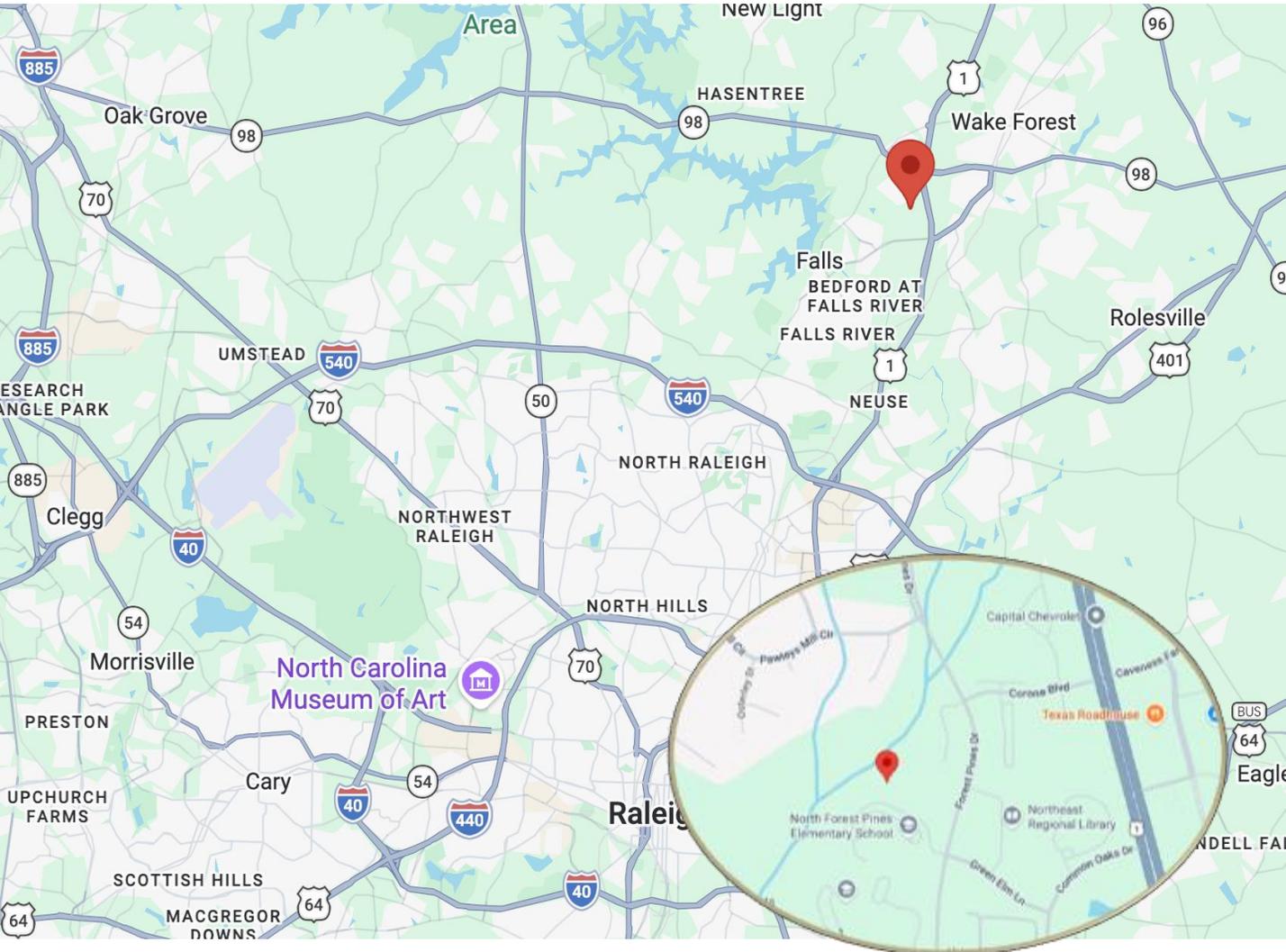
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## LOCATION



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## NC DISCLOSURE:

### NC Disclosure Working with Real Estate Agents

When buying or selling real estate, you may find it helpful to have a real estate agent assist you. Real estate agents can provide many useful services and work with you in different ways. In some real estate transactions, the agents work for the seller. In others, the seller and buyer may each have agents. And sometimes the same agents work for both the buyer and the seller. It is important for you to know whether an agent is representing you as your agent or simply assisting you while acting as an agent of the other party. This brochure address the various types of agency relationships that may be available to you. It should help you decide which relationship you want to have with a real estate agent. It will also give you useful information about the various services real estate agents can provide buyers and sellers, and it will help explain how real estate agents are paid.

### SELLERS

#### Seller's Agent

If you are selling real estate, you may want to "list" your property for sale with a real estate firm. If so, you will sign a "listing agreement" authorizing the firm and its agents to represent you in your dealings with buyers are you seller's agent. You may also be asked to allow agents from other firms to help find a buyer for your property.

Be sure to read and understand the listing agreement before you sign it. Your agent must give you a copy of the listing agreement after you sign it.

**Duties to Seller:** The listing firm and its agents must: promote your best interests; be loyal to you; follow your lawful instructions; provide you with material facts that could influence your decisions; use reasonable skill, care and diligence; and account for all monies they handle for you. Once you have signed the listing agreement, the firm and its agents may not give any confidential information about you to prospective buyers or their agents without your permission so long as they represent you. But until you sign the listing agreement, you should avoid telling the listing agent anything you would not want a buyer to know.

**Services and Compensation:** To help you sell your property, the listing firm and its agents will offer to perform a number of services for you. These may include helping you price your property; advertising and marketing your property; giving you all required property disclosure forms for you to complete; negotiating for you the best possible price and terms; reviewing all written offers with you; and otherwise promoting your interests.

For representing you and helping you sell your property, you will pay the listing firm a sales commission or fee. The listing agreement must state the amount or method for determining the sales commission or fee and whether you will allow the firm to share its commission with agents representing the buyer.

**Dual Agent:** You may even permit the listing firm and its agents to represent you and a buyer at the same time. This "dual agency relationship" is most likely to happen if an agent with your listing firm is working as a buyer's agent with someone who wants to purchase your property. If this occurs and you have not already agreed to a dual agency relationship in your listing agreement, your listing agent will ask you to amend your listing agreement to permit the agent to act as agent for both you and the buyer.

It may be difficult for a dual agent to advance the interests of both buyer and seller. Nevertheless, a dual agent must treat buyers and sellers fairly and equally. Although dual agent owes them the same duties, buyers and sellers can prohibit dual agents from divulging certain confidential information about them to the other party.

Some firms also offer a form of dual agency called "designated agency" where one agent in the firm represents the seller and another agent represent the buyer. This option (when available) may allow each "designated agent" to more fully represent each party. If you choose the "dual agency" option, remember that since a dual agent's loyalty is divided between parties with competing interests, it is especially important that you have a clear understanding of what your relationship is with the dual agent and what the agent will be doing for you in the transaction.

When buying real estate, you may have several choices as to how you want a real estate firm and its agents to work with you. For example, you may want them to represent only you (as a buyer's agent). You may be willing for them to represent both you and the seller at the same time (as a dual agent). Or you may agree to let them represent only the seller (seller's agent or sub agent). Some agents will offer you a choice of these services. Others may not.

### BUYERS

When buying real estate, you may have several choices as to how you want a real estate firm and its agents to work with you. For example, you may want them to represent only you (as a buyer's agent). You may be willing for them to represent both you and the seller at the same time (as a dual agent). Or you may agree to let them represent only the seller (seller's agent or sub agent). Some agents will offer you a choice of these services. Others may not.



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### Buyer's Agent

**Duties to Buyer:** If the real estate firm and its agent represent you, they must: promote your best interests; be loyal to you; follow your lawful instructions; provide you with all material facts that could influence your decisions; use reasonable skills, care and diligence; and account for all monies they handle for you. Once you have agreed (either orally or in writing) for the firm and its agents to be your buyer's agent, they may not give any confidential information about you to sellers or their agents without your permission so long as they represent you. But until you make this agreement with your buyer's agent, you should avoid telling the agent anything you would not want a seller to know.

**Unwritten Agreements:** To make sure that you and the real estate firm have a clear understanding of what your relationship will be and what the firm will do for you, you may want to have a written agreement. However, some firms may be willing to represent you and assist you for a time as a buyer's agent without a written agreement. But if you decide to make an offer to purchase a particular property, the agent must obtain a written agency agreement before writing the offer. If you do not sign it, the agent can no longer represent and assist you and is no longer required to keep information about you confidential.

Be sure to read and understand any agency agreement before you sign it. Once you sign it, the agent must give you a copy of it.

**Services and Compensation:** Whether you have a written agreement or unwritten agreement, a buyer's agent will perform a number of services for you. There may include helping you: find a suitable property; arrange financing; learn more about the property; and otherwise promote your best interests. If you have a written agency agreement, the agent can also help you prepare and submit a written offer to the seller.

A buyer's agent can be compensated in different ways. For example, you can pay the agent out of your own pocket. Or the agent may seek compensation from the seller or listing agent first but require you to pay if the listing agent refuses. Whatever the case, be sure your compensation arrangement with your buyer's agent is spelled out in a buyer agency agreement before you make an offer to purchase property and that you carefully read and understand the compensation provision.

**Dual Agent:** You may permit an agent or firm to represent you and the seller at the same time. This "dual agency relationship" is most likely to happen if you become interested in a property listed with your buyer's agent or the agent's firm. If this occurs and you have not already agreed to a dual agency relationship in your (written or oral) buyer agency agreement, your buyer's agent will ask you to amend the buyer agency agreement or sign a separate agreement or document permitting him or her to act as agent for both you and the seller. It may be difficult to for a dual agent to advance the interests of both the buyer and seller. Nevertheless, a dual agent must treat buyers and sellers fairly and equally. Although the dual agent owes them the same duties, buyers and sellers can prohibit dual agents from divulging certain confidential information about them to the other party.

Some firms also offer a form of dual agency called "designated dual agency" where one agent in the firm represents the seller and another agent represents the buyer. This option (when available) may allow each "designated agent" to more fully represent each party.

If you choose the "dual agency" option, remember that since a dual agent's loyalty is divided between parties with competing interests, it is especially important that you have a clear understanding of what your relationship is with the dual agent and what the agent will be doing for you in the transaction. This can be accomplished by putting the arrangement in writing at the earliest possible time.

### Seller's Agent Working With a Buyer

If the real estate agent or firm that you contact does not offer buyer agency or you do not want them to act as your buyer agent, you can still work with the firm and its agents. However, they will be acting as the seller's agent (or "sub agent"). The agent can still help you find and purchase property and provide many of the same services as a buyer's agent. The agent must be fair with you and provide with any "materials facts" (such as a leaky roof) about properties.

But remember, the agent represents the seller - not you - and therefore must try to obtain for the seller the best possible price and terms for the seller's property. Furthermore, a seller's agent is required to give the seller any information about you (even personal, financial or confidential information) that would help the seller in the sale of his or her property. Agents must tell you in writing if they are seller's agents before you say anything that can help the seller. But until you are sure that an agent is not a seller's agent, you should avoid saying anything you do not want a seller to know.

Seller's agents are compensated by the sellers.



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