



CALL FOR OFFERS

Friday, November 22, 2024 by 5:00 pm

+/- 22 Acres in North Raleigh

8020 LITCHFORD ROAD

Raleigh, NC 27615 - Wake County



CAPITAL ASSOCIATES.

8020 LITCHFORD ROAD

Raleigh, NC 27615



PROPERTY TYPE Land

ACREAGE 22.24 acres

Tracts 1 & 2 may be purchased separately.

SALE PRICE Contact Broker

ZONING Ranges from R-1 to R-10 Across Site

PIN 1717882715

COUNTY Wake

LOCATION Raleigh, NC

ACCESS NC-540



**CAPITAL
ASSOCIATES.**

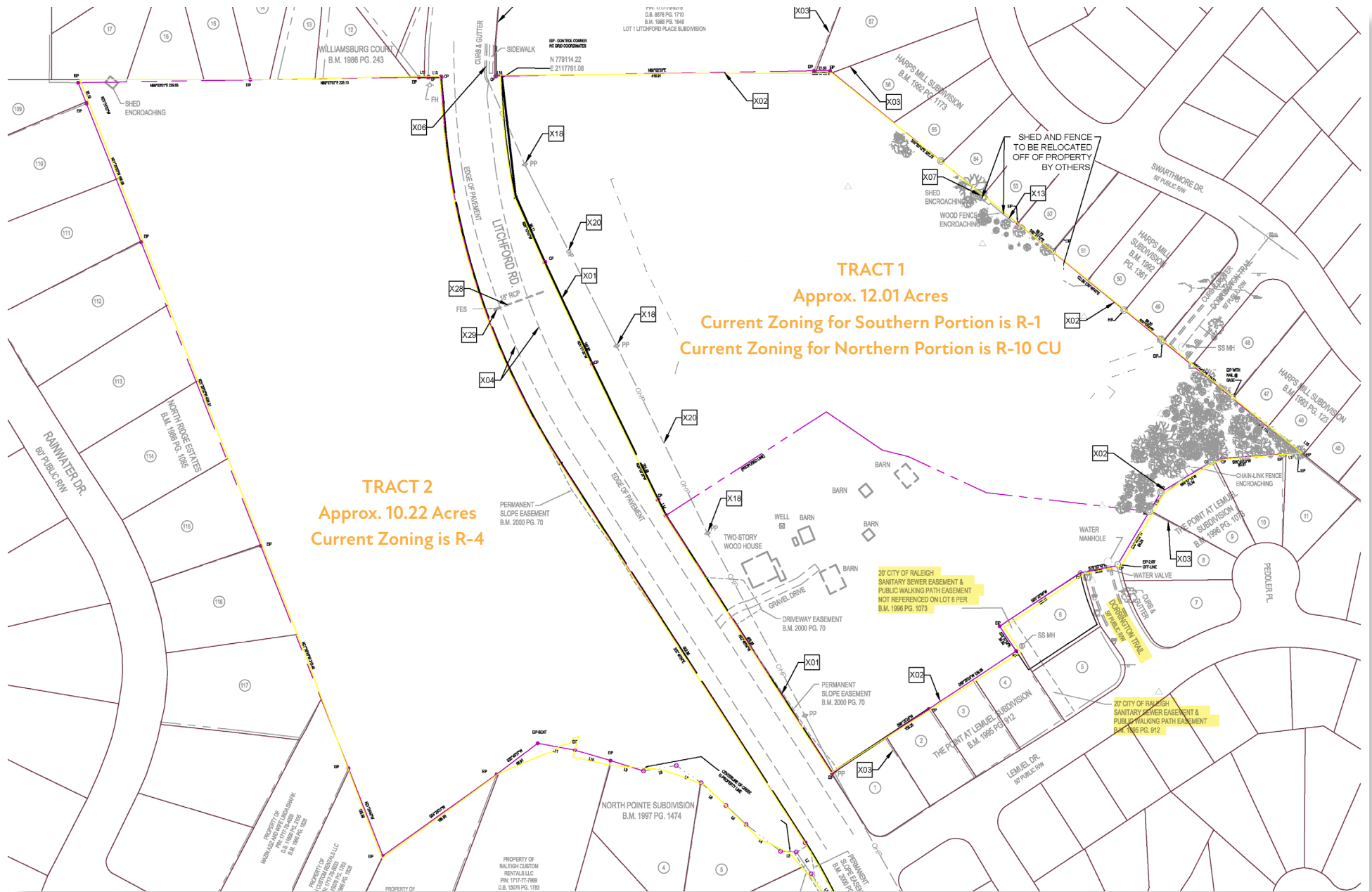
TRIPP BRADSHAW

919.749.0004

tbradshaw@capitalassociates.com

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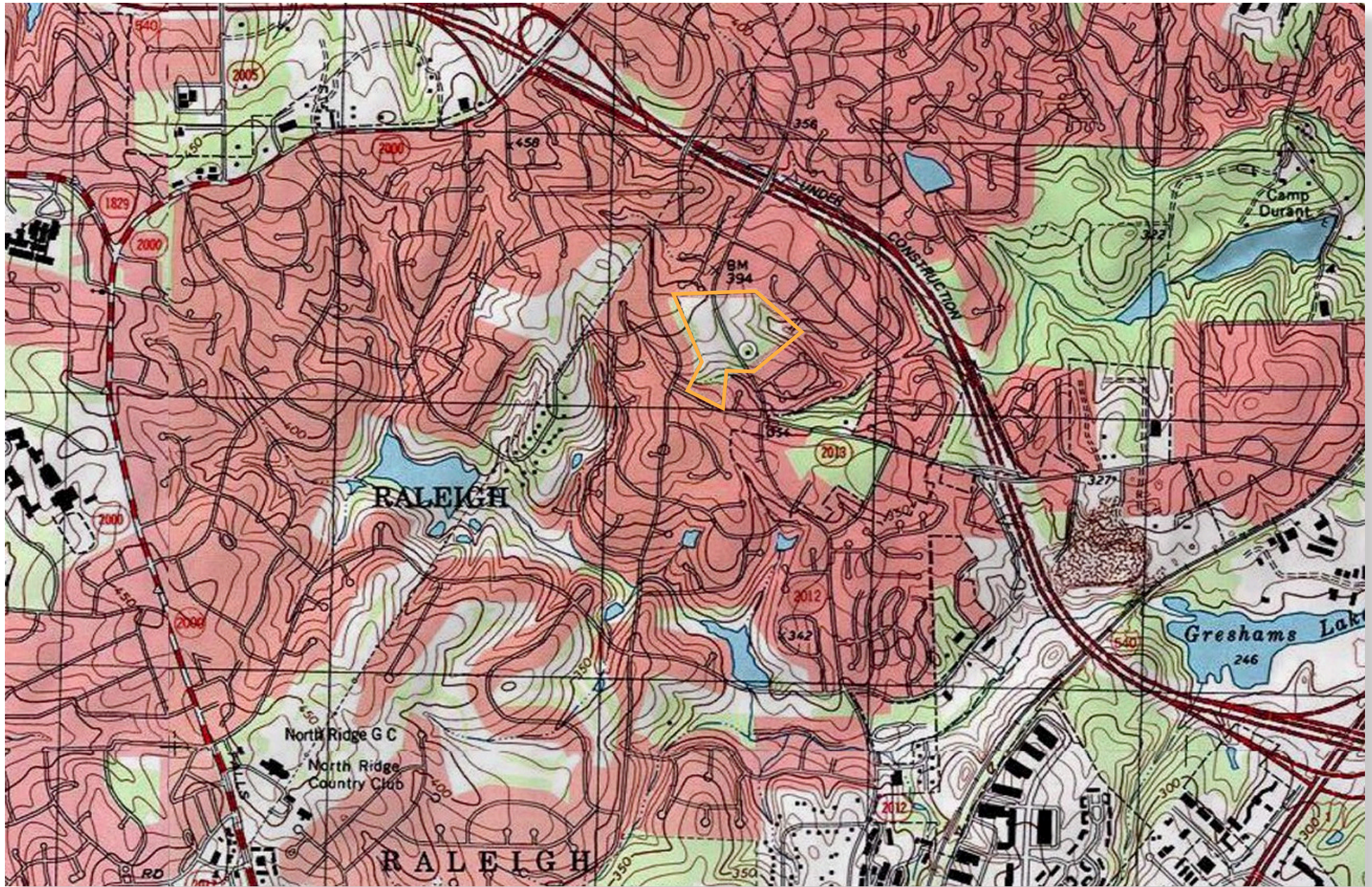
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TOPOGRAPHIC MAP



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PROPERTY HIGHLIGHTS

8020 Litchford Road is a 22.24 acre lot of land split across Litchford Road. Some of its highlights include:

- Easy access to NC-540
- Unique development opportunity in North Raleigh
- R-1, R-4, R-10 CU
- 1,620 SF building on the property

DEMOGRAPHIC INFO

80,009
Population

38.8
Median Age



Average Household Size:
2.3

\$345,469

Median Home Value



Number of Households:
31,870

52.79%
Owner Occupied



47.21%
Renter Occupied

Average Household
Income: \$72,712

*Above data gathered within a 3-mile radius of the property

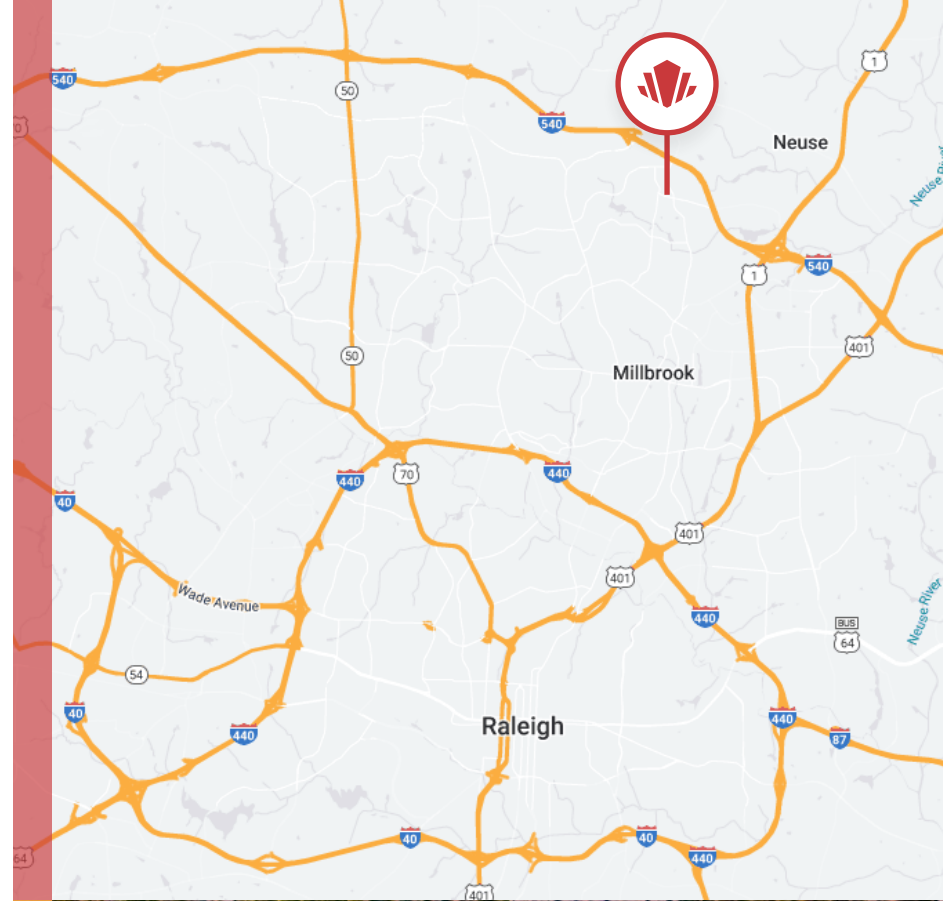


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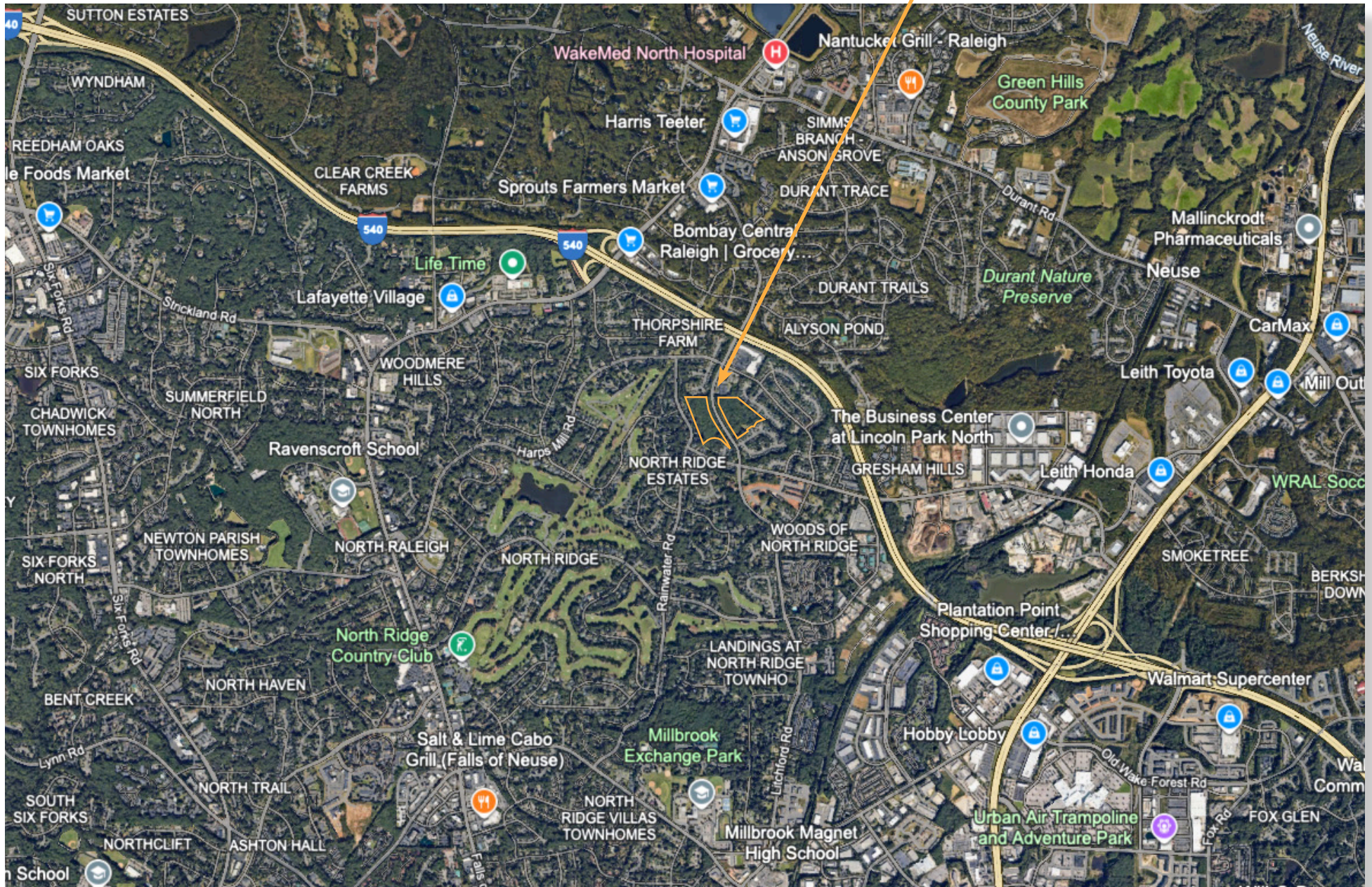
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PROPERTY LOCATION



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