

±87.81 Acres for Sale - Future Land Use Ideal for Industrial

Old Baucom & Branch Road

Raleigh, NC 27610



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Property Summary

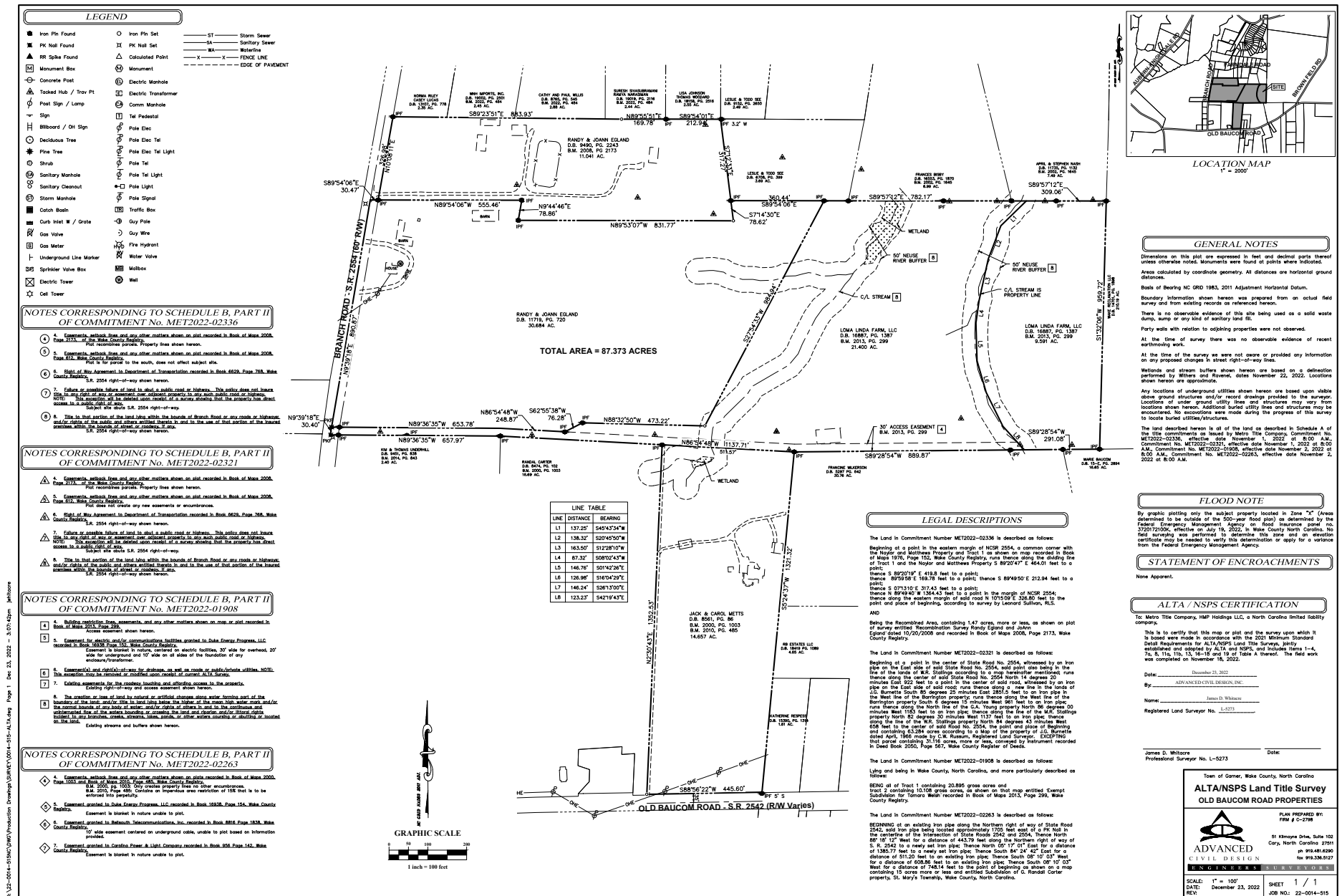
Land for Sale
Old Baucom and Branch Rd, Raleigh, NC 27610

±87.71 acres for sale in southeast Wake County one mile from the future I-540 Triangle Expressway extension. The property is located in an Opportunity Zone and less than five miles from the I-40 and US Hwy 70 intersection.

The property's future land use is designated at Business & Commercial Services, which supports higher-impact commercial activities that have locational needs along major roadways.

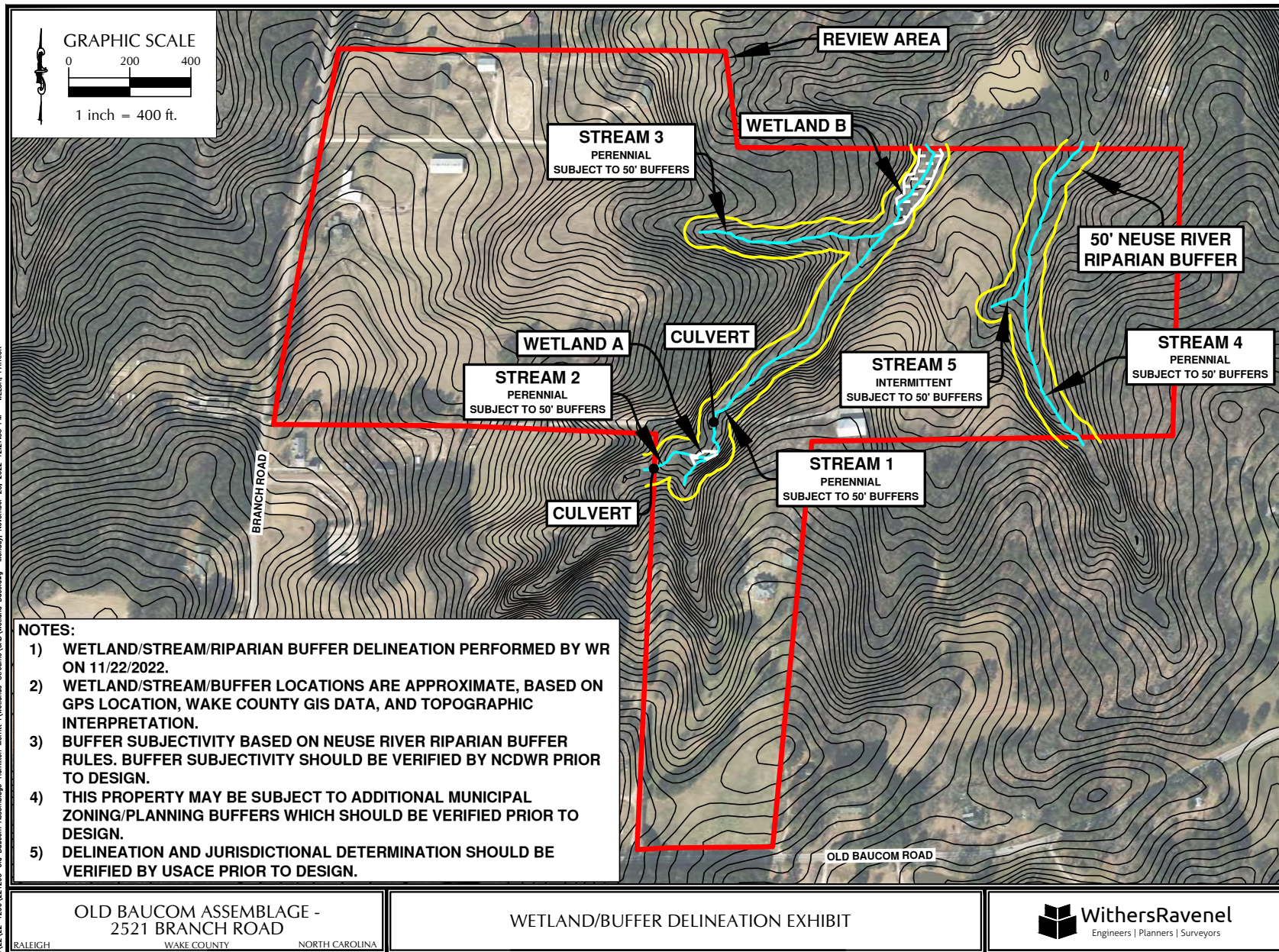
Address	2521 Branch Rd Raleigh, NC 27610
County	Wake
PINs	1741325174 1741315557 1741416466 1741514513 1741401465
Acres	±87.71
Zoning	R-30
Future Land Use	Business & Commercial Services Office & Residential Mixed Use
Jurisdiction	Raleigh (Urban Service Area)
Sale Price	\$15,349,250 (\$175,000/acre)





Wetland Survey

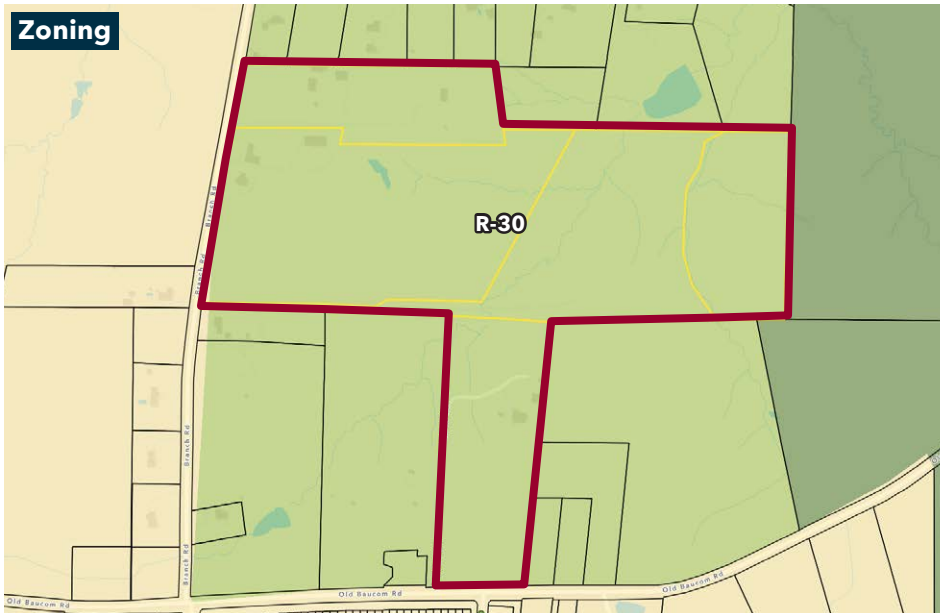
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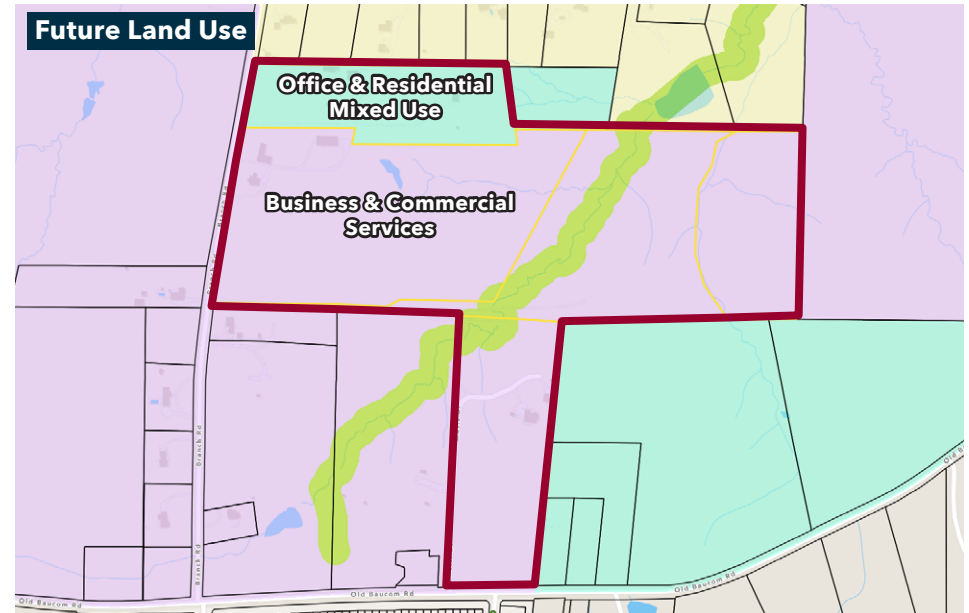
Site Conditions

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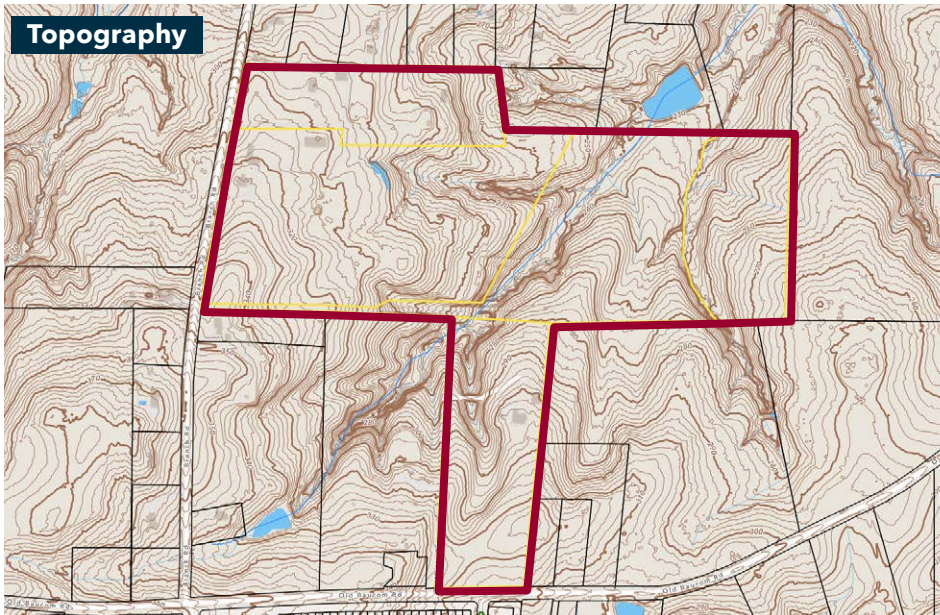
Zoning



Future Land Use



Topography



Business & Commercial Services

This category is for higher-impact or “heavy” commercial activities that would not be compatible with residential uses, or that have locational needs (such as frontage along freeways, expressways, or other major streets) that are not conducive to mixed-use development. Examples would include auto dealerships, auto repair and service businesses, lumberyards, nurseries, contractor suppliers, warehousing, printers, truck stops, distribution centers, and other uses that are quasi-industrial or highway-oriented in character. These areas would generally be zoned IX. Housing would be limited, but live-work units or housing combined with an employment-generating ground floor could be permitted in certain locations.

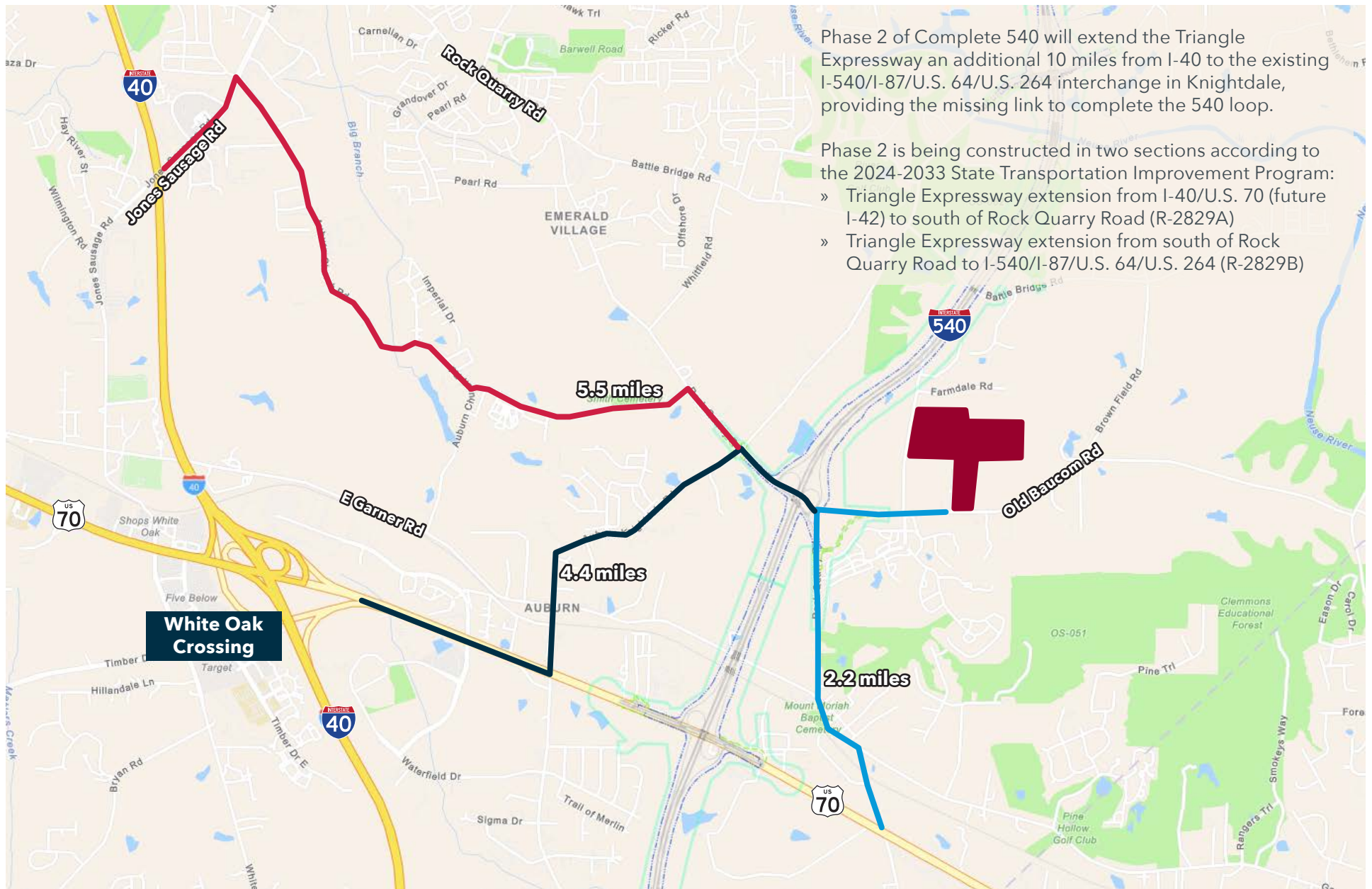
Office & Residential Mixed Use

This category identifies major employment centers where housing is not considered an appropriate future land use. Principal uses are office parks, free-standing office buildings or corporate headquarters, banks, research and development uses, hotels, and ancillary service businesses and retail uses that support the office economy. This category can also apply in appropriate locations to office-industrial hybrids such as light fabrication and assembly ancillary to an R&D use, flex parks, and office/distribution combinations. OP is the most appropriate zoning district for this category, although OX or IX could be used if conditioned to restrict housing development.

Raleigh 2030 Comprehensive Plan Update, October 2023

Transportation Infrastructure

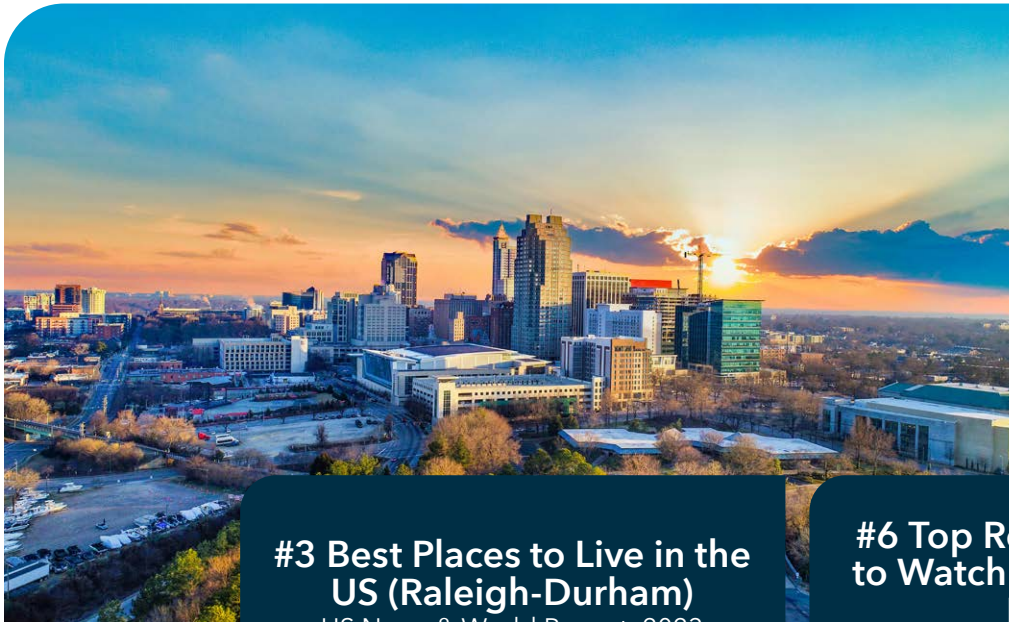
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Demographics

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	1 MILE	3 MILES	5 MILES
Population (2023)	298	16,919	72,125
Daytime Population	195	16,003	61,402
Median Age	40.4	35.9	35.9
Average Household Income	\$103,951	\$96,842	\$91,782
Average Home Value	\$336,207	\$304,741	\$294,097
Bachelor's Degree or Higher	43.9%	33.4%	33.9%



#3 Best Places to Live in the US (Raleigh-Durham)
US News & World Report, 2023

#6 Top Real Estate Market to Watch in 2023 (Raleigh-Durham)
PwC US, 2022

#2 Top Real Estate Market for Homebuilding Prospects in 2023 (Raleigh-Durham)
PwC US, 2022

