



# LAND FOR SALE

## COMMERCIAL ZONED LAND FOR SALE

### 0 Poole Road

### Raleigh, NC 27610

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All information furnished regarding property for sale, rental or financing is from sources deemed reliable, but no warranty or representation is made to the accuracy thereof and same is submitted to errors, omissions, change of price, rental or other conditions prior to sale, lease or financing or withdrawal without notice. No liability of any kind is to be imposed on the broker herein.

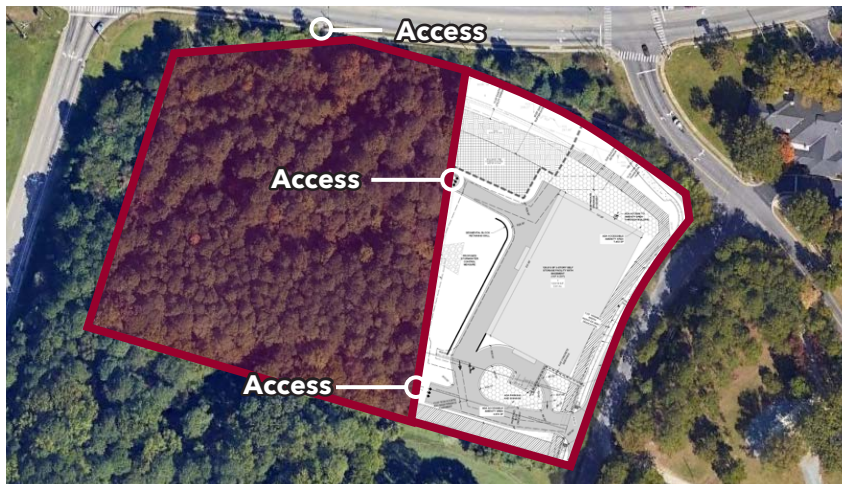
# LAND FOR SALE 0 POOLE ROAD

Raleigh, NC 27610

## PROPERTY OVERVIEW

4.13 acres of commercial zoned land for sale in east Raleigh with great visibility on Poole Road. The property is located at the intersection of Poole Road and I-440/I-87, close to Old Poole Road.

- » 4.13 acres
- » CX-3-CU zoning in place (City of Raleigh)
- » Less than 10 minutes to downtown Raleigh
- » Right-in/right-out on Poole Road
- » Additional access point from adjacent parcel to the east via Dowling Road, planned for self-storage
- » 29,500 vehicle per day on Poole Road
- » PIN 1723649328
- » Sale Price: \$1,600,000



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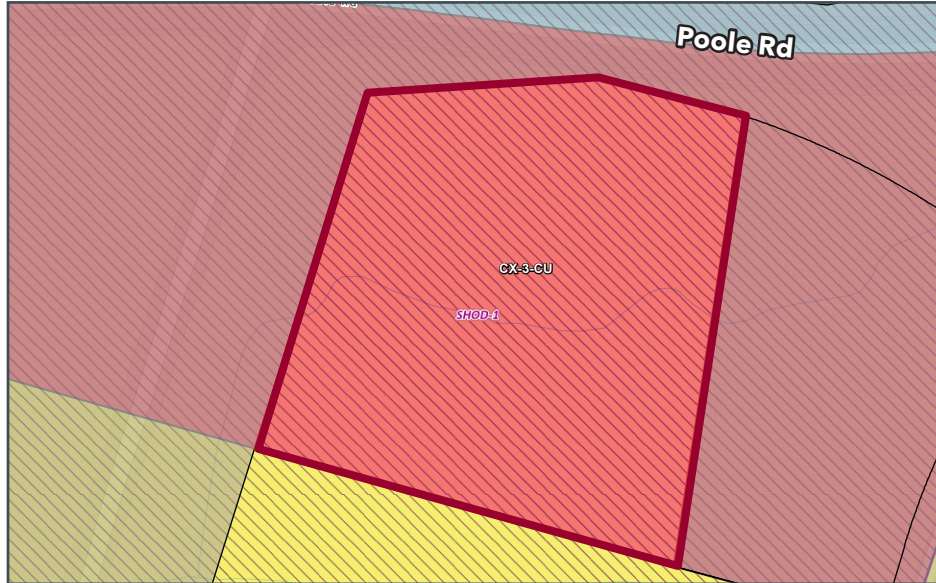
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## Zoning



### COMMERCIAL MIXED USE (CX-3-CU)

Per the Raleigh Unified Development Ordinance:

1. CX- is intended to provide for a variety of residential, retail, service and commercial uses.
2. While CX- accommodates commercial uses, the inclusion of residential and employment uses are strongly encouraged in order to promote live-work and mixed use opportunities.

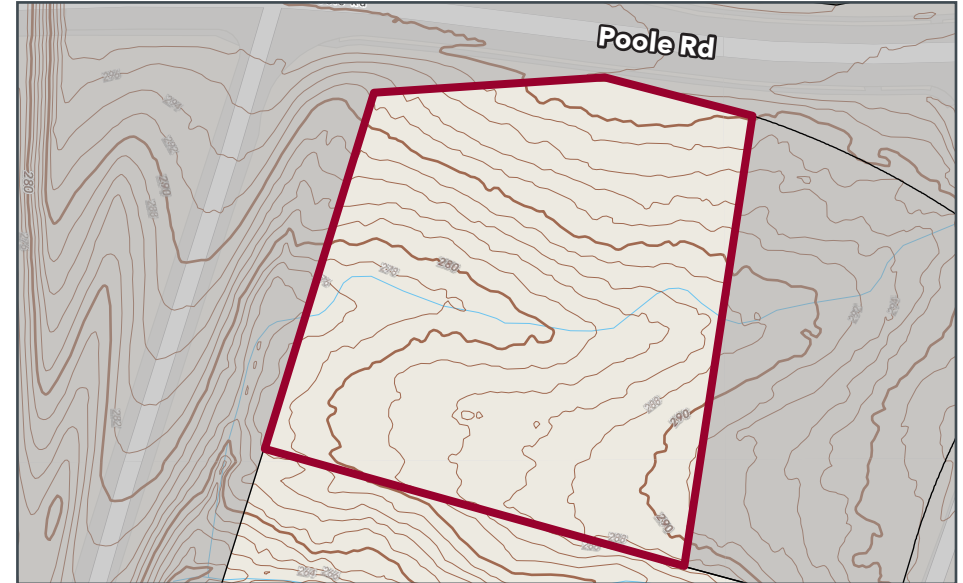
Zoning conditions for this property can be found here:

<https://cityofraleigh0drupal.blob.core.usgovcloudapi.net/drupal-prod/COR22/TCZ-009-23-ORD.pdf>

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## Topography



### SPECIAL HIGHWAY OVERLAY DISTRICT (SHOD-1) OVERLAY

The Special Highway Overlay Districts are located along major roads and special districts. This overlay has specific development standards that can be found within the Raleigh Unified Development Ordinance:

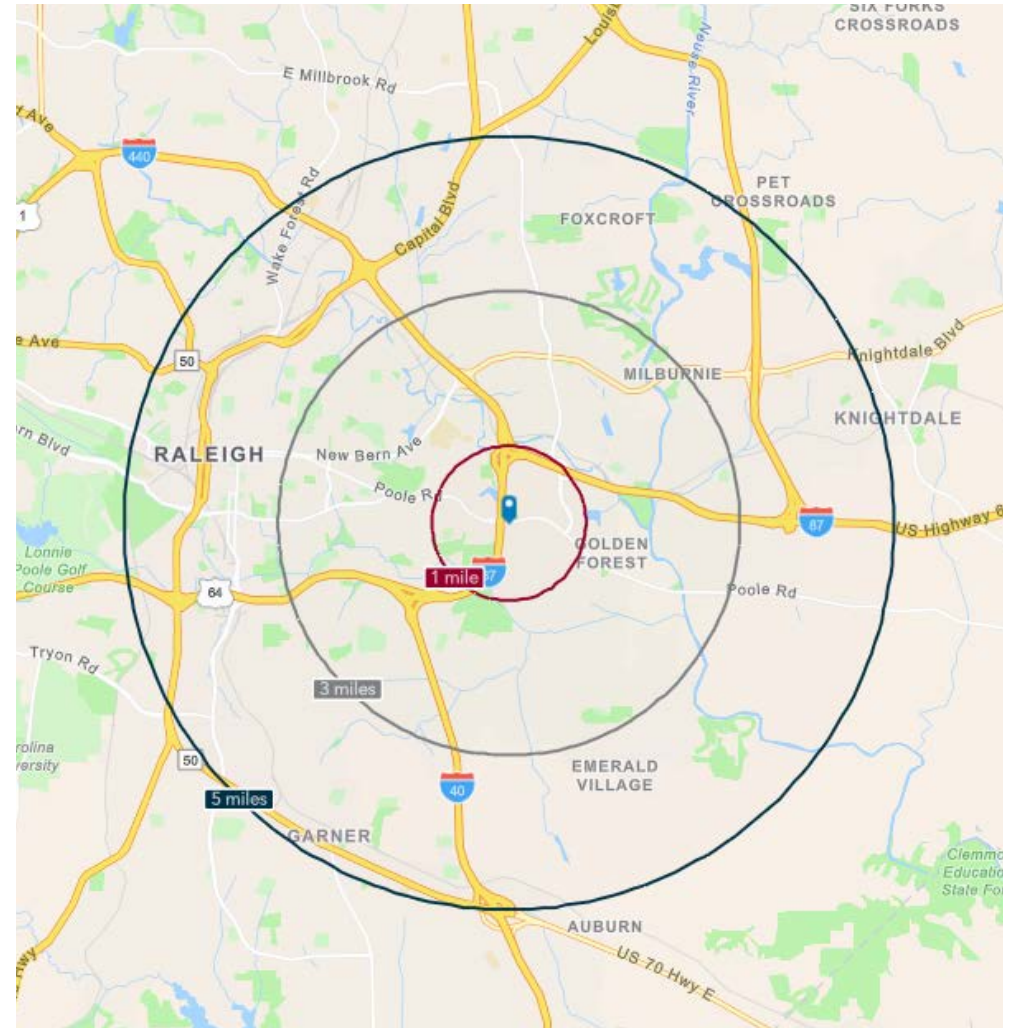
<https://user-2081353526.cld.bz/UnifiedDevelopmentOrdinance/144/>

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	1 MILE	3 MILES	5 MILES
2024 Population	4,686	72,658	178,510
2024 Daytime Population	6,465	101,123	256,736
Median Age	34.2	35.1	35.0
Average Household Income	\$72,436	\$85,524	\$106,205
Average Home Value	\$263,301	\$360,629	\$422,286



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