

FOR SALE

1715 ROUNDROCK

ROUNDROCK BUSINESS PARK
GRADED 1.9 ACRE LOT
RALEIGH, NC

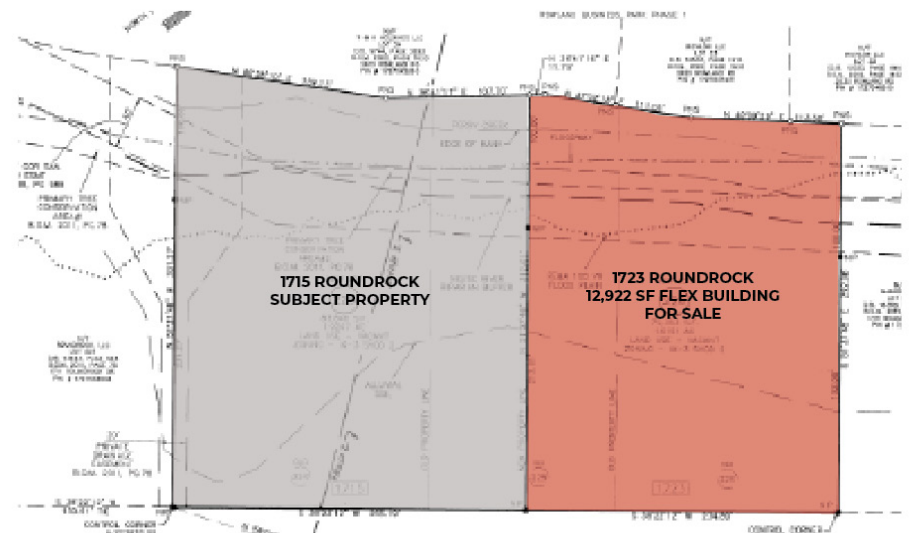




PROPERTY DETAILS

SALE PRICE	\$825,000
ADDRESS	1715 Roundrock Drive Raleigh NC 27615
SIZE	1.92 Acres
LOT #	225
ZONING	IX-3
REAL ESTATE ID	0404303
PIN #	1727048003

SITE PLAN



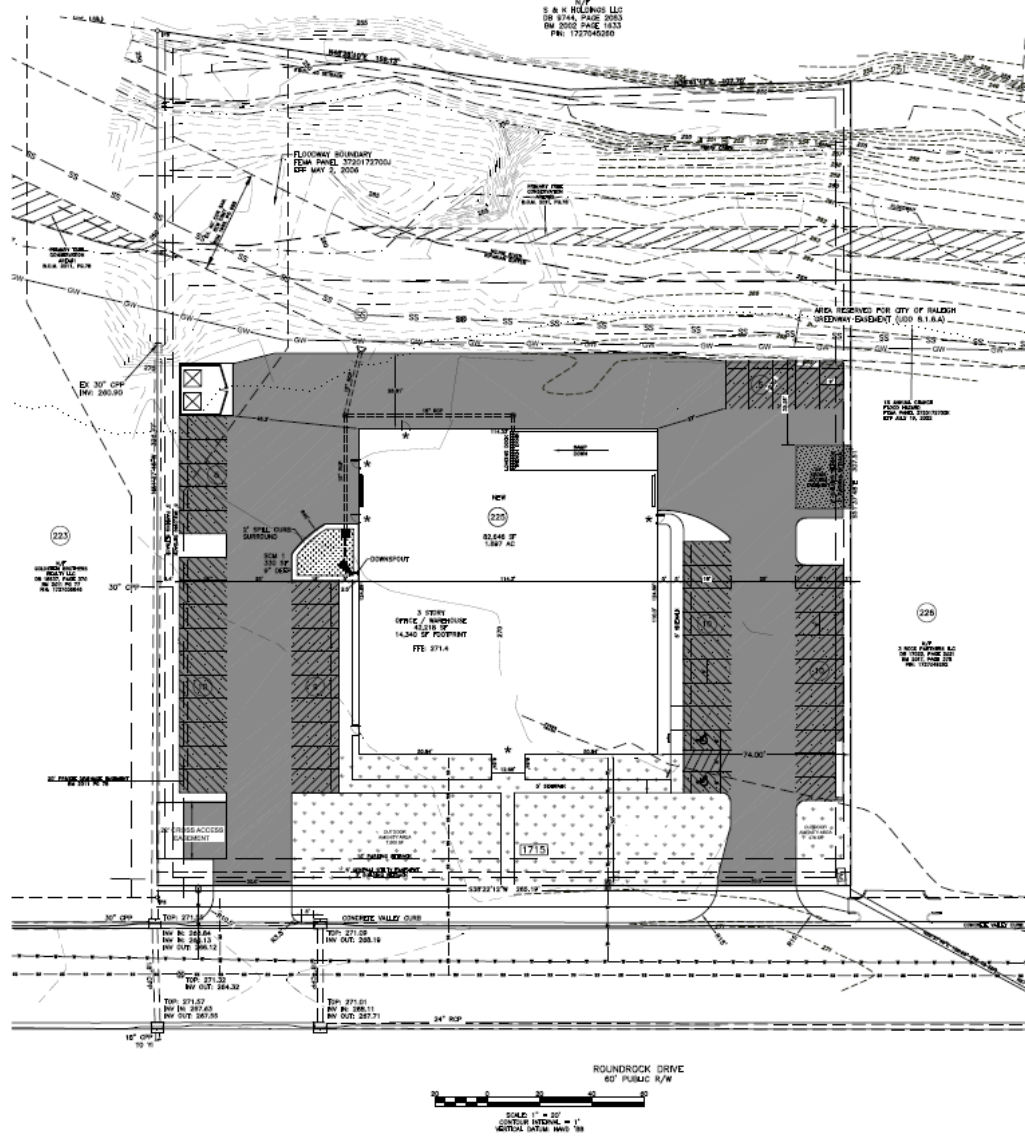
PROPOSED BUILDING PLAN

LEGEND

BC	BACK OF CURB
CI	CURB INLET
CO	CLEAN OUT
CV	ELECTRIC VEHICLE CHARGING STATION
FI	FIRE HYDRANT
OAA	OUTDOOR AMENITY AREA
SPK	SPRINKLER
SSWH	SANITARY SEWER MANHOLE
TR	ELECTRIC TRANSFORMER
WM	WATER METER
WV	WATER VALVE

FINISHES

- ALL TRUNKWAYS SHALL BE 6" COMPACTED AGG-STONE BASE WITH 2" ASPHALT
- ALL PARKING SPACES SHALL BE 4" CONCrete (2000 PSI) DUMPSITER PAD SHALL BE 6" CONCRETE (2000 PSI)



SITE DATA

OWNER TRUCK PARTNERS LLC 1715 ROUNDROCK DRIVE RALEIGH, NC 27615 PHONE: (919) 966-8200 info@truckpartners.com	
SITE ADDRESS 1715 ROUNDROCK DRIVE RALEIGH, NC 27615	
PIN	172104000
PLAT REF:	588 (P) PL 216
ZONING:	OU-2 (R) 5000-2
EXISTING LAND USE: VACANT	
PROPOSED USE:	OFFICE / BUSINESS
PROPOSED BLDG SF:	14,340 SF
AREAS	
EXISTING LOT 221	63,840 SF 1.825 AC
PROPOSED LOT 221	63,840 SF 1.825 AC
PROPOSED BLDG SF:	14,340 SF
TOTAL:	63,840 SF 1.825 AC
GROSS AREA:	63,840 SF 1.825 AC
NET AREA:	63,840 SF 1.825 AC
TOTAL NUMBER OF LOTS:	1
15% OUTDOOR AMENITIES REQUIRED: 9,576 SF	
OUTDOOR AMENITIES AREA PROVIDED: 9,576 SF	
BUILDING ENTRANCE	
FRONT	7' 0" F
SIDE	7' 0" F
REAR	7' 0" F
PARKING ENTRANCE	
FRONT	7' 0" F
SIDE LOT LINC	7' 0" F
REAR LOT LINC	7' 0" F
MANICURED AREAS:	
BUILDING	14,340 SF
PARKING	28,780 SF
MANICURED AREAS	410 SF
SEWERING	1,800 SF
TOTAL:	45,330 SF 1.141 AC
FINISHES	
ALL TRUNKWAYS SHALL BE 6" COMPACTED AGG-STONE BASE WITH 2" ASPHALT	
ALL PARKING SPACES SHALL BE 4" CONCrete (2000 PSI) DUMPSITER PAD SHALL BE 6" CONCRETE (2000 PSI)	
VEHICLE PARKING: NO MAXIMUM PARKING PROVISIONS OR SHORT TERM BICYCLE PARKING. NO RM LOAD FROM BICYCLE PARKING. NO RM	

NO.	REVISION	DATE

TOURtech 2
1715 ROUNDROCK DRIVE
ROUNDROCK BUSINESS PARK
RALEIGH NC
SITE PLAN

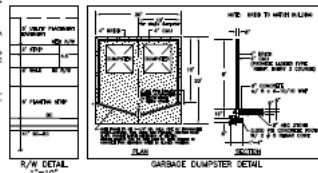
600 RAINBOW DRIVE
RALEIGH, NC 27613
PH: (919) 551-8000
FAX: (919) 551-8000
info@wcpa.com

W. CAROLINA
S.E. 1
S.A. 1
W. 1111
W. 1111
W. 1111

William C. Piver, PE
2709 SCOTTSDALE LANE
RALEIGH, NORTH CAROLINA 27613
TEL: (919) 966-8217
info@wcpa.com

DATE: 06/10/22
DRAWN: TC
SHEET:
C-3

- NOTE:**
- GARBAGE AND RECYCLE TO BE COLLECTED BY PRIVATE CONTRACTOR.
 - BUILDING ACCESS
 - ALL SITE LIGHTING WILL CONFORM TO SECTION 7.4 OF THE LDD.



FOR PERMITTING
NOT FOR CONSTRUCTION

ROUNDRock DEVELOPMENT

PIPE MATERIAL: SHALL BE DUCTILE IRON PIPE ACCORDING WITH THE STANDARD OF THE CITY OF RALPHIGH AND SPECIFICATIONS NOTED ON THE CONTRACT DRAWINGS. SCHEDULE 40 PIPE SHALL BE USED UNLESS OTHERWISE NOTED. ALL PIPE SHALL BE 15' LONG. ALL JOINTS SHALL BE BY THE CITY OF RALPHIGH UNLESS OTHERWISE NOTED ON THE CONTRACT DRAWINGS.

JOINTING: SHALL BE RIVETED CONCRETE PIPE ON 15' LENGTHS UNLESS OTHERWISE NOTED ON THE CONTRACT DRAWINGS.

NOTE: THE CONTRACTOR SHALL NOT INITIAL BEFORE COMMENCING WORK. THE CONTRACTOR SHALL VERIFY THE LOCATION OF ALL EXISTING UTILITIES BEFORE ANY WORK IS DONE ON SITE. THE CONTRACTOR SHALL VERIFY THE LOCATION OF ALL EXISTING UTILITIES BEFORE ANY WORK IS DONE ON SITE. THE CONTRACTOR SHALL VERIFY THE LOCATION OF ALL EXISTING UTILITIES BEFORE ANY WORK IS DONE ON SITE.

NOTE: VERIFY ALL DIMENSIONS AND SPECIFICATIONS OF THE CITY OF RALPHIGH BEFORE COMMENCING CONSTRUCTION.

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- UTILITY INSTALLATION:**
1. Verify & Mark Lines
 2. Excavate & Install Utility
 3. Backfill & Compact
 4. Reinstall & Compact

NOTE: PLACEMENT AND COMPACT OF ALL MATERIALS SHALL BE DONE TO 100% DENSITY (20% OF ALL) UNLESS OTHERWISE NOTED. ALL MATERIALS SHALL BE PLACED AND COMPACTED TO 100% DENSITY (20% OF ALL) UNLESS OTHERWISE NOTED.

NOTE: VERIFY ALL DIMENSIONS AND SPECIFICATIONS OF THE CITY OF RALPHIGH BEFORE COMMENCING CONSTRUCTION.

ATTENTION CONTRACTORS:

THE CONTRACTOR SHALL VERIFY THE LOCATION OF ALL EXISTING UTILITIES BEFORE ANY WORK IS DONE ON SITE. THE CONTRACTOR SHALL VERIFY THE LOCATION OF ALL EXISTING UTILITIES BEFORE ANY WORK IS DONE ON SITE. THE CONTRACTOR SHALL VERIFY THE LOCATION OF ALL EXISTING UTILITIES BEFORE ANY WORK IS DONE ON SITE.

NOTE: VERIFY ALL DIMENSIONS AND SPECIFICATIONS OF THE CITY OF RALPHIGH BEFORE COMMENCING CONSTRUCTION.

Public Sewer Collection/Extension System

DATE: _____

PROJECT: _____

CONTRACTOR: _____

SCALE: _____

Public Water Distribution/Extension System

DATE: _____

PROJECT: _____

CONTRACTOR: _____

SCALE: _____

Public Sewer Collection/Extension System

DATE: _____

PROJECT: _____

CONTRACTOR: _____

SCALE: _____

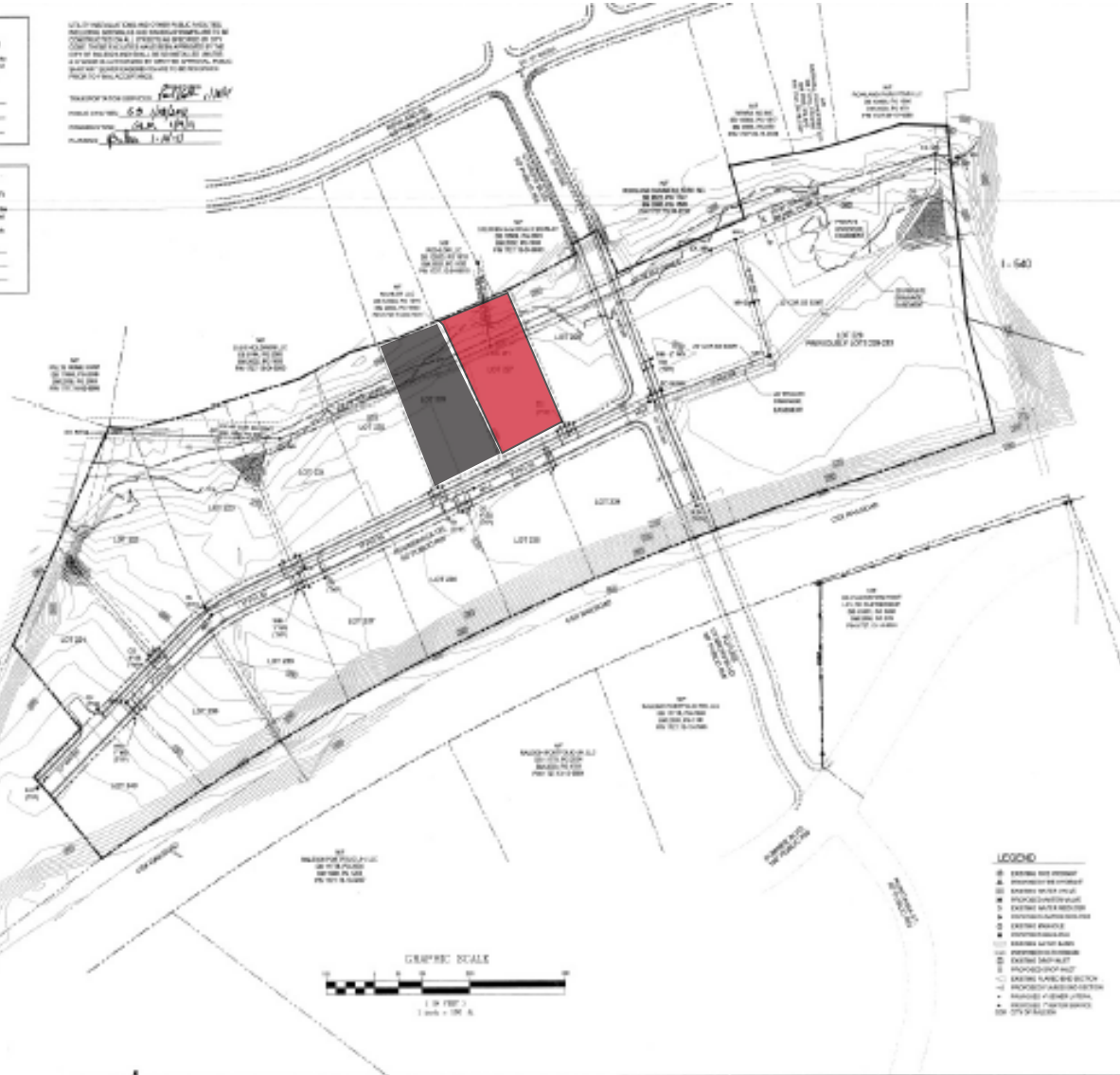
Public Water Distribution/Extension System

DATE: _____

PROJECT: _____

CONTRACTOR: _____

SCALE: _____



- LEGEND**
- 1. EXISTING WATER MAIN
 - 2. EXISTING WATER SERVICE
 - 3. EXISTING WATER METER
 - 4. EXISTING WATER VALVE
 - 5. EXISTING WATER FITTING
 - 6. EXISTING WATER FITTING
 - 7. EXISTING WATER FITTING
 - 8. EXISTING WATER FITTING
 - 9. EXISTING WATER FITTING
 - 10. EXISTING WATER FITTING
 - 11. EXISTING WATER FITTING
 - 12. EXISTING WATER FITTING
 - 13. EXISTING WATER FITTING
 - 14. EXISTING WATER FITTING
 - 15. EXISTING WATER FITTING
 - 16. EXISTING WATER FITTING
 - 17. EXISTING WATER FITTING
 - 18. EXISTING WATER FITTING
 - 19. EXISTING WATER FITTING
 - 20. EXISTING WATER FITTING

NO.	DESCRIPTION	DATE	BY
1	ISSUED FOR PERMIT	10/15/2024	JAE
2	ISSUED FOR CONSTRUCTION	10/15/2024	JAE
3	ISSUED FOR AS-BUILT	10/15/2024	JAE

JOHN A. EDWARDS & COMPANY
 Consulting Engineers
 320 W. Main St., Round Rock, TX 78664
 Phone: (512) 255-4400
 Fax: (512) 255-4401
 Email: jae@edwards.com

NO.	DESCRIPTION	DATE	BY
1	ISSUED FOR PERMIT	10/15/2024	JAE
2	ISSUED FOR CONSTRUCTION	10/15/2024	JAE
3	ISSUED FOR AS-BUILT	10/15/2024	JAE

ROUNDRock, BUSINESS PARK, CONSTRUCTION PLAN, SUD INVESTMENTS, LLC
 PG. 004-001-001 (Sheet 1 of 1)
 2704 S. RICHMOND AVE., ROUND ROCK, TX 78664
 DATE: 10/15/2024
 DRAWN BY: JAE
 CHECKED BY: JAE
 UTILITY PLAN

LOCATION OVERVIEW



MARKET OVERVIEW

The Research Triangle's economic diversity strategically positions the region as one of the fastest growing metropolitan areas in the country. The Research Triangle features a well-balanced economy driven by a robust mix of leading pharmaceutical and biotechnology companies, healthcare institutions, financial services companies, world-class universities, and the state government.

Strategic corporate locations for some of the largest healthcare and technology firms in the world magnetically attract startups and regional firms that are seeking to capitalize on the highly educated employment base that has formed as a result of the long-tenured STEM tenant base and halo effect of nearby universities. The effects of Covid have been muted in the region due to the appeal RTP has for life science tenants and its strong medical research centers, such as Duke University Medical Center and UNC Health Care.

2 BEST REAL ESTATE PROSPECTS

3 BEST PLACES TO LIVE

7 TOP 10 CITIES FOR TECH JOBS

7 MOST EDUCATED CITY IN THE U.S.



APPLE IS CONTINUING WITH PLANS TO CONSTRUCT ITS 1 MILLION SQUARE FOOT, 3,000 JOB CREATING EAST COAST HQ CAMPUS IN THE REGION AND GOOGLE CURRENTLY HAS SPACE IN DURHAM ID TO SUPPORT THEIR PROMISE OF OVER 1,000 ENGINEERING JOBS FROM 2021.

DUKE UNIVERSITY

#11

In the nation in R&D spending. \$1.2 billion in annual research expenditures

UNIVERSITY OF NORTH CAROLINA - CHAPEL HILL

#5

Best Public University in the U.S. \$1.2 billion in annual research expenditures.

NC STATE UNIVERSITY

#2

Best Value among NC Public Universities. Top 20 School for Entrepreneurship according to Princeton Review.



CONTACTS

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Principal

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dheafner@richcommercialrealty.com

Conley Moretz
Vice President

757-817-1348

cmoretz@richcommercialrealty.com

RCR RICH COMMERCIAL REALTY

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Raleigh, NC 27612 | (919) 821-7880
richcommercialrealty.com

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