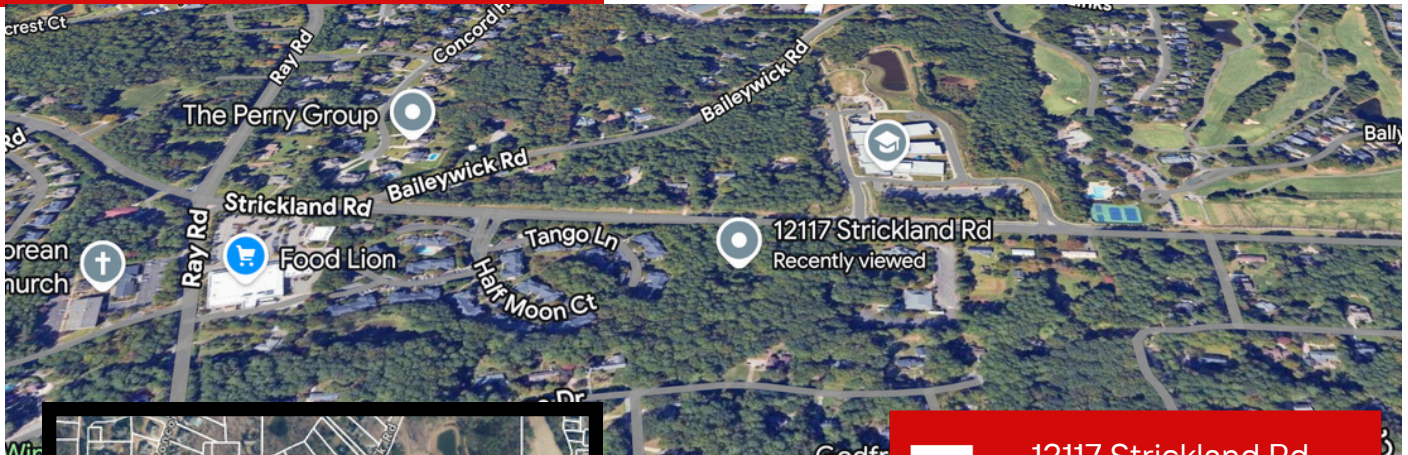


# HIGH DENSITY RESIDENTIAL LAND

Perfect For Development

## FOR SALE



12117 Strickland Rd.,  
Raleigh, NC 27613



### ABOUT THE PROPERTY

Outstanding residential development opportunity in the heart of North Raleigh. This well-positioned site on Strickland Road offers exceptional potential for builders and developers seeking land in one of the region's most desirable and fastest-growing areas.

The property benefits from excellent proximity to key commuter routes and established neighborhoods, making it ideal for a variety of residential concepts. With strong housing demand and steady regional expansion, this location presents a rare opportunity to secure a development site in one of Wake County's most sought-after corridors. Raleigh continues to experience impressive growth, ranking as the third fastest-growing metro in the United States according to CoreLogic, and recently named the best-performing large metropolitan area in the nation by the 2025 Milken Institute Best-Performing Cities Report. These trends highlight the lasting appeal and investment strength of this market.

### PROPERTY FEATURES

- Lots Size: 4.09 AC
- Zone: RX-4-CU
- Use: Multifamily
- Traffic: ~ 12,230
- Close to I-540
- Market: Raleigh
- Submarket: N Raleigh
- Golf Course Area
- Close to RDU Airport

**PURCHASE PRICE**  
**\$4,000,000**

More Info



For More Information:  
[www.thispropertyavailable.com](http://www.thispropertyavailable.com)  
[thispropertyavailable@gmail.com](mailto:thispropertyavailable@gmail.com)

### SKYLAR OWENS



919-857-7672



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### DIEGO MUNOZ



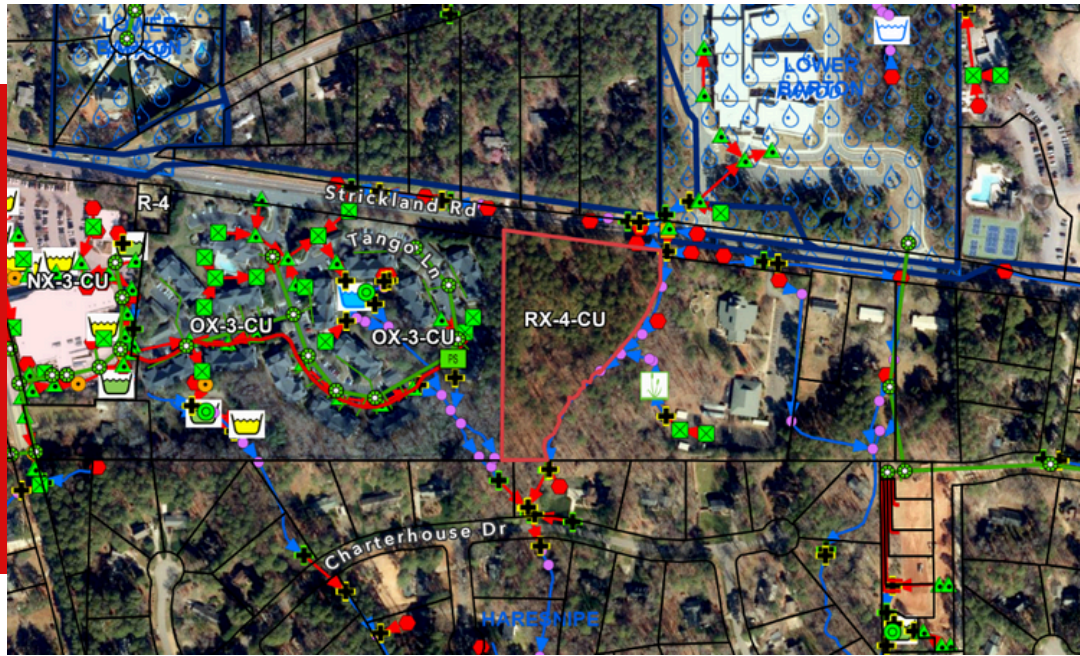
919-675-2750



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**kw RALEIGH**  
KELLER WILLIAMS REALTY





2117 Strickland Rd., Raleigh, NC 27613

## LOCATION OVERVIEW

12117 Strickland Road is positioned at the heart of North Raleigh's most connected and desirable corridor, surrounded by exceptional amenities and a dynamic mix of lifestyle conveniences. The property offers effortless access to both I 540 east and west through the Leesville Road and Creedmoor Road interchanges, connecting residents to every part of the Triangle with ease.

Perfectly situated between Falls of Neuse Road and Six Forks Road, this site places future homeowners within minutes of some of Raleigh's most popular shopping and dining destinations, including Brennan Station, Greystone Village Shopping Center, Falls Village, Six Forks Station, and Lafayette Village. These nearby centers offer an impressive variety of restaurants ranging from casual to upscale, charming cafés, and multiple grocery options such as Harris Teeter, Publix, and Trader Joe's.

For outdoor recreation, residents will enjoy proximity to Lake Lynn, Baileywick Park, Leesville Park, and the Strickland Road Neighborhood Park, each offering trails, open spaces, and family friendly amenities. Healthcare access is also convenient, with Heritage Urgent and Primary Care and MinuteClinic approximately 1.8 miles or 3 minutes away, WakeMed North Hospital about 7.3 miles or 13 minutes, and UNC Urgent Care at Wakefield roughly 12 miles or 21 minutes. With unmatched connectivity, exceptional surroundings, and the convenience of North Raleigh's most sought after destinations all within easy reach, this location represents a rare opportunity to create a community where everyday living meets exceptional lifestyle.



More Info



Schedule A Tour!!

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**SKYLAR OWENS**

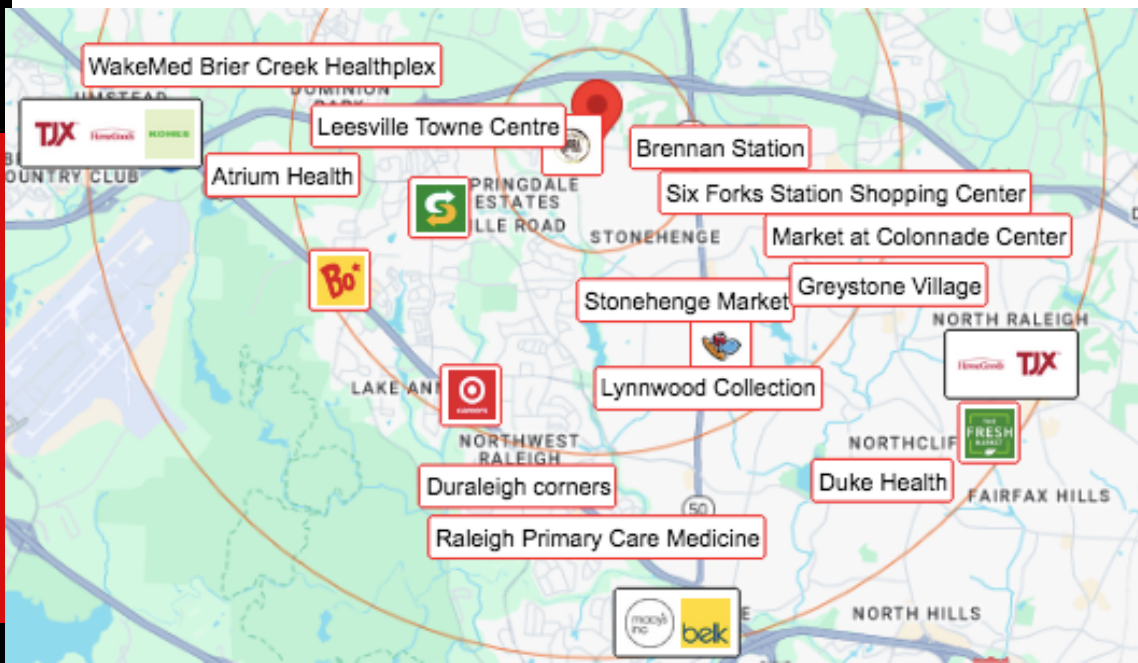
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## Brennan Station



## Leesville Towne Center



## Stonehenge Market



## Market at Colonnade



## DEMOGRAPHICS

Population	1 Mile	3 Miles	5 Miles
Male	2,472	30,011	65,943
Female	2,547	32,523	71,365
Total Population	5,020	62,533	137,308
Age	1 Mile	3 Miles	5 Miles
Ages 0-14	920	10,278	21,823
Ages 15-24	452	6,227	14,271
Ages 25-54	1,820	25,739	58,020
Ages 55-64	756	8,252	17,607
Ages 65+	1,071	12,037	25,586
Race	1 Mile	3 Miles	5 Miles
White	3,657	42,741	90,555
Black	519	8,479	21,695
Am In/AK Nat	6	69	165
Hawaiian	3	13	41
Hispanic	328	5,059	11,891
Asian	366	4,552	9,433
Multi-Racial	133	1,507	3,282
Other	11	100	247

Income	1 Mile	3 Miles	5 Miles
Median	\$180,457	\$125,323	\$116,050
<\$15,000	91	845	1,994
\$15,000-\$24,999	34	1,018	1,988
\$25,000-\$34,999	N/A	954	2,434
\$35,000-\$49,999	85	1,800	5,357
\$50,000-\$74,999	172	3,269	8,301
\$75,000-\$99,999	90	3,260	7,332
\$100,000-\$149,999	299	5,162	11,447
\$150,000-\$199,999	344	4,060	8,326
>\$200,000	847	7,435	15,298
Housing	1 Mile	3 Miles	5 Miles
Total Units	2,118	30,293	68,416
Occupied	1,964	27,802	62,479
Owner Occupied	1,723	18,070	37,530
Renter Occupied	241	9,732	24,949
Vacant	154	2,492	5,938

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