

AVAILABLE

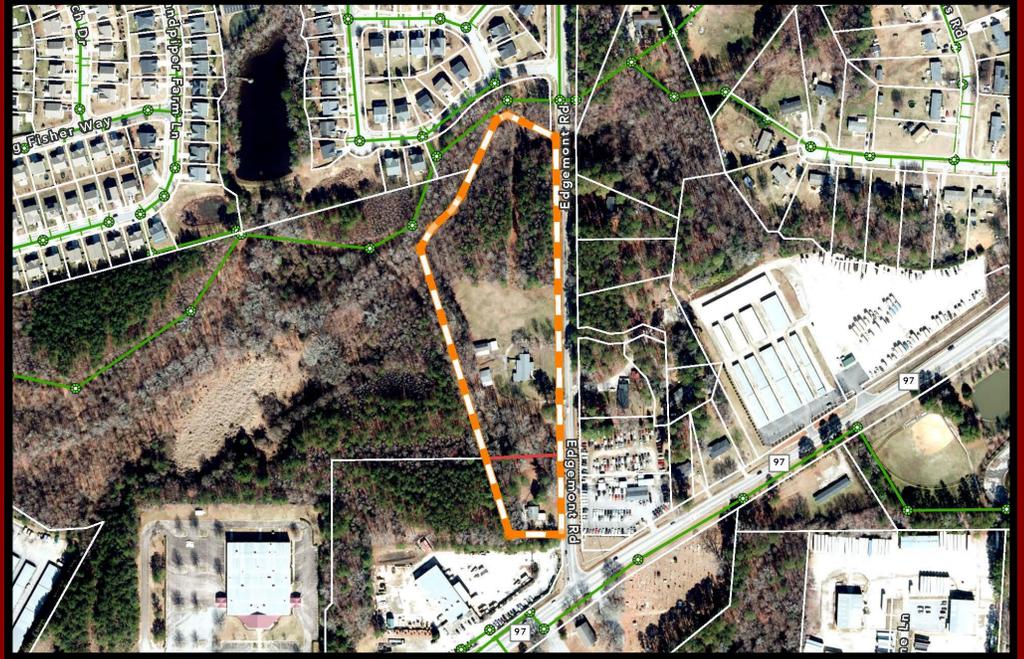
**Approx
7.86 Acres**

**909 & 913
Edgemont Road**

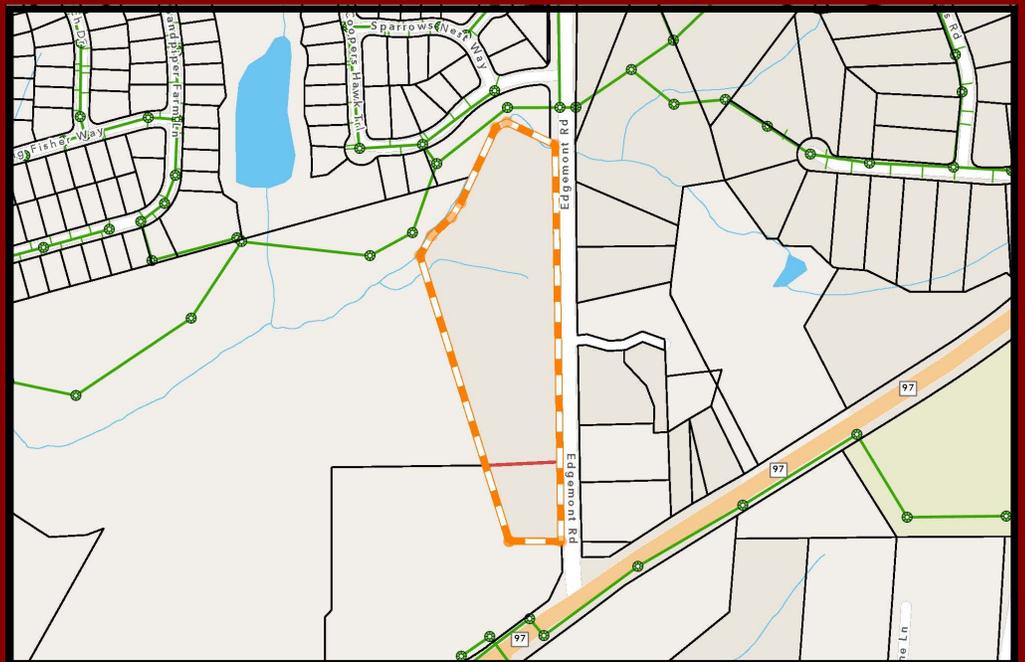
**Located less than 2
miles from I-87, Wake
Tech & Rolesville Rd
Less than 5 miles to
Wake Med**

- Convenient access to Restaurants, Retail, & Service related businesses, Hwy 64/ Wendell Blvd
- 1,178' Road Frontage on Edgemont Rd
- Traffic Count Edgemont 4,900 VPD (2024)
- Traffic Count Wendell Blvd 21,500 VPD (2024) Less than .25 mile from subject
- Ideal Site for Church, Bank, Multi-family, Retail, Restaurant, or Office/Medical Office
- Current Zoning R-30 Probable rezoning to AC-2 and AC-3

**Asking Price
\$1,800,000**



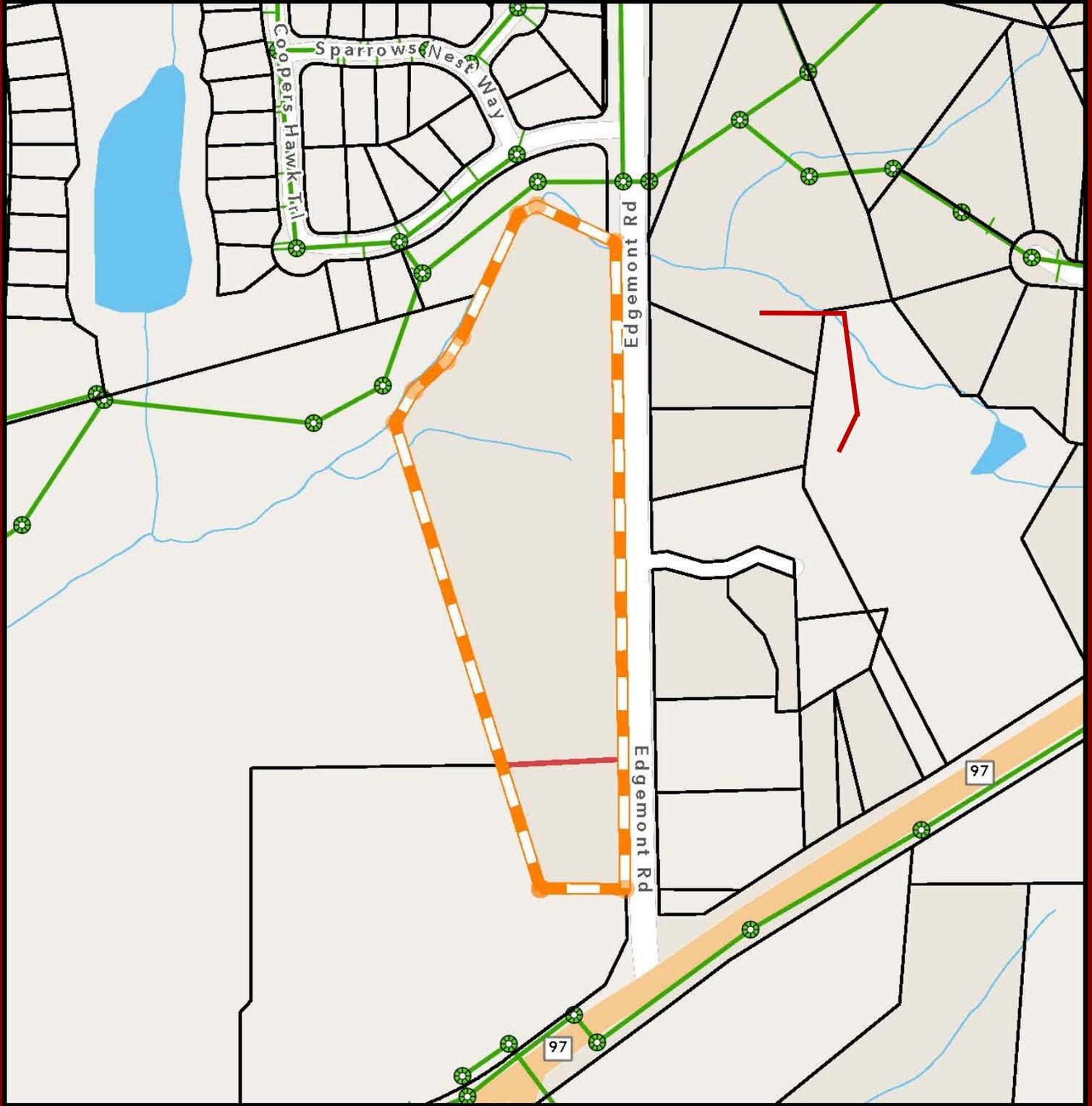
Opportunity for Development



AERIAL



Sewer Lines Location



PHOTOS



PROPERTY DESCRIPTION



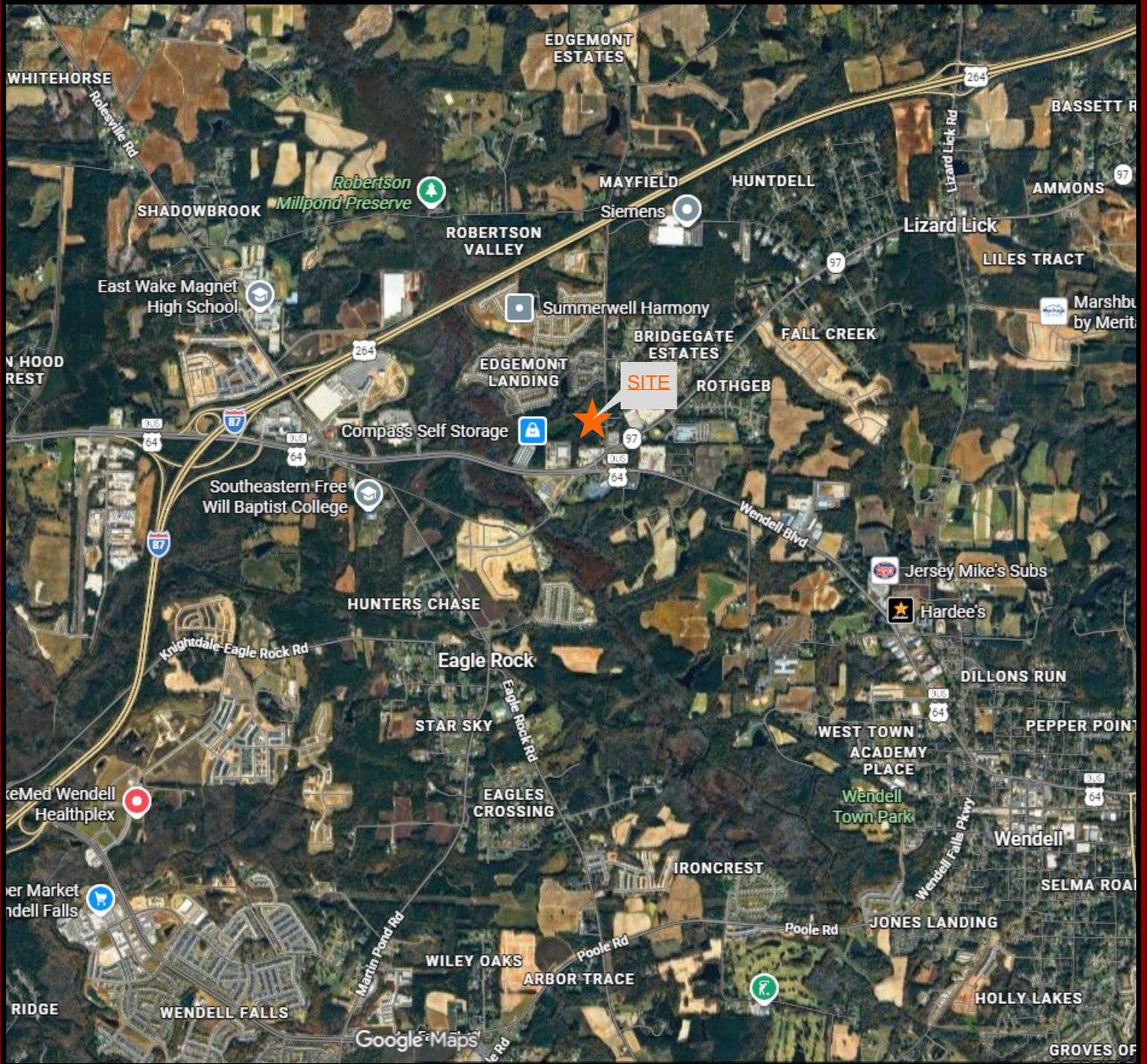
Approximately 7.86 Acres, with improvements, consisting of two lots with the northern most Lot being Parcel #1774787851 and REID # 0064464 with 6.82 acres and the southern most Lot being Parcel #1774788076 and REID # 0064465 with 1.04 acres.

Legal Description: HORTON LD

TRACT ONE: BEGINNING in the center of the Riley Hill paved road at a point in the Hephzibah Church line, marked by a spike in The center of said paved road, thence North 85 degrees 30' West with the old property line 183 feet to a stone at twin holly trees in said Church line; thence North 13 degrees 00' West 237 feet to a stake; thence South 87 degrees 47' East 216 feet to the center of said Riley Hill paved road, marked by spike in center of said road; thence South 4 degrees 47' West 237 feet with the center of said paved road to the point of beginning, containing 1.04 acres as shown by survey and plat made by B. L. Shook, R.S., Kenly, NC on January 27, 1959.

TRACT TWO: BEING all of that tract or parcel described in the deed recorded in Book 644, Page 82, Wake County Registry, Reference to which is made for a more particular description.

Area Map and Amenities



For more information, contact:
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