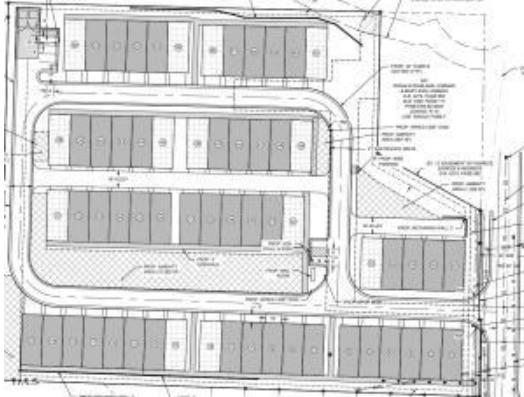


Land Active MLS# 10055499 DOM/CDOM: 0/0	620 Gannett Street Raleigh, NC 27606-1408 County: Wake	\$6,700,000 Agent Detail Report
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Lot Size Acres:	3.6	Sub-Type:	Unimproved Land
Lot Size SqFt:	156,816	City Limits YN:	Yes
Lot Size Dim.:	See Survey	City Limits Of:	Raleigh
Road Frontage Length:	180	Restrictive Covenants:	No
		Subdivision Name:	West Grove
		Association:	No

**Showing Requirements:** Appointment Only; Call Listing Agent

**Owner Name:** A Squared, LLC.

**Owner Phone:** 143-145146,

**Private Remarks:** Contact Co-Listing Agent for Details. See site plan in documents

**Public Remarks:** Brownstones at Blue Ridge. 61 lot approved townhouse style condo project in the Blue Ridge Corridor !!! Skip the 4 years it takes to put together an assemblage then go through the lengthy subdivision approval process with the City of Raleigh. Proven concept with highly successful 50 unit complex ( West End Townes) adjacent to this project. Seller is only interested in serious offers with quick closing timelines. Contact Co-Listing Agent for Details. See site plan in documents.

**Directions:** Western Blvd to Gannett St.

**Latitude:** 35.789221 **Longitude:** -78.70774

<b>Listing Contract Date:</b> 09/30/2024	<b>Listing Agreement:</b> Exclusive Right To Sell	<b>Major Change Timestamp:</b> 09/30/2024
<b>Start Showing Date:</b> 09/30/2024	<b>Listing Service:</b> Full Service	<b>Major Change Type:</b> New Listing
<b>Original Entry Timestamp:</b> 09/30/2024		<b>Status Change Timestamp:</b> 09/30/2024
<b>Original MLS:</b> Triangle MLS Inc		<b>Original List Price:</b> \$6,700,000

Name	Office	Primary	Office	E-mail
LA: Joe Alercia (R15119 ) DRE#: 163402	RE/MAX United (2165) C6380	919-868-3972	919-469-4700	joe@thealerciagroup.com
CLA: A.J. Stillittano (R74144) DRE#: 248162	RE/MAX United(2165) C6380	919-623-7719	919-469-4700	aj_stillittano@hotmail.com

<b>List Price/Acre:</b> \$1,861,111.11	<b>Elementary School:</b> Wake - Reedy Creek	<b>Parcel</b>	0784626370, 0784627115,
<b>Tax Annual Amt:</b> \$9	<b>Middle Or Jr Sch:</b> Wake - Reedy Creek	<b>Number:</b>	0784627019, 0784627015
<b>Tax Year:</b> 2024	<b>High School:</b> Wake - Athens Dr	<b>Lot Number:</b>	141-146
<b>Tax Assd Value:</b> \$928,643		<b>Zoning:</b>	R-10
<b>Tax Legal Desc.:</b> LO146 WESTGROVE LO143-145 WEST GROVE BM1935-00 LO142 RCMB WEST GROVE BM2020-0 LO141 RCMB WEST GROVE BM2020-0			

**Development Status:** See Remarks

**Oil/Gas Rights Severed?:** No

**Restrictions:** See Remarks

**Road Frontage Type:** 2 Lane Road

**Road Responsibility:** Public Maintained Road

**Road Surface Type:** Asphalt

**Sewer:** Public Sewer

**Subscriber Confirmation:** Subscriber Created Text: Yes; Subscriber Took

Photos: Yes

**Utilities:** Cable Available; Electricity Available; Phone Available; Sewer Available; Water Available

**Vegetation:** Cleared; Partially Wooded

**Water Source:** Public

**Years Owned:** 1 or More Year(s)

**Possession:** Close Of Escrow

**Property Leased YN:** No

**Sales Options:** Cash; Conventional; FHA; VA Loan

**Special Listing Conditions:** Seller Licensed Real Estate Professional

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