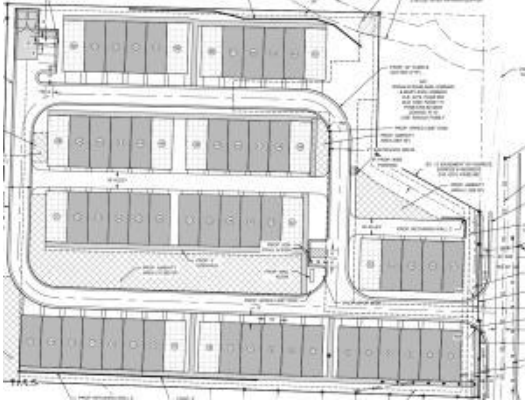


**Land Active**  
**MLS# 10055499**  
**DOM/CDOM: 0/:0**

**620 Gannett Street**  
**Raleigh, NC 27606-1408**  
 County: Wake

**\$6,700,000**  
**Agent Detail Report**



**Lot Size Acres:** 3.6  
**Lot Size SqFt:** 156,816  
**Lot Size Dim.:** See Survey  
**Road Frontage Length:** 180

**Sub-Type:** Unimproved Land  
**City Limits YN:** Yes  
**City Limits Of:** Raleigh  
**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

**Listing Contract Date:** 09/30/2024  
**Start Showing Date:** 09/30/2024  
**Original Entry Timestamp:** 09/30/2024  
**Original MLS:** Triangle MLS Inc

**Listing Agreement:** Exclusive Right To Sell  
**Listing Service:** Full Service

**Major Change Timestamp:** 09/30/2024  
**Major Change Type:** New Listing  
**Status Change Timestamp:** 09/30/2024  
**Original List Price:** \$6,700,000  
**List Price:** \$6,700,000

**Name**  
**LA:** Joe Alercia (R15119 ) DRE#: 163402  
**CLA:** A.J. Stillittano (R74144) DRE#: 248162

**Office**  
 RE/MAX United (2165) C6380  
 RE/MAX United(2165) C6380

**Primary**  
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 919-623-7719

**Office**  
 919-469-4700  
 919-469-4700

**E-mail**  
[joe@thealerciagroup.com](mailto:joe@thealerciagroup.com)  
[aj\\_stillittano@hotmail.com](mailto:aj_stillittano@hotmail.com)

**List Price/Acre:** \$1,861,111.11  
**Tax Annual Amt:** \$9  
**Tax Year:** 2024  
**Tax Assd Value:** \$928,643  
**Tax Legal Desc.:** LO146 WESTGROVE  
 LO143-145 WEST GROVE  
 BM1935-00 LO142 RCMB  
 WEST GROVE BM2020-0  
 LO141 RCMB WEST  
 GROVE BM2020-0

**Elementary School:** Wake - Reedy Creek  
**Middle Or Jr Sch:** Wake - Reedy Creek  
**High School:** Wake - Athens Dr

**Parcel** 0784626370, 0784627115,  
**Number:** 0784627019, 0784627015  
**Lot Number:** 141-146  
**Zoning:** R-10

**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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