

# FOR SALE:

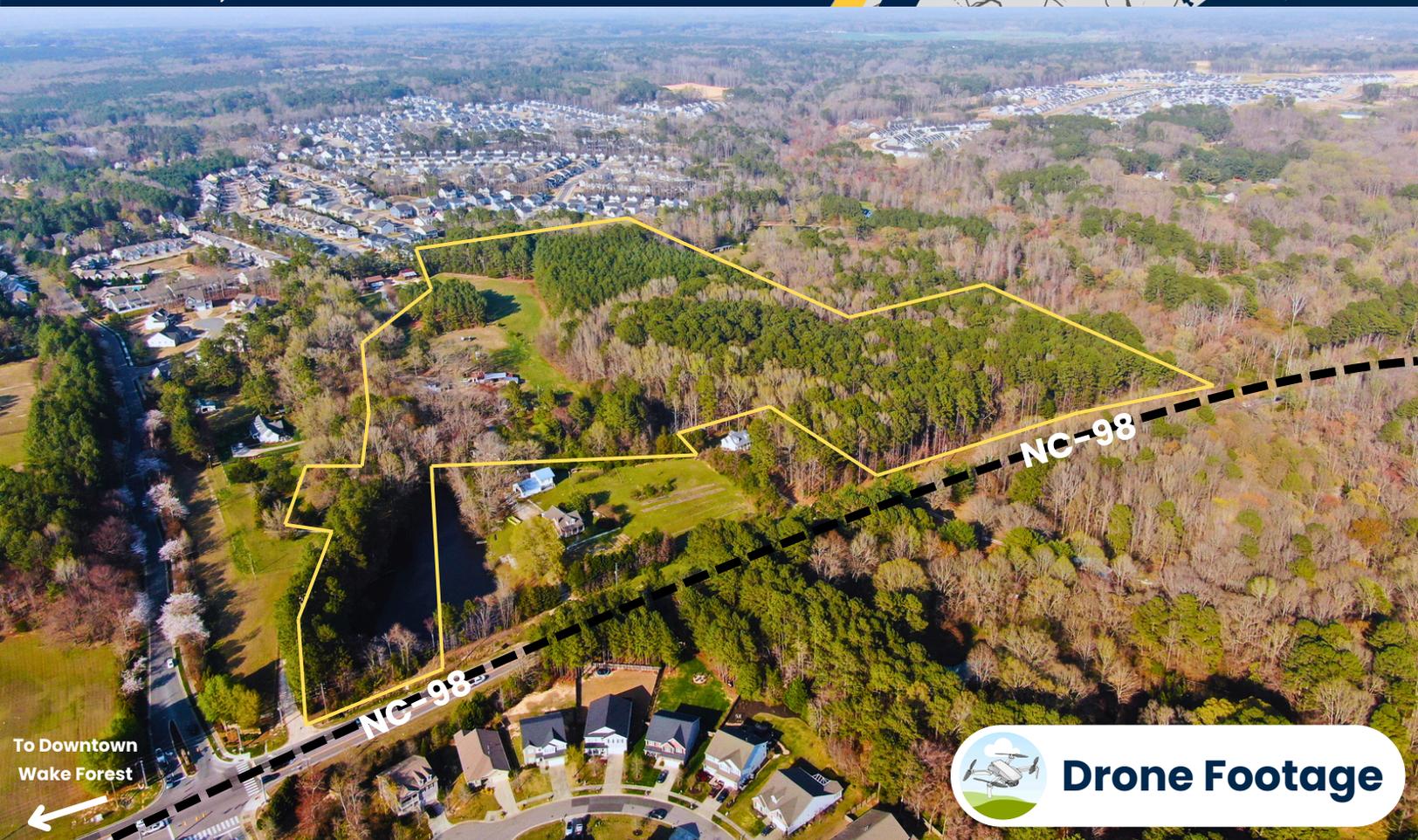
## INFILL RESIDENTIAL DEVELOPMENT SITE

### NC-98 & Old Murray Dr

Wake Forest, NC 27587



South  
Atlantic  
Sites



**Drone Footage**

### PROPERTY HIGHLIGHTS

- Size: ~37.75 AC
- Pricing: Contact Brokers
- Addresses: 0, 6736, 6724 Old Murray Dr and 1721 Wait Ave
- Municipality: Wake County, under Town of Wake Forest ETJ
- Current Zoning: Highway District (HD)
- Future Land Use: Mixed Residential
- Utilities: water, sewer, gas to the site
- Access: ~950 ft of frontage on NC-98, current access easement via Old Murray Drive, and potential access via Kings Glen Way

### LOCATION DESCRIPTION

Situated on Highway 98 between several prominent subdivisions, this assemblage is an exceptional infill residential development opportunity in the Wake Forest submarket where developable sites of substantial size are scarce. Buyer will control annexation allowing for greater land-use flexibility. With multiple potential access points, utilities available, gradual slope, and high demand for housing in the area, all this property needs is a savvy developer with the right vision to create Wake Forest's next great neighborhood.

**Interested?**

**Contact us for more information**

Mike Wilen, President  
Mike@southatlanticsites.com  
919.438.0934

Shipman Northcutt, Vice President  
Shipman@southatlanticsites.com  
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Brad Walker  
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## PARCEL MAP



PINS: 1850681418, 1850680213, 1850579858, 1850686027

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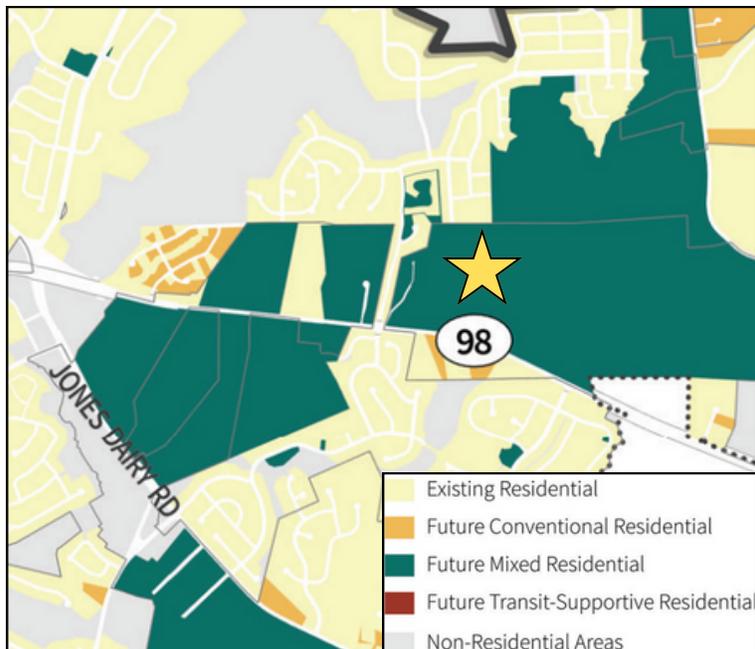
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## WAKE FOREST FUTURE LAND USE: MIXED RESIDENTIAL



Dr Calvin Jones Highway (Hwy 98) is a primary east-west corridor that runs through the heart of Wake Forest. It provides connections to key destinations like the Downtown, Heritage, Gateway Commons, and neighboring communities. Infill development should include a mix of regional- and local-serving retail, service, and office uses. Buildings should be located near the right of-way for visibility along the corridor with parking to the rear. Pedestrian and bike access should be enhanced with a well-buffered sidewalk network along Dr Calvin Jones Highway, safe crossings at traffic signals, pedestrian-scaled lighting, bike parking stations, and internal pedestrian pathways. Street trees and interior and perimeter parking lot landscaping should improve the character of the corridor. Strategically implemented cross access between businesses and efficient access management should reduce congestion and traffic conflicts along Dr Calvin Jones Highway.

**Primary Uses:** Single-Family Detached, Accessory Dwelling Unit, Duplex, Cottage Home Court, Townhome, Triplex/Quadplex, Two-Over-Two

**Supporting Uses:** Commercial Corner Store, Parks and Open Space, Multi-Family, Senior Housing Facility, Professional Service

Mixed Residential areas consist of planned developments that contain a wide mix of housing types, ranging from single-family homes to multifamily development. Such diversity in housing types provides opportunities to expand housing choices within the Town in a neighborhood environment. This land use category typically features smaller lot sizes and taller building heights than Conventional Residential areas. Where possible, Mixed Residential areas should serve as a transition from more intense development such as Transit-Supportive Residential and Neighborhood Commercial centers to Conventional Residential neighborhoods. Like Conventional Residential areas, Mixed Residential areas should incorporate pocket and neighborhood-scale parks, public gathering spaces, community gardens, and trails that serve surrounding residents. Mixed Residential areas may incorporate commercial corner stores located at key entry points and intersections.

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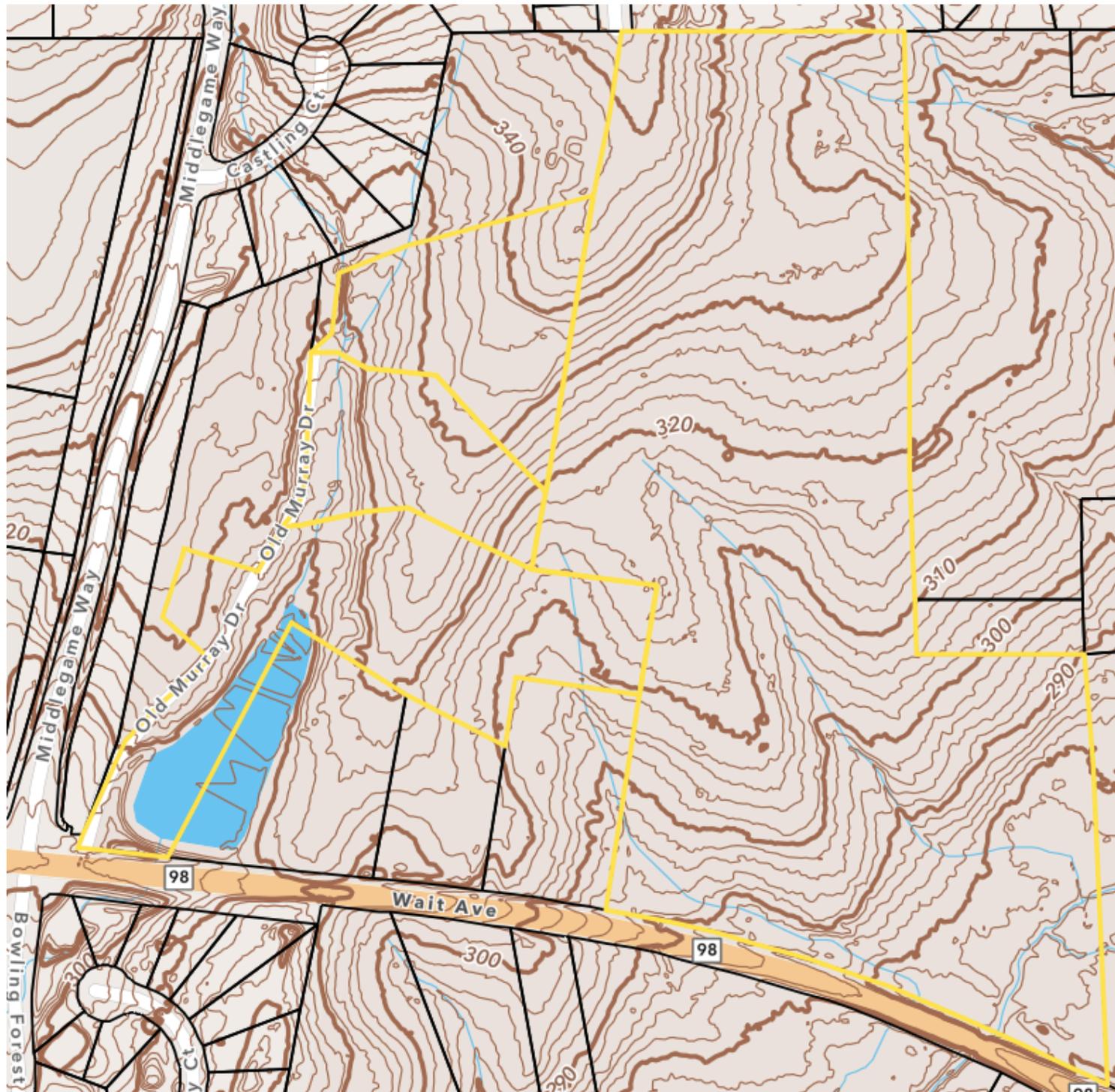
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## TOPOGRAPHY & HYDROLOGY



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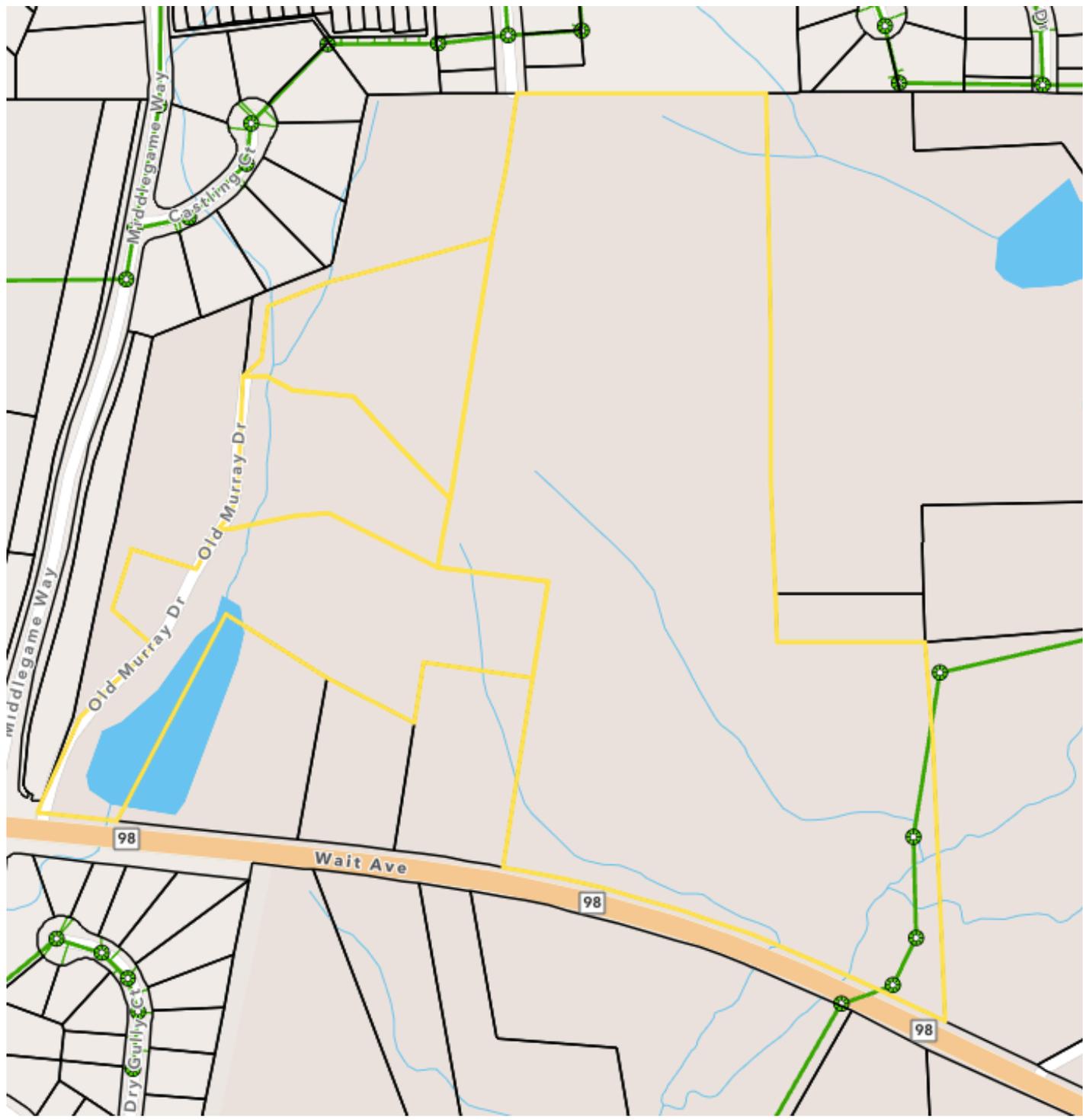
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## SEWER MAP



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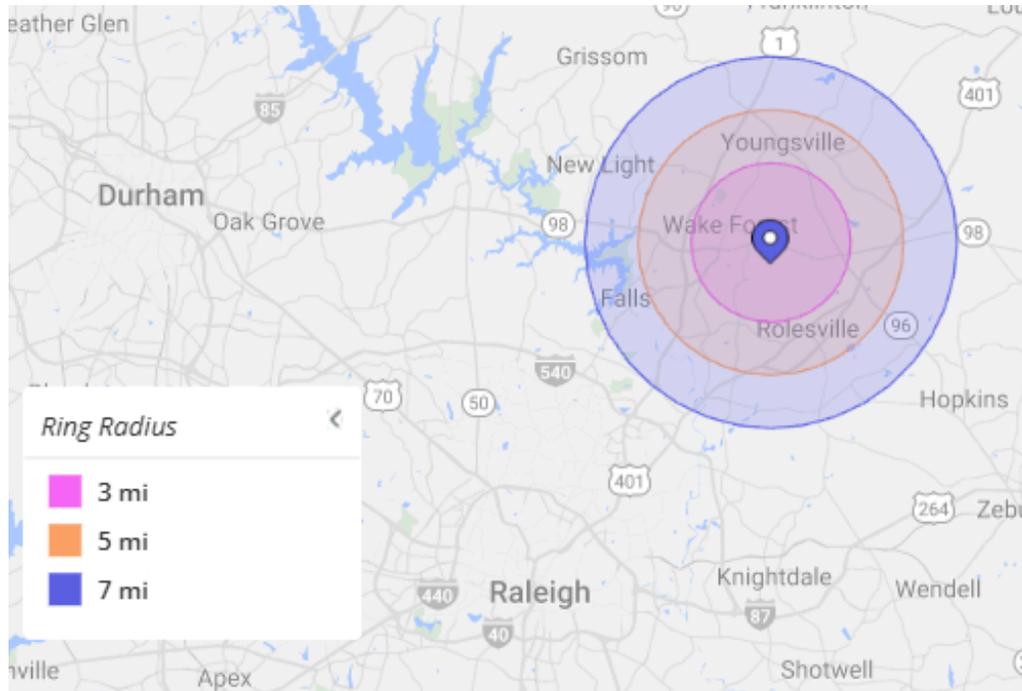
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## DEMOGRAPHICS



**Ring Radius**

- 3 mi
- 5 mi
- 7 mi

● 3 Mile      ● 5 Mile      ● 7 Mile

Overview	3 Mile	5 Mile	7 Mile
Population	55,423	93,297	161,236
Households	20,157	33,406	58,791
Persons per Household	2.72	2.77	2.73
Household Median Income	\$117,525.46	\$116,955.67	\$108,491.68
Household Median Disposable Income	\$96,681.58	\$96,112.31	\$89,914.99
Household Median Discretionary Income	\$80,227.23	\$78,679.06	\$74,611.99
Average Income Per Person	\$50,713.93	\$49,881.41	\$49,577.01
Median Rent	\$1,425.26	\$1,495.99	\$1,497.65
Median House Value	\$533,954.93	\$551,392.17	\$498,167.93

Calculated using Weighted Centroid from Block Groups | DataSet: STI: Poostats

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