

LAND FOR SALE

611 & 613 Powell Drive Raleigh, NC 27606

Multimodal Transportation:

- ✓ Existing Sidewalks
- ✓ 375' to Go-Raleigh bus
- ✓ Designated Bike Route
- ✓ Minutes from Powell Park, Western Blvd, 440 & US 1 & I440

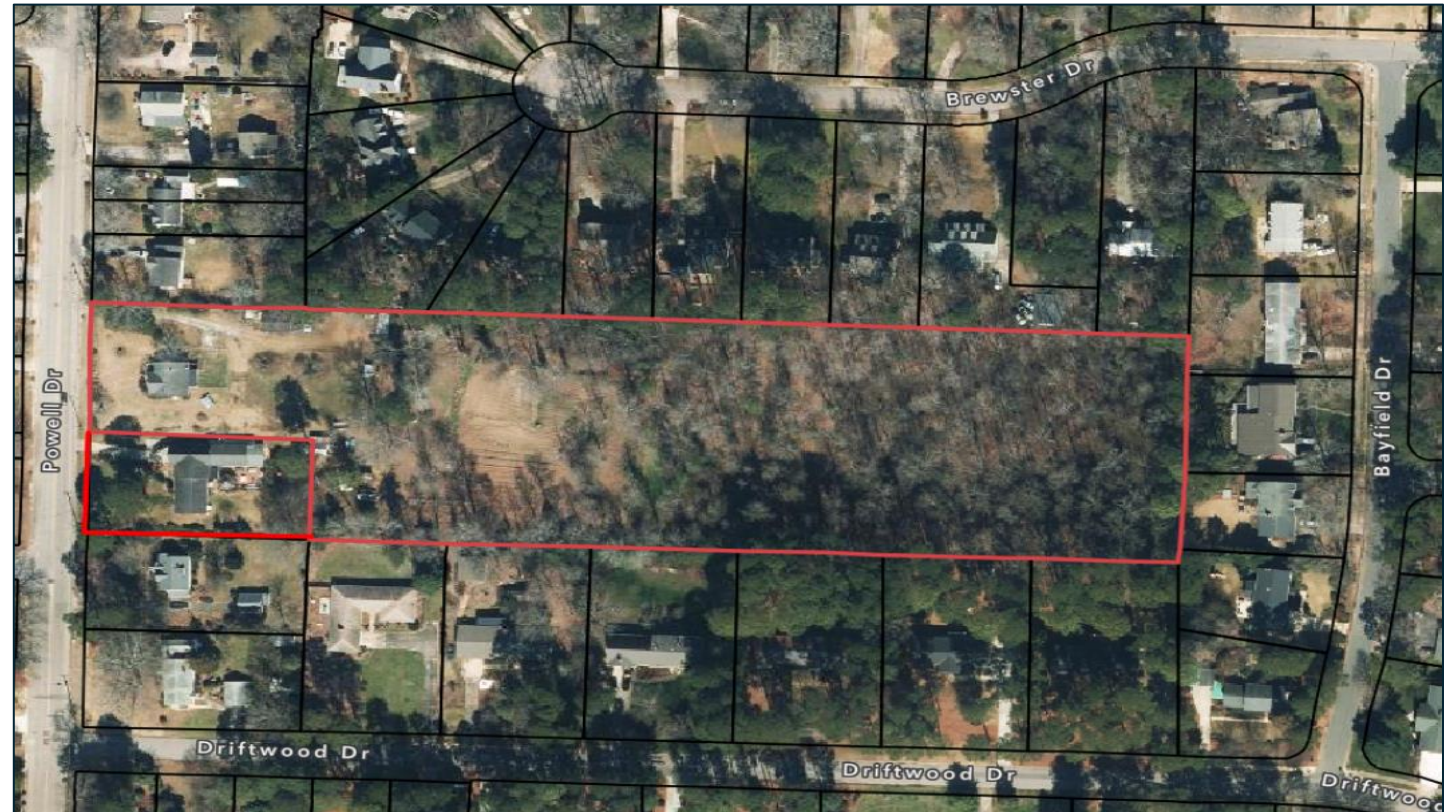
Approximate Dimensions:
258' x 1020' x 258' x 1020'

Public Water & Sewer
access on Powell Drive

\$6,000,000

Audrey Ray
Northside Realty 252-217-7278

± 6.04 Acres - Prime Residential Infill Development Opportunity



Environmental & Zoning Features

611 & 613 Powell Drive
Raleigh, NC 27606

Land
For Sale

± 6.04 Acres

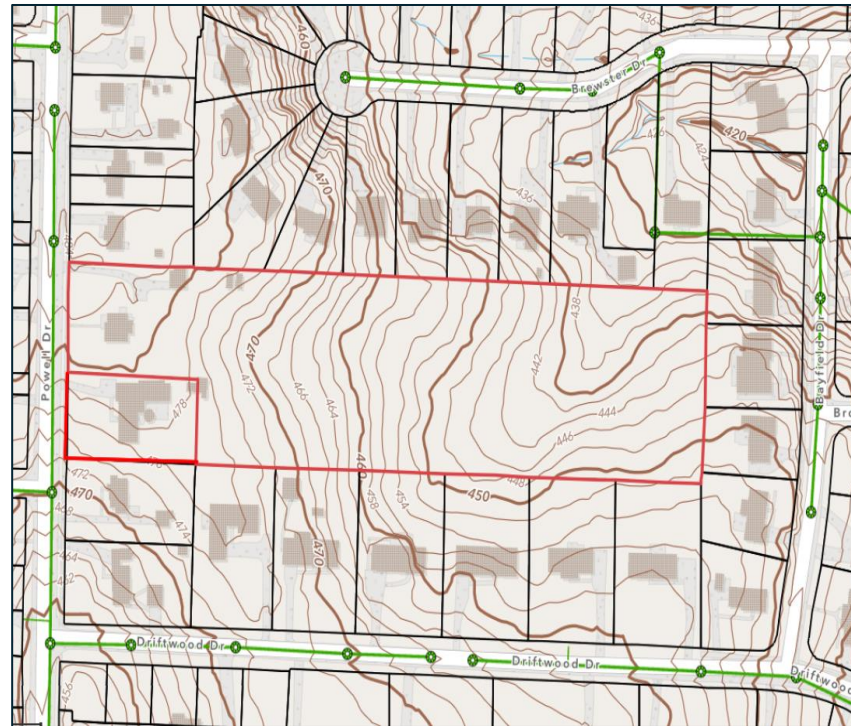
PIN # 0784503028
& # 0784507134

Public water & sewer
available

No known Flood Hazard
soils

Zoned – R4 & within
Transit Overlay District &
Frequent Transit Area
offering maximum
development flexibility.

New Construction on
Powell Dr. ranging ± 600 -
700K on .12 acres lots



Raleigh Sewer System & Topography

Residential-4 (R-4)

- Single-unit living in a detached house, or tiny house, and two-unit living in an attached house or tiny house w/ minimum lot size of 10,000 sq. ft.
- Decreased lot sizes & additional building types are permitted as part of a compact development such as conservation development or cottage court in exchange for preserving common open space.
- Dimensional standards, maximum density, allowed building types, and allowed uses may be modified for the R-4 district within the TOD overlay or Frequent Transit Areas.



Raleigh Transit Overlay District (TOD)

Transit Features

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Existing Sidewalks

GoRaleigh Bus Route 11L

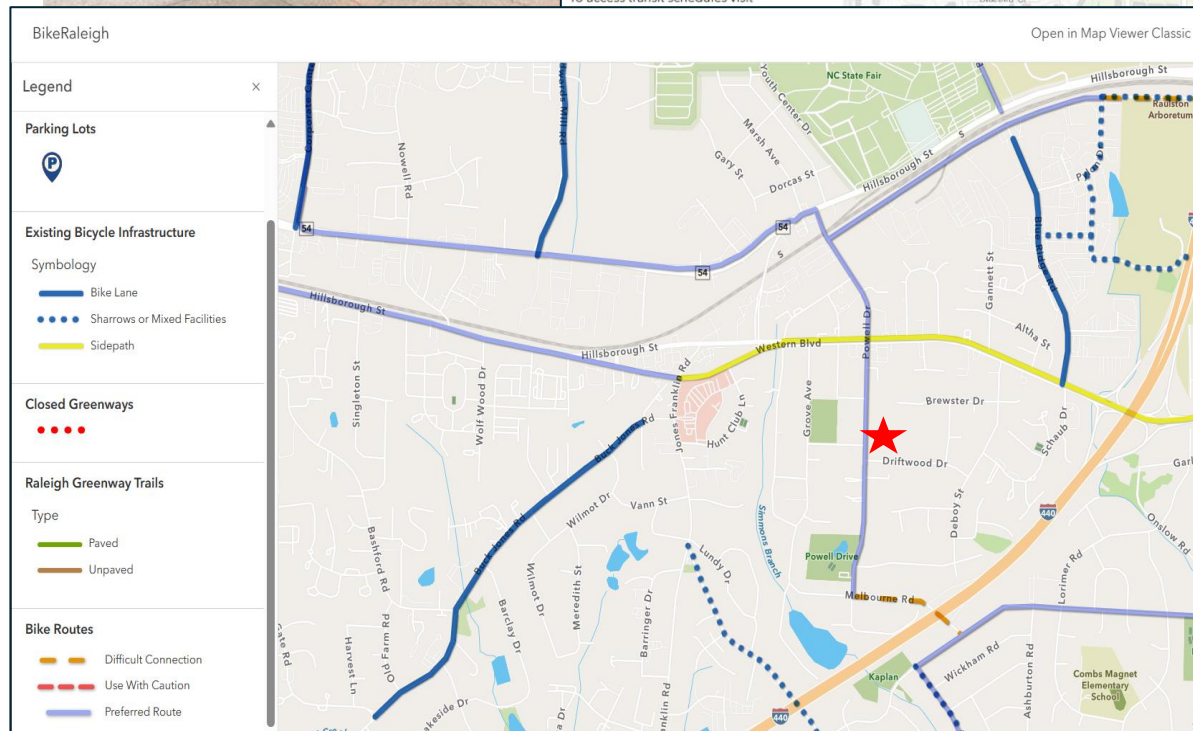
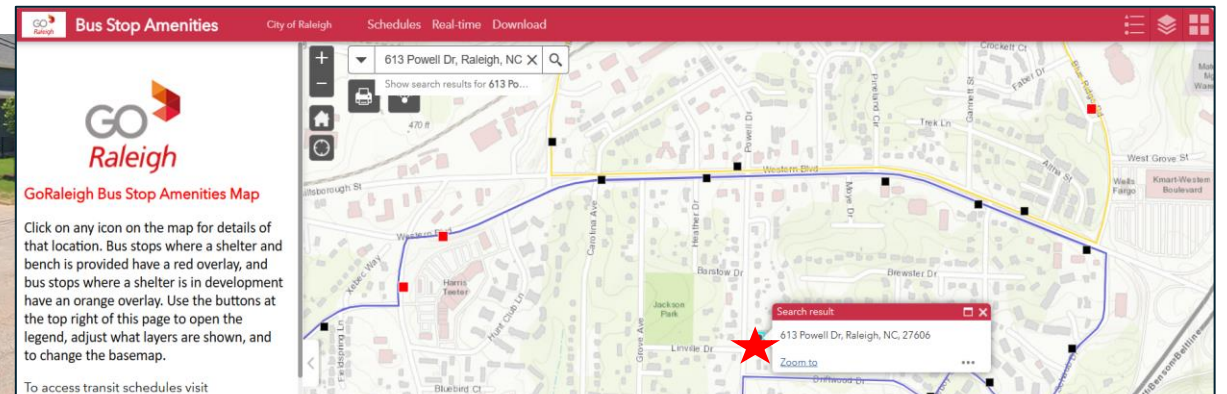
Only 375' to bus stop

Connectivity to GoTriangle
Serving ...

Cary, Fuquay-Varina,
Research Triangle Park
(RTP), Wake Forest, Wendell
and Zebulon

Designated BikeRaleigh
"Preferred Route"

Minutes from I40, I440, US
1, & Hwy 54



Current Base Schools ...

Adams Year Round
Elementary

Lufkin Year Round Middle
School

Athens Magnet High School

Minutes from ...

Capital Area Greenway

System with access to

Rocky Branch Trail

Powell Park

Kaplan Park

& Lake Johnson

Adams Elementary

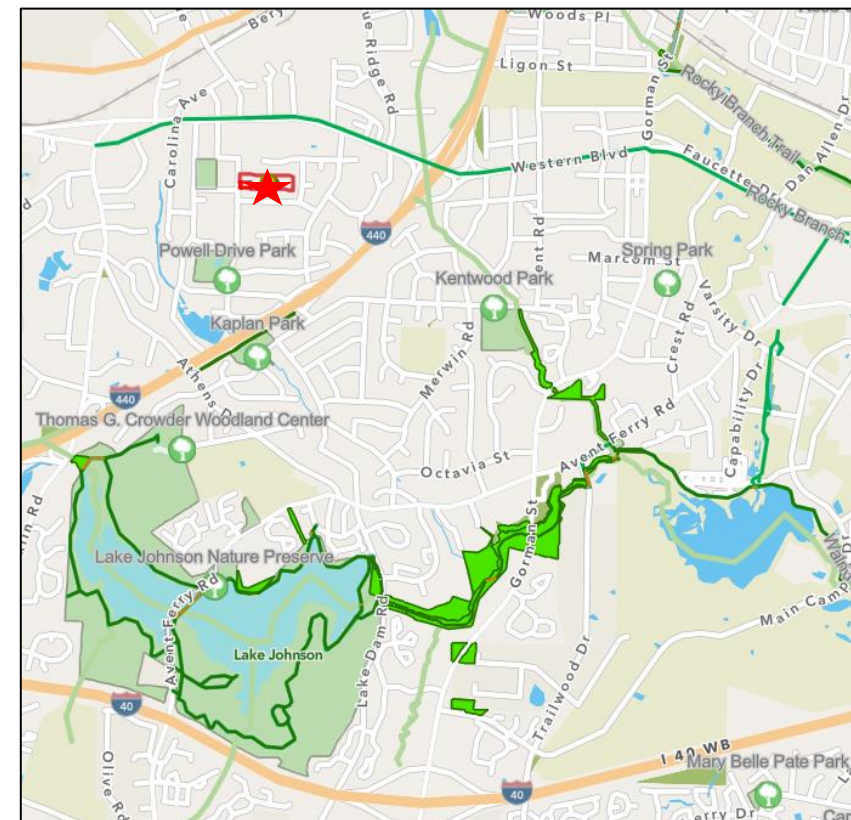
6/10	GreatSchools Summary Rating ?	
8/10	Test Scores	above average
7/10	Student Progress	above average

Lufkin Road Middle

7/10	GreatSchools Summary Rating ?	
9/10	Test Scores	above average
9/10	Student Progress	above average

Athens Drive High

7/10	GreatSchools Summary Rating ?	
7/10	Test Scores	above average
10/10	Student Progress	above average
8/10	College Readiness	above average



Capital Area Greenway System

Vicinity Map

611 & 613 Powell Drive
Raleigh, NC 27606

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Convenient to ...

Downtown Raleigh

RTP

Morrisville

Apex

Cary

Garner

RDU International Airport

GoRaleigh

GoTriangle

Amtrak

Greyhound

NC State

Meredith College

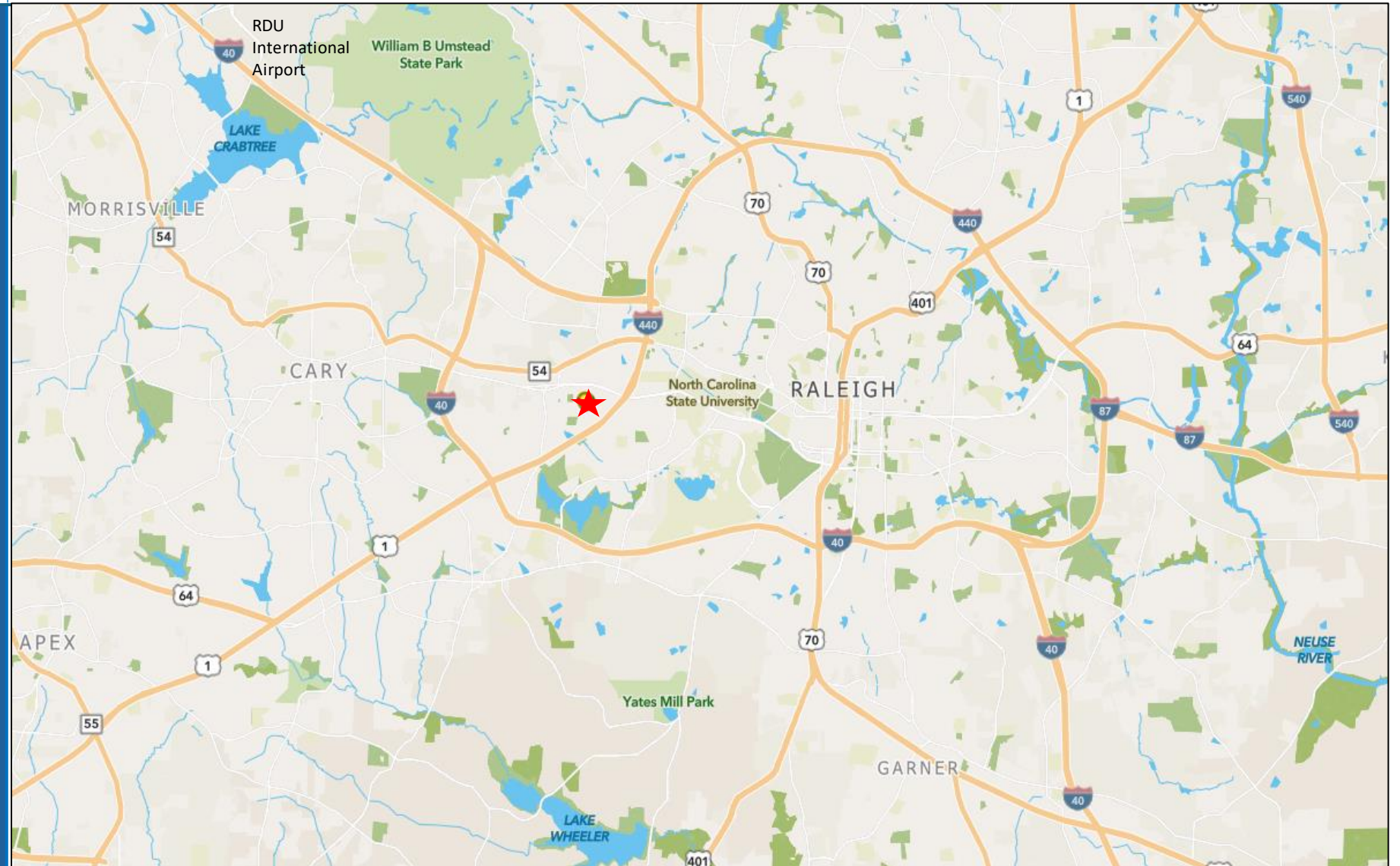
Shaw University

Peace College

NC State Fairgrounds

PNC Arena

NC State Farmers Market



Recent
Comps

611 & 613 Powell Drive
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Strong Comps w/in 2 miles

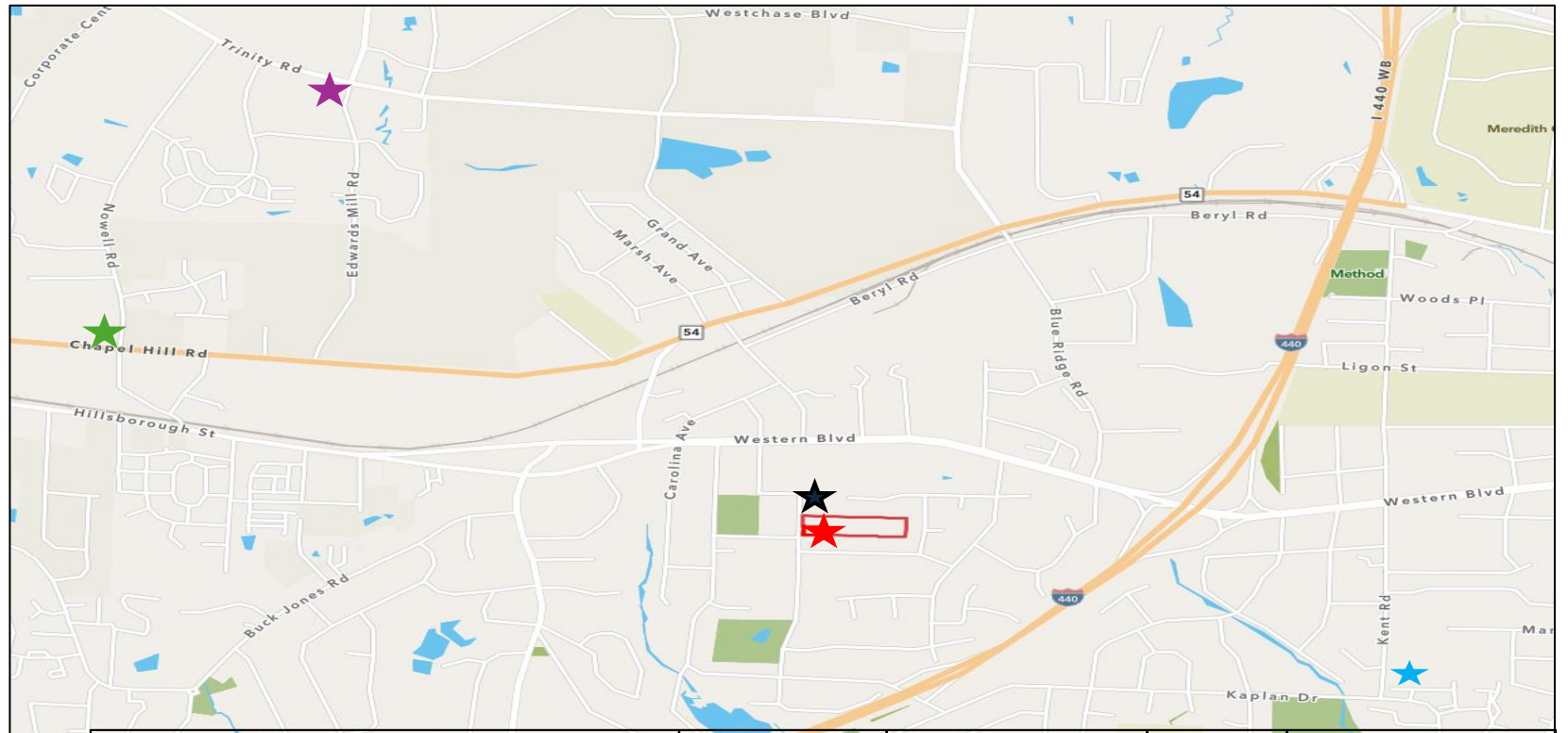
New construction on
Powell Dr. ranging \pm 600 -
700K on .12 acre lots

\$6,000,000

Audrey Ray
Broker #294909
Northside Realty
252-217-7278

audreysellsnchomes@gmail.com

*Information enclosed was
obtained from public sources.
Buyers should conduct their
own investigation of the
property and verify all
information..*



	Address	Sale Date	Sales Price	Acres	Cost Per Acre
★	6500 Chapel Hill Rd, Raleigh	7/21/2022	\$7,655,000	7.83	\$977,650.06
★	1329 Kent Rd, Raleigh	11/4/2023	\$5,769,000	4.89	\$1,179,754.60
★	603 & 603 1/2 Powell Drive, Raleigh	5/25/2023	\$400,000	0.34	\$1,179,289.34
★	5201 Trinity Rd, Raleigh	Listed	\$1,799,000	1.94	\$ 927,319.59
★	611 & 613 Powell Drive, Raleigh	For Sale	\$6,000,000	6.04	\$993,377.48