

RESIDENTIAL PROPERTY FOR SALE

25 FULLY DEVELOPED TOWNHOME LOTS

3535 Forestville Rd | Raleigh, NC 27616

NIKITA ZHITOV
919.888.1285
nikita@cityplat.com

CITYPLAT
COMMERCIAL REAL ESTATE

3535 FORESTVILLE RD

Raleigh, NC 27616

RESIDENTIAL PROPERTY FOR SALE



TABLE OF CONTENTS

PROPERTY SUMMARY	3
SITE PLANS	4
LOCATION MAP	5
CITY INFORMATION	6
DEMOGRAPHICS MAP & REPORT	7
CONFIDENTIALITY & DISCLAIMER	8

NIKITA ZHITOV

| 919.888.1285 | nikita@cityplat.com



RESIDENTIAL PROPERTY FOR SALE



Presenting a remarkable investment opportunity in the prime location of Raleigh. Pad delivery date is April 2026. Fully developed, 25 townhome lots. With its R-6-CU zoning, the property offers versatile potential for diverse development possibilities. Its strategic positioning within the dynamic Raleigh market sets the stage for lucrative ventures. Whether envisioning a modern office space or a bespoke commercial endeavor, this property presents a compelling canvas for realizing ambitious business aspirations. The rich history and promising future of this property make it an enticing prospect for those seeking to make a lasting mark on Raleigh's ever-evolving real estate landscape.

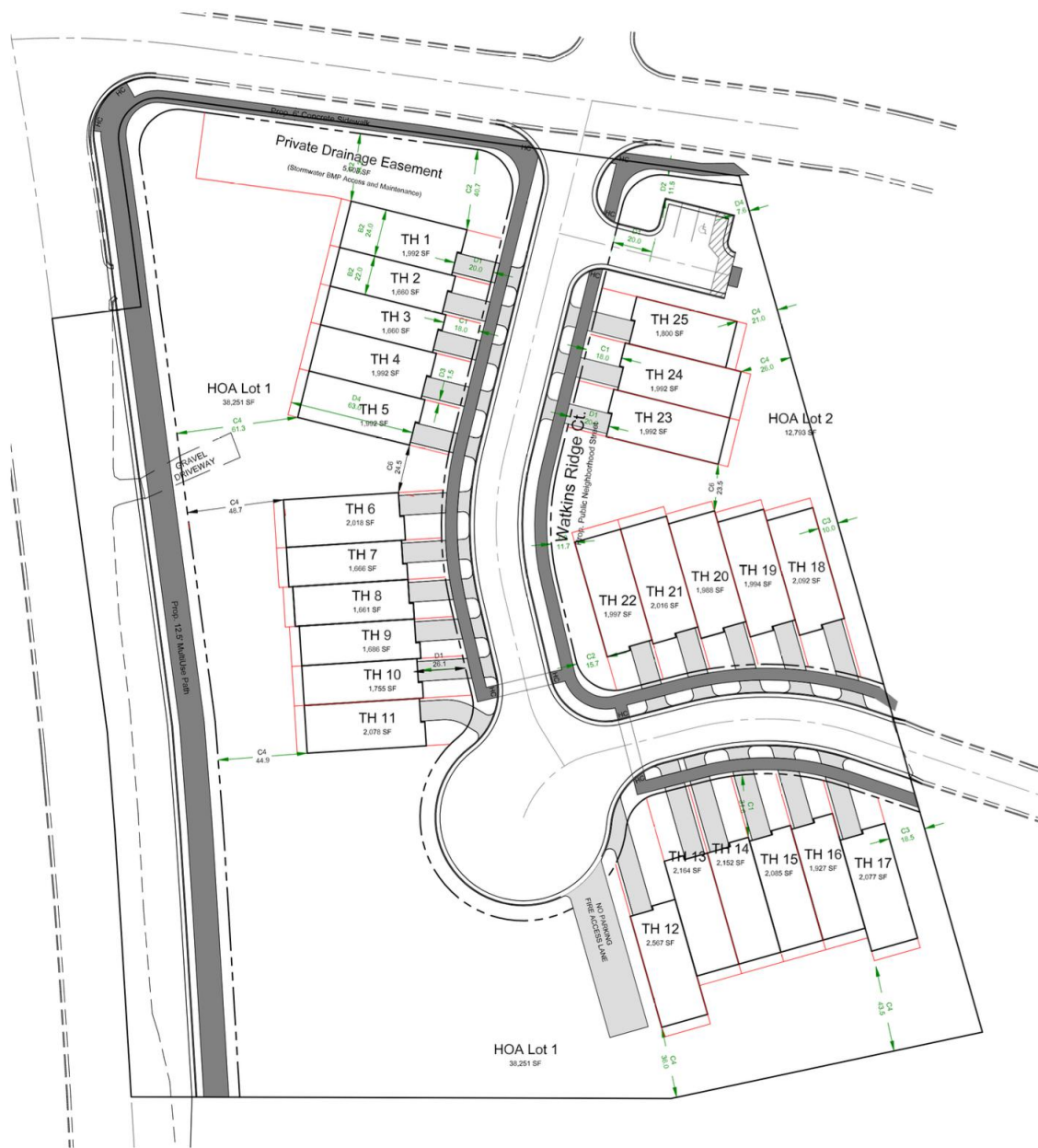
- 25 fully developed residential pads
- Build ready
- Pad Delivery in April 2026
- Zoned R-6-CU
- Prime Raleigh location
- Strategic investment opportunity

Sale Price:	\$3,750,000
Number of Units:	25
Lot Size:	3.91 Acres

3535 FORESTVILLE RD

Raleigh, NC 27616

RESIDENTIAL PROPERTY FOR SALE



NIKITA ZHITOV

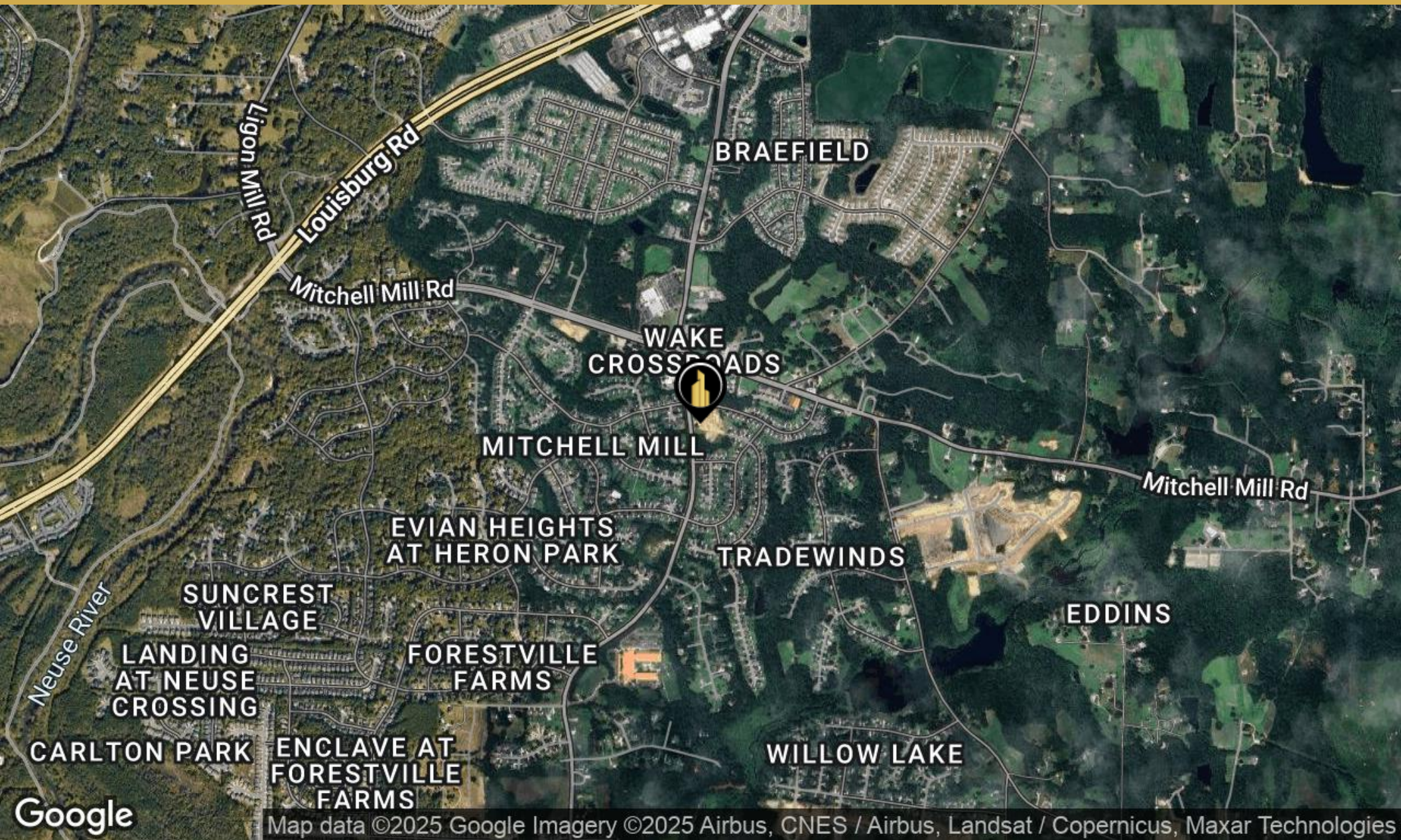
| 919.888.1285 | nikita@cityplat.com

CITYPLAT
COMMERCIAL REAL ESTATE

3535 FORESTVILLE RD

Raleigh, NC 27616

RESIDENTIAL PROPERTY FOR SALE



NIKITA ZHITOV

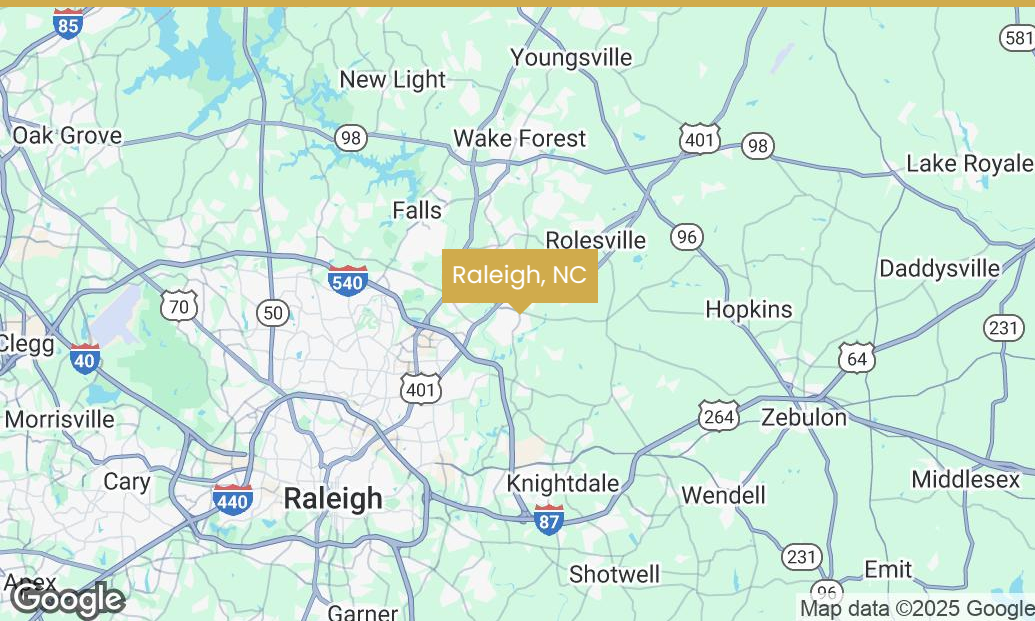
| 919.888.1285 | nikita@cityplat.com

CITYPLAT
COMMERCIAL REAL ESTATE

3535 FORESTVILLE RD

Raleigh, NC 27616

RESIDENTIAL PROPERTY FOR SALE



LOCATION DESCRIPTION

Embrace the exceptional location of this property in Raleigh, NC, set within the established Forestville community known for its peaceful streets and natural surroundings. With quick access to the Neuse River Greenway Trail, residents can enjoy miles of scenic pathways perfect for walking, biking, and outdoor recreation. Everyday conveniences are just moments away, with nearby shopping centers and grocery options supporting an effortless lifestyle. A short drive brings you to Triangle Town Center, offering an array of retail, dining, and entertainment experiences. This thoughtful blend of nature and convenience creates a setting that feels both relaxing and connected.

Commuters will appreciate the seamless connectivity provided by close proximity to Interstate 540, ensuring easy travel to downtown Raleigh, Research Triangle Park, and the wider region. Planned development of the nearby Forestville Road Park further enhances the neighborhood's appeal by adding future green space and recreational opportunities. The surrounding area continues to grow with a vibrant mix of local amenities, services, and community features. Access to medical centers, schools, and major roadways adds practicality for families and professionals alike. Altogether, this dynamic location offers comfort, convenience, and long-term value within one of Raleigh's most desirable and evolving corridors.



NIKITA ZHITOV

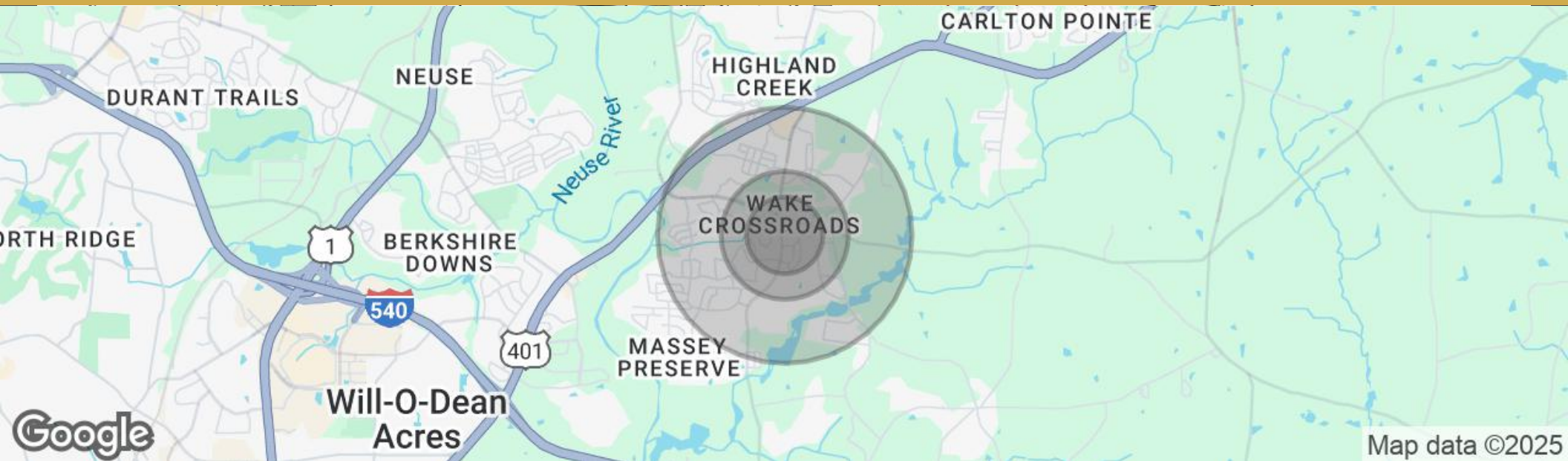
| 919.888.1285 | nikita@cityplat.com

CITYPLAT
COMMERCIAL REAL ESTATE

3535 FORESTVILLE RD

Raleigh, NC 27616

RESIDENTIAL PROPERTY FOR SALE



POPULATION

	0.3 MILES	0.5 MILES	1 MILE
Total Population	1,158	2,539	9,175
Average Age	38	38	38
Average Age (Male)	37	37	37
Average Age (Female)	38	38	39

HOUSEHOLDS & INCOME

	0.3 MILES	0.5 MILES	1 MILE
Total Households	412	910	3,322
# of Persons per HH	2.8	2.8	2.8
Average HH Income	\$134,488	\$130,299	\$121,040
Average House Value	\$297,974	\$304,202	\$325,683

Demographics data derived from AlphaMap

NIKITA ZHITOV

| 919.888.1285 | nikita@cityplat.com

CITYPLAT
COMMERCIAL REAL ESTATE

CONFIDENTIALITY & DISCLAIMER

All materials and information received or derived from City Plat its directors, officers, agents, advisors, affiliates and/or any third party sources are provided without representation or warranty as to completeness, veracity, or accuracy, condition of the property, compliance or lack of compliance with applicable governmental requirements, developability or suitability, financial performance of the property, projected financial performance of the property for any party's intended use or any and all other matters.

Neither City Plat its directors, officers, agents, advisors, or affiliates makes any representation or warranty, express or implied, as to accuracy or completeness of the any materials or information provided, derived, or received. Materials and information from any source, whether written or verbal, that may be furnished for review are not a substitute for a party's active conduct of its own due diligence to determine these and other matters of significance to such party. City Plat will not investigate or verify any such matters or conduct due diligence for a party unless otherwise agreed in writing.

EACH PARTY SHALL CONDUCT ITS OWN INDEPENDENT INVESTIGATION AND DUE DILIGENCE.

Any party contemplating or under contract or in escrow for a transaction is urged to verify all information and to conduct their own inspections and investigations including through appropriate third party independent professionals selected by such party. All financial data should be verified by the party including by obtaining and reading applicable documents and reports and consulting appropriate independent professionals. City Plat makes no warranties and/or representations regarding the veracity, completeness, or relevance of any financial data or assumptions. City Plat does not serve as a financial advisor to any party regarding any proposed transaction. All data and assumptions regarding financial performance, including that used for financial modeling purposes, may differ from actual data or performance. Any estimates of market rents and/or projected rents that may be provided to a party do not necessarily mean that rents can be established at or increased to that level. Parties must evaluate any applicable contractual and governmental limitations as well as market conditions, vacancy factors and other issues in order to determine rents from or for the property.

Legal questions should be discussed by the party with an attorney. Tax questions should be discussed by the party with a certified public accountant or tax attorney. Title questions should be discussed by the party with a title officer or attorney. Questions regarding the condition of the property and whether the property complies with applicable governmental requirements should be discussed by the party with appropriate engineers, architects, contractors, other consultants and governmental agencies. All properties and services are marketed by City Plat in compliance with all applicable fair housing and equal opportunity laws.