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## 1.21-Acre Assemblage Inside I-540 5621-5615 Kyle Drive, Raleigh NC 27616 • \$695,000

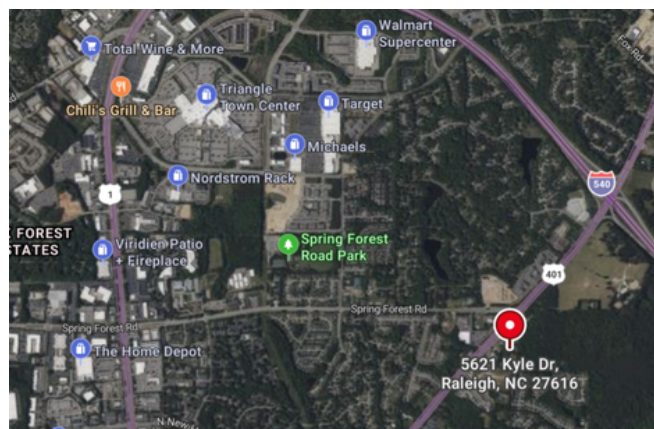


### Property Highlights

- Two contiguous parcels totaling 1.21 acres
- Seconds from Louisburg Road (US-401)
- Surrounded by retail, multifamily, and redevelopment
- Existing homes provide interim income
- Utilities available: Water, Electric, Gas
- Located minutes from the future \$8.94M River Cane Wetland Park on Kyle Drive, this site benefits from major public investment and ongoing CX-oriented rezonings that are accelerating commercial momentum in the corridor.

### Zoning & Entitlement

- Current zoning: R-10 Residential; marketed with active rezoning strategy toward CX
- Supports neighborhood retail, small commercial, townhomes, or mixed-use concepts.
- UDO + Planning Department links available in info packet



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