

LAND FOR SALE

STRATEGIC 2-ACRE CORNER LOT IN BOOMING RALEIGH – ZONED FOR GROWTH!



4009 & 4013 Barwell Rd, Raleigh, NC 27610



OFFERING SUMMARY

Sale Price:	\$950,000
Lot Size:	2.01 Acres
Utilities:	Electric, Water, Sewer, Cable, etc.
Zoning:	R-4
Intersection:	Rock Quarry & Barwell
Market:	Raleigh/Durham

PROPERTY OVERVIEW

This 2.01-acre parcel is strategically located at a high-traffic intersection in Southeast Raleigh, presenting an excellent opportunity for neighborhood commercial development. Currently zoned R-4, the site is well-suited for rezoning to accommodate a convenience store, drugstore, urgent care, self-storage, or daycare.

The property's location provides easy access to Interstate Hwy 40, Hwy 70, Hwy 87, Beltline 440, and Hwy 540. Barwell Road will soon connect directly to 540 at both ends, the Rock Quarry Road interchange with the southern loop of 540 is progressing nicely, while the Poole Road end connects to Hodge Road and 540 accessibility. Situated in the center of these major highways and just a quick drive to Downtown Raleigh, the property offers both convenience and strategic positioning.

PROPERTY HIGHLIGHTS

- Prime Location: 2.01-acre parcel at a high-traffic intersection in Southeast Raleigh.
- Flexible Zoning Potential: Currently zoned R-4 with strong rezoning opportunities for commercial use.
- Excellent Accessibility: Easy access to I-40, Hwy 70, Hwy 87, Beltline 440, and Hwy 540.
- Strategic Connectivity: Barwell Road will soon connect directly to 540 at both ends, enhancing regional access.
- Growth Corridor: Surrounded by active residential and commercial development, minutes from Downtown Raleigh.

We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

VANDAN GANDHI, CCIM
Commercial Broker
O: 919.475.5769
van.kwcommercial@gmail.com
NC #247850

KW COMMERCIAL
245 NC-54 Suite 101
Durham, NC 27713

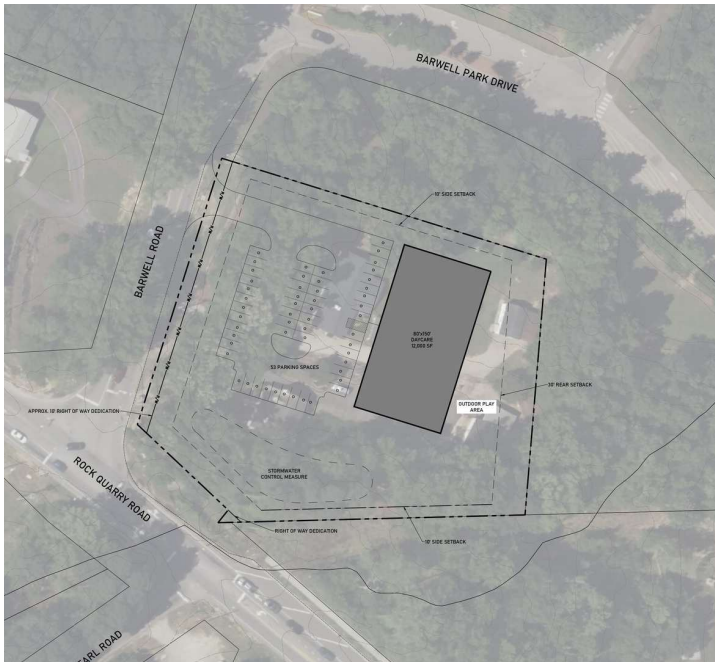
Each Office Independently Owned and Operated

LAND FOR SALE

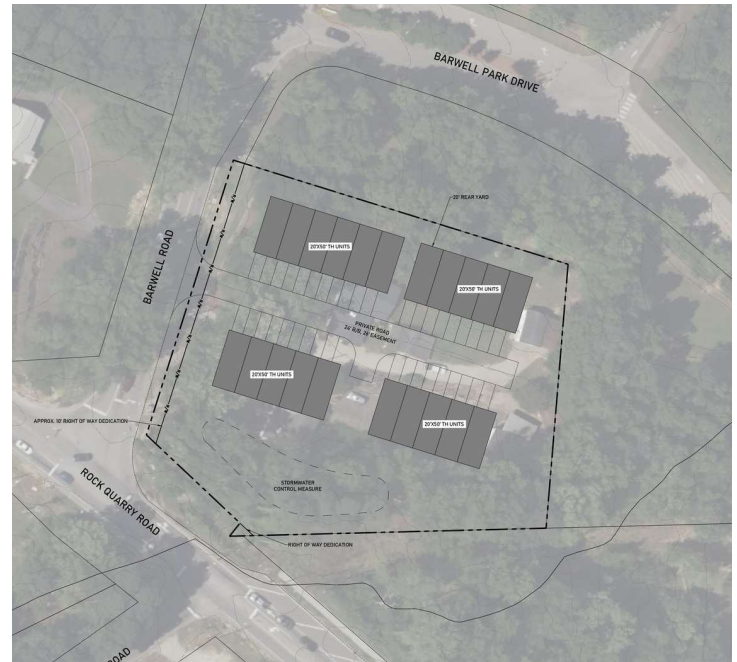
STRATEGIC 2-ACRE CORNER LOT IN BOOMING RALEIGH – ZONED FOR GROWTH!



4009 And 4013 Barwell Rd, Raleigh, NC 27610



Option 1 (Buyers must verify and perform their own due diligence)



Option 2 (Buyers must verify and perform their own due diligence)

DAY CARE CONCEPT

- 12,000 SF building with capacity for up to 85 students under current R-4 zoning (with a Special Use Permit).
- If rezoned to a commercial category such as RX, the capacity could increase significantly.
- 53 parking spaces, large outdoor play area, and strong potential to attract national and regional daycare franchises.

TOWNHOME CONCEPT

- Concept plan fits 21 townhomes at 20' x 50' each (R-6 or R-10 zoning).
- Existing R-4 zoning allows 18 units by right, but rezoning could add density.
- Could also build fewer, larger units for more square footage per home.

We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

VANDAN GANDHI, CCIM
Commercial Broker
O: 919.475.5769
van.kwcommercial@gmail.com
NC #247850

KW COMMERCIAL
245 NC-54 Suite 101
Durham, NC 27713

Each Office Independently Owned and Operated

Each Office Independently Owned and Operated

LAND FOR SALE

STRATEGIC 2-ACRE CORNER LOT IN BOOMING RALEIGH – ZONED FOR GROWTH!



4009 & 4013 Barwell Rd, Raleigh, NC 27610



We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

VANDAN GANDHI, CCIM
Commercial Broker
O: 919.475.5769
van.kwcommercial@gmail.com
NC #247850

KW COMMERCIAL
245 NC-54 Suite 101
Durham, NC 27713

Each Office Independently Owned and Operated

LAND FOR SALE

STRATEGIC 2-ACRE CORNER LOT IN BOOMING RALEIGH – ZONED FOR GROWTH!



4009 And 4013 Barwell Rd, Raleigh, NC 27610



We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

VANDAN GANDHI, CCIM
Commercial Broker
O: 919.475.5769
van.kwcommercial@gmail.com
NC #247850

KW COMMERCIAL
245 NC-54 Suite 101
Durham, NC 27713

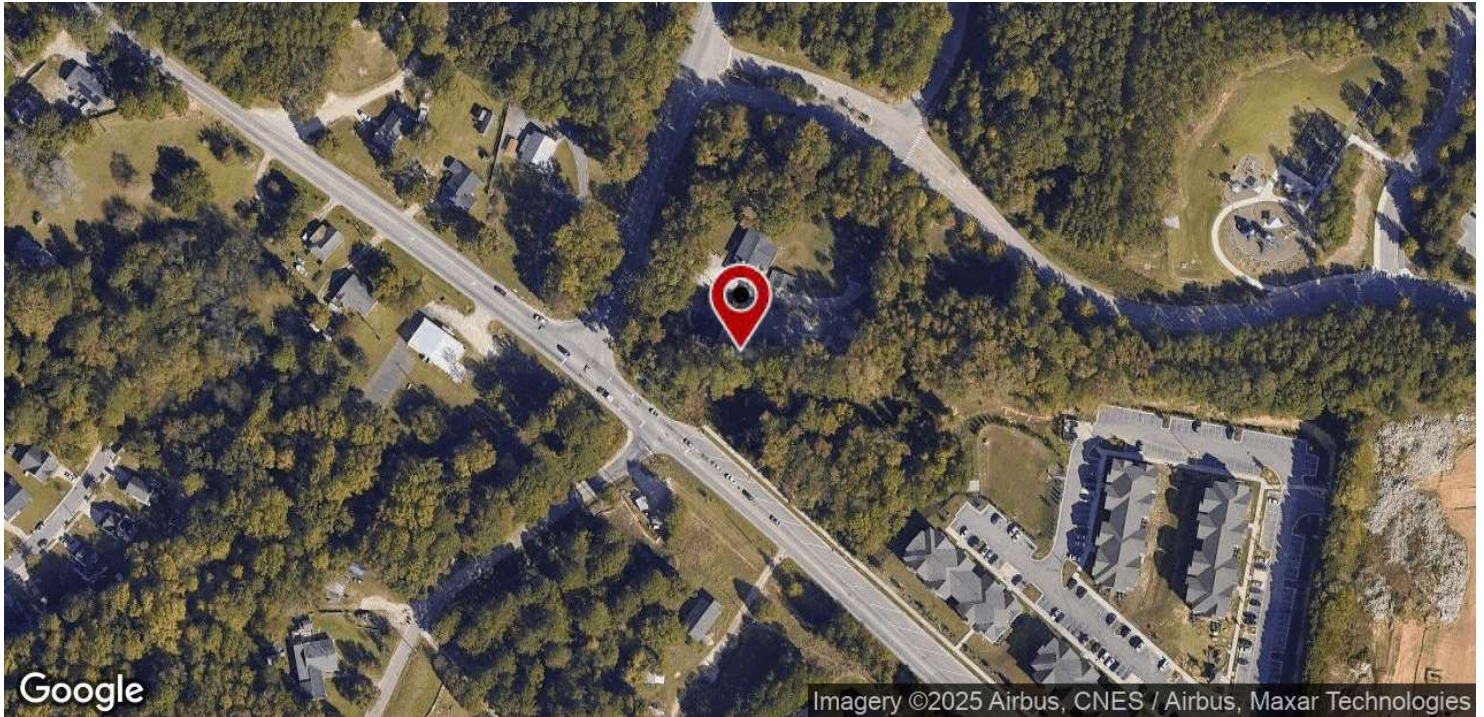
Each Office Independently Owned and Operated

LAND FOR SALE

STRATEGIC 2-ACRE CORNER LOT IN BOOMING RALEIGH – ZONED FOR GROWTH!



4009 & 4013 Barwell Rd, Raleigh, NC 27610



We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

VANDAN GANDHI, CCIM
Commercial Broker
O: 919.475.5769
van.kwcommercial@gmail.com
NC #247850

KW COMMERCIAL
245 NC-54 Suite 101
Durham, NC 27713

Each Office Independently Owned and Operated

LAND FOR SALE

STRATEGIC 2-ACRE CORNER LOT IN BOOMING RALEIGH – ZONED FOR GROWTH!



4009 & 4013 Barwell Rd, Raleigh, NC 27610



We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

VANDAN GANDHI, CCIM
Commercial Broker
O: 919.475.5769
van.kwcommercial@gmail.com
NC #247850

KW COMMERCIAL
245 NC-54 Suite 101
Durham, NC 27713

Each Office Independently Owned and Operated

LAND FOR SALE

STRATEGIC 2-ACRE CORNER LOT IN BOOMING RALEIGH – ZONED FOR GROWTH!



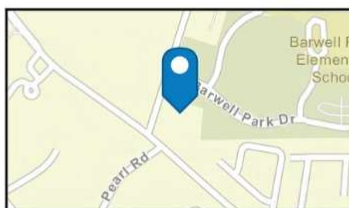
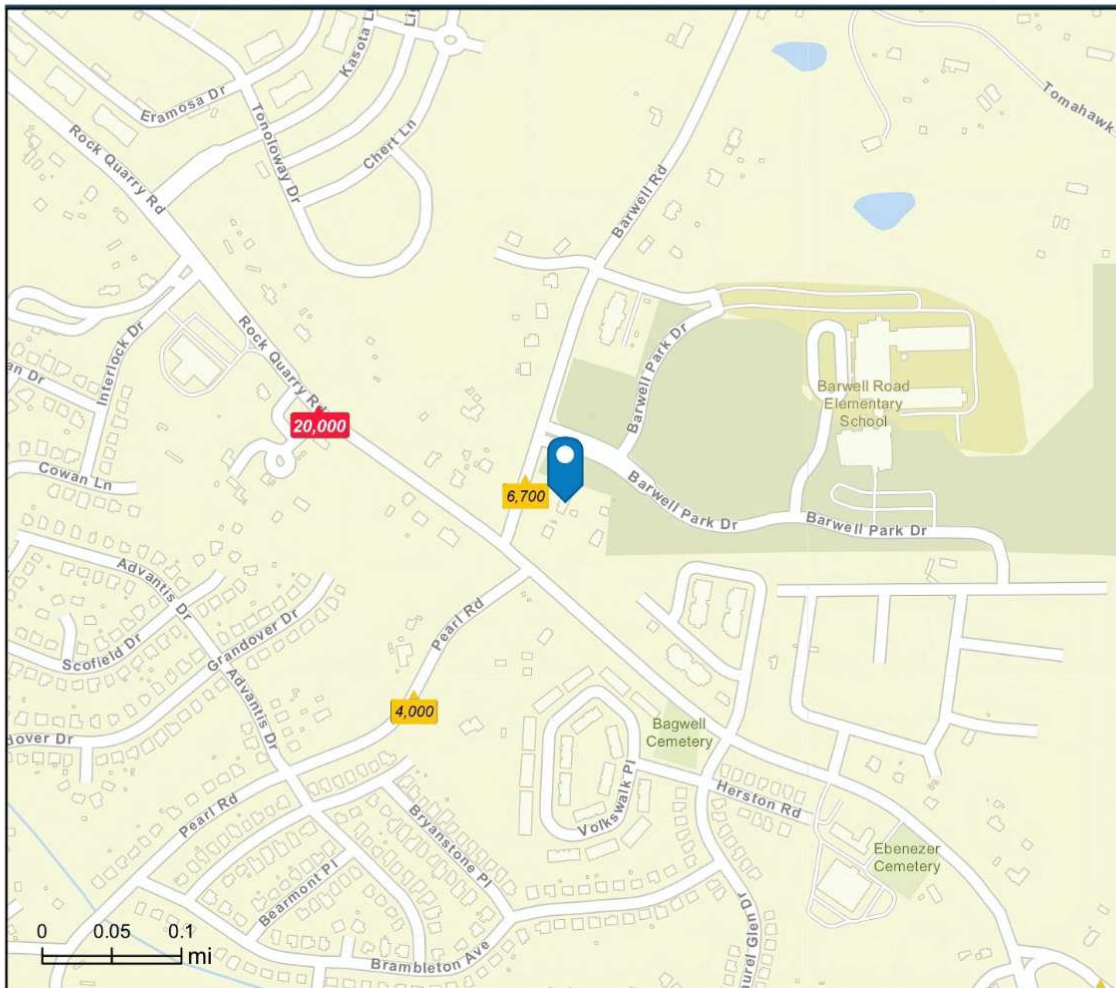
4009 & 4013 Barwell Rd, Raleigh, NC 27610



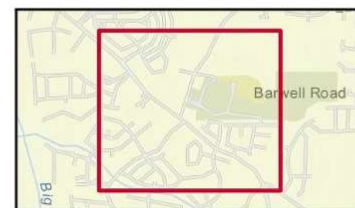
Traffic Count Map - Close Up

4009 Barwell Road, Raleigh, North Carolina, 27610
Rings: 1, 5, 10 mile radii

Prepared by Esri
Latitude: 35.73049
Longitude: -78.55534



Average Daily Traffic Volume
▲ Up to 6,000 vehicles per day
▲ 6,001 - 15,000
▲ 15,001 - 30,000
▲ 30,001 - 50,000
▲ 50,001 - 100,000
▲ More than 100,000 per day



Source: ©2024 Kalibrate Technologies (Q4 2024).

April 23, 2025

We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

VANDAN GANDHI, CCIM
Commercial Broker
O: 919.475.5769
van.kwcommercial@gmail.com
NC #247850

KW COMMERCIAL
245 NC-54 Suite 101
Durham, NC 27713

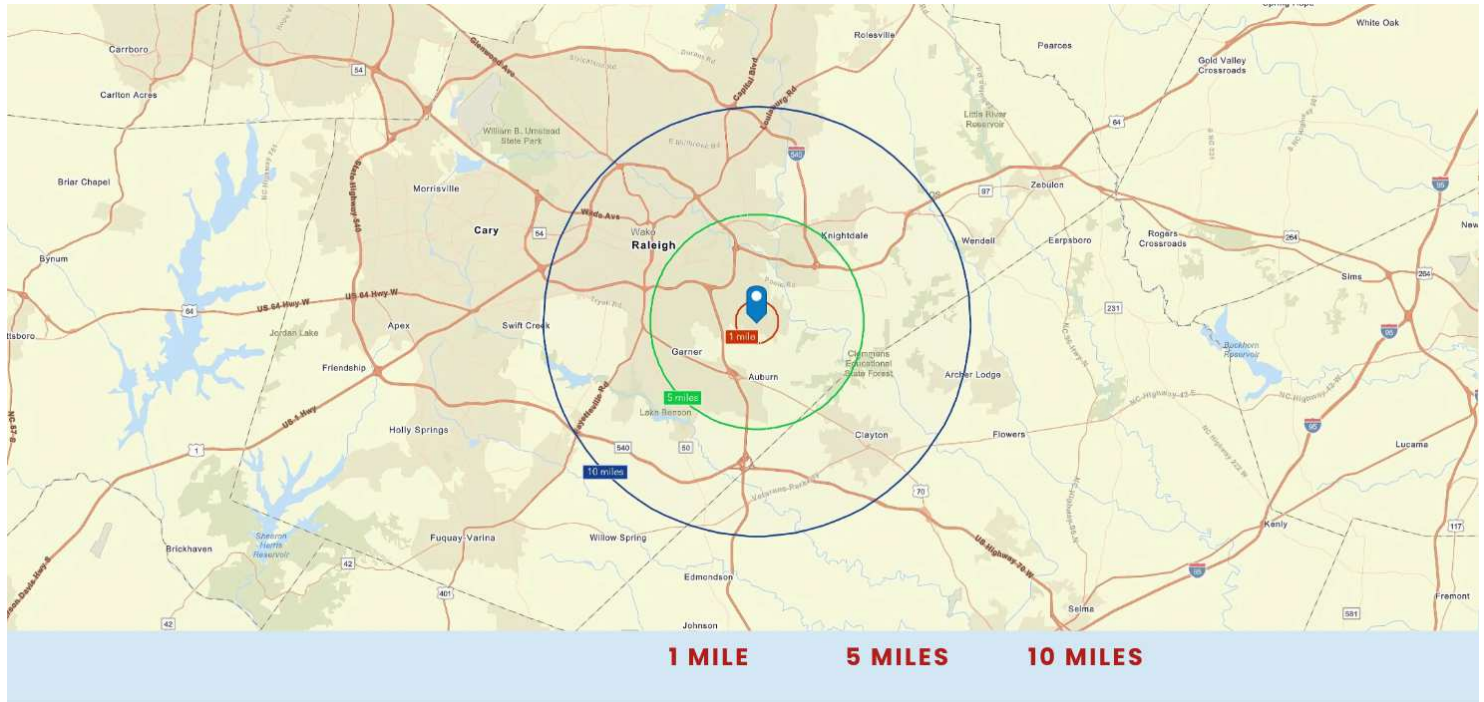
Each Office Independently Owned and Operated






LAND FOR SALE

STRATEGIC 2-ACRE CORNER LOT IN BOOMING RALEIGH – ZONED FOR GROWTH!



4009 & 4013 Barwell Rd, Raleigh, NC 27610



2024 Estimated Population	9,546	120,929	480,036	 POPULATION
2029 Projected Population	10,603	130,418	534,208	
2024 Estimated Household	2,869	43,747	190,221	 HOUSEHOLD
2029 Projected Household	3,227	47,359	214,043	
2024 Estimated Owner Occupied Housing	2,039	26,577	107,421	 HOUSING
2024 Estimated Renter Occupied Housing	830	17,170	82,800	
2024 Estimated Total Business	130	3,775	21,633	 BUSINESS
2024 Estimated Total Employees	1,144	62,926	280,773	 EMPLOYEES

We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

VANDAN GANDHI, CCIM
Commercial Broker
O: 919.475.5769
van.kwcommercial@gmail.com
NC #247850

KW COMMERCIAL
245 NC-54 Suite 101
Durham, NC 27713

Each Office Independently Owned and Operated