

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.

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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.

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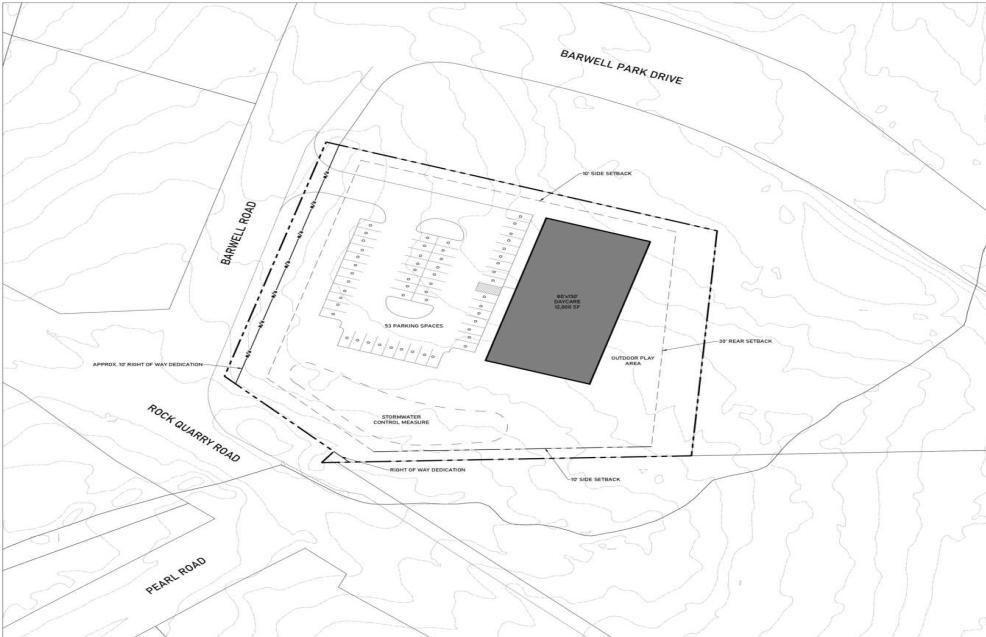
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DAYCARE CONCEPT

C-1

SITE DATA	
PROJECT ADDRESS	4009 AND 4013 BARWELL ROAD, RALEIGH, NC
PIN	1712-11-9079 & 1712-10-1944
SITE AREA	NET 1.20 ACRES PER 43,560 SF = 4.975
EXISTING ZONING	R-4
PROPOSED USE	DAYCARE (MAXIMUM OF 100 STUDENTS IN R-4 WITH SPECIAL USE PERMIT. ADDITIONAL STUDENTS WILL REQUIRE ADDITIONAL PERMIT)
BUILDING AREA	12,000 SF
LANDSCAPE AREA	1,500 SF

CONCEPT / SKETCH PLAN NOTES

1. BASE FILE ASSEMBLED WITH JAVAKE COUNTY GIS PARCEL LINES, TOPOGRAPHIC SURVEY, AND OTHER AVAILABLE DATA.
2. ALL PRELIMINARY AND CONCEPTUAL DESIGN SKETCHES ARE SUBJECT TO FIELD VERIFICATION OF FEASIBILITY, BOUNDARY SURVEY, AND OTHER DATA. THESE ITEMS ARE NOT LIMITED TO BOUNDARY SURVEY, TOPOGRAPHIC SURVEY, EXISTING UTILITIES, REGULATED STREAM BUFFER, WETLANDS, LOCATIONS AND RIGHT-OF-WAY DEDICATION. THESE ITEMS ARE VERIFIED DURING FUTURE DESIGN/DEVELOPMENT PHASES OF THE PROJECT.



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PO BOX 8411, RALEIGH, NC 27632
CHRIS.RURKOWSKI@GMAIL.COM



CLIENT _____

SURVEYOR _____

CIVIL ENGINEER _____

GENERAL CONTRACTOR _____

PROPERTY ADDRESS
4009 & 4013 BARWELL ROAD,
RALEIGH, NC

PROJECT
BARWELL RD DAYCARE

REVISIONS _____

SHEET TITLE
CONCEPT PLAN 1

PROJECT NUMBER: 25033
DATE: 8/14/2025
SCALE: 1"=30'



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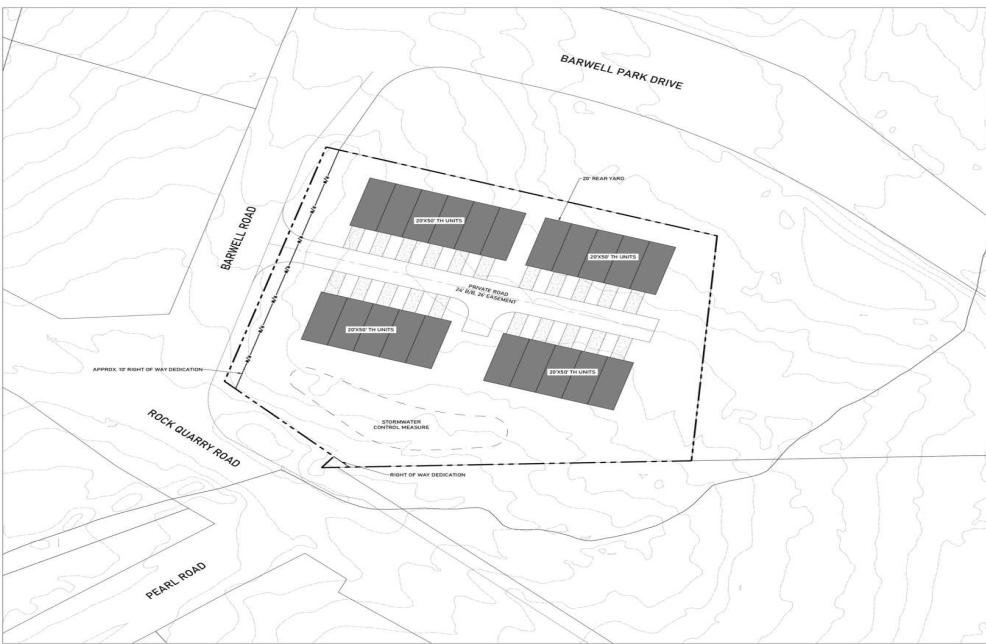
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EXISTING ZONING	R-4
PROPOSED ZONING	R-4, 20' DEEP, 30'

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CONCEPT PLAN
TOWNHOME CONCEPT



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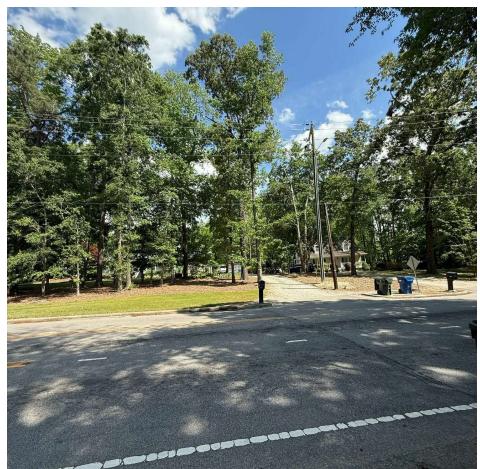
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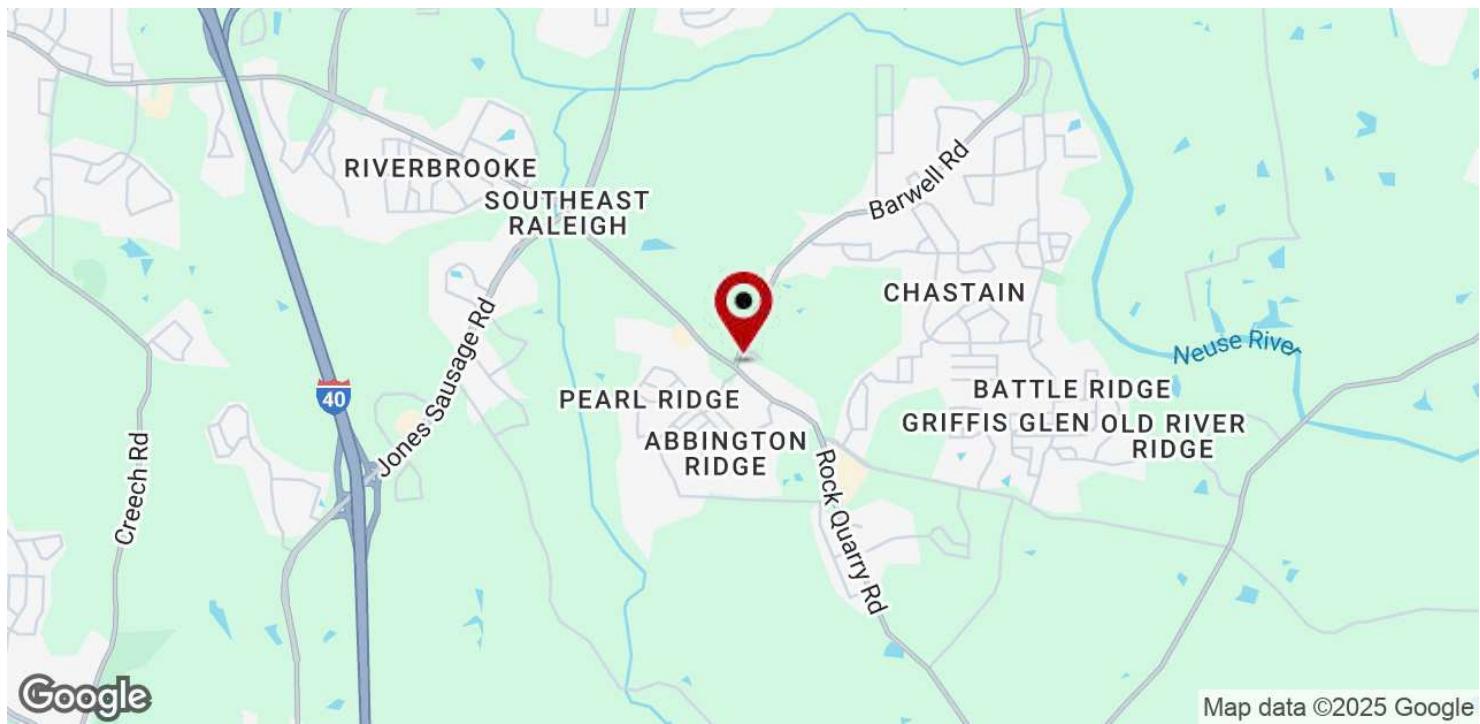
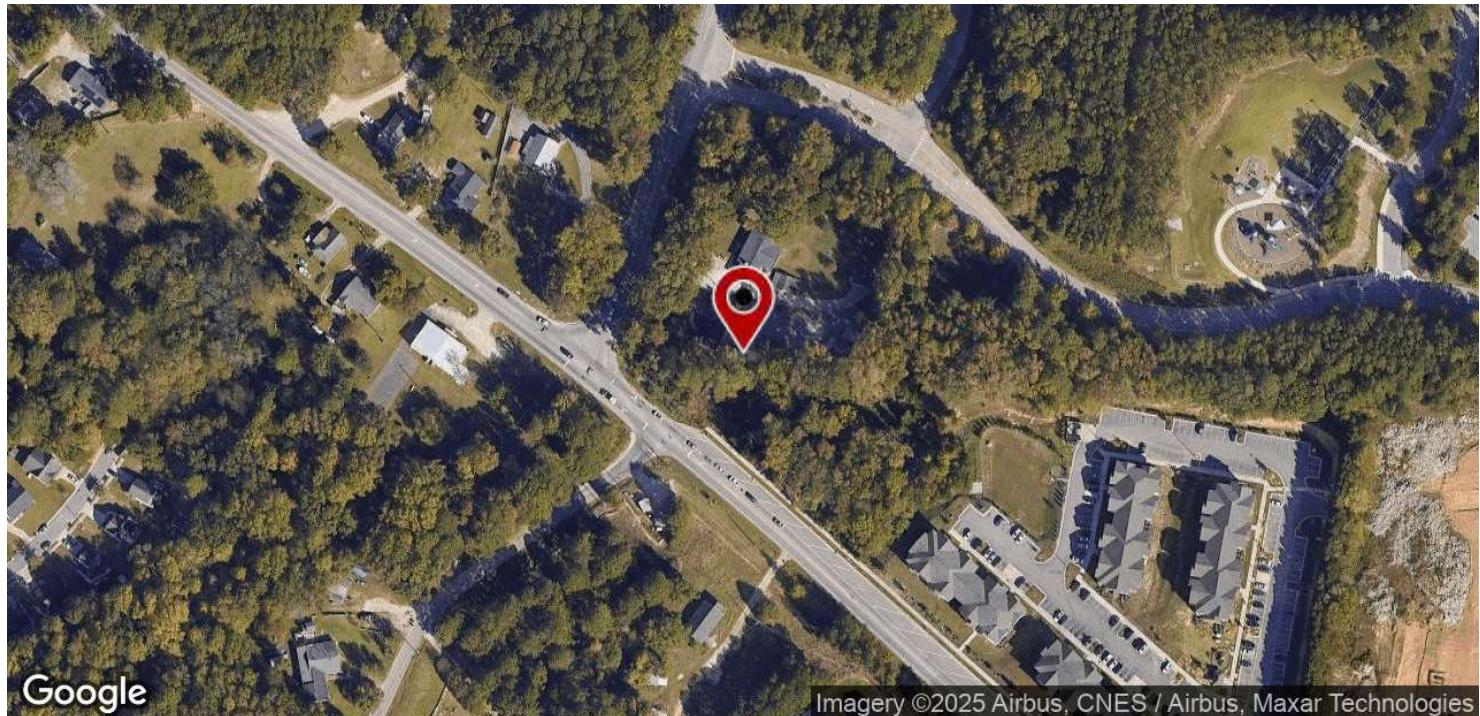
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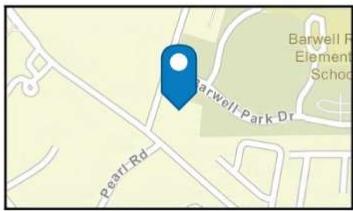
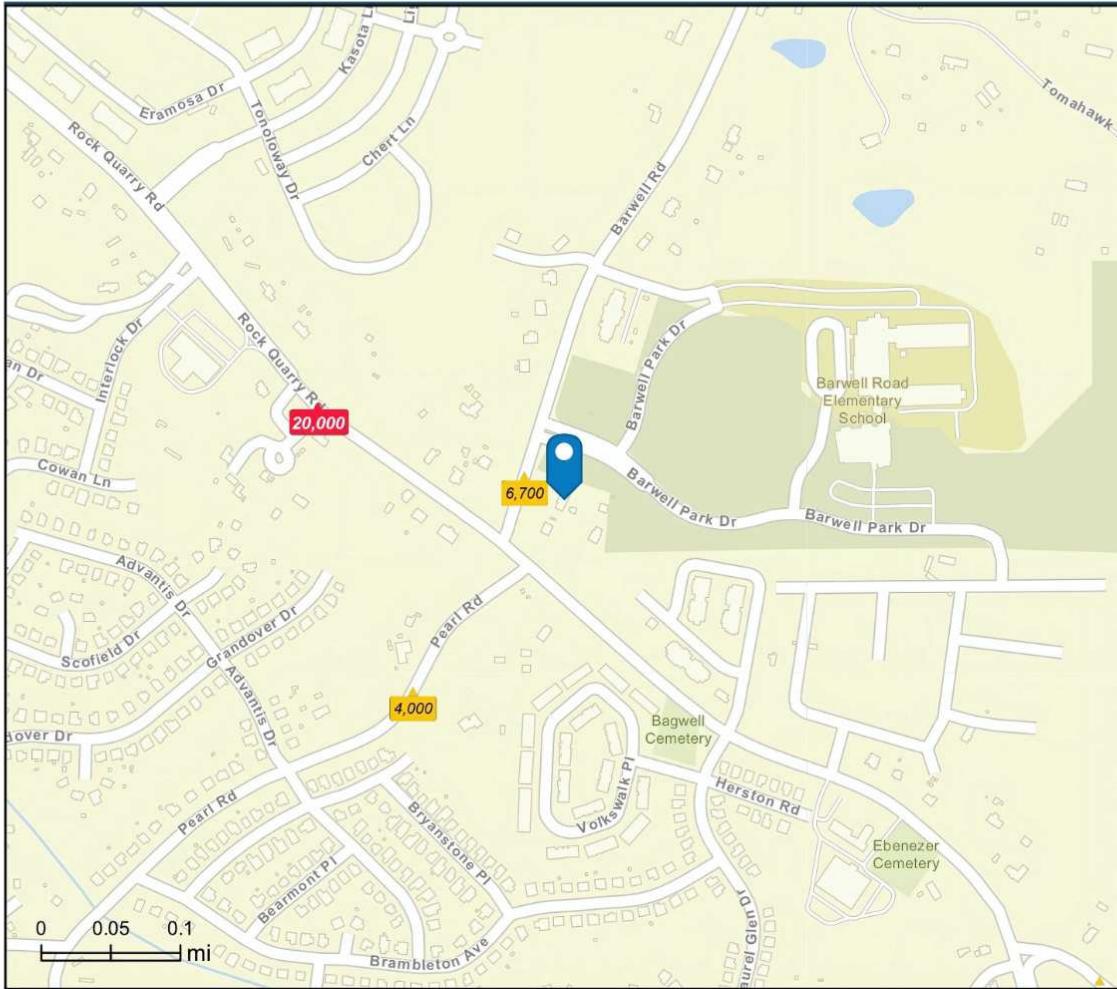
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Traffic Count Map - Close Up

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

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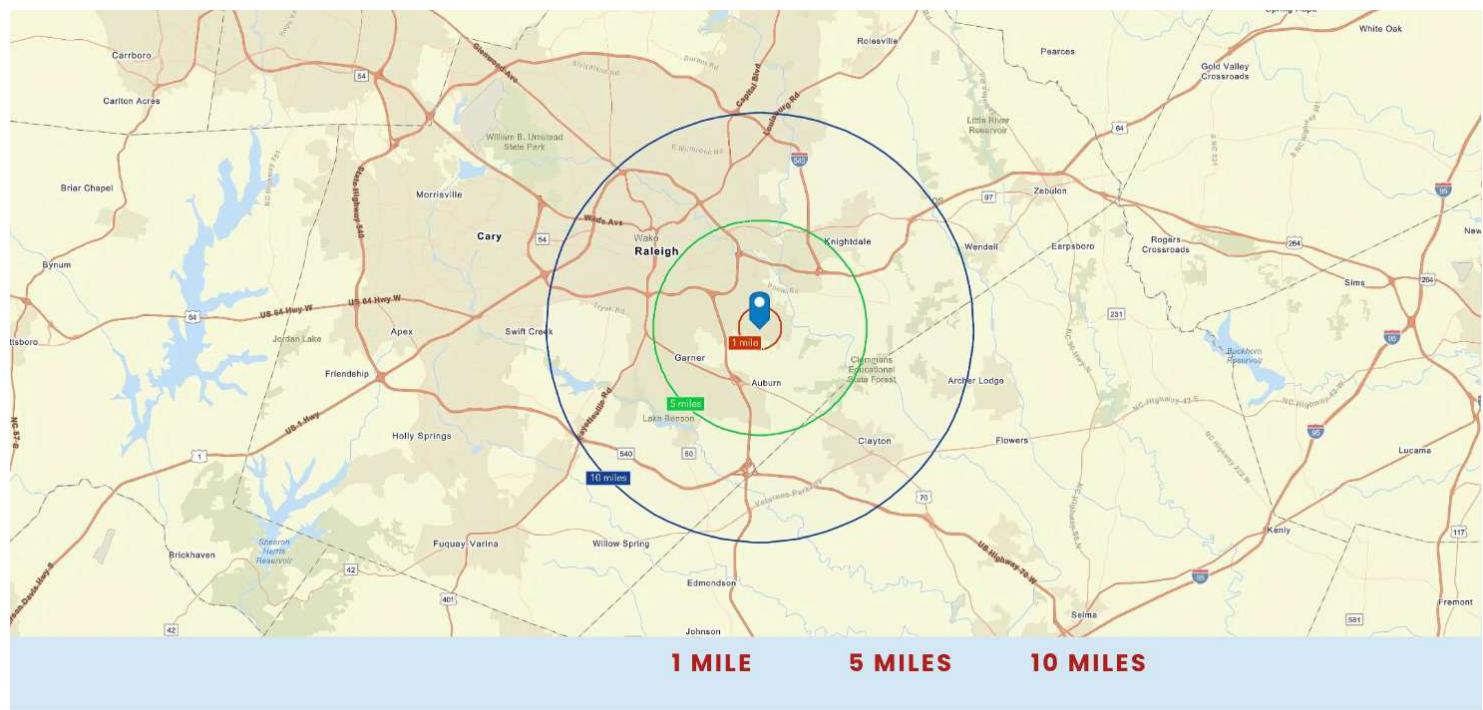
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	1 MILE	5 MILES	10 MILES	POPULATION
2024 Estimated Population	9,546	120,929	480,036	 POPULATION
2029 Projected Population	10,603	130,418	534,208	
2024 Estimated Household	2,869	43,747	190,221	 HOUSEHOLD
2029 Projected Household	3,227	47,359	214,043	
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

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