

601 AND 613 FORESTVILLE ROAD

WAKE FOREST, NC 27587

LAND FOR SALE



PROPERTY DESCRIPTION

The property is located on Forestville Road, conveniently accessed from Rogers Road and S Franklin Street. Premier infill opportunity surrounded by established neighborhoods and abundant amenities including top-tier retail, schools, and healthcare.

PROPERTY LOCATION

The property consists of 3.91 total acres and is ideally suited for townhome development. Both water and sewer are located on Forestville Road at the property and this is one of the last undeveloped parcels in this thriving corridor. The site features elevated topography ideal for townhome development, offering attractive views and minimal site work.

PROPERTY OVERVIEW

- ±3.91 acres for sale in Wake Forest
- Water and sewer in Forestville Road at the property
- Numerous amenities nearby including Publix, Lowe's, and Harris Teeter, medical offices, Heritage Elementary and Middle Schools, restaurants and convenience and drug stores.
- Property is surrounded by numerous developments including residential homes and townhomes
- Future land use designation of 'Mixed Residential' allows diverse housing types including townhomes, duplexes, quadplexes, and small-scale multifamily
- Nearby parks and athletic fields provide great recreational opportunities for the development
- RD zoning
- Sale Price: \$800,000

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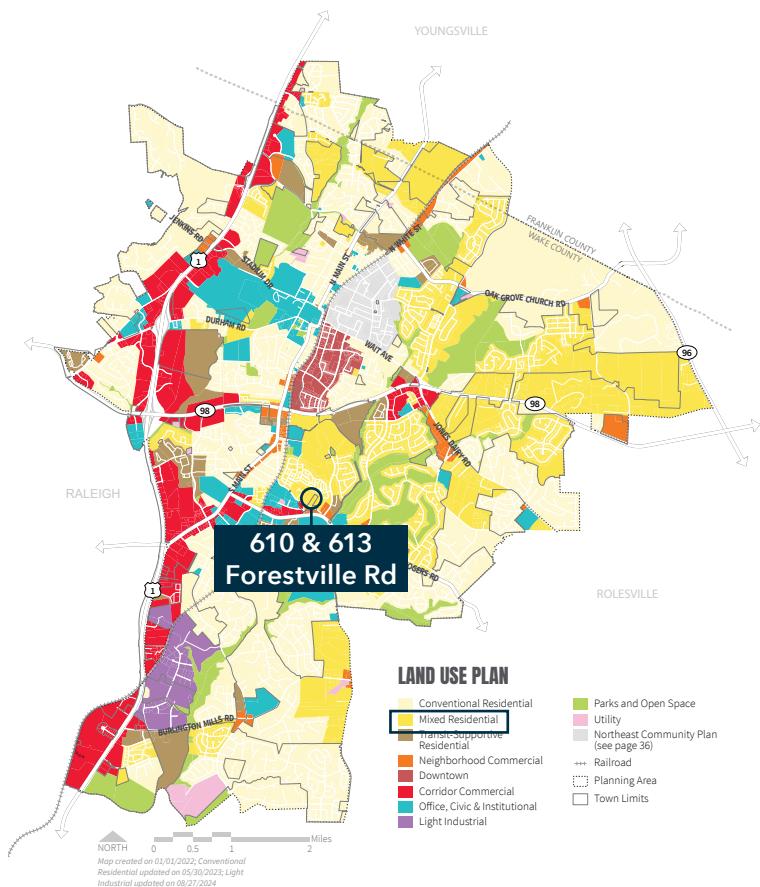
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Town of Wake Forest Community Plan
Future Land Use Plan

Mixed Residential

Description

Mixed Residential areas consist of planned developments that contain a wide mix of housing types, ranging from single-family homes to multifamily development. Such diversity in housing types provides opportunities to expand housing choices within the Town in a neighborhood environment. This land use category typically features smaller lot sizes and taller building heights than Conventional Residential areas. Where possible, Mixed Residential areas should serve as a transition from more intense development such as Transit-Supportive Residential and Neighborhood Commercial centers to Conventional Residential neighborhoods. Like Conventional Residential areas, Mixed Residential areas should incorporate pocket and neighborhood-scale parks, public gathering spaces, community gardens, and trails that serve surrounding residents. Mixed Residential areas may incorporate commercial corner stores located at key entry points and intersection.

Primary Uses

- Single-Family Detached
- Accessory Dwelling Unit
- Duplex
- Cottage Home Court
- Townhome
- Triplex/Quadplex
- Two-Over-Two

Supporting Uses:

- Commercial Corner Store
- Park and Open Space
- Multi-Family
- Senior Housing Facility
- Professional Service



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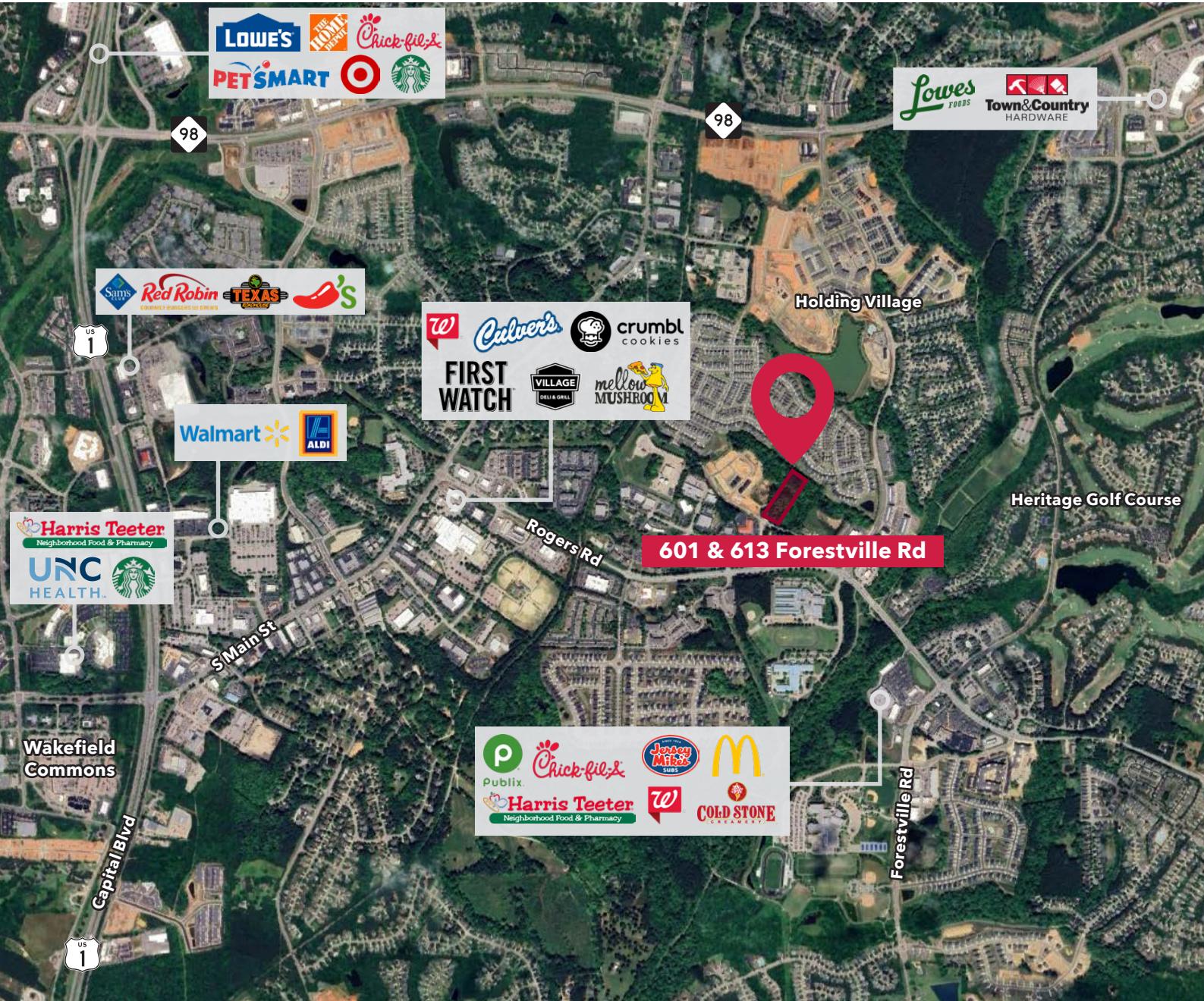
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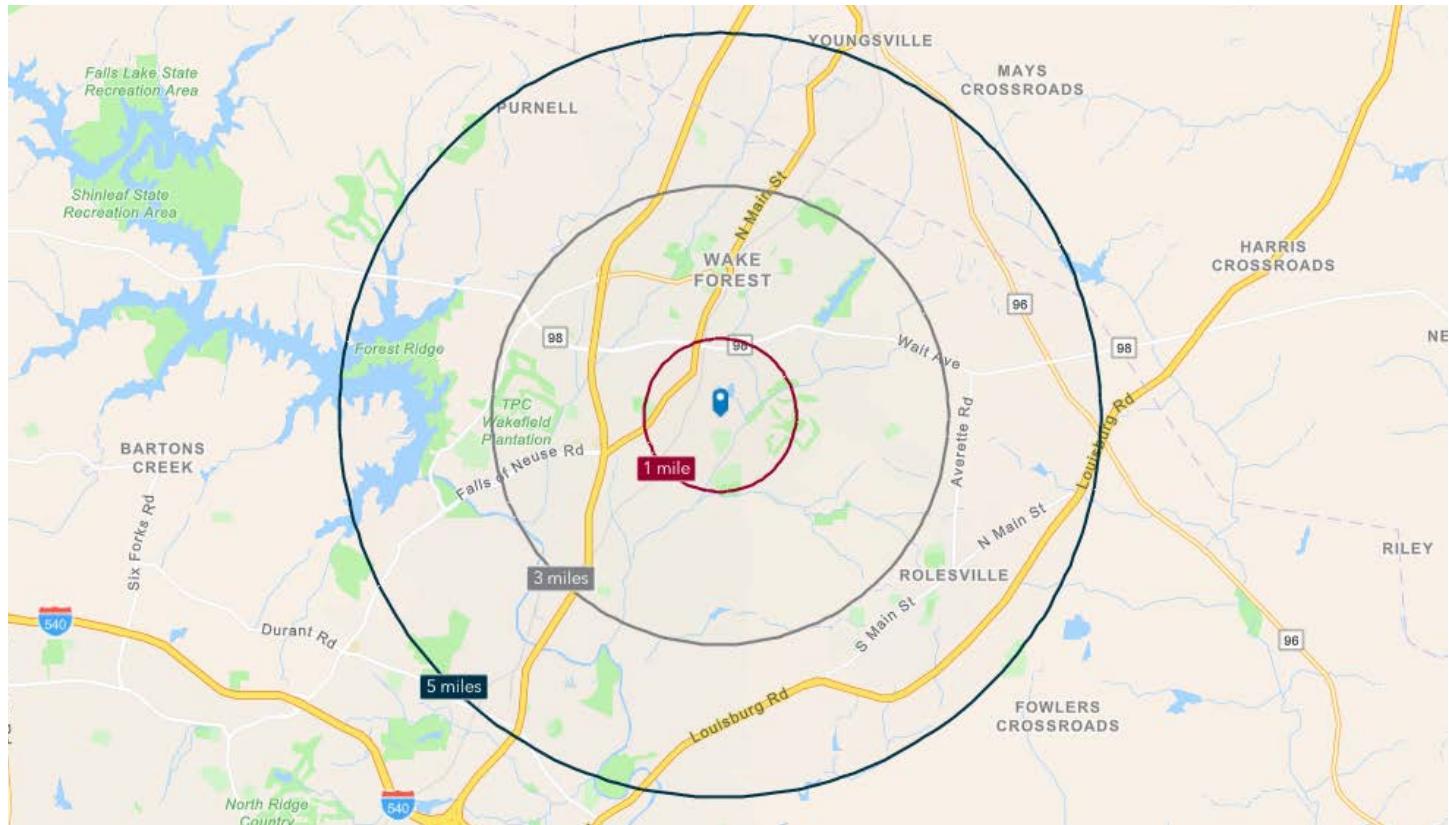
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	1 MILE	3 MILES	5 MILES
Population (2024)	9,807	60,689	124,051
Median Age	40.8	38.8	38.9
Average Household Income	\$157,185	\$152,569	\$147,872
Average Home Value	\$548,362	\$537,473	\$543,907
Bachelor's Degree or Higher	72.5%	61.5%	59.8%

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