

**4009 & 413 Barwell Rd.  
Raleigh, NC 27610**



**THIS  
PROPERTY  
AVAILABLE  
.COM**

# RALEIGH LAND DEVELOPMENT FOR SALE

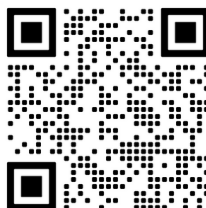
## SALE PRICE

**\$1,200,000**

## ABOUT THE PROPERTY

- LOT SIZE: 2.01 AC
- INTERSECTION: Rock Quarry & Barwell
- PRICE: \$1,200,000
- TRAFFIC COUNT: 14,300
- UTILITIES: Electric, water, sewer, cable, etc.
- ZONING: R-4

Learn More



## DIEGO MUNOZ

- ✉ diegom@kw.com
- ☎ 919.675.2750

Population	1 Mile	3 Miles	5 Miles
Male	605	17,143	50,397
Female	662	18,004	56,211
Total Population	1,267	35,147	106,608
Age	1 Mile	3 Miles	5 Miles
Ages 0-14	342	9,513	26,354
Ages 15-24	184	5,539	15,235
Ages 55-64	142	3,573	11,375
Ages 65+	109	3,964	13,387
Race	1 Mile	3 Miles	5 Miles
White	122	6,595	33,348
Black	890	23,719	58,295
Am In/AK Nat	N/A	65	321
Hawaiian	N/A	3	8
Hispanic	320	6,427	20,797
Multi-Racial	510	8,812	27,440

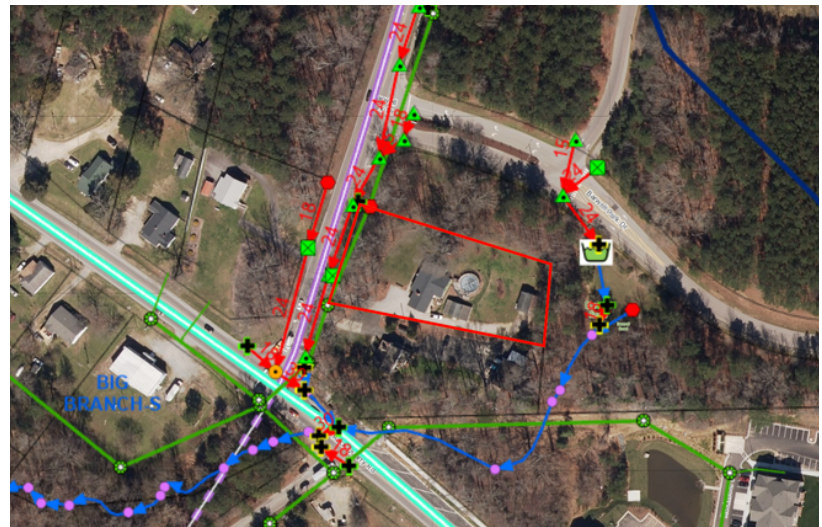
Income	1 Mile	3 Miles	5 Miles
Median	\$42,194	\$52,978	\$46,033
< \$15,000	21	1,067	3,947
\$15,000-\$24,999	N/A	960	4,169
\$25,000-\$34,999	146	1,622	5,134
\$35,000-\$49,999	98	2,082	6,433
\$50,000-\$74,999	N/A	2,858	7,595
\$75,000-\$99,999	100	2,028	5,389
\$10,000-\$149,999	77	1,117	3,686
\$150,000-\$199,999	15	218	816
> \$200,000	N/A	47	218

Housing	1 Mile	3 Miles	5 Miles
Total Units	496	12,421	39,918
Occupied	469	11,613	36,817
Owner Occupied	357	8,333	24,011
Renter Occupied	112	3,280	12,806
Vacant	27	808	3,101

## LOCATION OVERVIEW

Conveniently located at the intersection of Barwell Road and Rock Quarry Road with easy access to I-40. The surrounding community includes Barwell Elementary and Barwell Community Center as well as Olde Towne and the Shoppes at Battle Bridge. Residential neighborhoods include Barrington Village, Walnut Creek and Eaglechase.

### 4009 BARWELL ROAD



## PROPERTY OVERVIEW

Land best suited for neighborhood commercial development. High traffic count intersection that is currently R-4 zoned, but with rezoning would be perfect for daycare, C-store, drugstore, urgent care, self storage. City of Raleigh DOT improvements coming in 2023 (request details). The surrounding area is being developed residentially and commercially, it's a high growth area!

### 4013 BARWELL ROAD

