



2000 Lake Wheeler Rd. , Raleigh, NC 27603



OFFERING SUMMARY

SALE PRICE:	\$690,000
LOT SIZE:	3.01 Acres
ZONING:	CX-3
PRICE / SF:	\$5.26

PROPERTY OVERVIEW

3.01 Acres of land located at the corner of Lake Wheeler Road and Interstate 40 in Raleigh, North Carolina. Currently zoned CX-3 (Commercial Mixed Use) with municipal water and sewer. Nearby State Farmers Market, NC State Centennial Campus and Lonnie Poole Golf Course, along with I-40, allow for strong traffic counts.

PROPERTY HIGHLIGHTS

- 3.01 ACRES FOR SALE
- GREAT EXPOSURE
- HIGH TRAFFIC AREA
- MUNICIPAL WATER & SEWER
- ZONED CX-3
- LAYOUTS COMPLETE FOR POSSIBLE USAGE

KW COMMERCIAL - KELLER WILLIAMS PREFERRED
919.471.8000
7751 Brier Creek Parkway, STE 100
Raleigh, NC 27617



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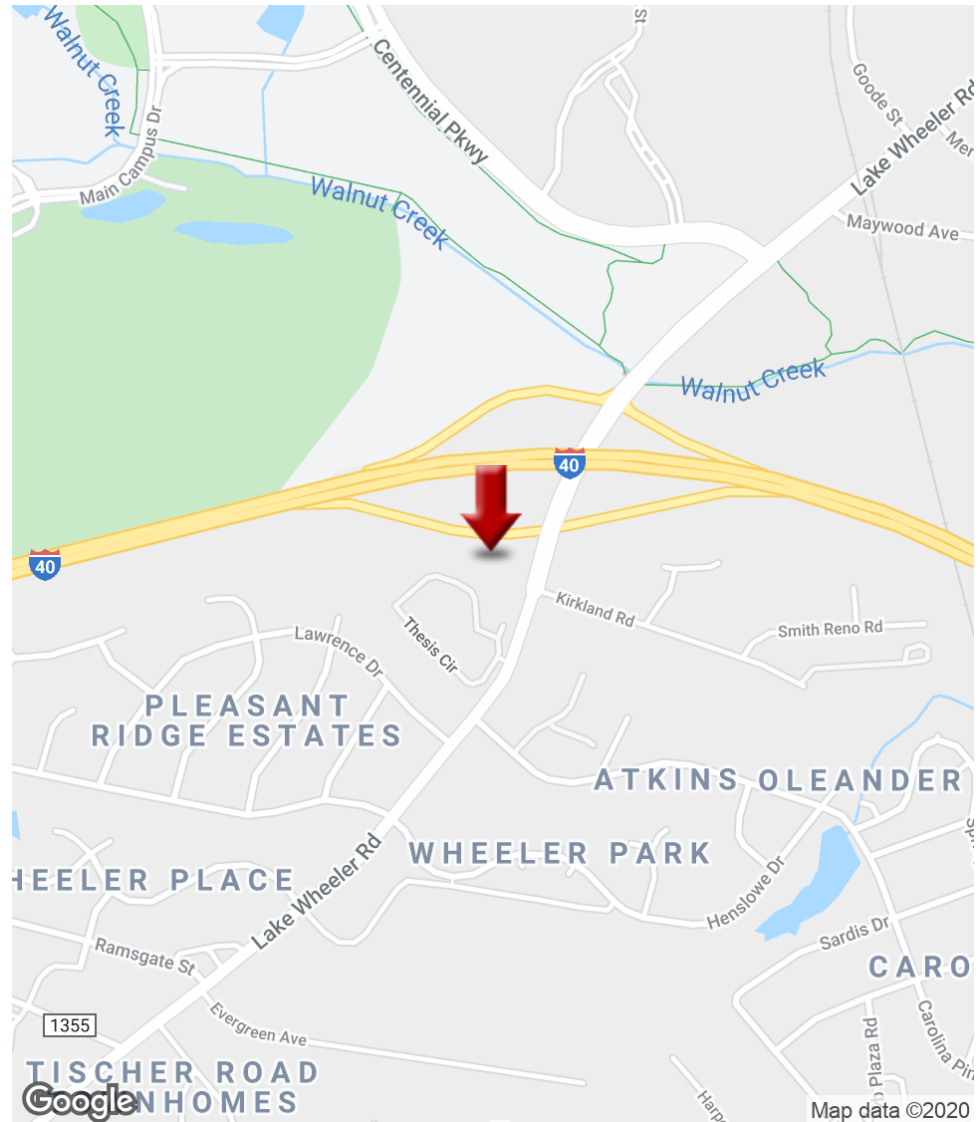
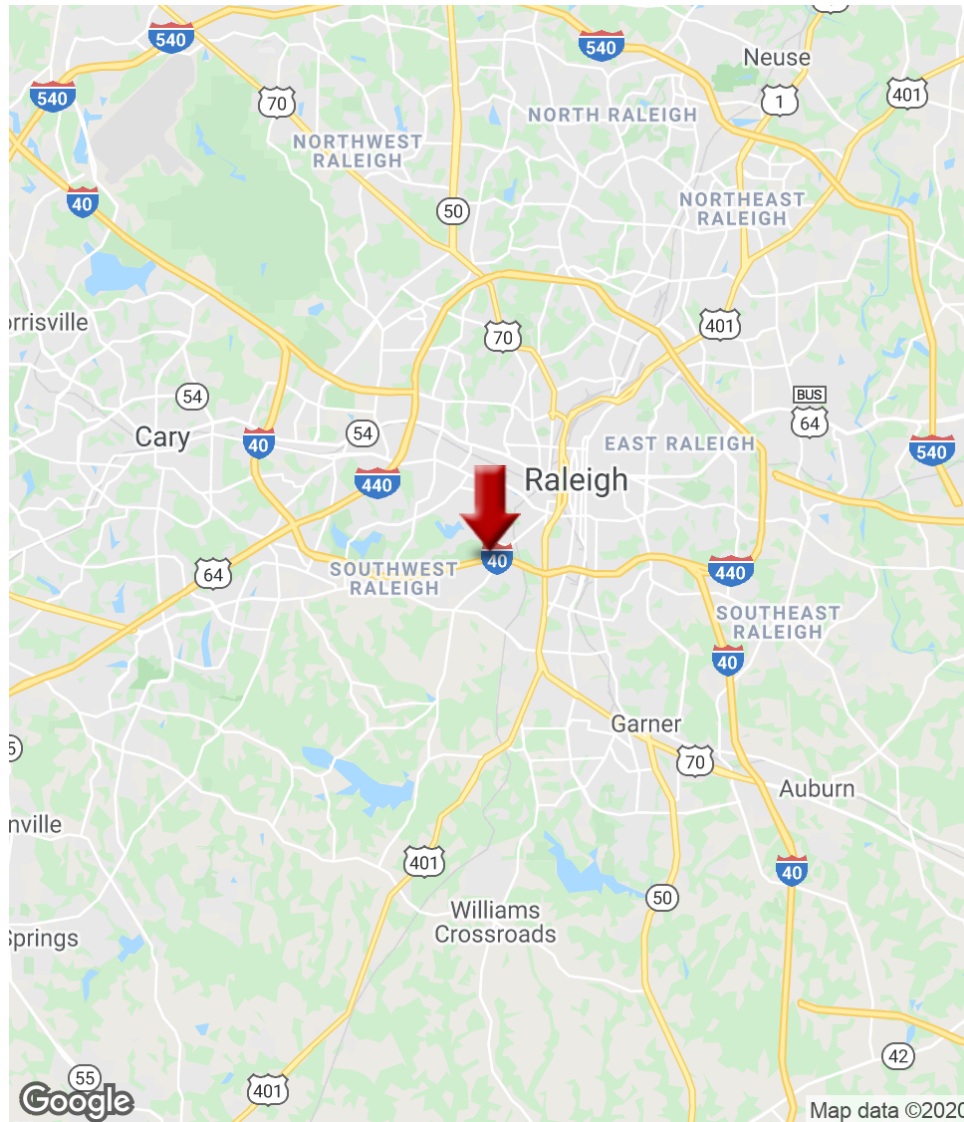
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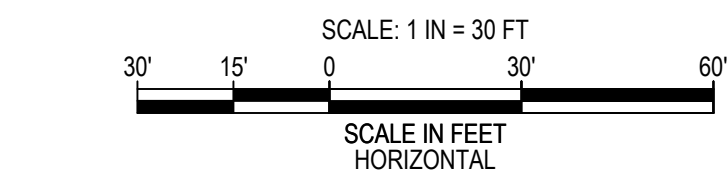
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PLOT: 191005_201901020170010410
PLOTED: 18/02/2019 8:42 AM



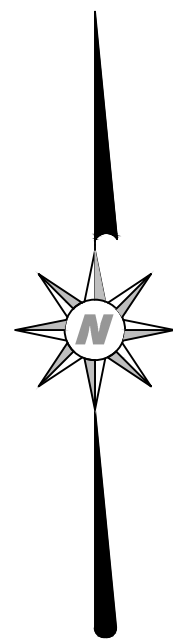
4 PARKS @ 9'

SITE INFORMATION

LOCATION: _____ XXXX
MUNICIPALITY: _____ XXXX
ZONING: _____ XXXX
ACREAGE: _____ XX AC
TOTAL BLDG SF: _____ XXX SF
TOTAL PARKING PROVIDED: _____ XX SPACES



Civil Engineering:
The Curry Engineering Group, PLLC
205 S. Fuquay Ave.
Fuquay-Varina, NC 27526
919.552.0849 (v)
919.552.2043 (f)
email: don@curryeng.com
Contact: Don Curry, PE



REVISIONS

NO.	DESCRIPTION	DATE

XXXX

SITE SKETCH #1

T (919) 552-0849
F (919) 552-2043

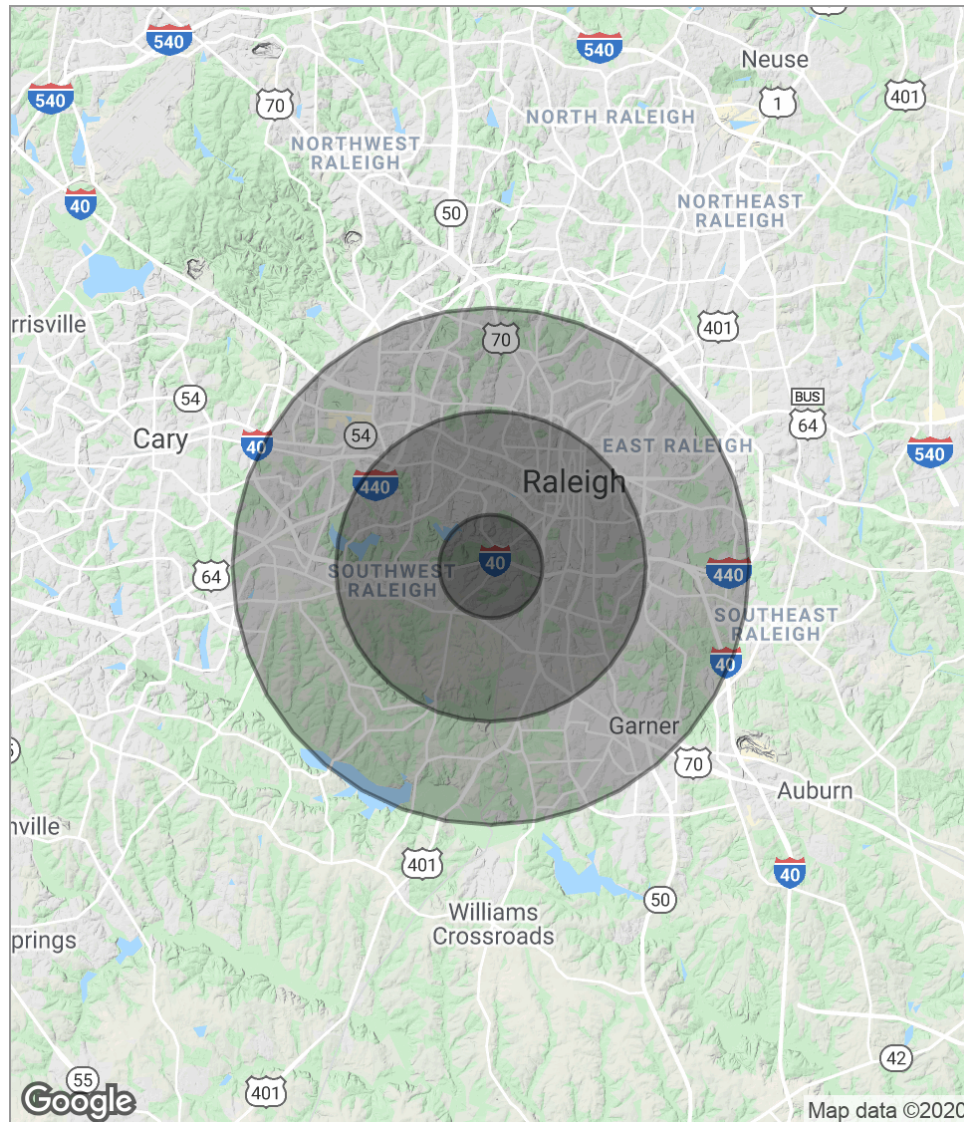
205 S. Fuquay Avenue
Fuquay-Varina, NC 27526

SK-01

DATE: _____
FILE NO: _____
HORZ SCALE: 1"=30'
ORIG SHEET SIZE: 24" x 36"



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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	5,048	72,926	170,713
Median Age	28.1	27.6	31.0
Median Age (Male)	27.3	27.0	30.7
Median Age (Female)	29.0	28.3	31.9
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	1,929	26,232	65,541
# Of Persons Per HH	2.6	2.8	2.6
Average HH Income	\$43,334	\$50,523	\$63,626
Average House Value	\$180,499	\$239,368	\$283,479

* Demographic data derived from 2010 US Census

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