



**FOR SALE**

**3.93 ACRES OF LAND**

Located at

**5520 Rock Quarry Road**

On The Southern Side of Rock Quarry Road

Approximately 1 mile east of I-40

The City Limits Of The Town Raleigh, Wake County, North Carolina

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**DISCLAIMER NOTICE**

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The broker shall conduct all his activities in regard to this agreement without respect to the race, color, religion, sex, national origin, handicap or familial status of any buyer or prospective buyer, seller of prospective seller, tenant or prospective tenant, or landlord or prospective landlord.

**PROPERTY INFORMATION**

**Location:** On the southern side of Rock Quarry Rd about one mile south of Jones Suasage Rd. Reference is made to Exhibit "A" for a map showing the approximate location of the Property.

**Land Area:** 3.93 acres

**Topography:** The Property is above grade level along the Rock Quarry Road with a gentle drop off at the rear of the site. Reference is made to Exhibit D.

**Frontage:** 158' of frontage along Rock Quarry Road

**Area:** This location is in the St. Mary's Township in southeastern Raleigh. Other developments in area include Southridge Marketplace, and Shoppes at Battle Bridge. Both are retail strip malls along Rock Quarry Road. In addition to this retail development, there is extensive residential development in the immediate area.

**Zoning:** R-4. This residential zoning by the City of Raleigh allows for up to four homes per acres. However, although the property is currently zoned R-4 by the City of Raleigh, it is anticipated that the highest and best use of the property would involve rezoning the property to accommodate commercial uses.

**Utilities:** The property is serviced by all major utilities including City water and sewer, natural gas, and electricity.

**Improvements:** There is a one story brick ranch on the property that was once a residence. Most recently, it has been used for assisted housing through the church that owns the site. It is anticipated that the structure will be razed to make way for new development.

**Tax Reference Map:** Wake County Book of Maps 11783 Page2202. Subject Property is further identified by Wake County Geographic Services as PIN# 1732019075, REID# 6228.

**Tax Value:** \$213,666

**Price:** **\$260,000**

**Terms:** The owner is willing to accept this price subject to closing considerations. Contact listing agent for details.



**Exhibit C**



**Exhibit D**

