

LAND **FOR** SALE

ADDRESS
2400 Tryon Rd
Raleigh, NC 27603



± 1.98
acres



Zoned
R - 10



Located in
Growth Market



Close
to I-40

Listing Agent

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LAKE WHEELER RD

19,110 CPD

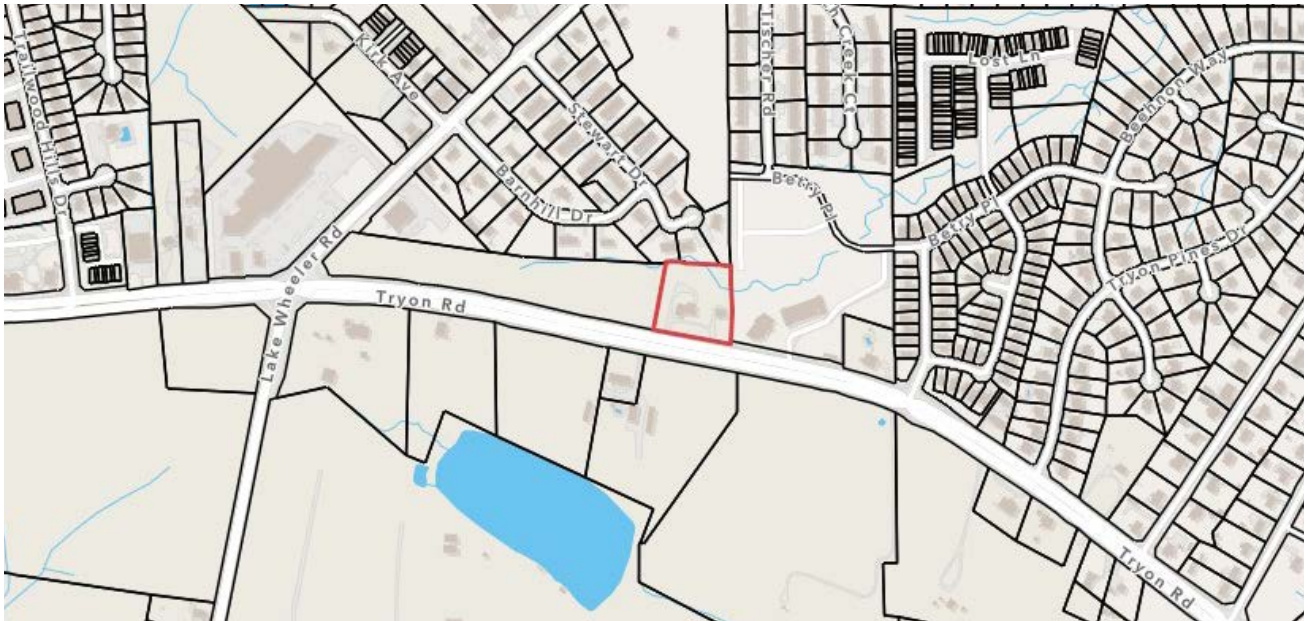
2400 Tryon Rd

Sale Price

\$1,195,000

PROPERTY DETAILS

- **Sale Price: \$1,195,000**
- **Zoned R-10**
- Wake County Land Class: Apartment
- Property is approx. **1.98 acres**
- Real Estate ID #0070927
- Water and septic on-site; potential sewer tie-in at rear of property (subject to buyer verification)
- .5 miles from signalized intersection
- Fast growing area along Tryon Rd with commercial and multi-family filling in along the corridor.
- Two single-family units on-site. One in shell condition and one with a month to month tenant.

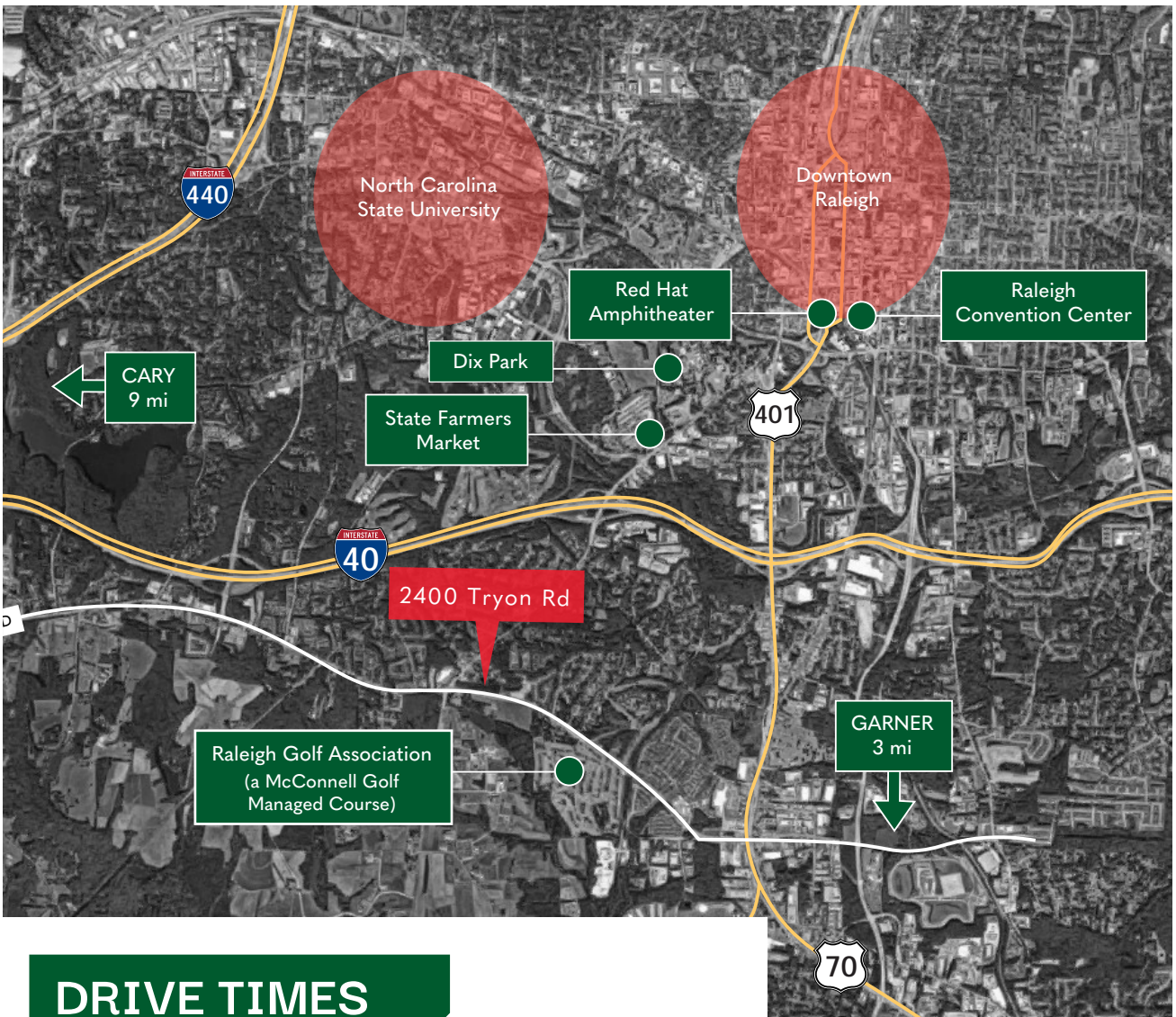


Property Photos



THE LOCATION

The property is located in the south of **Raleigh** offering a convenient location just minutes from downtown, major highways, and every day amenities. The property benefits from easy access to I-40, US-70, and US-401 making commuting throughout the Triangle simple, while nearby shopping, dining, and parks provide added convenience. The surrounding area blends residential charm with ongoing growth, positioning this location as both accessible and desirable.



DRIVE TIMES

- **I-40**
5 min | 1.9 miles
- **RDU International Airport**
24 min | 15.5 miles
- **Downtown Raleigh**
13 min | 5.6 miles
- **Downtown Durham**
37 min | 24.4 miles
- **Downtown Garner**
8 min | 5 miles
- **Hwy 70**
4 min | 4.6 miles

City of Raleigh

Raleigh consistently ranks among the fastest-growing cities in the nation, fueled by a diverse economy and strong job market. Known as part of the renowned Research Triangle, it is home to a highly educated workforce, major universities, and numerous technology and life science companies. The city offers a vibrant quality of life, with award-winning dining, cultural attractions, and abundant green space. With its combination of business opportunity and lifestyle appeal, Raleigh continues to attract top talent, investment, and corporate growth.

Demographics

April 2026

[2400 Tryon Road] [Raleigh, NC]		1 mi radius	3 mi radius	5 mi radius
POPULATION	2025 Estimated Population	8,705	65,677	195,491
	2030 Projected Population	8,970	69,800	204,227
	2020 Census Population	8,598	60,532	183,560
	2010 Census Population	7,964	53,780	164,547
	Projected Annual Growth 2025 to 2030	0.6%	1.3%	0.9%
	Historical Annual Growth 2010 to 2025	0.6%	1.5%	1.3%
2025 Median Age	29.1	29.1	33.1	
HOUSEHOLDS	2025 Estimated Households	3,627	26,469	83,395
	2030 Projected Households	3,851	29,108	90,015
	2020 Census Households	3,544	23,023	73,875
	2010 Census Households	3,099	19,755	62,698
	Projected Annual Growth 2025 to 2030	1.2%	2.0%	1.6%
	Historical Annual Growth 2010 to 2025	1.1%	2.3%	2.2%
EDUCATION	2025 Estimated Elementary (Grade Level 0 to 8)	2.1%	4.1%	3.4%
	2025 Estimated Some High School (Grade Level 9 to 11)	2.2%	5.5%	4.6%
	2025 Estimated High School Graduate	19.6%	16.7%	16.2%
	2025 Estimated Some College	19.9%	16.3%	14.6%
	2025 Estimated Associates Degree Only	5.1%	5.8%	6.4%
	2025 Estimated Bachelors Degree Only	37.0%	32.1%	32.2%
	2025 Estimated Graduate Degree	14.2%	19.6%	22.7%
INCOME	2025 Estimated Average Household Income	\$108,847	\$102,720	\$126,735
	2025 Estimated Median Household Income	\$84,617	\$80,950	\$95,926
	2025 Estimated Per Capita Income	\$45,546	\$42,060	\$54,489
BUSINESS	2025 Estimated Total Businesses	154	2,994	10,958
	2025 Estimated Total Employees	731	33,496	112,361
	2025 Estimated Employee Population per Business	4.7	11.2	10.3
	2025 Estimated Residential Population per Business	56.4	21.9	17.8