

LAND FOR SALE

PRIME COMMERCIAL OPPORTUNITY | 0.95 ACRES ON NEW BERN AVE



4800 New Bern Ave, Raleigh, NC 27610



OFFERING SUMMARY

Sale Price:	\$900,000
Lot Size:	0.95 Acres
Zoning:	IX-3
County:	Wake County

PROPERTY OVERVIEW

This .95-acre vacant lot at 4800 New Bern Ave, Raleigh, NC, offers a versatile opportunity for a variety of commercial and industrial uses. Zoned IX-3, the property is well-suited for businesses such as a tow truck company or the construction of an industrial facility.

Its location in a growing area provides convenient access and visibility, while the size of the lot allows flexibility for different development plans. This property is a practical choice for those seeking to establish or expand their operations in a strategic location.

Recently, AMZN distribution sold for \$40M and is next to this property.

PROPERTY HIGHLIGHTS

- High-Visibility Corridor: Command attention with frontage on busy New Bern Ave.
- Ready-to-Build Lot: .95 acres primed for immediate development.
- Powerful Zoning (IX-3): Unlock wide-ranging industrial and commercial potential.
- Strategic Growth Hub: Located in one of Raleigh's fastest-expanding corridors.
- Maximum Flexibility: Ideal for tow truck operations, industrial facilities, or custom business build-out.
- Rare Opportunity: Limited availability of prime lots in this corridor, act now.

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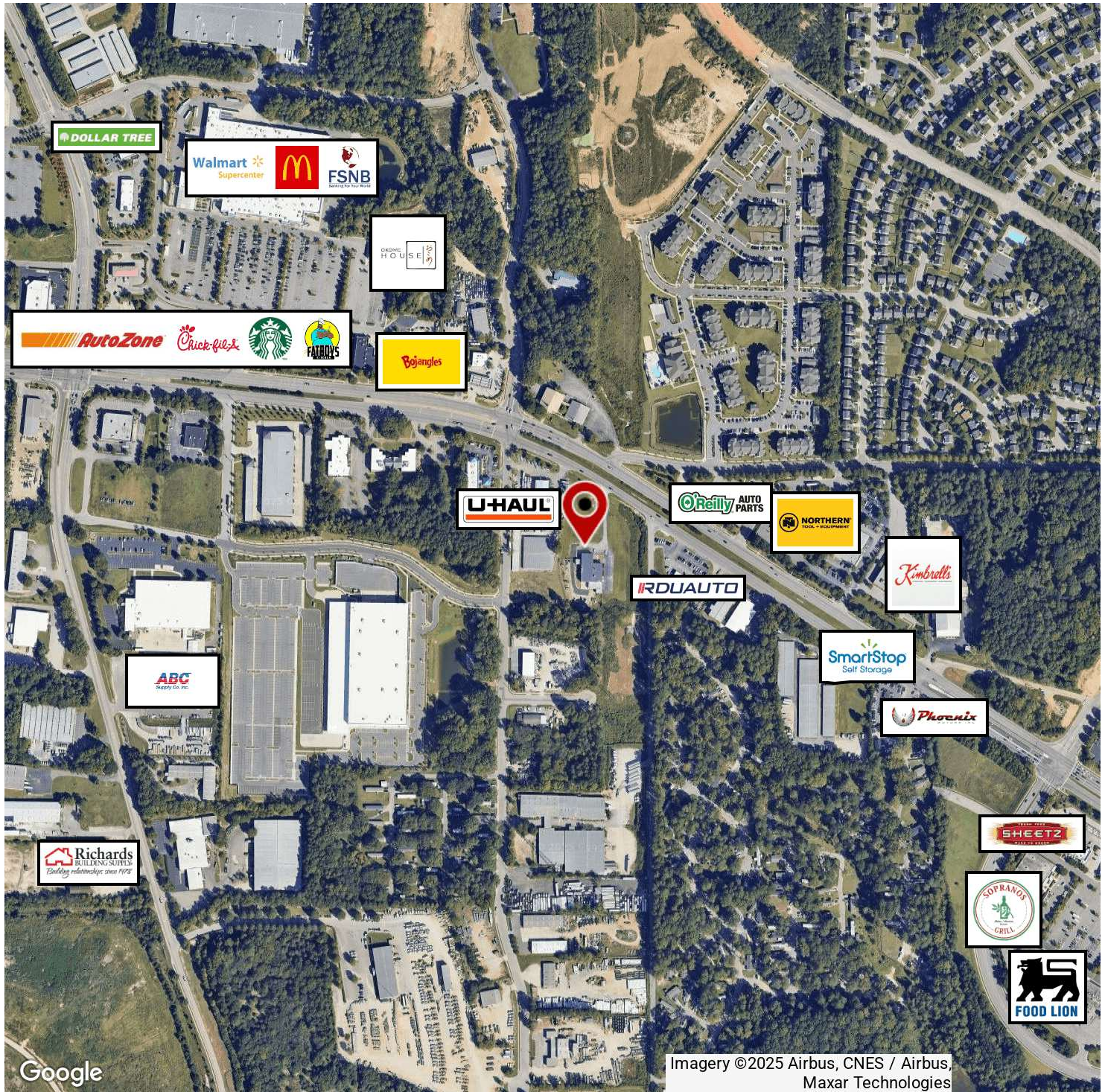
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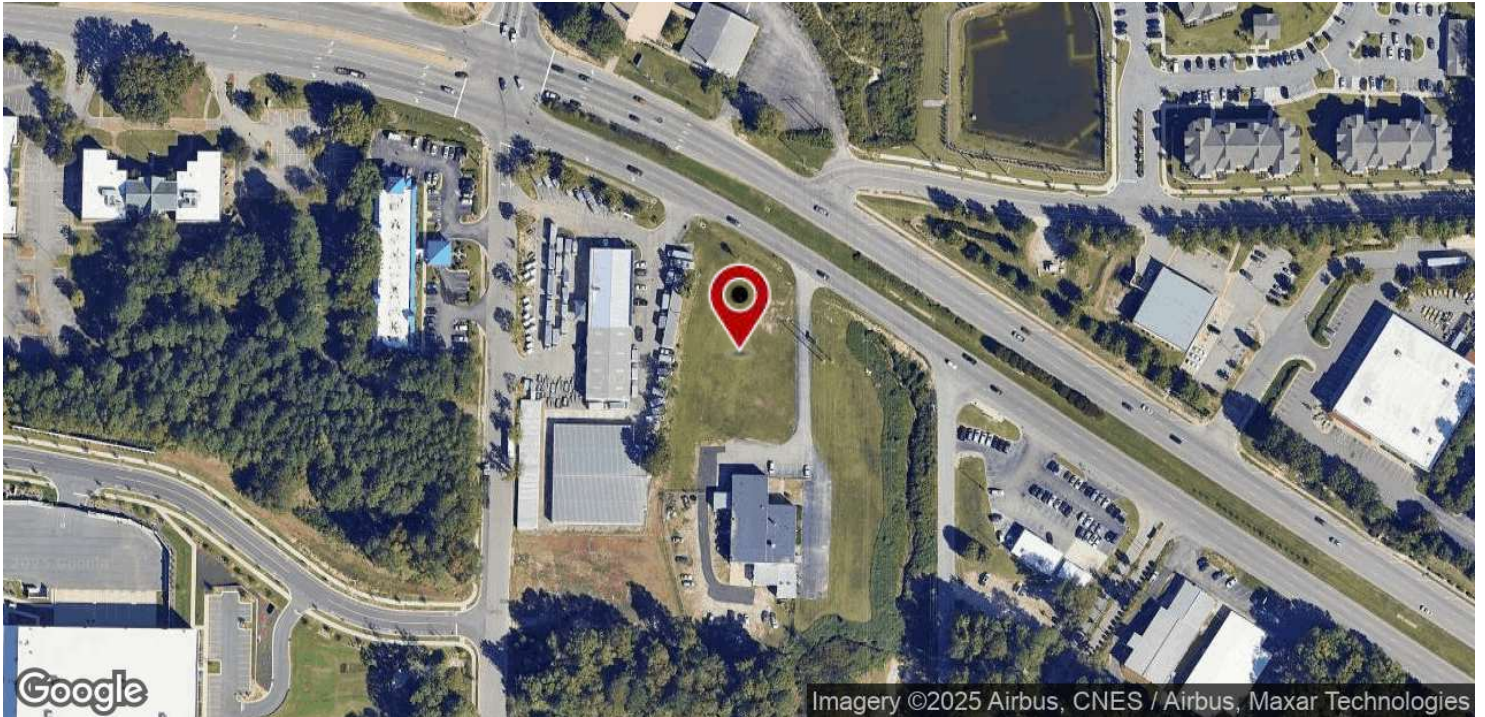
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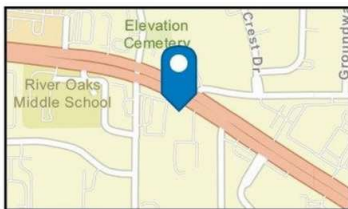
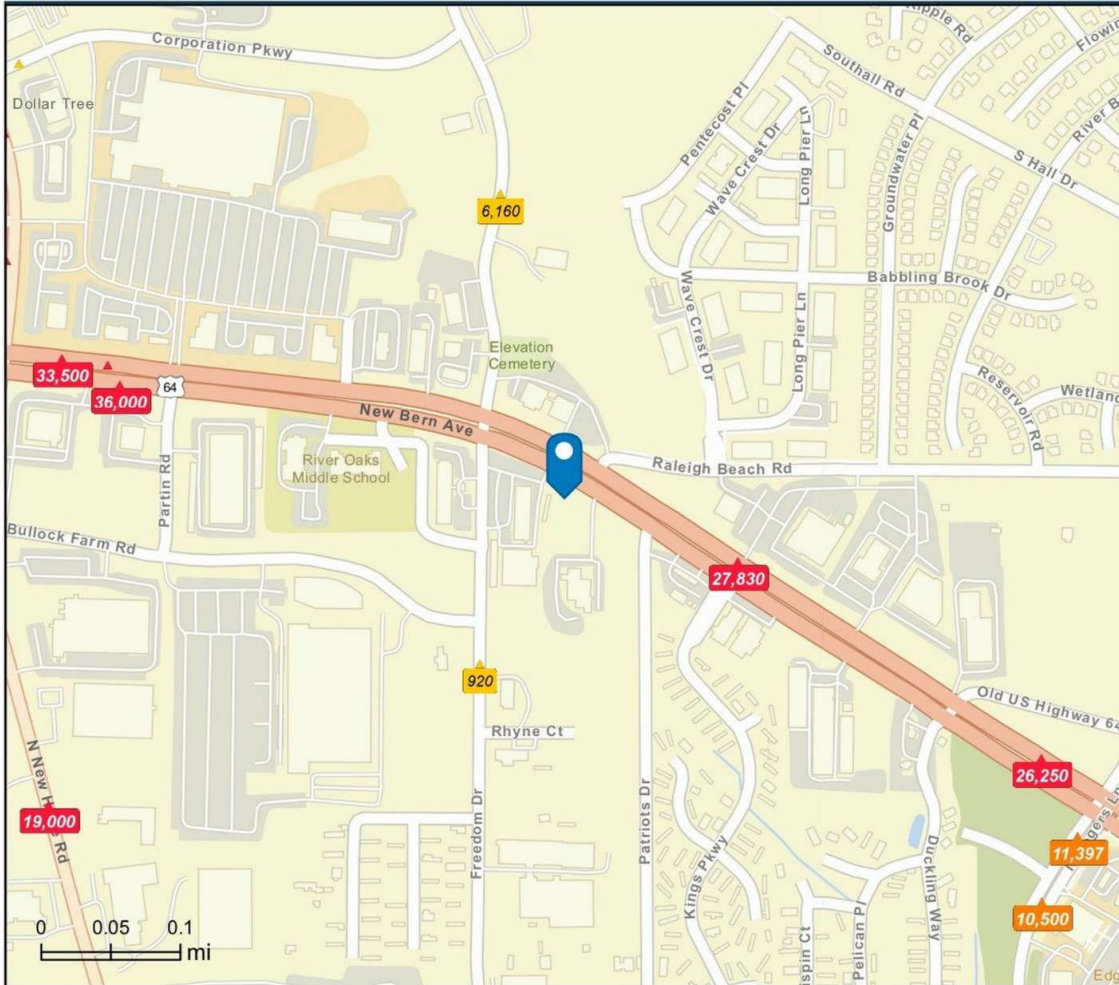
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Traffic Count Map - Close Up

4800 New Bern Avenue, Raleigh, North Carolina, 27610
Rings: 1, 5, 10 mile radii

Prepared by Esri
Latitude: 35.79713
Longitude: -78.55555



- Average Daily Traffic Volume**
- ▲ Up to 6,000 vehicles per day
 - ▲ 6,001 - 15,000
 - ▲ 15,001 - 30,000
 - ▲ 30,001 - 50,000
 - ▲ 50,001 - 100,000
 - ▲ More than 100,000 per day



Source: ©2025 Kalibrate Technologies (Q1 2025).

September 03, 2025

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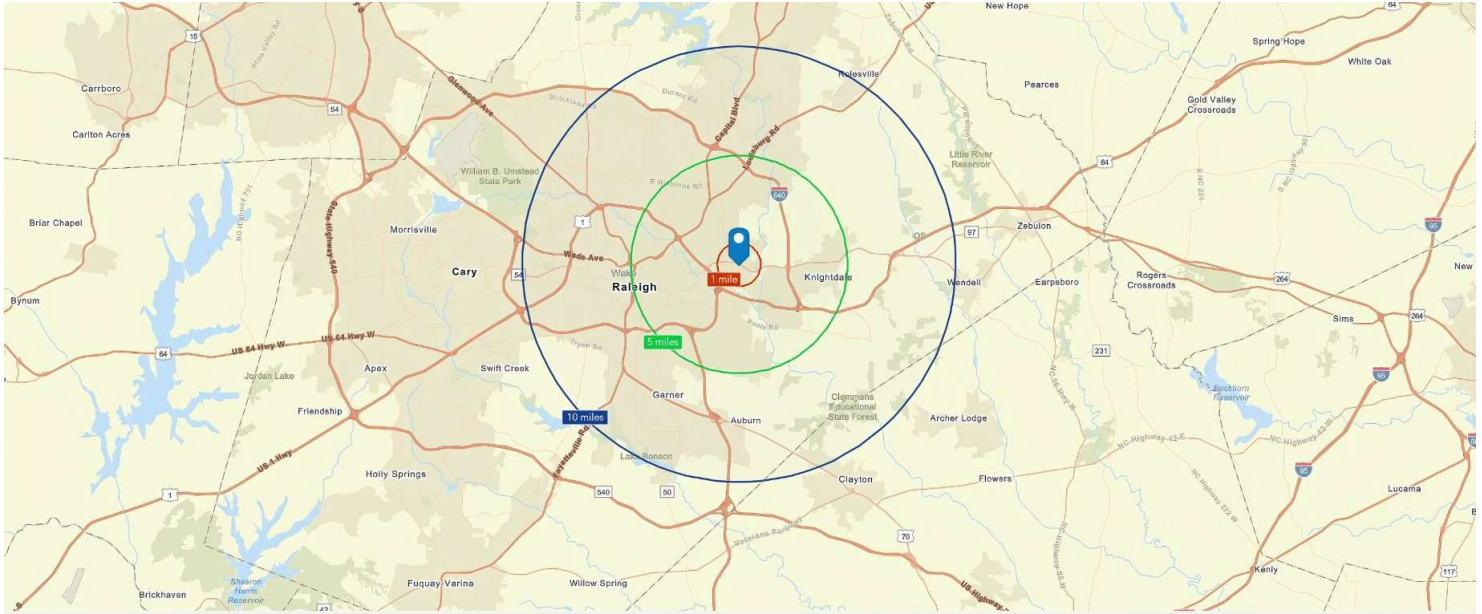
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	1 MILE	5 MILES	10 MILES	
2025 Estimated Population	8,442	191,986	568,515	POPULATION
2030 Projected Population	9,052	209,087	614,868	
2025 Estimated Household	3,091	76,221	237,838	HOUSEHOLD
2030 Projected Household	3,369	84,364	261,179	
2025 Estimated Owner Occupied Housing	1,895	40,560	127,523	HOUSING
2025 Estimated Renter Occupied Housing	1,196	35,661	110,315	
2025 Estimated Total Business	458	9,765	27,951	BUSINESS
2025 Estimated Total Employees	3,594	156,108	344,405	EMPLOYEES

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