

PAP



The Goat Brier Creek



Core St

3817 Page Rd

3811 Page Rd

SALE

±1.27 AC High-Visibility Commercial Corner Lot

3811 & 3817 PAGE RD

Morrisville, NC 27570

PRESENTED BY:

KIM LANTZ

C: 919.825.8025

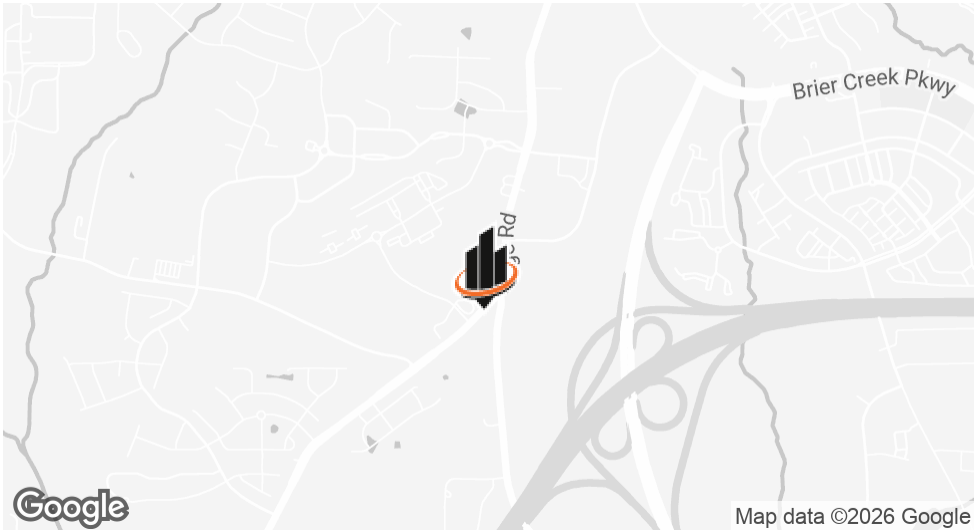
kim.lantz@svn.com

REN POWELL

C: 910.617.8705

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PROPERTY SUMMARY



OFFERING SUMMARY

SALE PRICE:	\$575,000
LOT SIZE:	±1.27 Acres
ZONING	RR (Future Mixed Residential Neighborhood Use)
PIN	3811 Page Rd: 0758304523 3817 Page Rd: 0758303319
UTILITIES	City Water & County Sewer Available Nearby

PROPERTY DESCRIPTION

Strategic Corner Lot with High Visibility: Strategically positioned at the intersection of Page Road and Airport Road, this ±1.27 acre corner lot offers outstanding visibility with 8900+ vehicles per day. Located in a growing corridor, the site is ideal for long-term investment or redevelopment.

Flexible Land Use with Development Potential: Currently zoned Rural Residential, the property falls under the Mixed Residential Neighborhood future land use plan, supporting potential for small-scale commercial or mixed-density residential development.

The property includes two structures that will be conveyed as-is. SVN Raleigh makes no representations or warranties regarding the structures.

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DEMOGRAPHICS MAP & REPORT

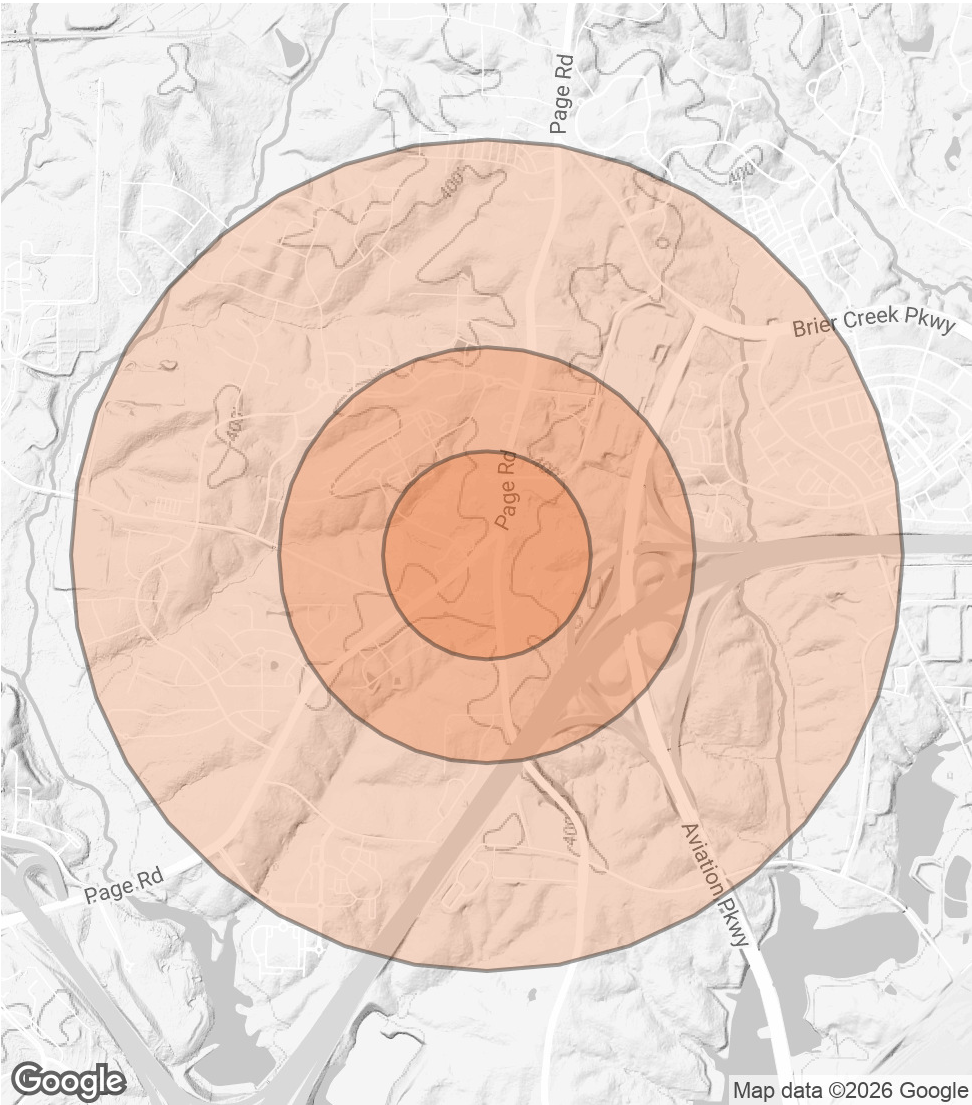
POPULATION 0.25 MILES 0.5 MILES 1 MILE

TOTAL POPULATION	238	1,014	4,401
AVERAGE AGE	37.6	36.4	35.5
AVERAGE AGE (MALE)	39.5	39.6	37.9
AVERAGE AGE (FEMALE)	36.7	34.7	35.3

HOUSEHOLDS & INCOME 0.25 MILES 0.5 MILES 1 MILE

TOTAL HOUSEHOLDS	128	548	2,327
# OF PERSONS PER HH	1.9	1.9	1.9
AVERAGE HH INCOME	\$111,906	\$110,294	\$113,495
AVERAGE HOUSE VALUE	\$451,522	\$439,731	\$440,595

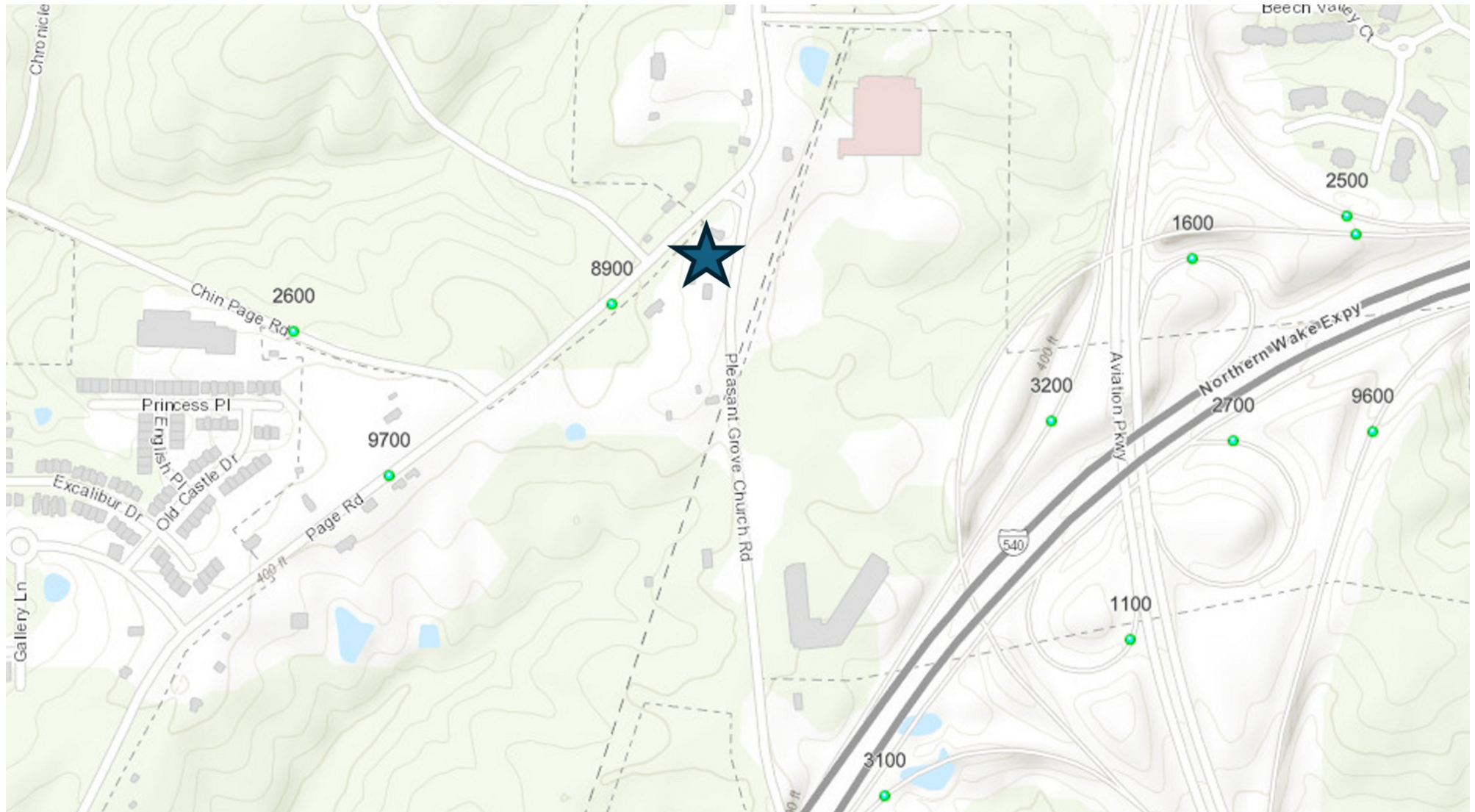
2023 American Community Survey (ACS)



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TRAFFIC COUNTS: SOURCE NCDOT



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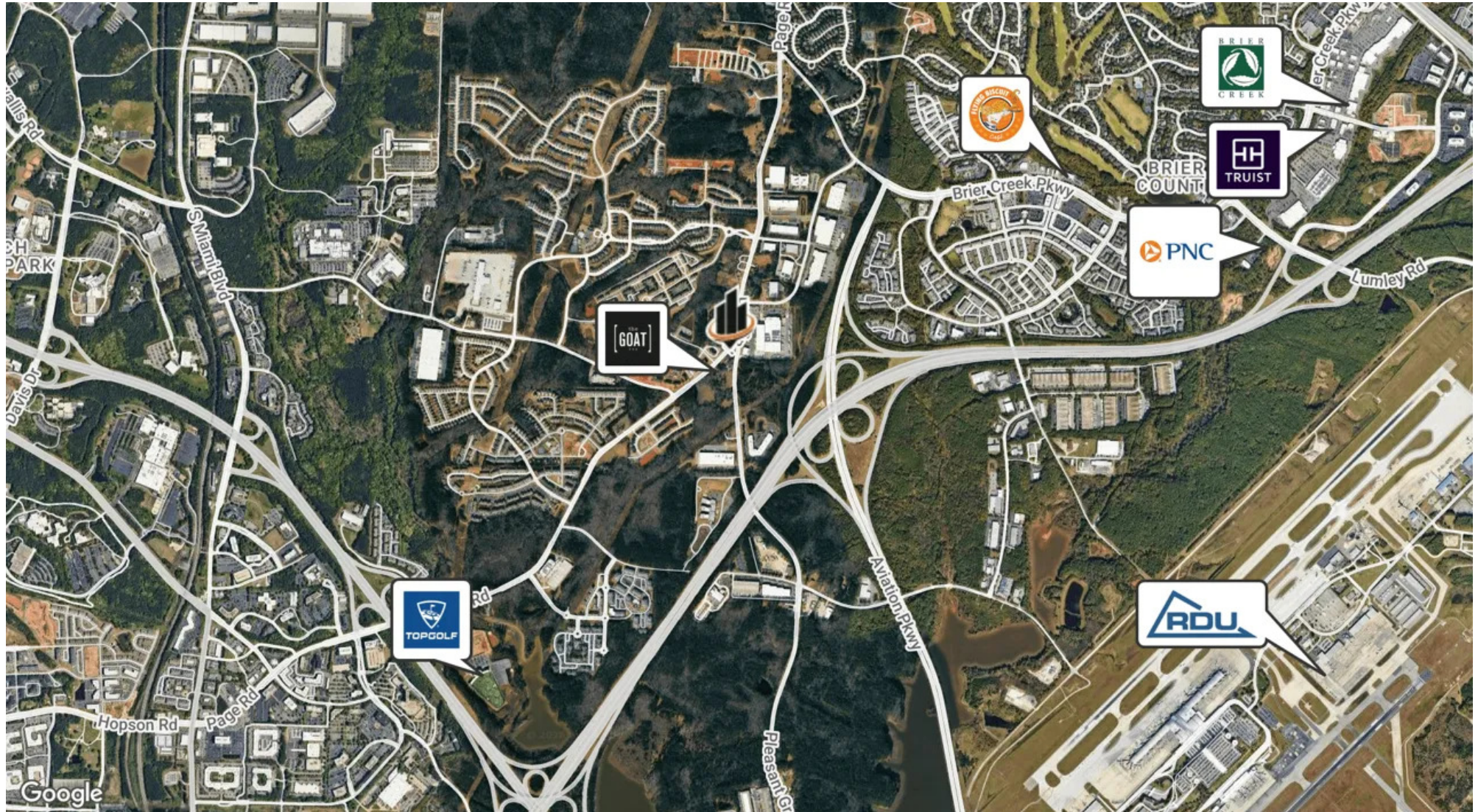
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RETAILER MAP



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