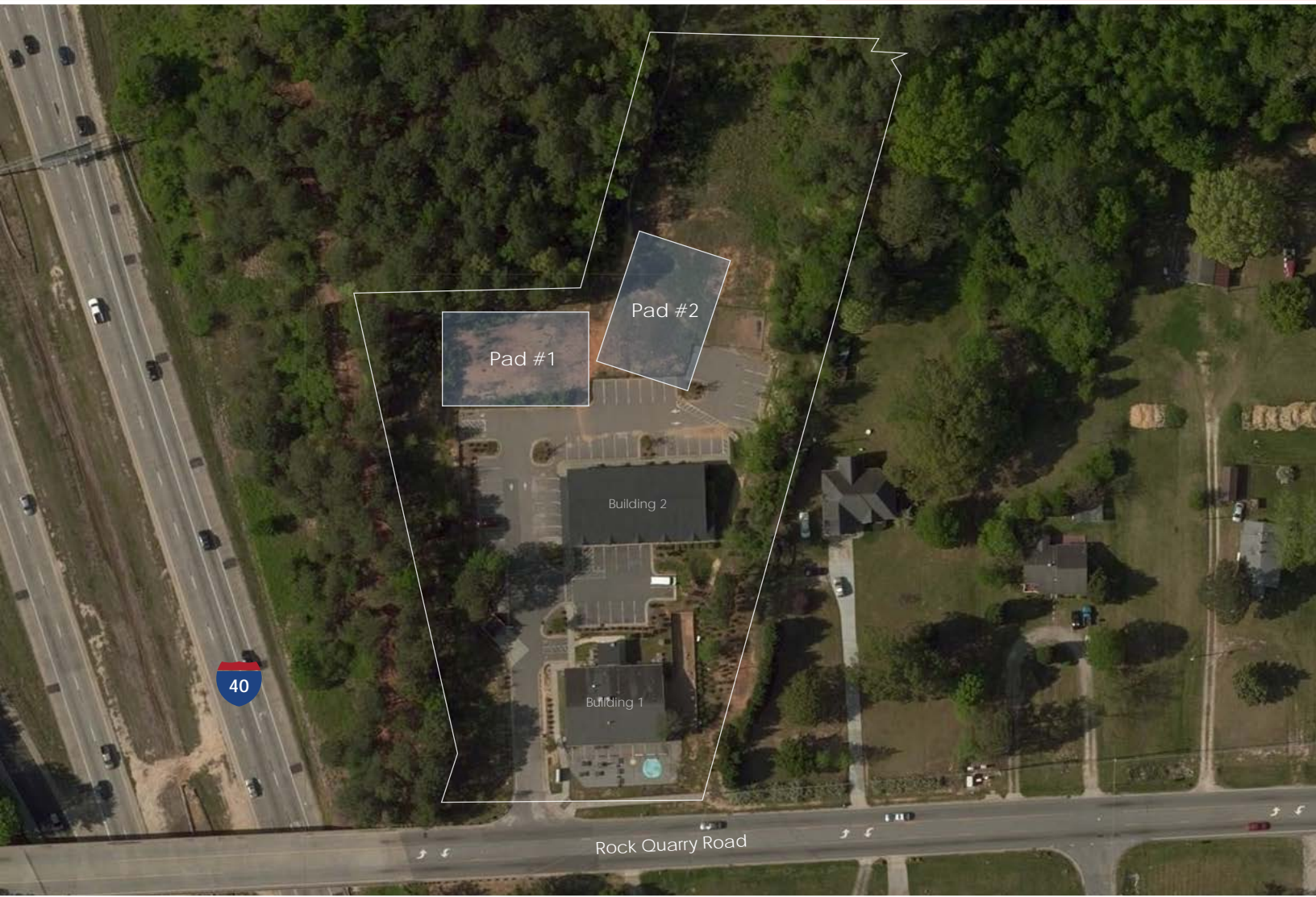


LAND FOR SALE

3301-3303 ROCK QUARRY ROAD
RALEIGH, NC 27610

york



YORK PROPERTIES, INC
2108 Clark Avenue
Raleigh, NC 27605
www.yorkproperties.com

AGENT

JAMES TROXLER
jamestroxler@yorkproperties.com



PROPERTY DESCRIPTION

LOCATION

- Situated in southeast Raleigh, just off I-40
- Prime commercial land investment and development site available for sale located behind 2 fully occupied buildings in neighborhood mixed use site, including tenants Invictus Performing Arts Dance Company, Beyond Yane' Jewelry Store, Juiced! Juice Bar, and BLC Gallery Salon and Spa
- Ideal for retail stores and office space
- Approximately 0.5 miles from Farmington Square Shopping Center
- Approximately 0.6 miles from Southeast Raleigh Magnet High School
- Approximately 1.2 miles from Coastal Credit Union Music Park

ESTIMATED NET AVAILABLE ACREAGE

± 0.11 acres per pad (total site ± 3.26 acres)
Total of 0.22 acres if pads are combined

ZONING

R-6, City of Raleigh

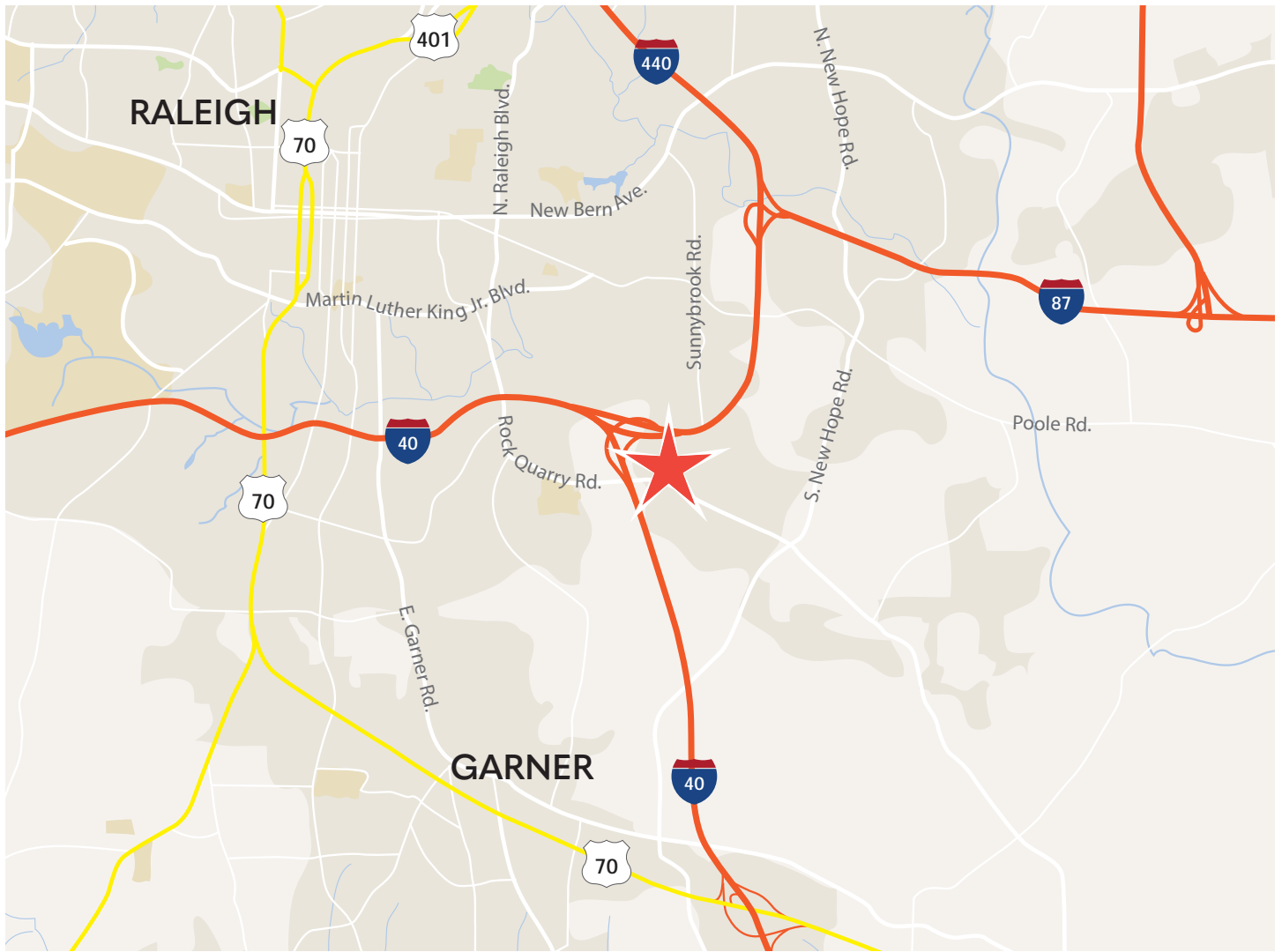
UTILITIES

Sewer: City of Raleigh (just south of site)
Water: City of Raleigh (on site)

FOR SALE

| | |
|-------|-----------|
| Pad 1 | \$150,000 |
| Pad 2 | \$150,000 |






*Pads may be combined



TRAFFIC COUNTS

| | |
|----------------------|------------|
| Rock Quarry Road (N) | 15,808 CPD |
| Rock Quarry Road (S) | 14,731 CPD |
| I-40 (E) | 73,783 CPD |
| I-40 (W) | 68,066 CPD |

2022 DEMOGRAPHICS REPORT

|  MILE RADIUS |  POPULATION |  HOME VALUE |  HOUSEHOLD INCOME |  DAYTIME POPULATION |
|---|--|--|--|--|
| 1 | 8,152 | \$287,250 | \$83,447 | 1,340 |
| 3 | 64,036 | \$309,005 | \$68,299 | 23,502 |
| 1 | 169,913 | \$351,140 | \$85,115 | 120,879 |

ABOUT RALEIGH

This urban city features beautiful oak trees that surround the streets. Raleigh is also part of the Research Triangle Park, along with its neighboring cities, Durham and Chapel Hill. Because of this, the city boasts one of the fastest-growing job markets in the US. In addition, residents of Raleigh get access to top universities, a fantastic food scene, and charming neighborhoods.

Source: <https://www.spmtrianglerentals.com/living-in-raleigh>

RALEIGH ACCOLADES

- #1** BEST PLACE IN THE US TO PAY DOWN DEBT
Lending Tree · January 2022
- #3** HOTTEST JOB MARKETS IN THE US
Triangle Business Journal · 2022
- #7** CITY FOR TOP FISCAL FINANCIAL HEALTH
TruthInAccounting · January 2022
- #2** BEST PLACES TO INVEST IN PRIVATE EQUITY REAL ESTATE
CrowdStreet · January 2022
- #4** ECONOMIC WELL-BEING AMONG STATE CAPITALS
WalletHub · January 2022
- #2** BEST STATE CAPITAL FOR SAFETY & MORE
WalletHub · January 2022
- #5** BEST CITY AS A GEN Z HOTSPOT
Commericalcafe.com · August 2022
- #3** HOTTEST HOUSING REAL ESTATE MARKET IN THE US
Zillow · January 2022



Pad #1

AGENT #2

James Troxler

jamestroxler@yorkproperties.com

MARKETING

Gardenia Buendia

gardeniabuendia@yorkproperties.com

YORK PROPERTIES

Brokerage · Property Management · Security
Maintenance · Association Management · Construction
Landscaping · Accounting · Venue Management

Building 2

ADDRESS

2108 Clark Avenue

Raleigh, NC 27605

ONLINE

[@yorkproperties1](https://www.yorkproperties.com)

www.yorkproperties.com

Building 1