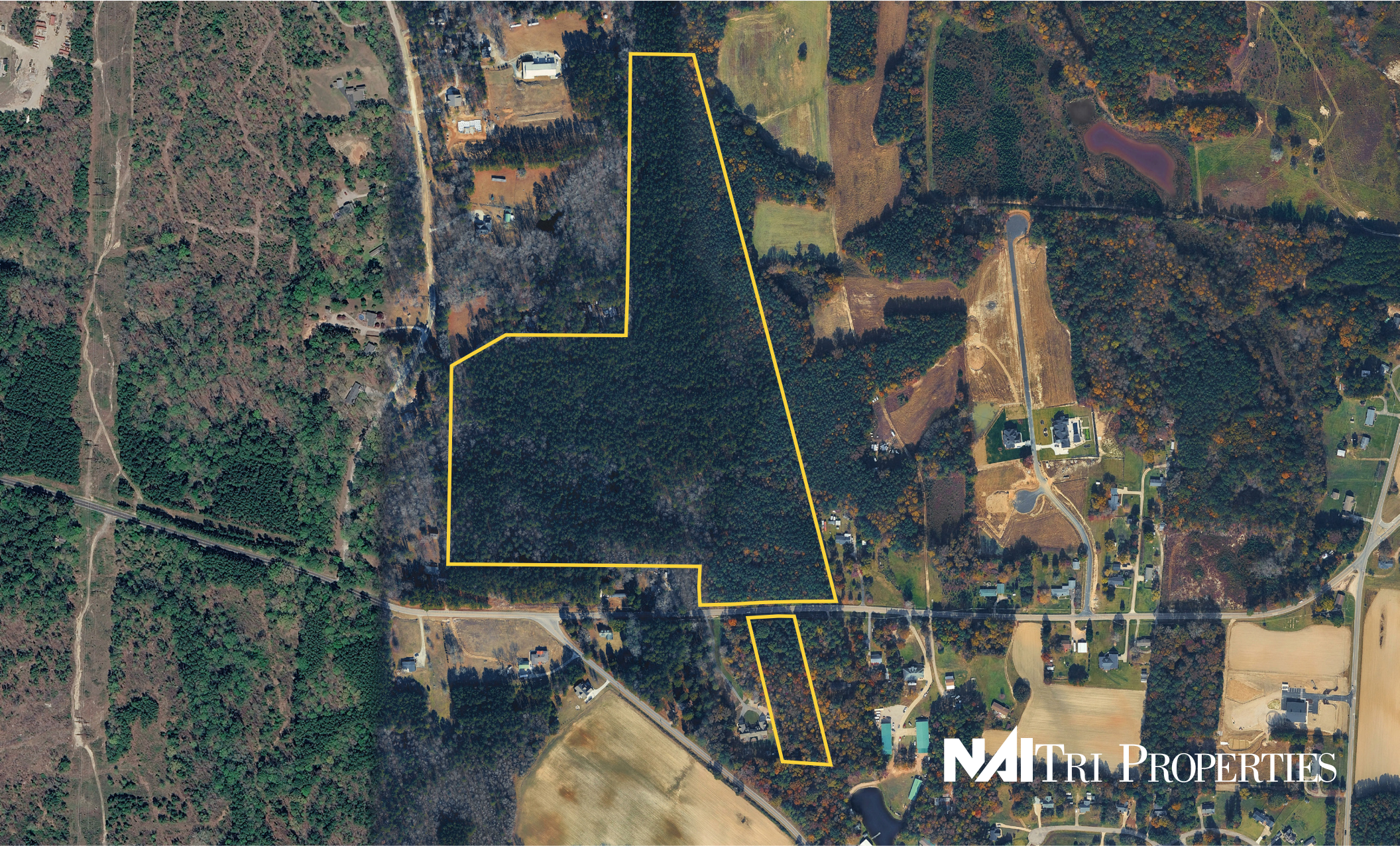


LAND FOR SALE | UP TO +/- 46.22 ACRES

0 & 5636 MITCHELL MILL ROAD

WAKE FOREST, NC 27587 | RESIDENTIAL OPPORTUNITY



NATRI PROPERTIES

PROPERTY OVERVIEW

Prime residential development opportunity totaling 46.22 acres. Situated just minutes from I-540, the property provides convenient access to Raleigh, RDU International Airport, Research Triangle Park, and the greater Triangle region, while maintaining Rolesville's charm and tranquil setting. Its strategic location and strong regional connectivity make it well-positioned for future residential development.

ADDRESS

0 & 5636 Mitchell Mill Road
Wake Forest, NC 27587

ACRES

±46.22 acre
Parcel 1: 2.85 acres
Parcel 2: 43.37 acres

PIN

1767045575 & 1757956528

REID

0049810 & 0021506

CURRENT ZONING

Wake County R-30

FUTURE LAND USE

Wake County: Rural Residential
Rolesville: Rural Residential and Agriculture

PRICE

\$2,542,100 (\$55,000/ac)

UTILITIES

Annexation of northern parcel available through Town of Rolesville and can be extended to site

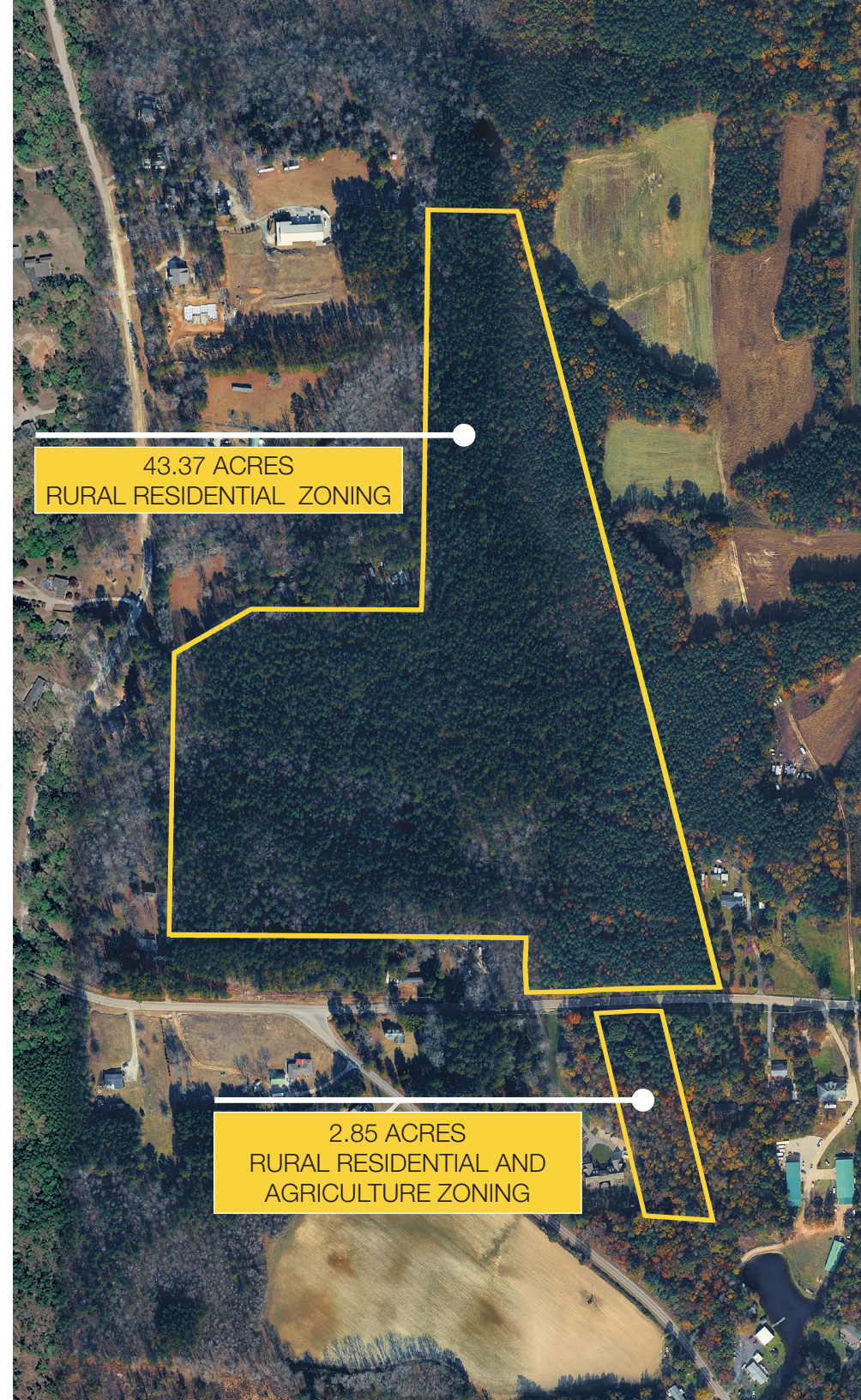
FEATURES

- Popular Mitchell Mill Road corridor has several new and proposed single family developments
- Easy access to I-540, US 401, and US 1

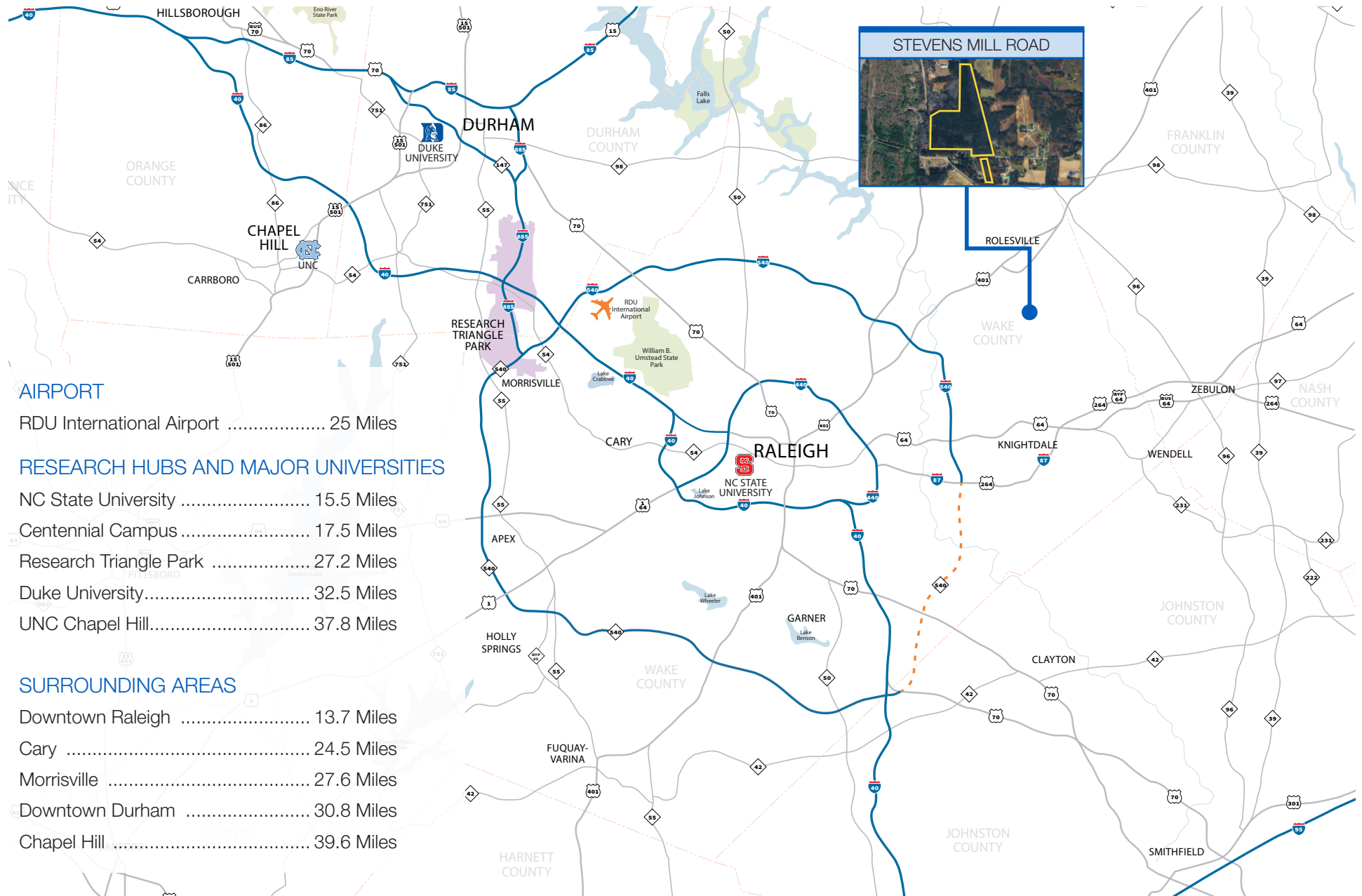
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NAITRI PROPERTIES



TRIANGLE REGION



AIRPORT

RDU International Airport 25 Miles

RESEARCH HUBS AND MAJOR UNIVERSITIES

NC State University 15.5 Miles

Centennial Campus 17.5 Miles

Research Triangle Park 27.2 Miles

Duke University 32.5 Miles

UNC Chapel Hill 37.8 Miles

SURROUNDING AREAS

Downtown Raleigh 13.7 Miles

Cary 24.5 Miles

Morrisville 27.6 Miles

Downtown Durham 30.8 Miles

Chapel Hill 39.6 Miles

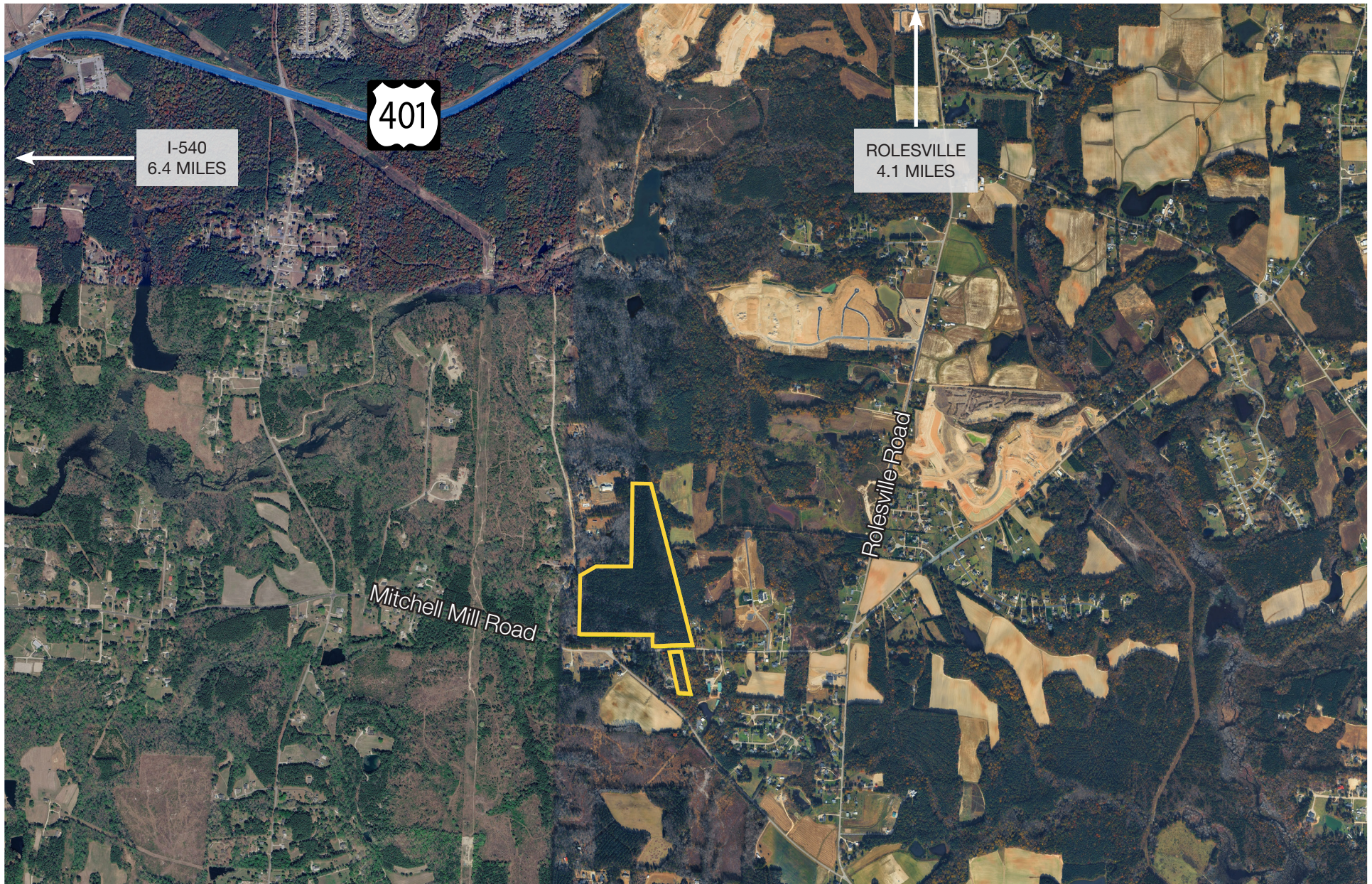
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NAI TRI PROPERTIES

AERIAL



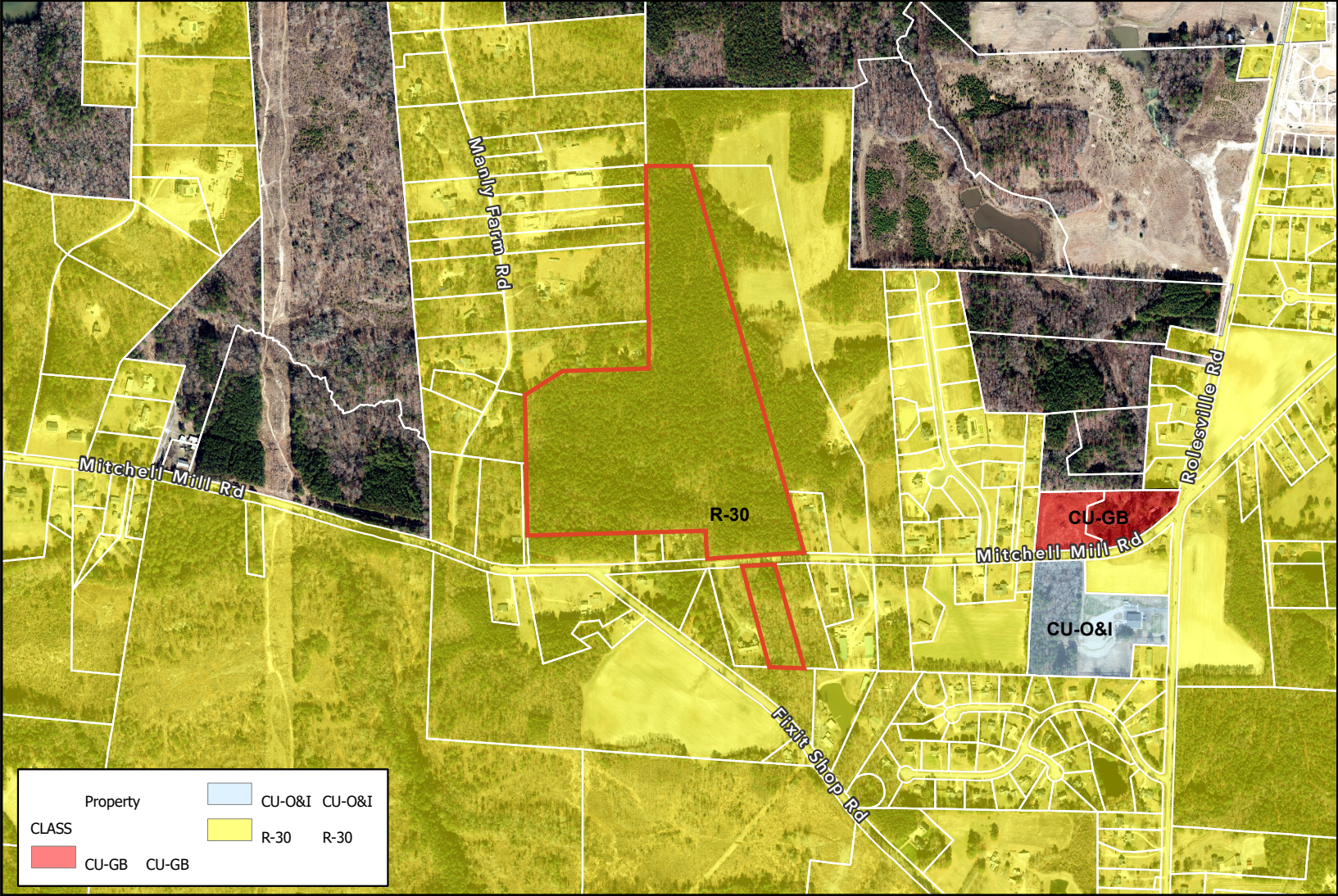
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NAITRI PROPERTIES

WAKE COUNTY ZONING MAP



0 400 800 1,600 ft
1 inch equals 800 feet

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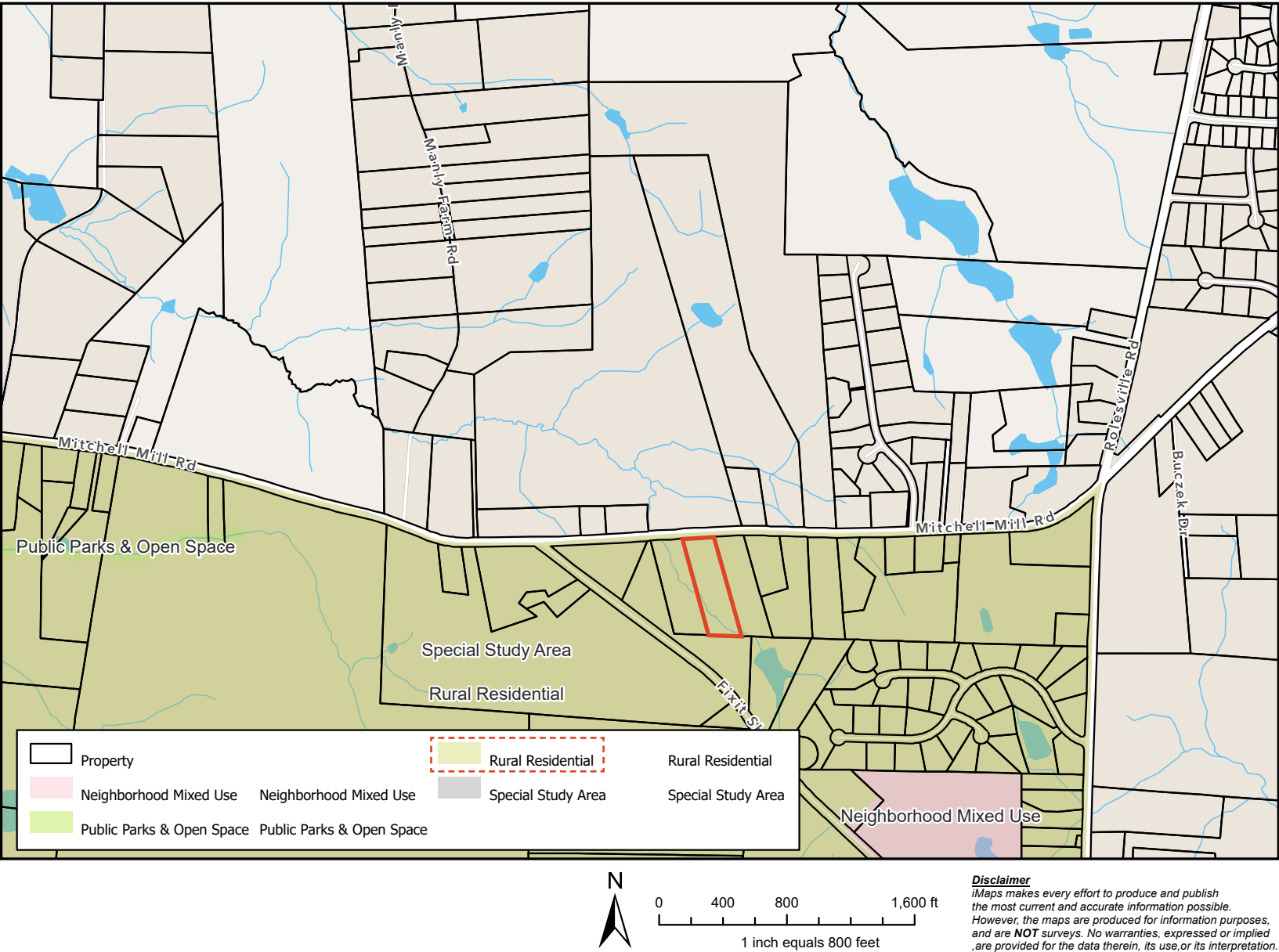
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WAKE COUNTY FUTURE LAND USE MAP



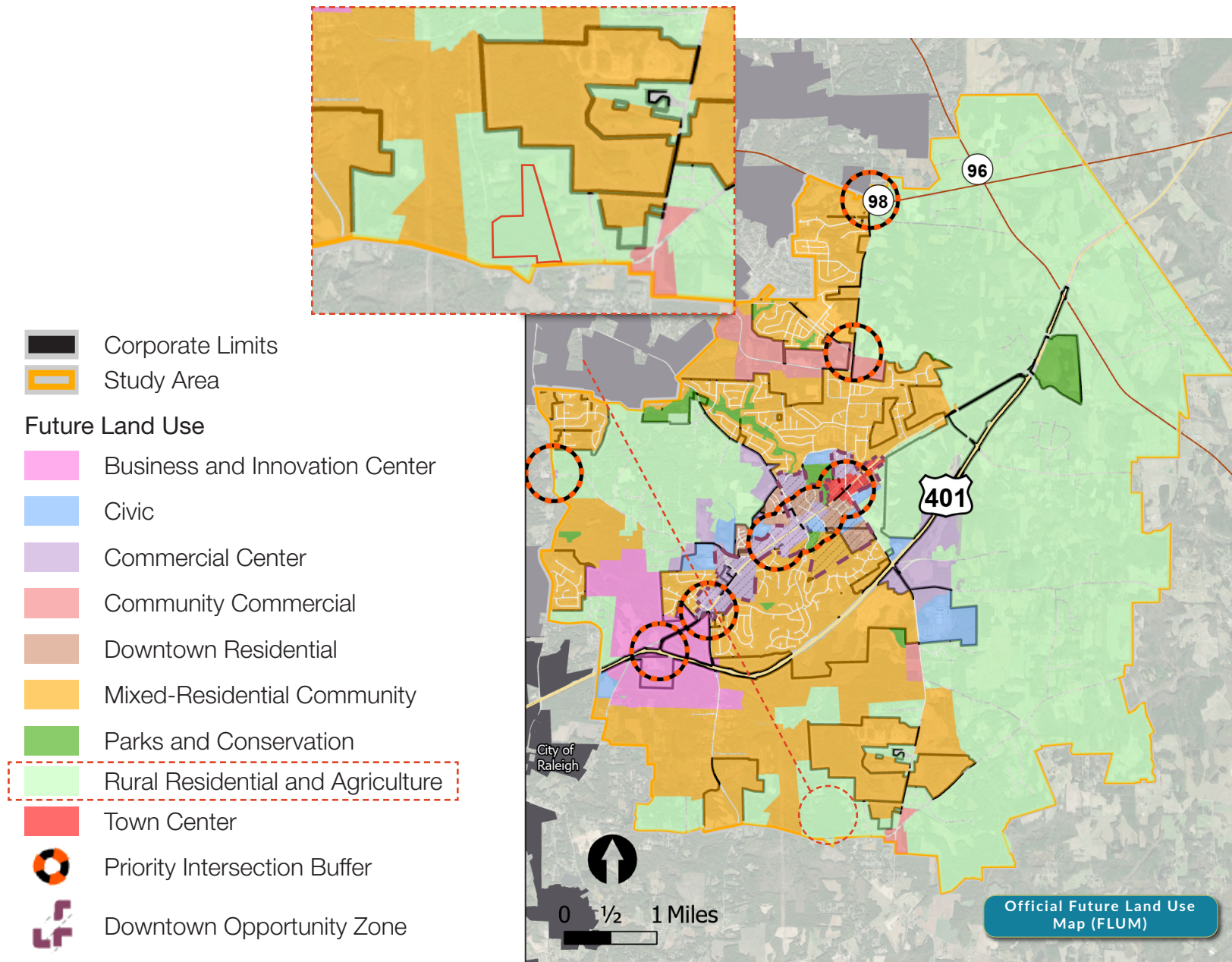
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ROLESVILLE FUTURE LAND USE MAP



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NAITRI PROPERTIES

ROLESVILLE FUTURE PLACE TYPE

RURAL RESIDENTIAL AND AGRICULTURE



Description: These parcels are predominantly agricultural, agritourism, agrihoods, or single-family homes and small farms. They represent the rural character of Rolesville's past and remain today in areas of development constraints. In western Rolesville, this designation represents established low-density residential development with limited transportation infrastructure. To the east, this designation represents the limitations of development imposed by the Little River Watershed. While eastern development is restricted to primarily single-family homes, parks, and emergency services, agricultural tourism and recreation opportunities

could support future economic development.

Design Considerations: Limit subdivision development so as not to strain utilities and resources. Mitigate "lollipop" residential developments which can increase congestion and strain resources. In County lands, consider discussions involving Voluntary Agricultural Districts to support ongoing preservation of farmland and celebrate the region's history and culture. Also explore Bonafide Farm Exemptions where possible to empower agritourism and rural economic development.

Model Uses: Agricultural Uses, Agritourism, Single-Family Homes

Compatible Zoning: RL, MH

Economic Development Considerations: Rural Economic Development may include a variety of options to create economic benefit such as rural barns to be used for event venues, wineries, you-pick farms, educational farms and gardens and other agricultural attractions. These may also encourage a longer visit in Rolesville and attract additional visitors to the downtown for dining.

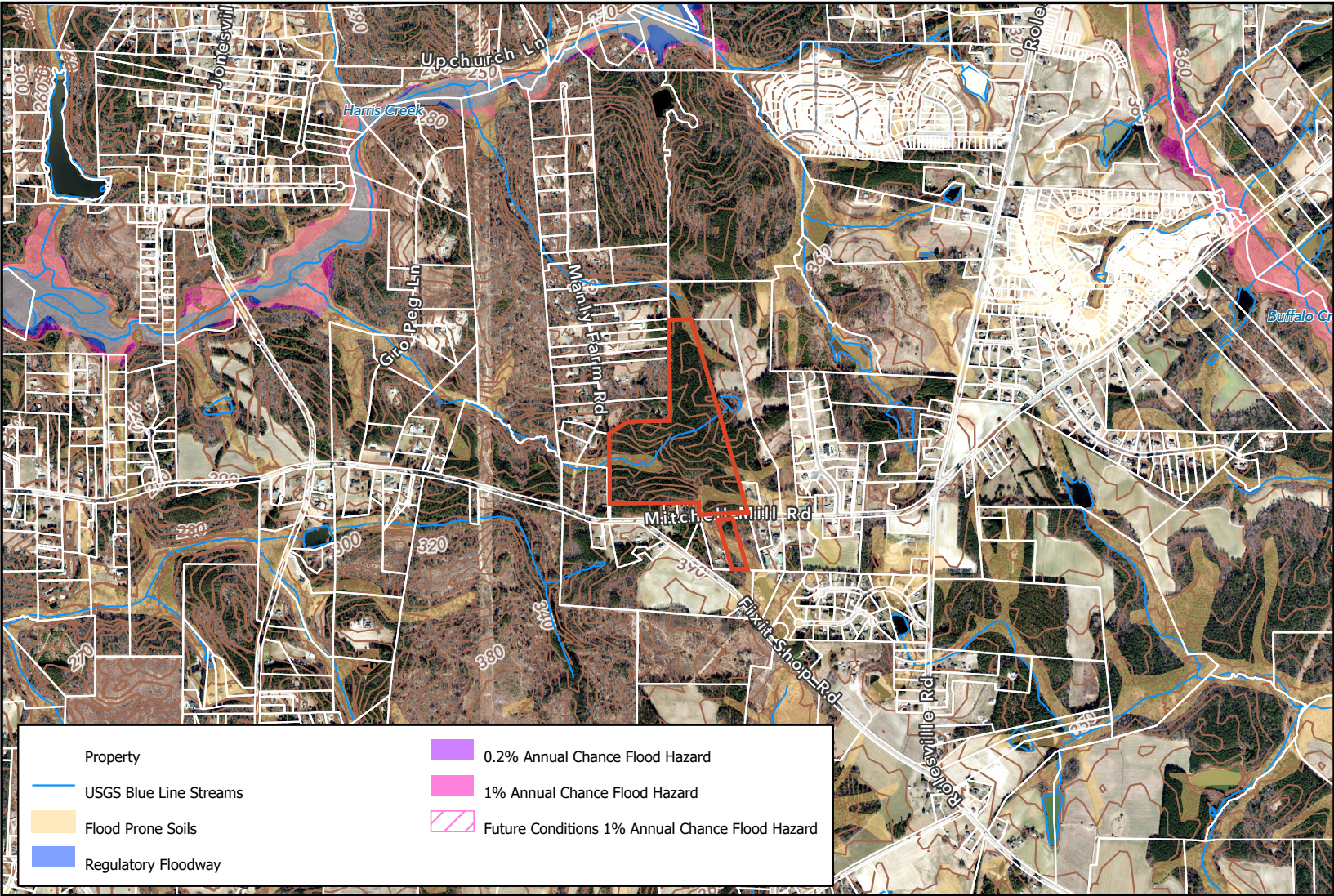
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NAI TRI PROPERTIES

TOPO / STREAM / FLOODPLAIN MAP



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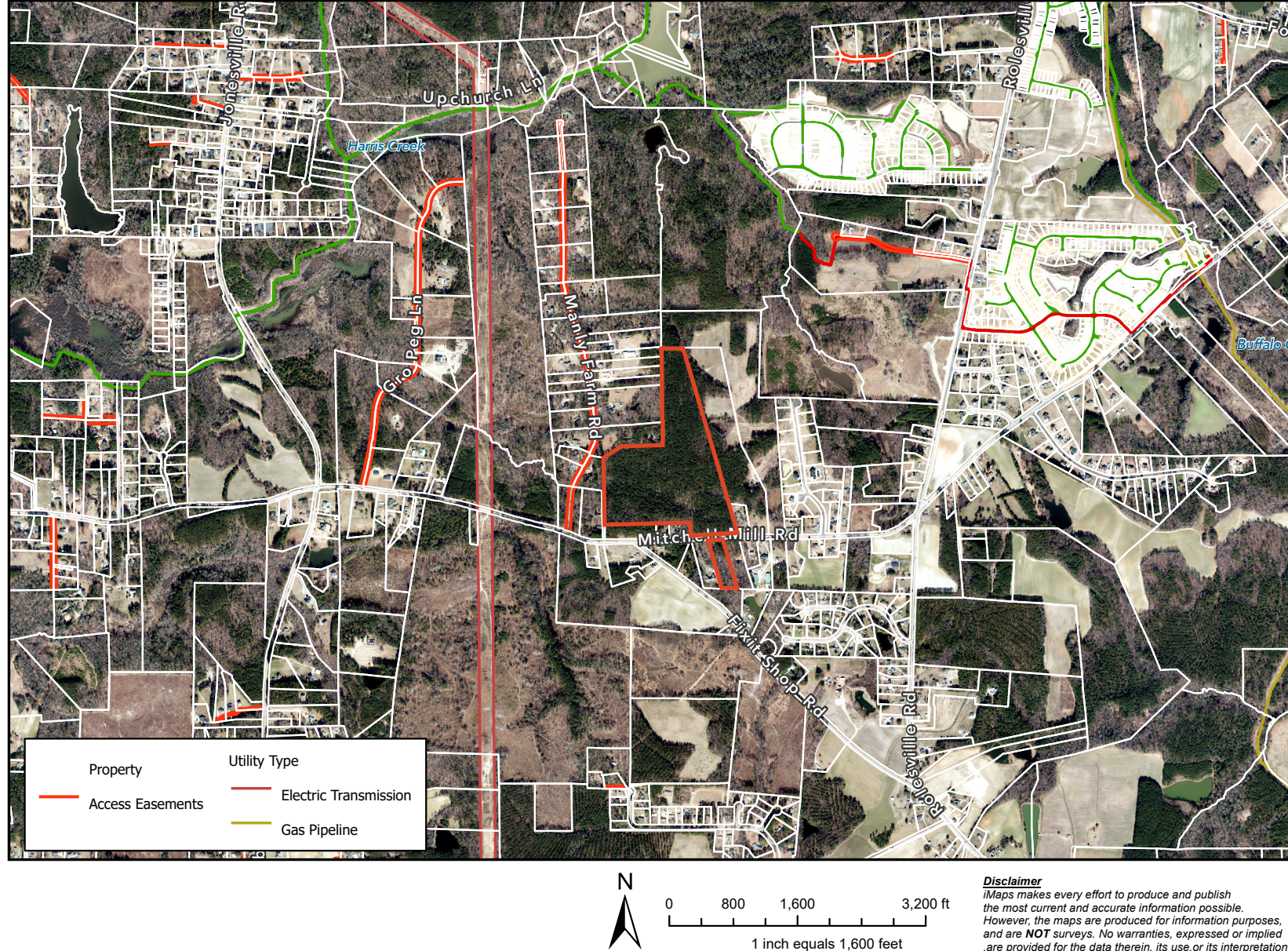
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NAI TRI PROPERTIES

WATER / SEWER MAP



CONTACT

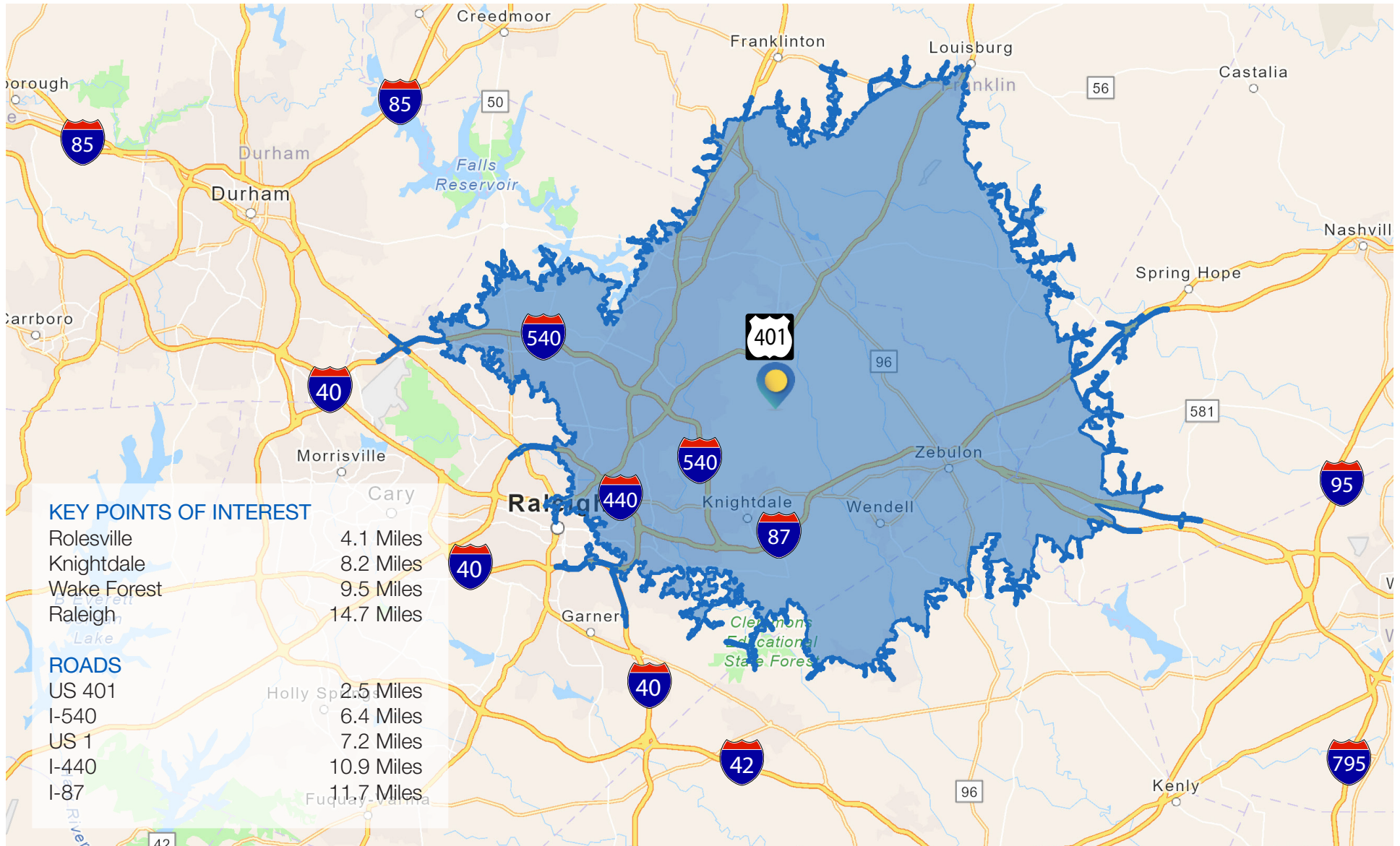
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NAI TRI PROPERTIES

DRIVE TIME MAP

AVERAGE COMMUTE TIME OF 23.6 MINUTES



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NAI TRI PROPERTIES

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AMENITIES

This site offers convenient access to a wide range of amenities within a 10-15 minute drive, including dining, recreation, medical, schools, and everyday service options.

DINING

Andy's Frozen Custard
Artisan Beer and Cheese
Bojangles
Captain John's Seafood
Coffee Lodge
Five Guys
Greenway Beer and Wine
Hardee's
HeyDay Brewing
Hibachi 88
Jeff's Bagel Run
Jumbo China
Little Caesars Pizza
McDonald's
Mezcalito
Pie-Zano's Pizzeria
Roadrunners Pizza & Subs
Rolesville Diner
Scooter's Coffee
Starbucks
Subway
Taco Bell
The Pickled Onion Restaurant & Bar
Trattoria Franko
Wendy's
Wingstop
Zaxby's

SHOPPING/SERVICES

Advance Auto Parts
Auto Worx Auto Wash
AutoZone Auto Parts
Bp
CVS
Dollar General
Dollar Tree
Exxon
Family Dollar
Food Lion
Great Clips
Lowes Foods
Meineke Car Care Center
Petsense
Pixels Bar + Arcade
Publix Super Market
Sheetz
Shell
State Employees' Credit Union
Take 5 Oil Change
Truist
Wake County ABC Store
Walgreens

PARKS & FITNESS

Horseshoe Farm Nature Preserve
Fantasy Lake Adventure Park

Main Street Park
NCMVMT
Neuse River Greenway
Planet Fitness
Redford Place Park
Workout Anytime
WRAL Soccer Park

SCHOOLS

Harris Creek Elementary School
Hendrick Center for Automotive Excellence
North Raleigh Christian Academy
Rolesville Elementary School
Rolesville High School
Rolesville Middle School
Sanford Creek Elementary School
Thales Academy
Wake Technical Community College North-
ern Wake Campus

MEDICAL

Amy H. See DDS, PA
Carolina Orthodontics & Children's Dentistry
Dental Care of Rolesville
WakeMed Primary Care
Wells Family Dentistry

CONTACT

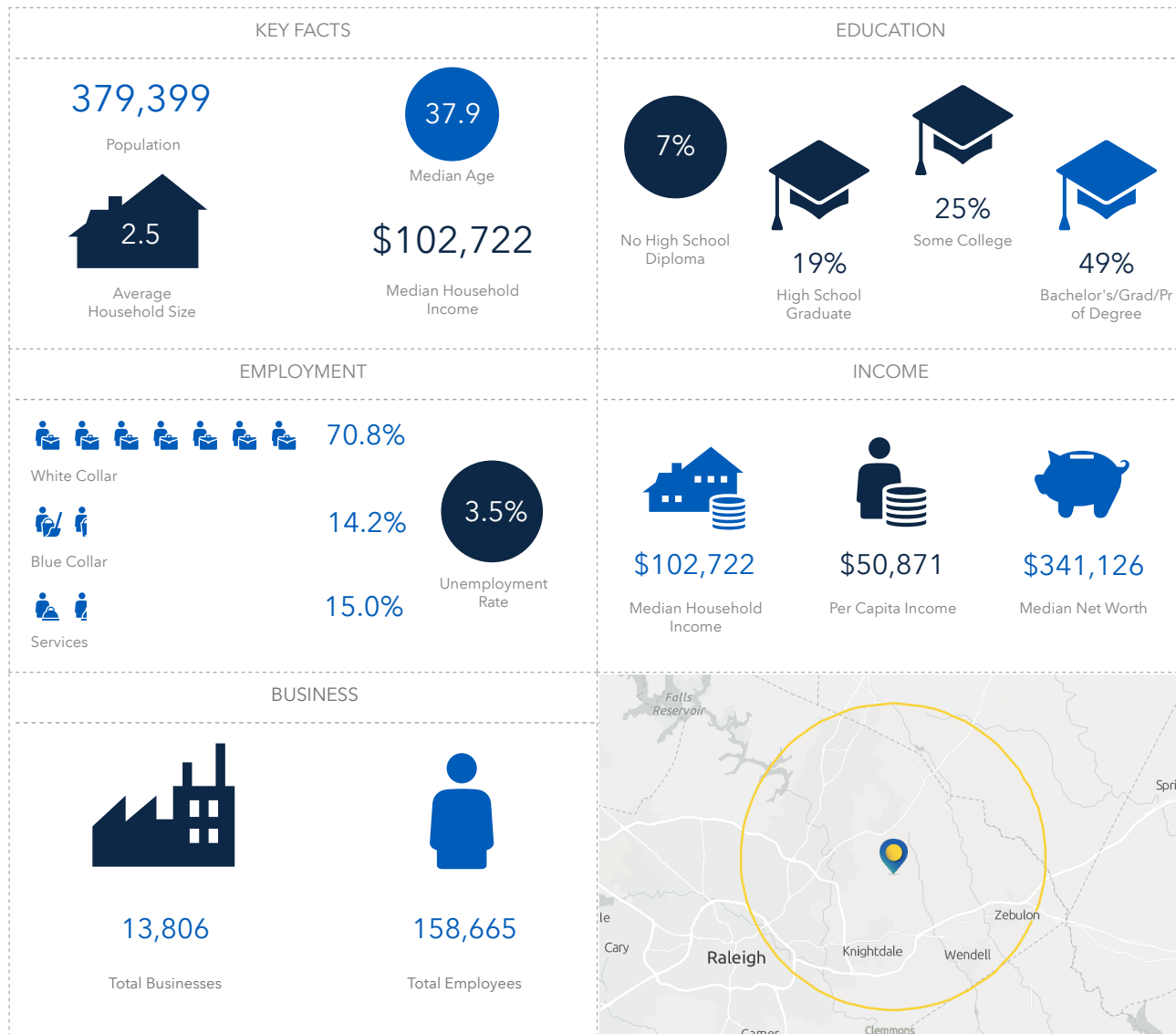
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DEMOGRAPHICS

10 MILE RADIUS



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NAITRI PROPERTIES

WAKE COUNTY NORTH CAROLINA

Wake County, North Carolina, is the largest county in North Carolina and one of the fastest-growing counties in the nation, with more than 1.2 million residents and approximately 66 new residents added each day. Anchored by Raleigh, the state capital, Wake County benefits from a highly educated workforce, a diverse economy, and its strategic location within the nationally recognized Research Triangle region. Wake County offers exceptional connectivity through an extensive transportation network that includes Interstates 40, 440, 540, and 87, as well as Raleigh-Durham International Airport (RDU), providing convenient access to domestic and international markets. Home to North Carolina State University and located near Duke University, the University of North Carolina at Chapel Hill, and Research Triangle Park, Wake County provides access to one of the most highly skilled talent pools in the Southeast. Its concentration of technology, life sciences, healthcare, advanced manufacturing, and professional services industries continues to attract employers, residents, and investment from across the country.

DEMOGRAPHICS

- Population growth: **2.21% growth from 2025 - 2026**
- Educational attainment: **94% high school graduate or higher degree**
- Median household income: **\$114,018**
- Average household size: **2.5**
- Median Age: **37.3**
- Unemployment rate: **3.3%**



MAJOR EMPLOYERS

- **Duke University and Duke Health Systems**
- **State of North Carolina**
- **Wake County Public School System**
- **Wal-Mart**
- **University of North Carolina at Chapel Hill**
- **WakeMed Health & Hospitals**
- **IBM**

#1

Largest County in
North Carolina

8,000+

Residential permits
issued in 2025

66

People added per
day in Wake
County

#1

City to live in
North Carolina

Source: U.S. Census Data and Wake County Economic Development

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