

RESIDENTIAL DEVELOPMENT OPPORTUNITY

WAKE COUNTY LAND FOR SALE

CONCEPTUAL PLAN FOR ± 75 SINGLE-FAMILY LOTS

± 74.96 ACRES

MITCHELL MILL RD

PEEBLES RD

0 MITCHELL MILL RD, WAKE FOREST | 3305 PEEBLES RD, RALEIGH

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PROPERTY SUMMARY

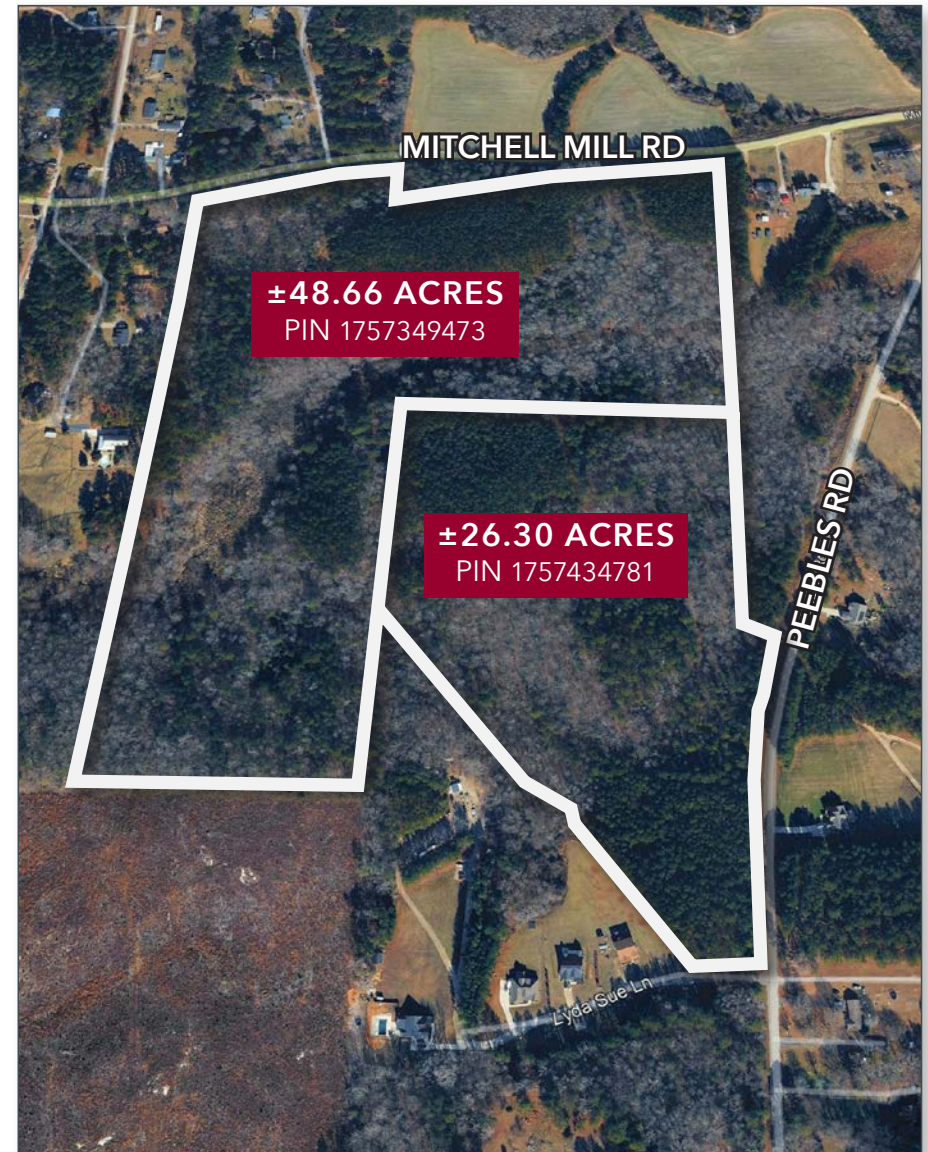
±74.96-acre residential development opportunity located at 0 Mitchell Mill Road and 3305 Peebles Road in northeast Wake County. Zoned R-30, the property includes two contiguous tracts and offers potential for a sizable single-family residential community. A conceptual sketch plan has been prepared for approximately 75 lots.

LOCATION DESCRIPTION

The property is located in the growing Rolesville-Wake Forest area, offering a combination of rural surroundings and convenient access to nearby residential communities, shopping, schools, and employment centers. Its location provides connectivity to Rolesville, Wake Forest, North Raleigh, and the broader Research Triangle region.

HIGHLIGHTS

- ±74.96 total acres across two contiguous tracts
- Wake County R-30 and GB zoning designations (PINs 1757349473 & 1757434781)
- Conceptual sketch plan indicating approximately 75 single-family lots (100' x 200' typical)
- ±29 conceptual lots along Mitchell Mill Road, ±46 conceptual lots along Peebles Road
- Dual road frontage: ±1,900 LF along Mitchell Mill Rd and ±3,300 LF along Peebles Rd
- Conceptual community well system with individual septic; municipal utility availability has not been verified
- ±20% open space concept, including a 50' stream buffer, two stormwater control measures, and a planned pocket park with community mailboxes
- Convenient to Rolesville, Wake Forest, North Raleigh, and Research Triangle Park
- Pricing guidance: \$108,000 per acre (\$8,100,000 Total)

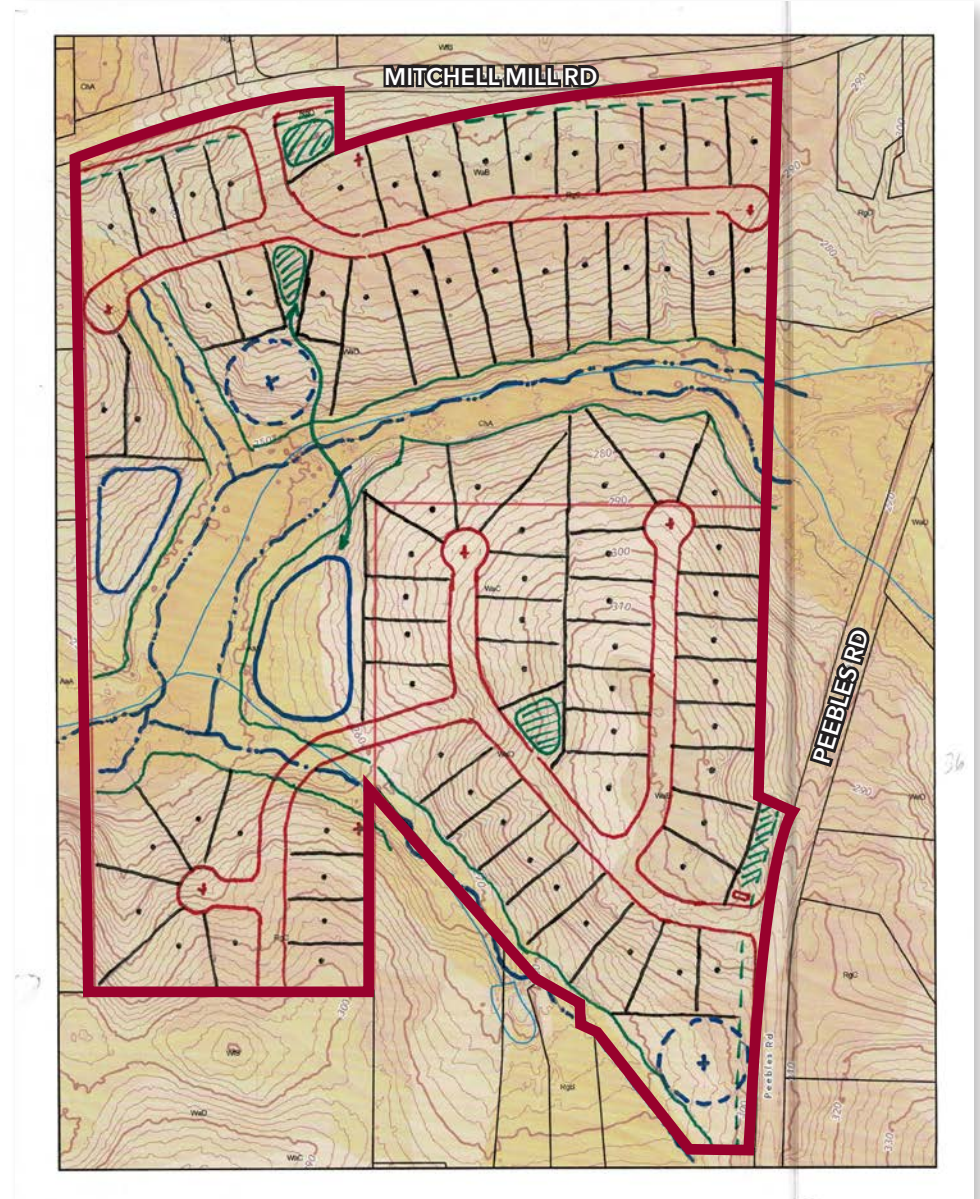


PRELIMINARY DEVELOPMENT CONCEPT

The conceptual sketch plan illustrates a potential residential subdivision across the two contiguous parcels. The plan includes approximately 75 single-family lots, internal roadways, open-space areas, stormwater control measures, stream buffers, and a community well system with individual septic.

CONCEPTUAL PLAN SUMMARY

- ± 74.96 acres
- ± 75 conceptual single-family lots
- ± 29 lots along Mitchell Mill Road
- ± 46 lots along Peebles Road
- Typical lot size: 100' x 200'
- Approximately 20% conceptual open space
- 50' conceptual stream buffer
- Internal road network with entry monuments
- Community well system and individual septic



ZONING & FUTURE LAND USE

R-30 RESIDENTIAL | GB GENERAL BUSINESS | LOW-SCALE RESIDENTIAL & SPECIAL STUDY AREA FUTURE LAND USE

CURRENT ZONING

The property is located within areas identified in Wake County's Future Land Use framework as Low-Scale Residential and Special Study Area.

R-30 Residential-30 is a low-density residential district generally intended for single-family detached housing on larger lots.

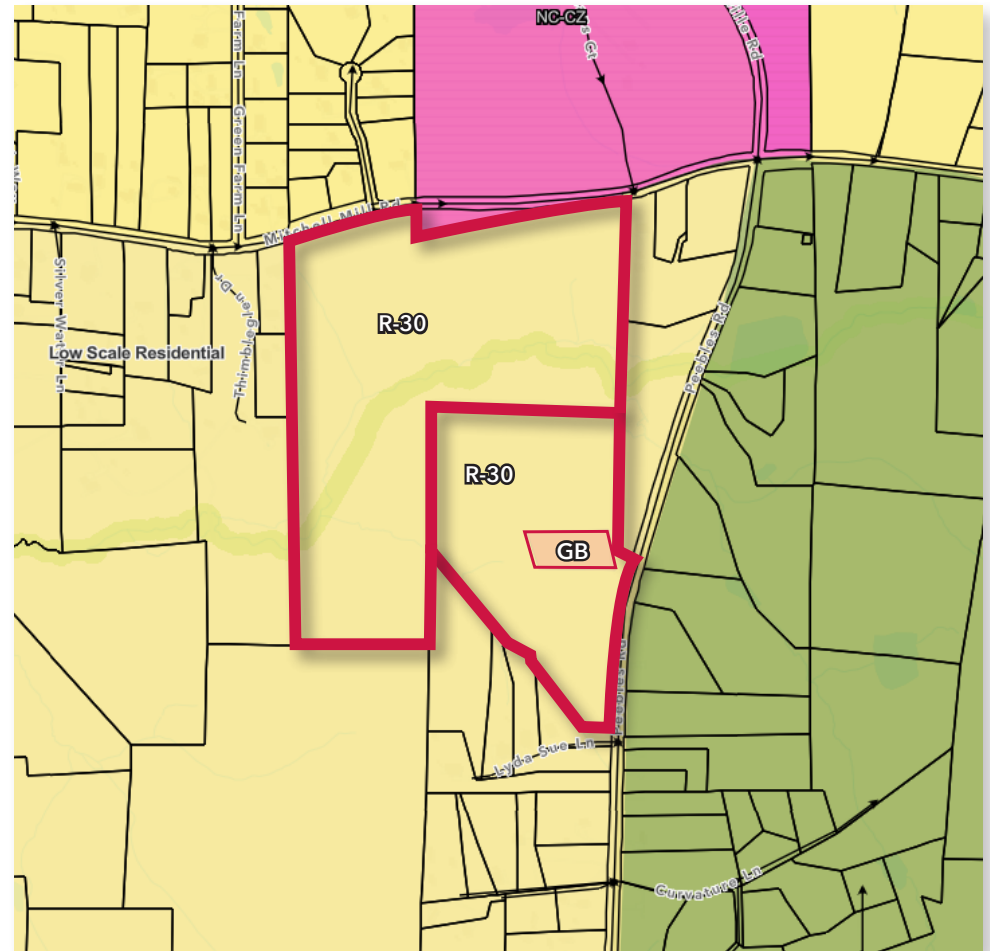
GB General Business may provide additional commercial development potential, subject to applicable Wake County standards, permitted uses, and approval requirements.

FUTURE LAND USE

Located within areas identified in Wake County's Future Land Use framework as Special Study Area and Low Scale Residential.

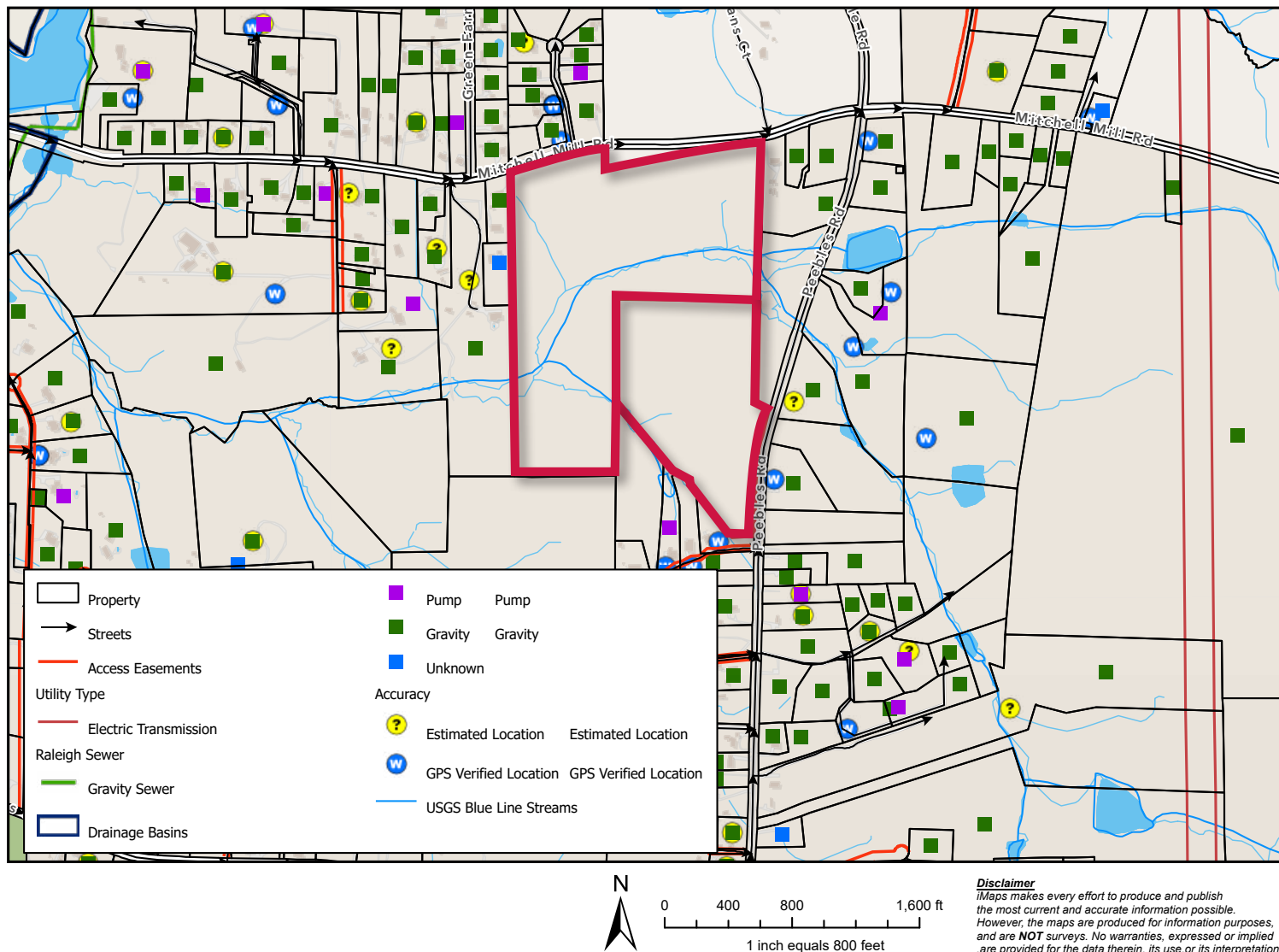
Low Scale Residential supports low-density single-family development, typically on larger lots, aligning with ongoing suburban expansion patterns in northern Wake County.

The Special Study Area designation indicates that future land use and development patterns may be evaluated as infrastructure expands and additional planning is completed.



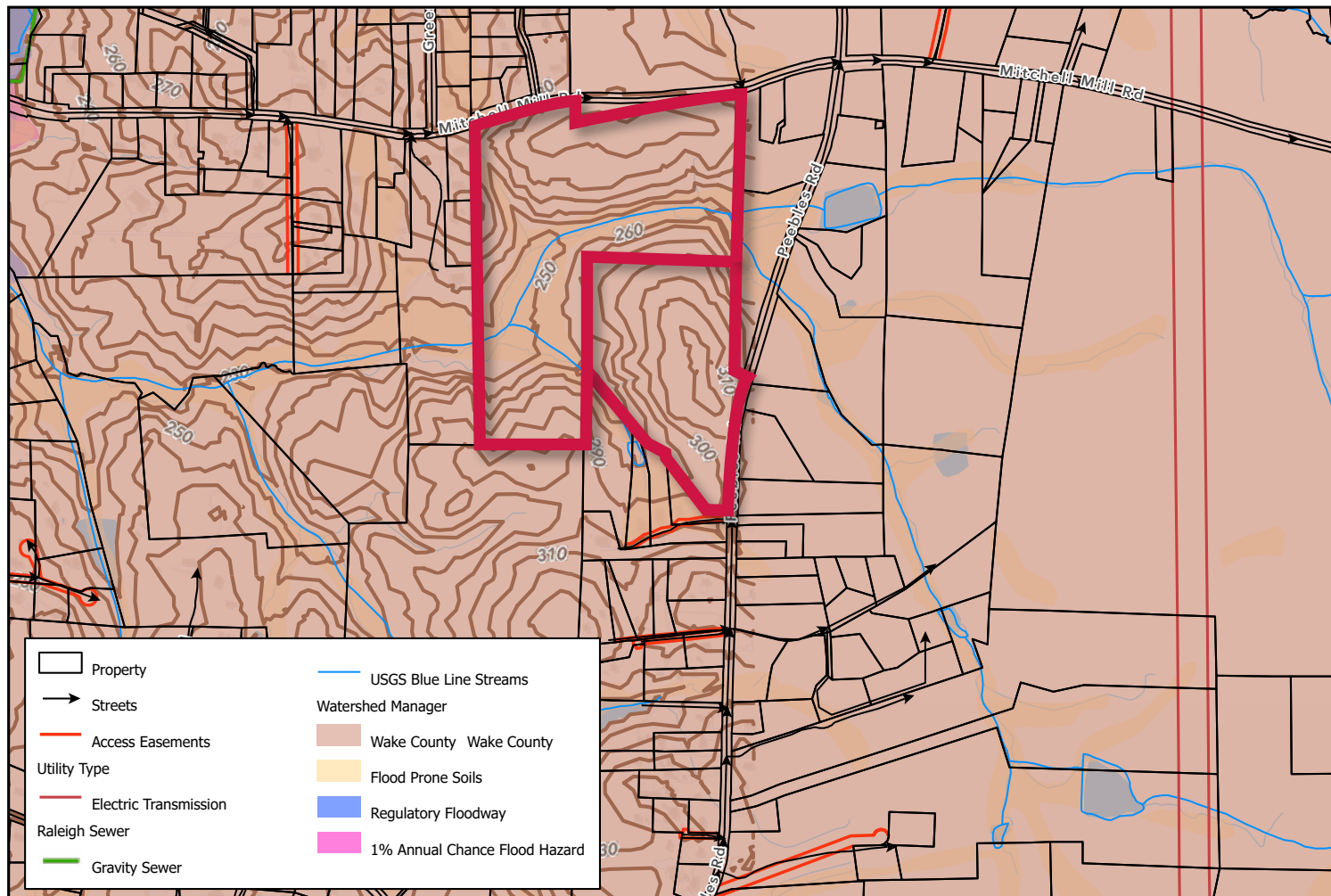
UTILITIES & INFRASTRUCTURE

The conceptual sketch plan assumes a community well system with individual septic systems. Preliminary septic suitability is subject to soil conditions, slopes, shallow rock, streams, required buffers, and further site evaluation.



SOILS, DRAINAGE & ENVIRONMENTAL CONDITIONS

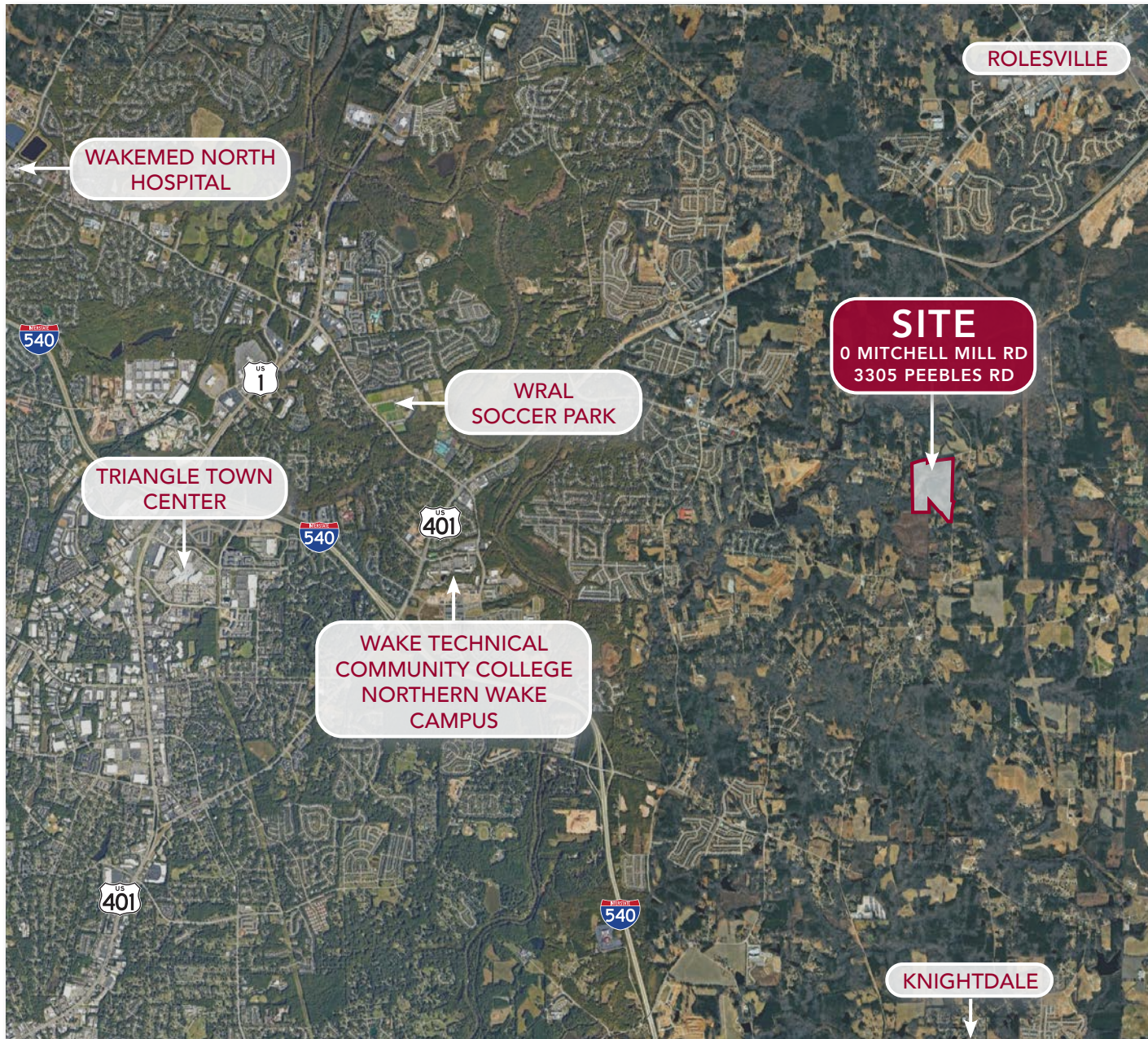
Available mapping identifies USGS blue-line streams, watershed-related areas, flood-prone soils, and potential flood hazard areas in and around the property. These conditions should be considered when evaluating future site planning, buffers, stormwater management, and developable area.



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

Disclaimer
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AREA OVERVIEW



DISTANCES TO:



DOWNTOWN ROLESVILLE
4.2 MILES | 8 MINUTES



I-540 ACCESS
6 MILES | 10 MINUTES



WAKEMED NORTH HOSPITAL
9 MILES | 15 MINUTES



DOWNTOWN WAKE FOREST
10 MILES | 20 MINUTES



DOWNTOWN RALEIGH
13 MILES | 25 MINUTES



RDU INTERNATIONAL AIRPORT
26 MILES | 30 MINUTES

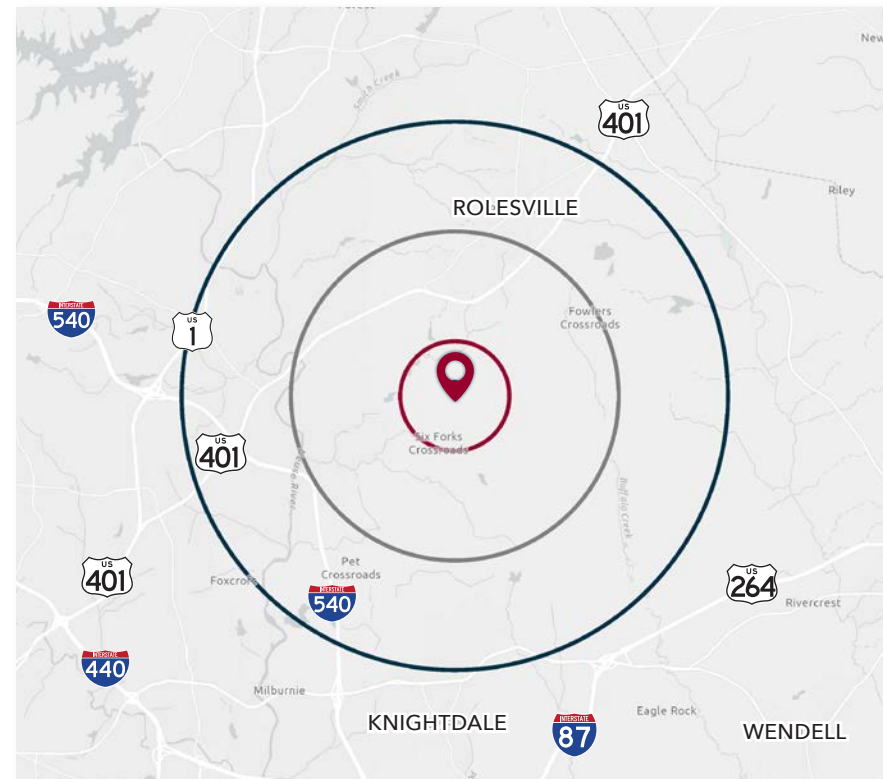


RESEARCH TRIANGLE PARK
27 MILES | 30 MINUTES

DEMOGRAPHICS & LOCATION ADVANTAGES

KEY DEMOGRAPHICS

	1 MILE	3 MILES	5 MILES
POPULATION (2026)	482	26,764	92,083
2031 PROJECTED POPULATION	627	31,911	104,533
DAYTIME POPULATION	294	17,991	63,162
AVERAGE HOME VALUE	\$579,719	\$514,602	\$506,025
AVERAGE HOUSEHOLD INCOME	\$143,480	\$136,126	\$134,314
MEDIAN AGE	44.5	38.7	37.2
BACHELOR'S DEGREE OR HIGHER	46.3%	54.4%	51.9%



LOCATION ADVANTAGES



GROWING NORTHEAST WAKE COUNTY

RAPIDLY DEVELOPING RESIDENTIAL AREA WITH CONTINUED GROWTH THROUGHOUT ROLESVILLE, WAKE FOREST, AND NORTHERN WAKE COUNTY



CONVENIENT REGIONAL ACCESS

EASY ACCESS TO I-540, US-1, CAPITAL BOULEVARD, AND MAJOR TRIANGLE ROADWAYS



PROXIMITY TO AMENITIES

LOCATED NEAR SHOPPING, DINING, HEALTHCARE, SCHOOLS, PARKS, AND OTHER SERVICES



ROLESVILLE & WAKE FOREST

CONVENIENTLY LOCATED BETWEEN TWO ESTABLISHED COMMUNITIES WITH NEARBY AMENITIES AND SERVICES



TRIANGLE CONNECTIVITY

WITHIN CONVENIENT REACH OF RALEIGH, RESEARCH TRIANGLE PARK, RDU INTERNATIONAL AIRPORT, AND MAJOR EMPLOYMENT CENTERS

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