

LAND FOR SALE

2.01 AC SIGNALIZED CORNER - SE RALEIGH DEVELOPMENT SITE

4009 & 4013 Barwell Rd, Raleigh, NC 27610



OFFERING SUMMARY

Sale Price:	\$950,000
Lot Size:	2.01 Acres
Price / Acre:	\$472,637
Utilities:	Electric, Water, Sewer, Cable, etc.
Zoning:	R-4
Market:	Raleigh/Durham
Submarket:	Southeast Raleigh
Cross Streets:	Barwell Rd & Rock Quarry Rd

PROPERTY OVERVIEW

Two contiguous parcels totaling 2.01 acres on the hard corner of Barwell Road and Rock Quarry Road in Southeast Raleigh, positioned directly on an active, fully funded City of Raleigh road project.

The City is widening Barwell Road from Rock Quarry to Berkeley Lake Road, adding turn lanes, sidewalks, a multi-use path and transit stops, and realigning Pearl Road into the Barwell intersection. Right-of-way acquisition is complete, new signal work at the corner is done, and completion is scheduled for Fall 2027. NCDOT's Complete 540 Phase 2 adds interchanges at Rock Quarry Road and Poole Road, opening late 2028.

Zoned R-4. Townhome and daycare concept plans, survey and diligence materials available to qualified buyers.

PROPERTY HIGHLIGHTS

- 2.01 AC hard corner at signalized intersection
- City of Raleigh widening Barwell Rd; done Fall 2027
- New NC 540 interchange at Rock Quarry Rd, late 2028
- Roadway right-of-way acquisition already completed
- Zoned R-4; townhome and daycare concept plans ready
- Adjacent to Barwell Rd Elementary & Community Center

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Option 1 (Buyers must verify and perform their own due diligence)



Option 2 (Buyers must verify and perform their own due diligence)

DAY CARE CONCEPT

- 12,000 SF building with capacity for up to 85 students under current R-4 zoning (with a Special Use Permit).
- If rezoned to a commercial category such as RX, the capacity could increase significantly.
- 53 parking spaces, large outdoor play area, and strong potential to attract national and regional daycare franchises.

TOWNHOME CONCEPT

- Concept plan fits 21 townhomes at 20' x 50' each (R6 or R-10 zoning).
- Existing R-4 zoning allows 18 units by right, but rezoning could add density.
- Could also build fewer, larger units for more square footage per home.

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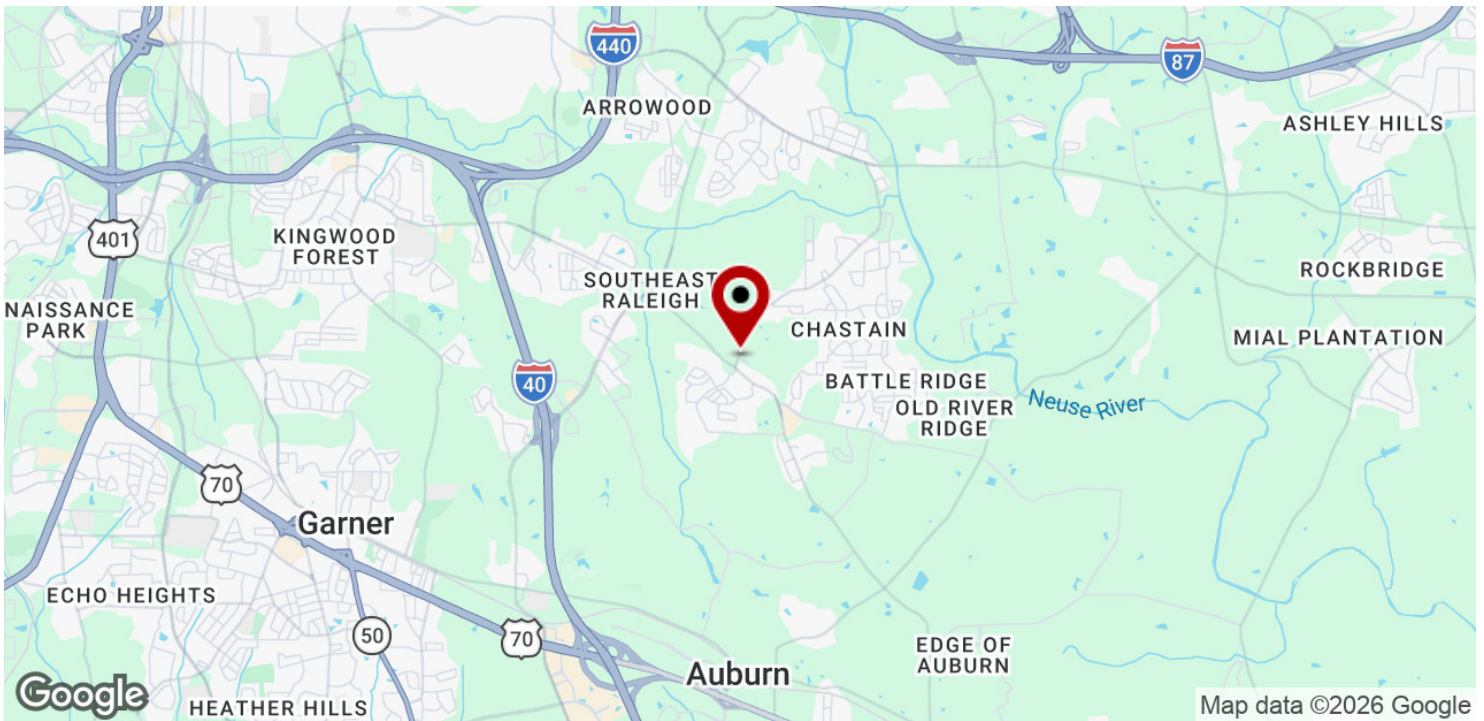
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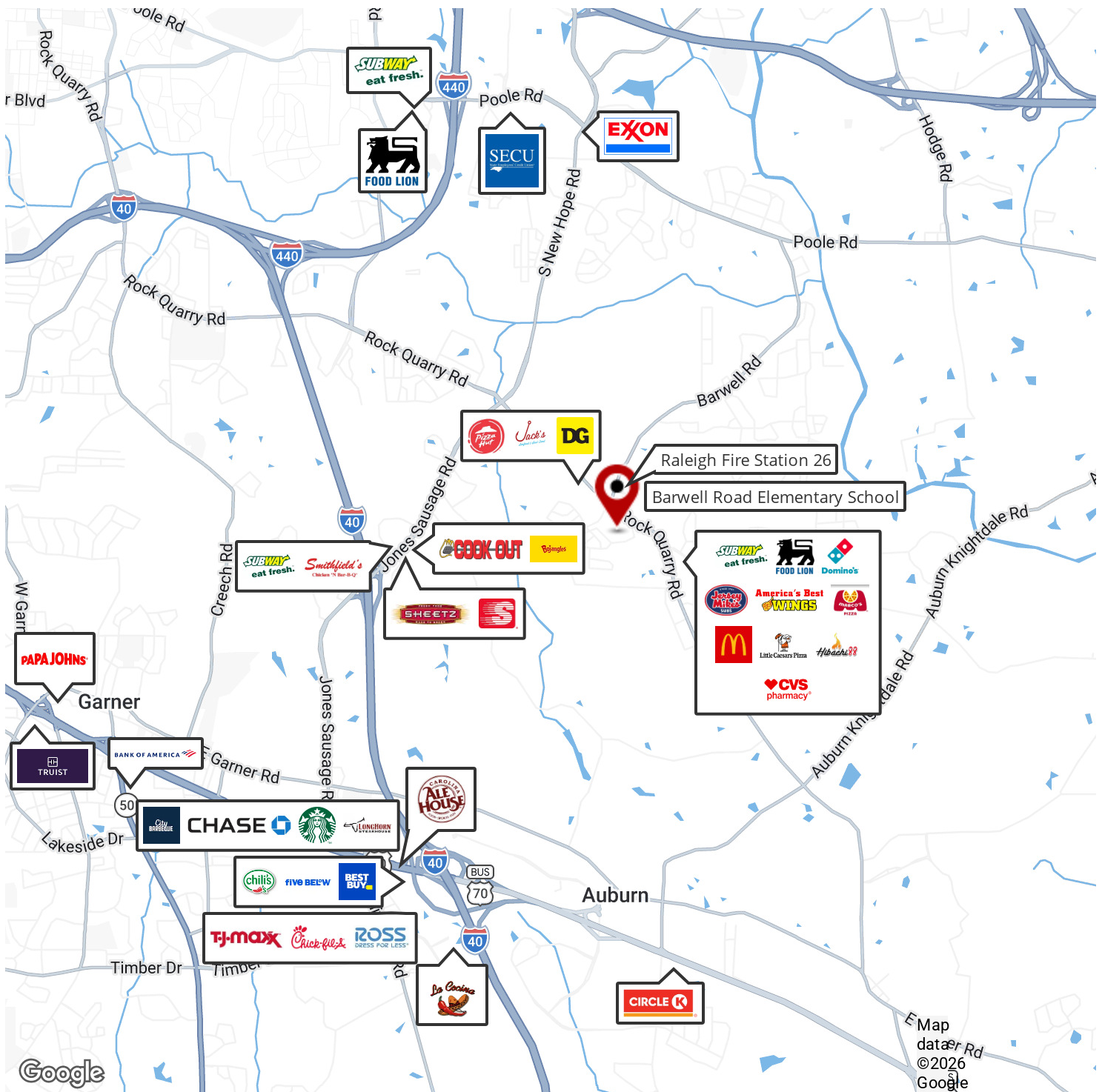
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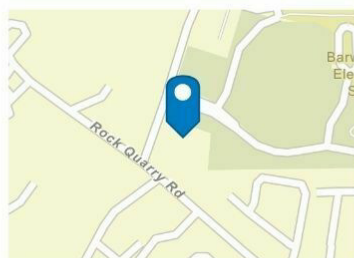
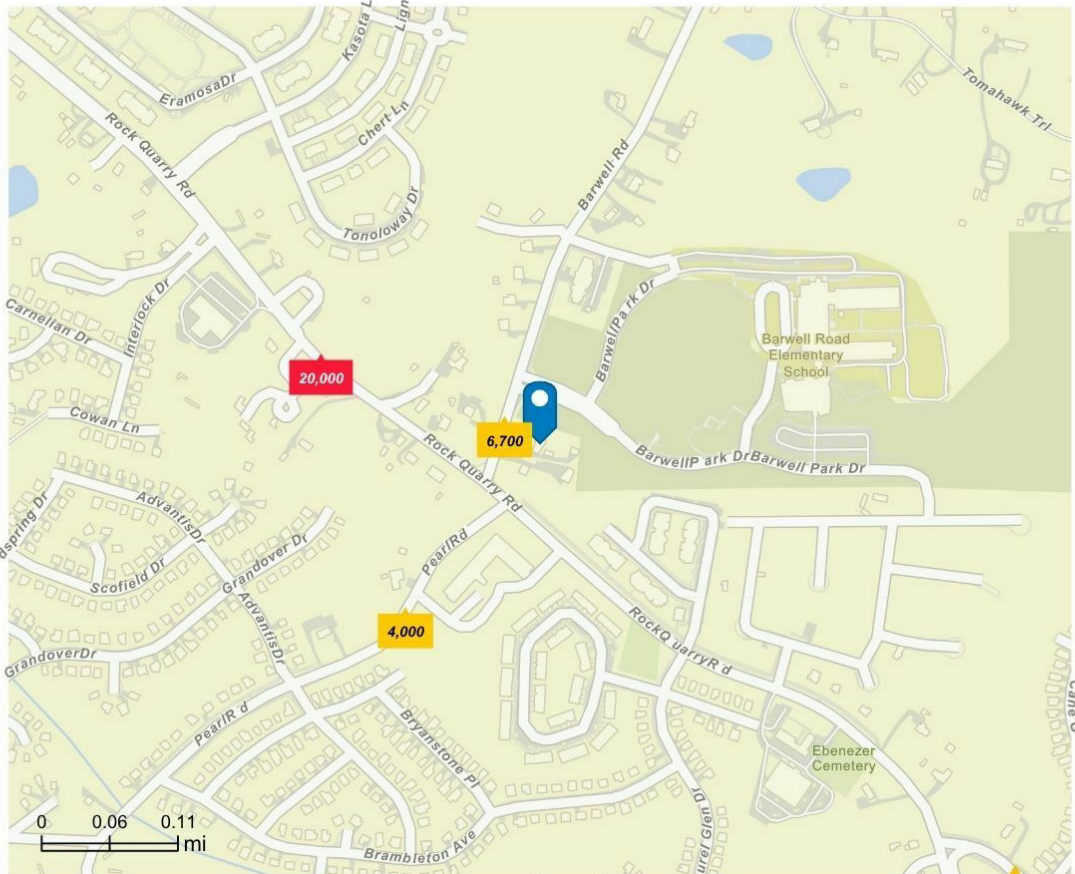
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Traffic Count Map - Close Up

4009 & 4013 Barwell Rd, Raleigh, North, Carolina 27610
Rings: 1, 3, 5 mile radii



Average Daily Traffic Volume

- ▲ Up to 8,000 vehicles per day
- ▲ day 8,001 - 15,000
- ▲ 15,001 - 50,000
- ▲ 50,001 - 70,000
- ▲ 70,001 - 100,000
- ▲ More than 100,000 per day



Source: Traffic Counts (2026)

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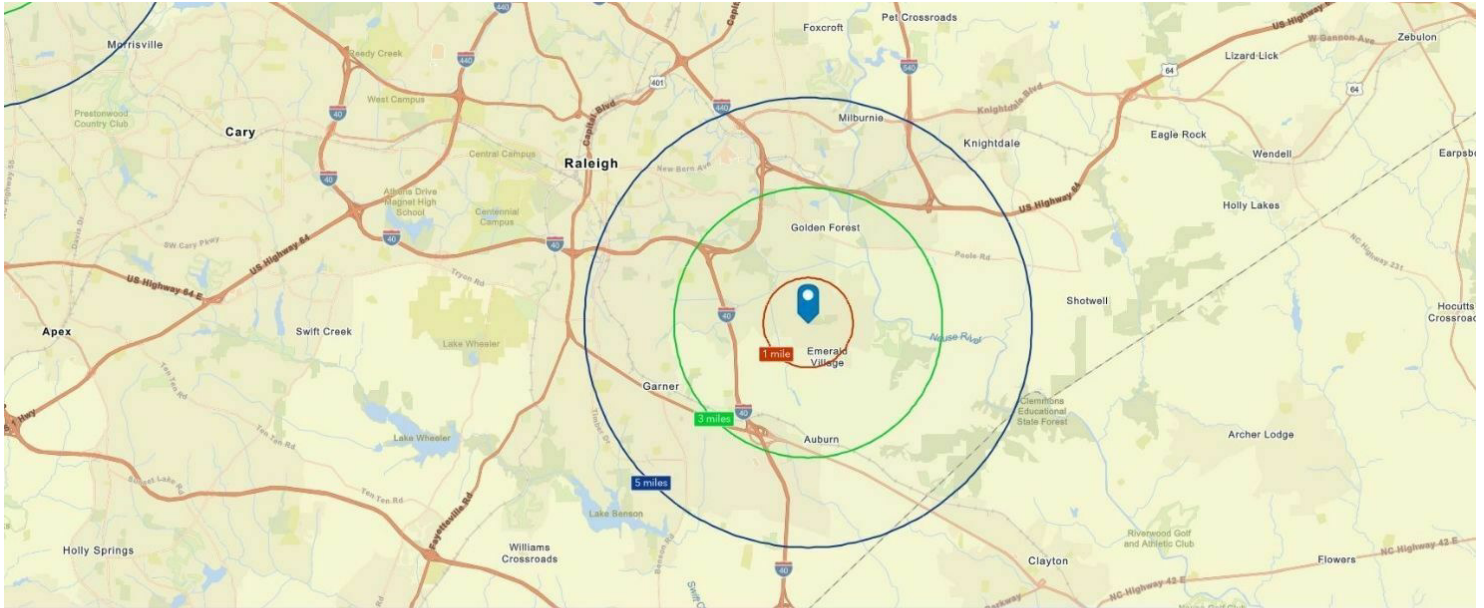
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	1 MILE	3 MILES	5 MILES	
2026 Estimated Population	11,529	43,960	125,956	 POPULATION
2031 Projected Population	12,986	48,199	135,196	
2026 Estimated Household	3,611	15,326	46,500	 HOUSEHOLD
2031 Projected Household	4,120	17,089	50,722	
2031 Estimated Owner Occupied Housing	3,114	11,757	31,131	 HOUSING
2031 Estimated Renter Occupied Housing	1,006	5,332	19,590	
2026 Estimated Total Business	126	856	3,641	 BUSINESS
2026 Estimated Total Employees	1,121	10,085	61,175	 EMPLOYEES

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