



COMMERCIAL

TRIANGLE GROUP

Land For Sale

Size: 0.86 acres

120 Pineland Circle
Raleigh, NC

Prepared by





120 PINELAND

120 Pinland Circle
Raleigh, NC 27606

PROPERTY INFORMATION

Call for Price

PROPERTY ADDRESS

120 Pinland Circle
Raleigh, NC 27606

LAND SIZE

0.86 Acres



CENTURY 21
Triangle Group

PROPERTY OVERVIEW

Redevelopment opportunity in an active Raleigh corridor!

0.86-acre lot near NC State, Lake Johnson & downtown, minutes off Western Blvd. Existing water/sewer connections no utility extension needed, saving time and cost. Pineland Circle has seen multiple recent duplex/new-build deliveries nearby, supporting strong redevelopment comps. Sold for land value; existing home to be removed or built around. Buyer to verify zoning/density with City of Raleigh. Prime opportunity for builders/investors.



120 PINELAND

120 Pinland Circle, Raleigh, NC 27606

PROPERTY DETAILS

120 Pineland Circle, Raleigh, NC 27606 — Redevelopment Opportunity | Land Value

A rare opportunity in one of Raleigh's most active redevelopment corridors. This **0.86-acre** lot sits just off Western Blvd near the Blue Ridge Rd corridor — minutes from NC State University, Lake Johnson Park, and downtown Raleigh — in a neighborhood already in the middle of a transformation.

Pineland Circle has become a proven target for builders: several original 1940s cottages nearby have already been replaced with new-construction, signaling strong market appetite and comps that support redevelopment economics. This offering continues that momentum with one of the larger remaining lots on the street — nearly double the size of many neighboring parcels — giving a builder real flexibility for a single custom home, a duplex, or a potential split, subject to zoning and Raleigh's subdivision review.

- **Water accessible nearby & existing sewer connections** — no off-site utility extension required, cutting both cost and entitlement timeline versus raw land
- **0.86-acre lot**, sizable for Raleigh — room to explore density options
- **Proven redevelopment corridor** — established recent-build comps directly on the same street **Location premium** — walkable/bikeable proximity to NC State, Lake Johnson greenway access, and quick connectivity to I-440 and downtown
- **Sold for land value** — existing structure to be removed or built around per buyer's plan

Buyer to verify current zoning, allowable density, and any subdivision or rezoning requirements with the City of Raleigh. Ideal for a builder, developer, or investor looking to capture value in a corridor already validated by recent new construction.

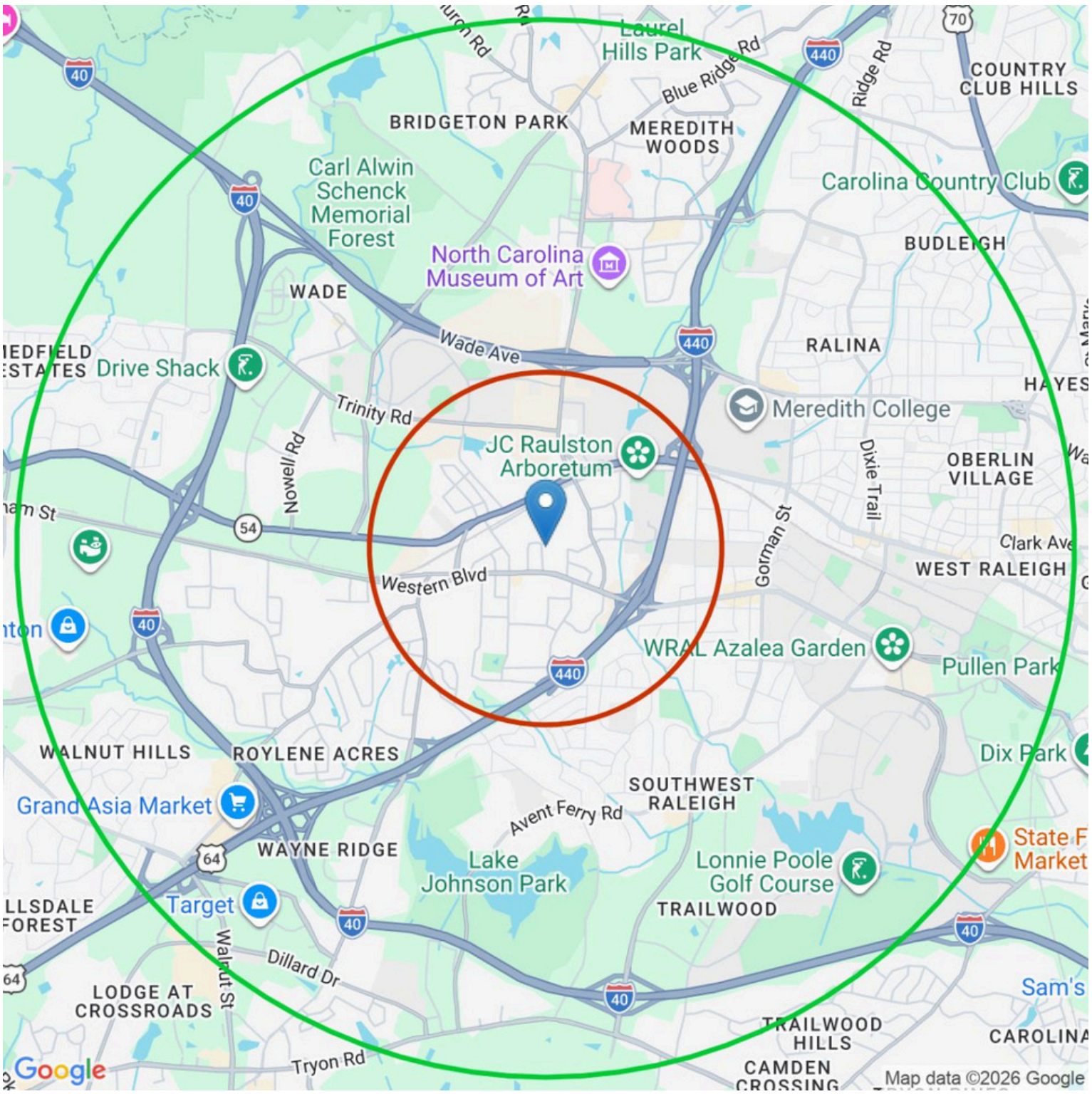
PROPERTY
PHOTOS



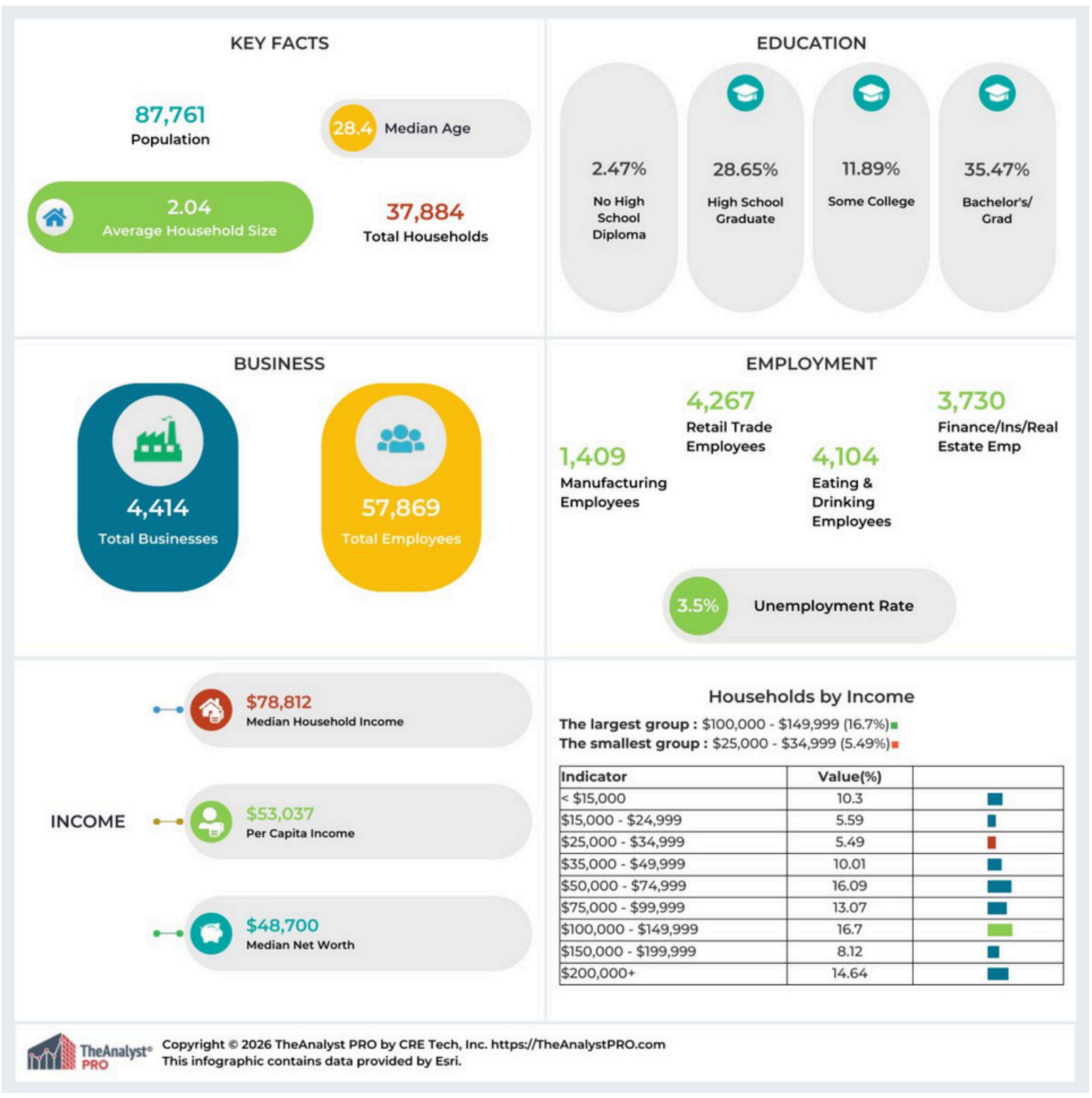
120 PINELAND
120 Pinland Circle, Raleigh, NC 27606

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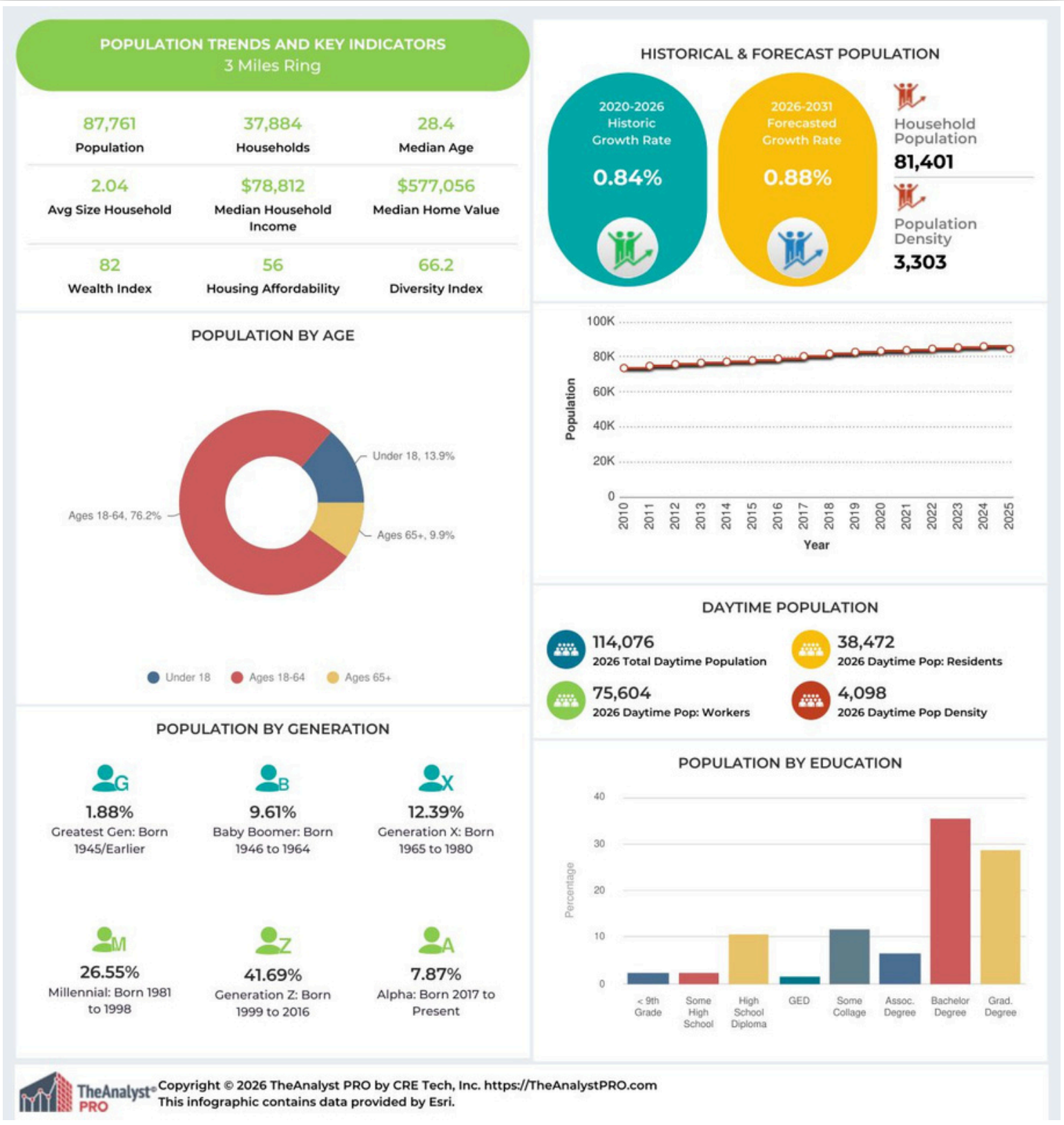
LOCATION/STUDY AREA MAP (RINGS: 1, 3 MILE RADIUS)



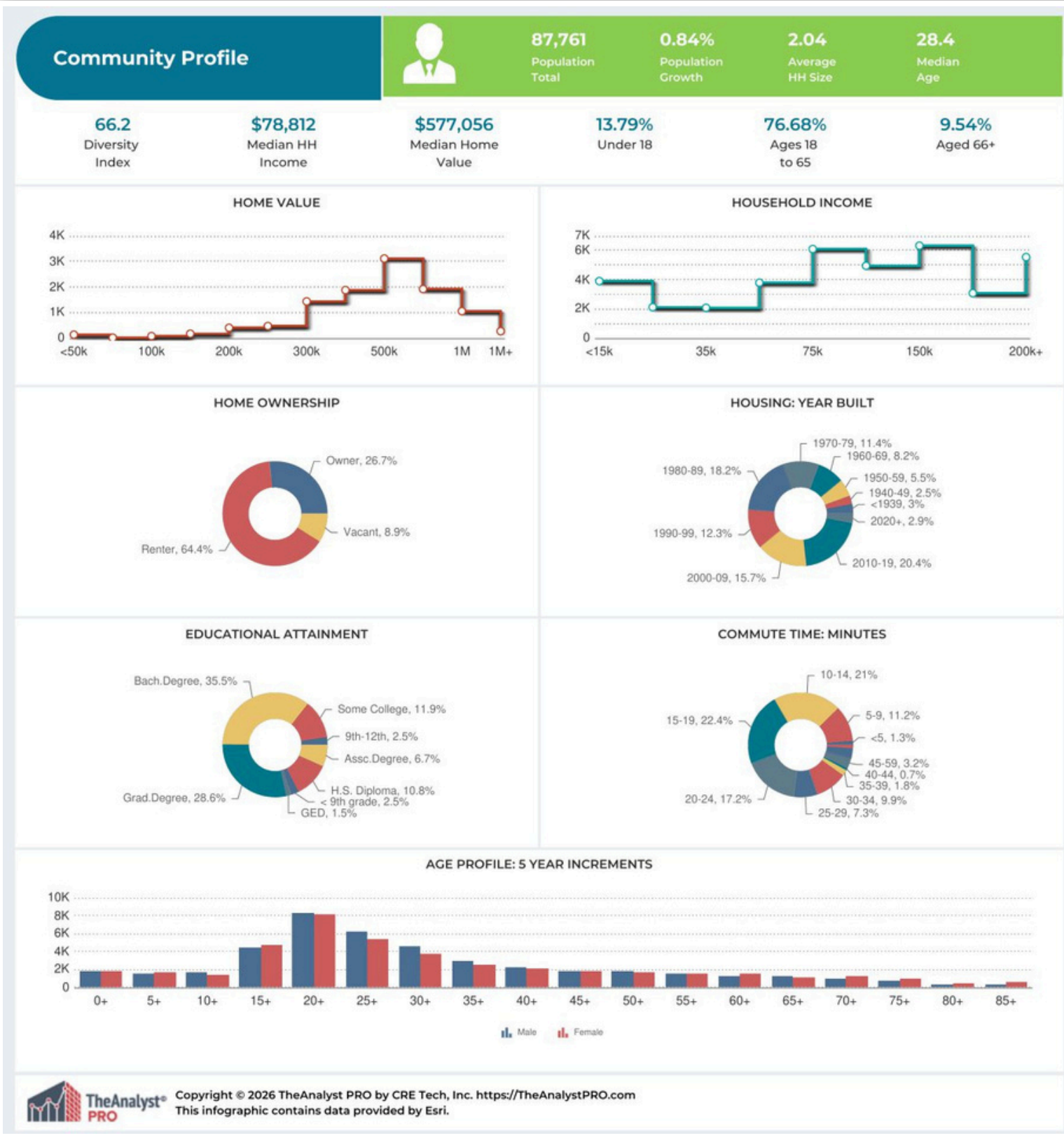
INFOGRAPHIC: KEY FACTS (RING: 3 MILE RADIUS)



INFOGRAPHIC: POPULATION TRENDS (RING: 3 MILE RADIUS)



INFOGRAPHIC: COMMUNITY PROFILE (RING: 3 MILE RADIUS)



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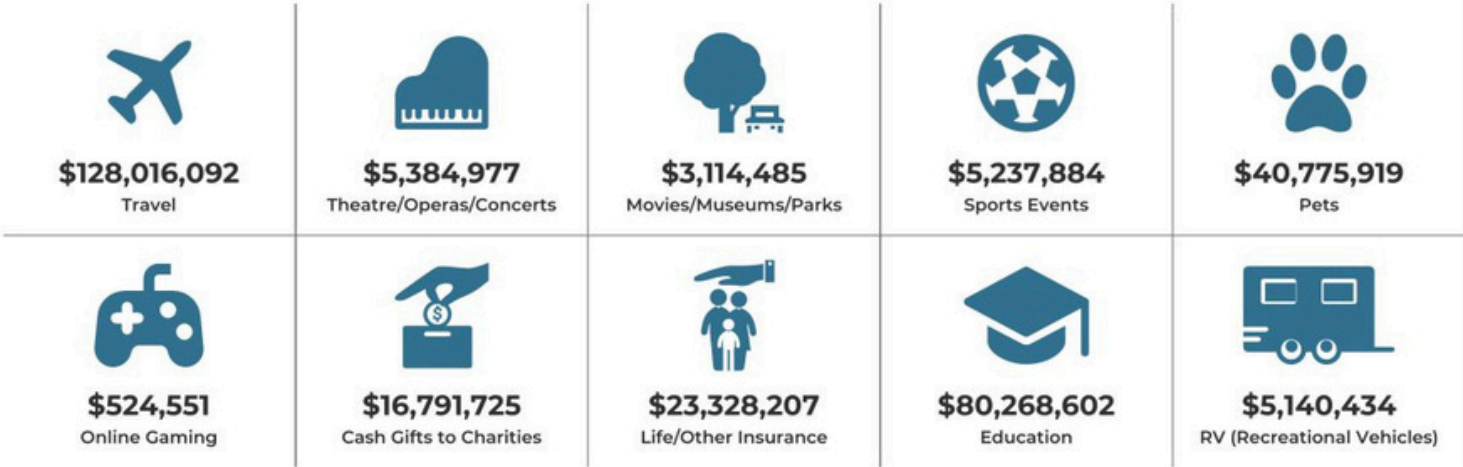
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Lifestyle and Tapestry Segmentation Infographic

LIFESTYLE SPENDING



ANNUAL LIFESTYLE SPENDING



TAPESTRY SEGMENTS



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