FOR SALE › LAND

6110, 6112, 6116, 6120

Old Wake Forest Road Raleigh, NC 27615



PROPERTY DETAILS

- **Price:** $850,000
- **Total Acres:** 4.38
- **Zoning:** OX-3
- **Land Class:** Residential
- **City:** Raleigh
- **County:** Wake

PARCELS DETAIL

1. Address: 6110 Old Wake Forest Rd. Raleigh, NC 27615
   - PIN: 1716993034
   - Acres: 1.06
2. Address: 6112 Old Wake Forest Rd. Raleigh, NC 27615
   - PIN: 1716993154
   - Acres: 1.08
3. Address: 6116 Old Wake Forest Rd. Raleigh, NC 27615
   - PIN: 1716993274
   - Acres: 1.11
4. Address: 6120 Old Wake Forest Rd. Raleigh, NC 27615
   - PIN: 1716993394
   - Acres: 1.13

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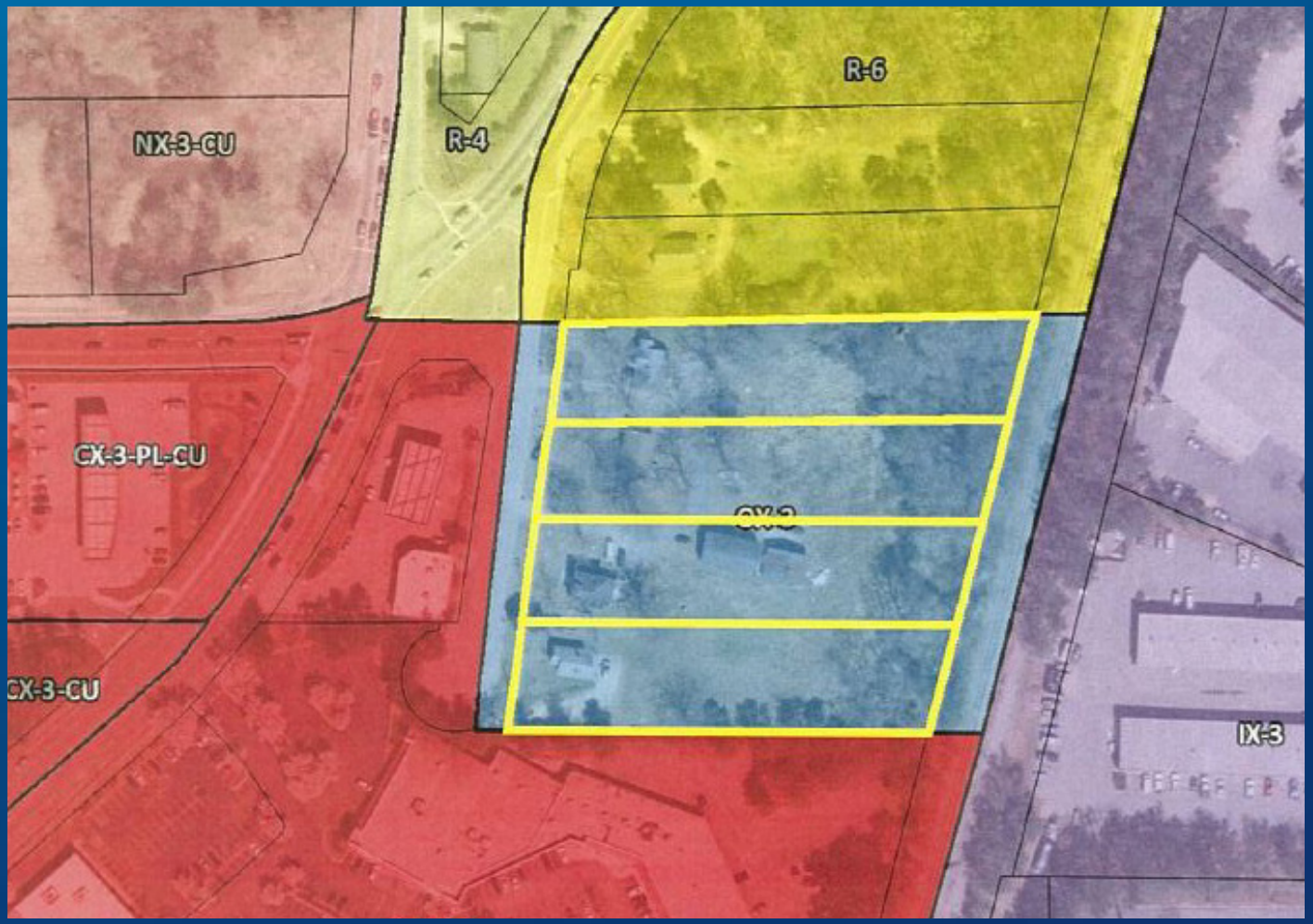
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ZONING

OX-3

- Office Mixed Use Zoning
- Ownership will consider rezoning request



LEGEND

- Office Mixed Use
- Residential-4
- Residential-6
- Neighborhood Mixed Use
- Commercial Mixed Use
- Industrial Mixed Use

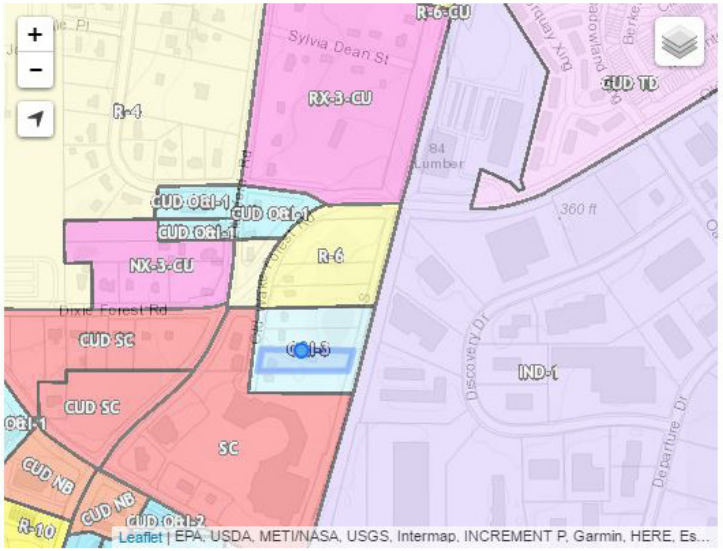
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FORMER & ADOPTED ZONING

Former Zoning



O&I-3

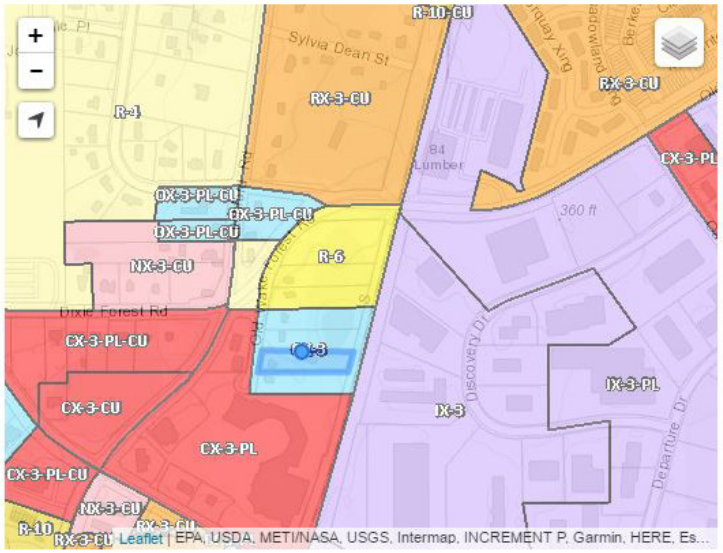
Description

Office and Institutional-3 (O&I-3)

Zoning

O&I-3 (Office and Institutional-3): This is the least intense of the three O & I zoning districts. Residential uses are prohibited, building height is limited to a maximum of 25 feet and a 50 foot perimeter buffer yard is required. The intention of the category was to regulate compatibility between office and low density residential uses. Though other scenarios are possible, these areas will generally be rezoned to OX- under the UDO. Learn More

Adopted Zoning (Effective May 3, 2016)



OX-3

Description

Office Mixed Use (OX-) with Height up to 3 Stories

Base Zoning

OX- (Office Mixed Use): This district is intended to provide for a variety of office and employment uses while allowing for housing and ancillary retail. Limited retail and service-related options are allowed subject to use standards that restrict the size and scale of each use. OX- is not intended to provide for areas exclusively dominated by office or employment uses but provide for developments that balance employment and housing options with access to convenience retail services and goods. OX- can serve as a land use transition between other mixed use districts and residential neighborhoods. Learn More

Height

3 stories / 50 feet max Learn More

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FUTURE LAND USE



LEGEND

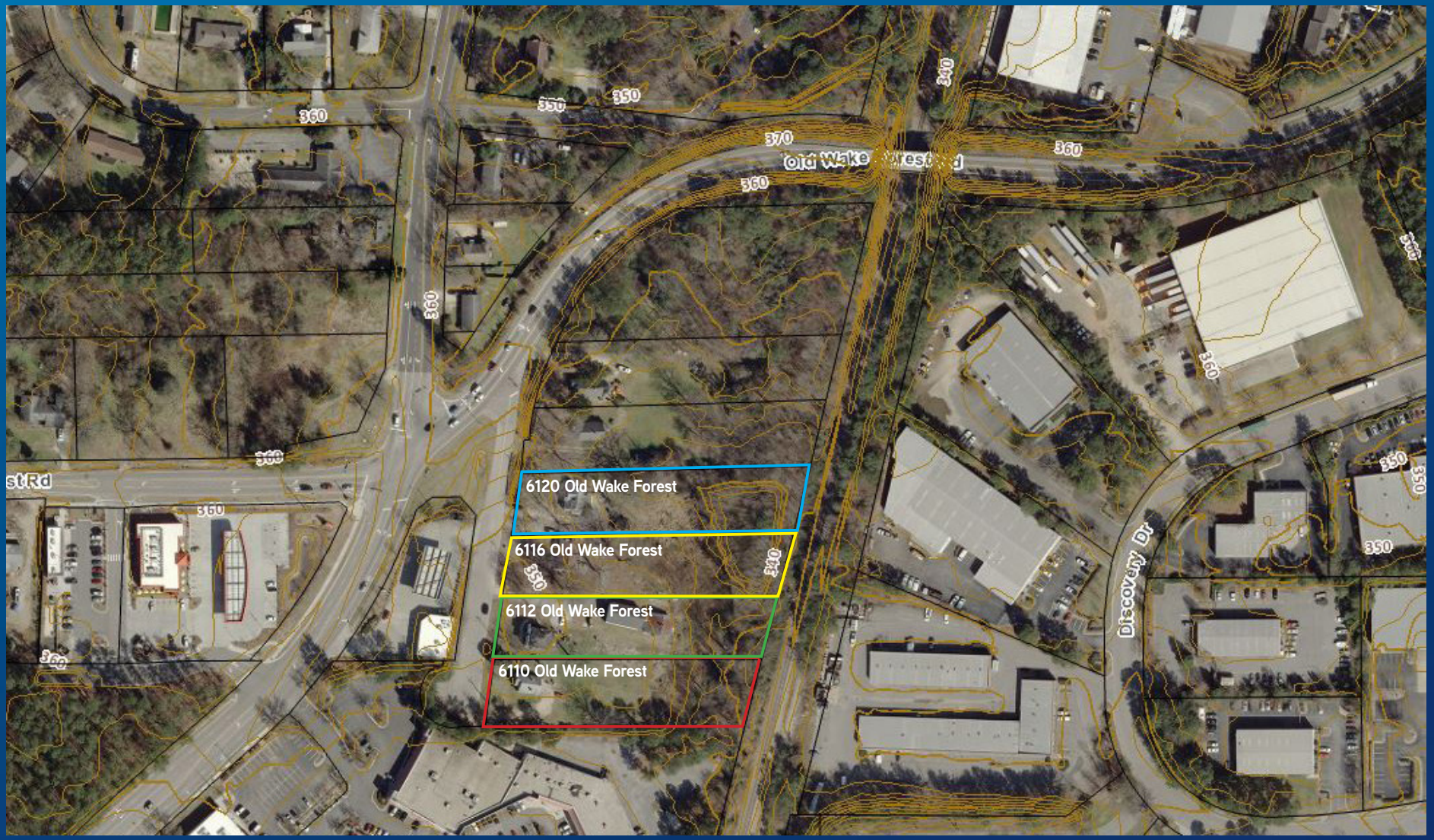
- Community Mixed Use
- Moderate Density Residential
- Office/Research & Development

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TOPO - 2&10 FT

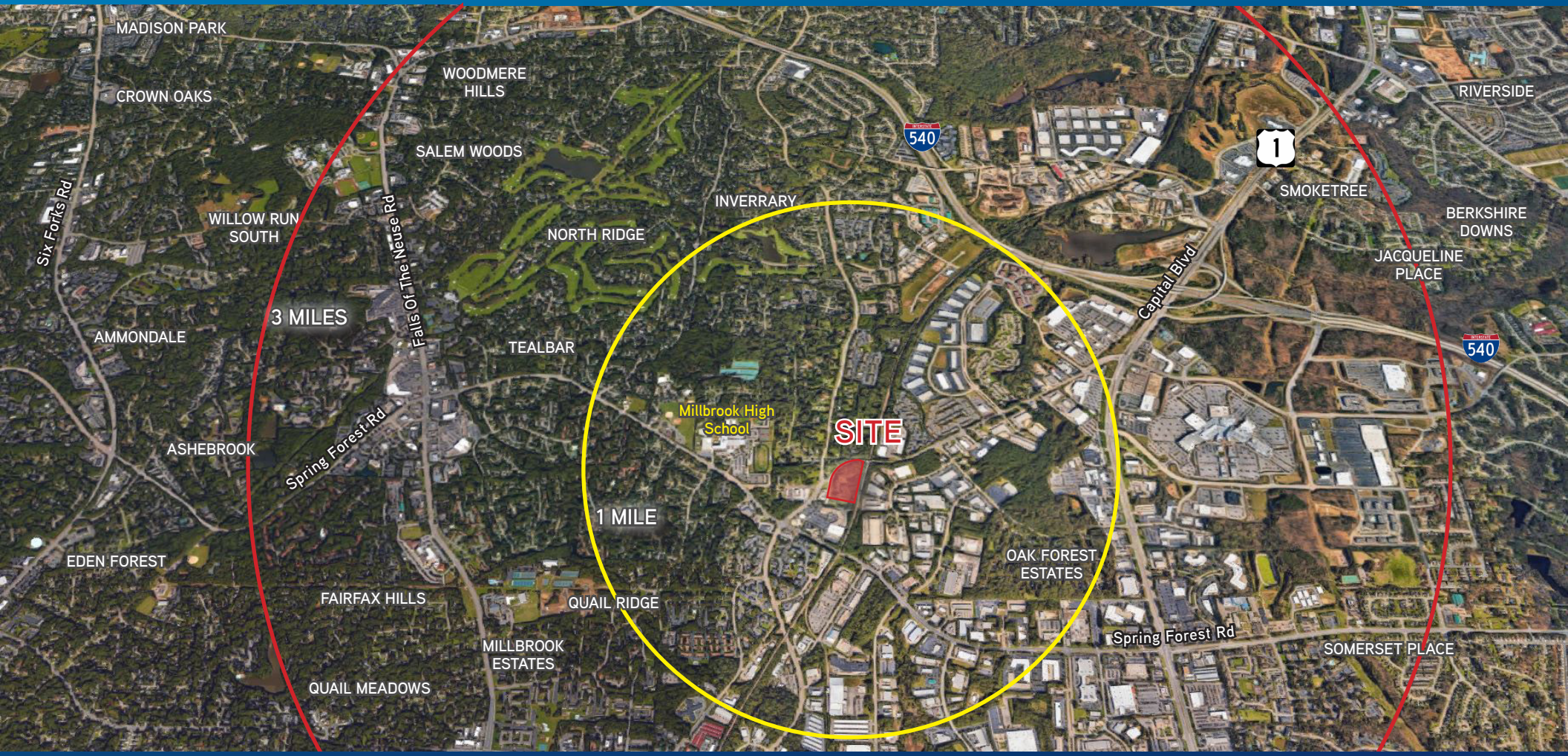


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Colliers

AERIAL - HOUSING MARKET



1 MILE

8,125 Population	36.9 Median Age	$32,066 Per Capita Income
2.15 Average Household Size	$50,438 Median Household Income	

3 MILES

88,463 Population	35.3 Median Age	$28,917 Per Capita Income
2.43 Average Household Size	$51,217 Median Household Income	

2016 HOUSING DEMOS

	1 Mile	3 Miles	5 Miles
Families	1,974	21,585	50,727
Housing Units	4,053	38,999	88,165

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AERIAL - RETAIL AMENITIES



DEMOGRAPHICS

2016	1 Mile	3 Mile	5 Mile
Population	8,125	88,346	201,133
Average Household Income	$68,096	$70,340	$86,782
Households	3,765	36,161	82,115

TRAFFIC COUNTS

Location	Traffic Count	Mile Distance
Atlantic Ave at Spring Forest Rd	24,000	.08
Litchford Rd at Johnsdale Rd	17,290	.12
Capital Blvd at Spring Forest Rd	51,550	1.2

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