

# LAND FOR SALE

±26.99 ACRES RESIDENTIAL DEVELOPMENT

201 Redford Place Dr. Rolesville, NC 27571

**Colliers**  
INTERNATIONAL



## PROPERTY DETAIL

- › ± 26.99 ACRES
- › Sale Price: \$2,968,900
- › Price per acre: \$110,000
- › Parcel Id: 1758884270
- › Land Uses: Residential
- › Zoning: R & PUD
- › Utilities: Power  
Gas  
Water  
Sewer



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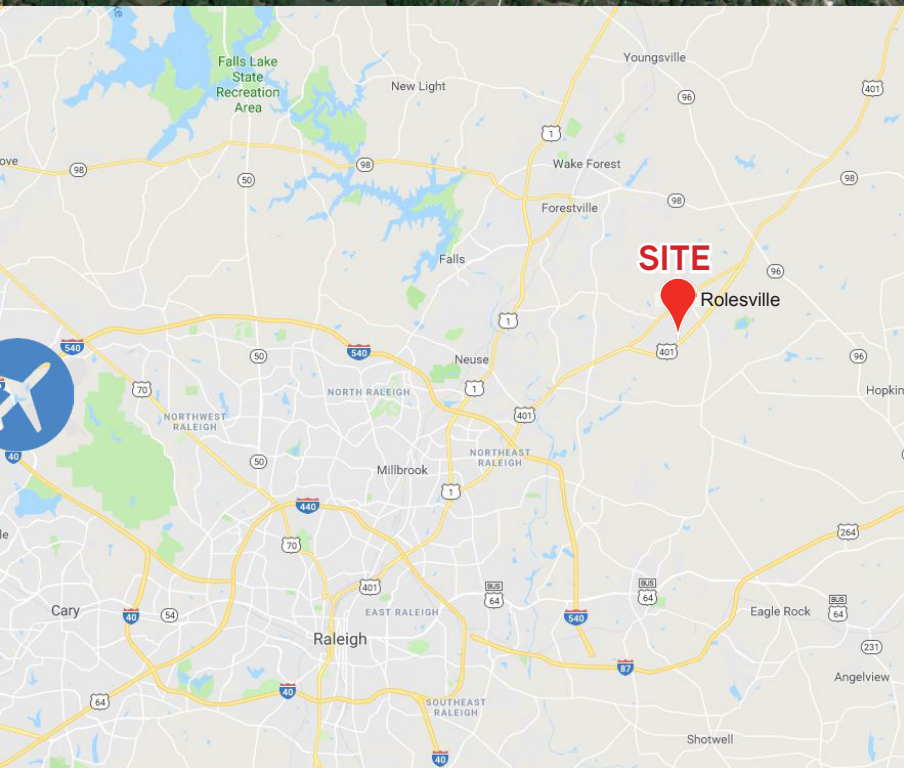
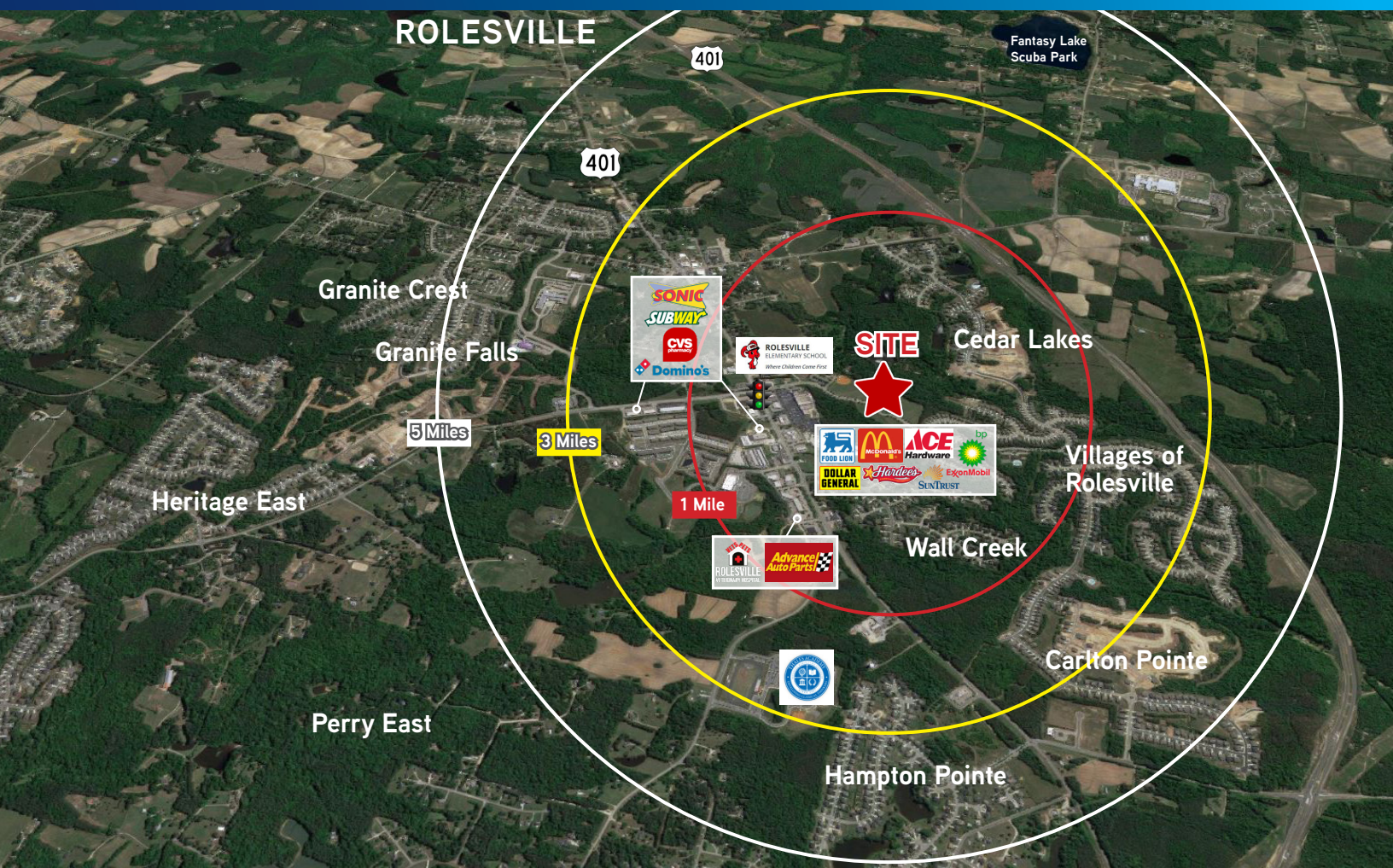


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## DEMOGRAPHICS

2017 SUMMARY	1 MILE	3 MILE	5 MILE
Population	3,369	21,502	65,426
Households (HH)	1,149	7,290	22,774
Avg. HH Income	\$75,109	\$81,646	\$75,121

## LOCATION

- › Minutes from U.S. Highway 401 bypass
- › Surrounded by some of Rolesville's newest and nicest neighborhoods
- › ± 35 minutes from Raleigh International Airport (RDU)



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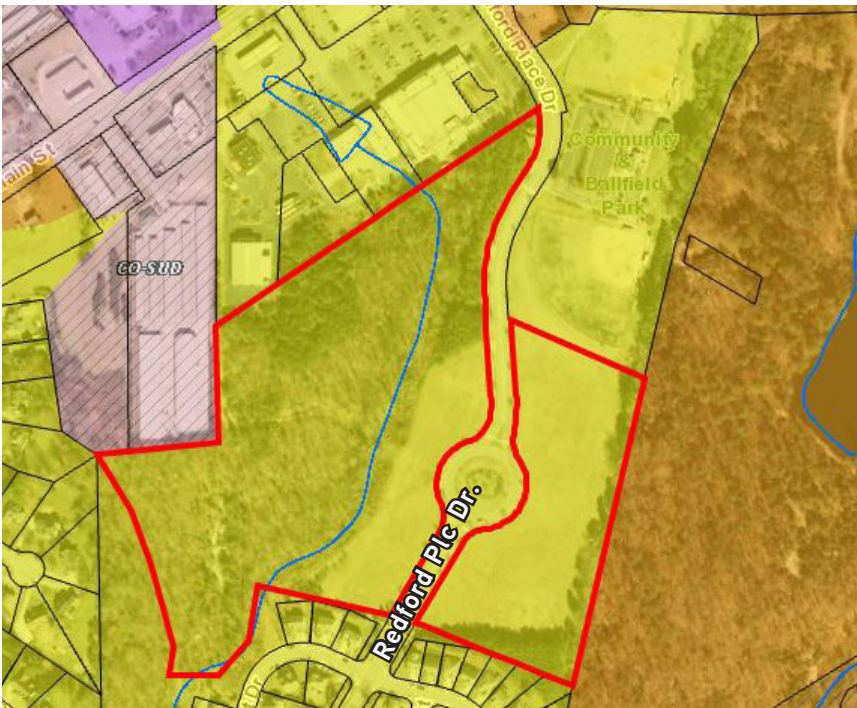
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## TOPO & MUNICIPAL SEWER



## ZONING: R & PUD



R&PUD – Residential and Planned Unit Development District. The R&PUD is established as a district in which to provide locations for development projects on land under unified control, planned as a whole, and developed in a single development operation or in a programmed series of units or stages of development, with appropriate design and site planning controls.

[Click Here to view the full Unified Development Ordinance. Go to section 6.2 for more detail on R & PUD.](#)



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## ROLESVILLE, NC



This growing area exudes a quaint, small-town atmosphere, where visitors will experience a diverse community with a strong sense of pride and a welcoming spirit. Rolesville's roots run deep as the second oldest town in Wake County, established in 1837. Having a rich history in agriculture, many family farms are still in operation. The area has held onto its charm, and more than 4,000 proud citizens call Rolesville home.

## ACCOLADES

- > #7 in America's top 10 boom towns (Realtor.com)
- > #23 in Top 50 safest cities in North Carolina (Safewise)



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