

BUFFALOE RD. & FORESTVILLE RD.

LAND FOR SALE



Buffaloe Road

Forestville Road

NAITRI PROPERTIES

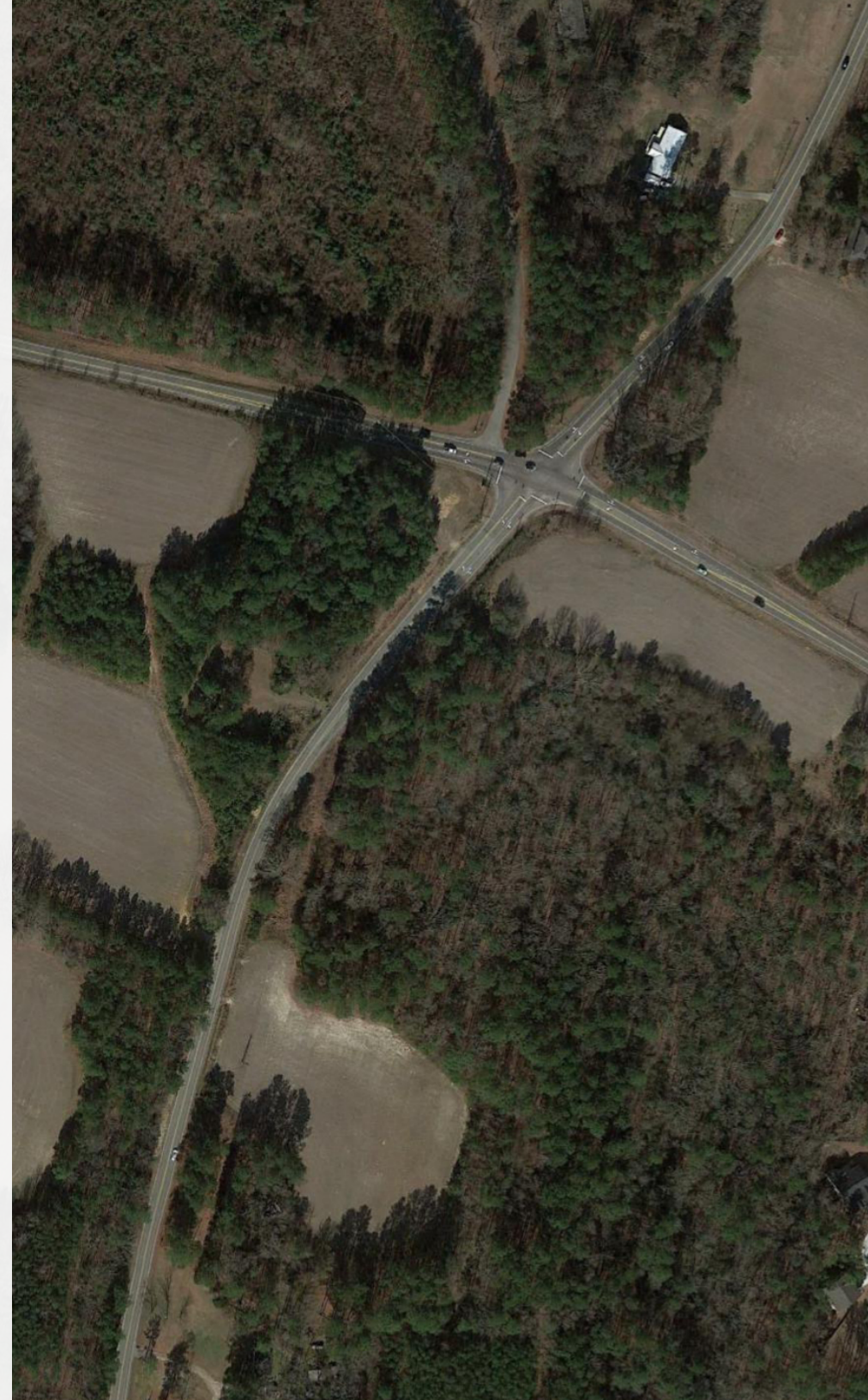
BUFFALOE RD. & FORESTVILLE RD.

ADDRESS	Intersection of Buffalo Rd. & Forestville Rd. Raleigh, NC 27616
LOT SIZE	24.79 Acres
PROPERTY TYPE	Retail
ZONING	Shopping Center Conditional (CUD SC)
PIN #	1746322355
TRAFFIC COUNTS	19,000 AADT (Buffaloe Rd.) 3,100 AADT (Forestville Rd.) 72,000 AADT (I-540)
FEATURES	Water on site Off-site sewer with easements in place Highly visible site Good topography Signalized intersection 320 unit apartment complex being built behind site
SALE PRICE	\$4,800,000

CONTACT

JIMMY BARNES, SIOR | 919.210.5471 | jbarnes@triprop.com
CARSON WILSON | 919.356.9254 | cwilson@triprop.com

NAITRI PROPERTIES



PRELIMINARY SITE PLAN



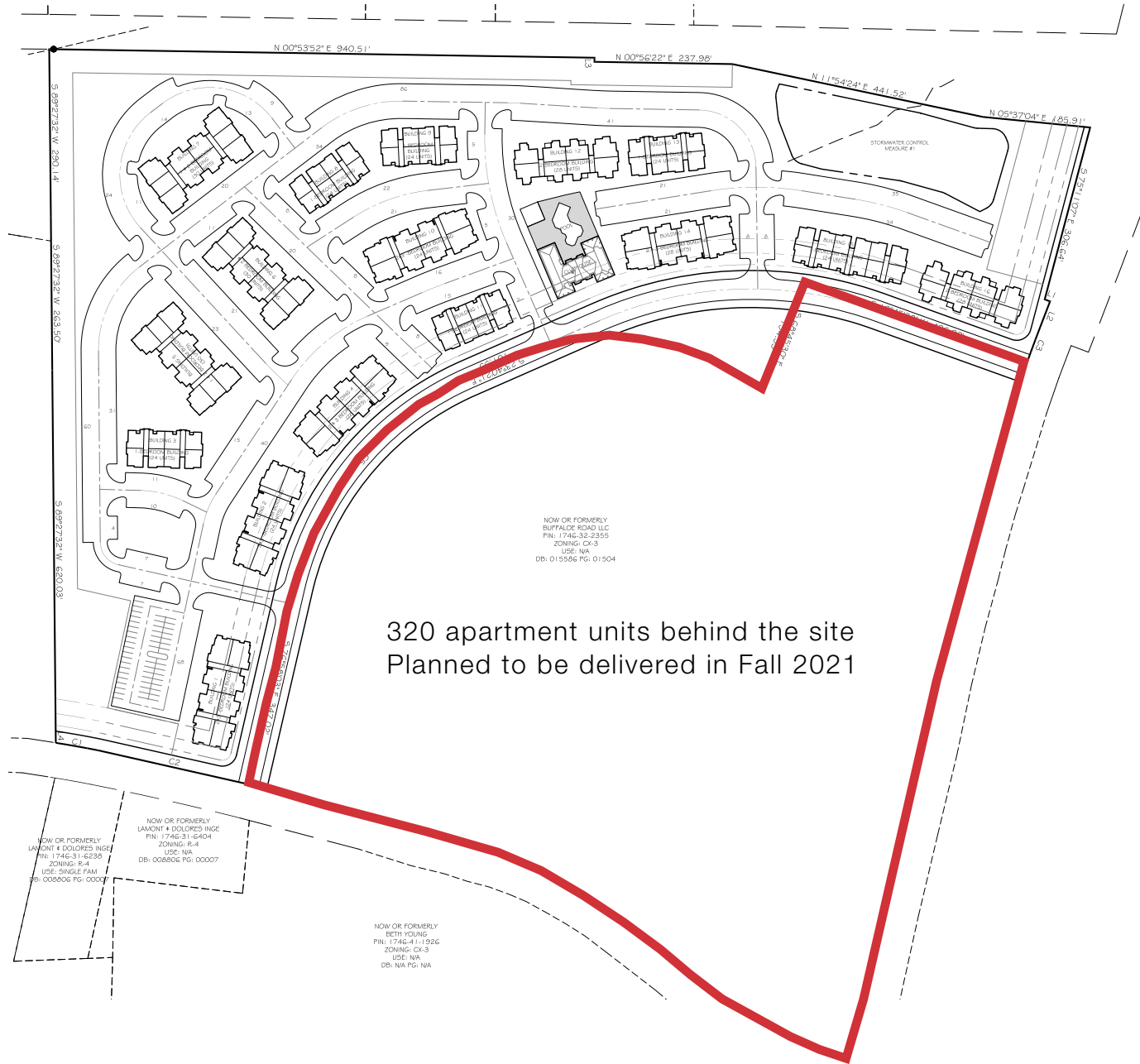
CONTACT

JIMMY BARNES, SIOR | 919.210.5471 | jbarnes@triprop.com
CARSON WILSON | 919.356.9254 | cwilson@triprop.com

All information provided herein is from sources deemed reliable. However, all information is subject to verification. Tri Properties | NAI Carolantic does not independently verify nor warrant the accuracy of the information.



SITE PLAN



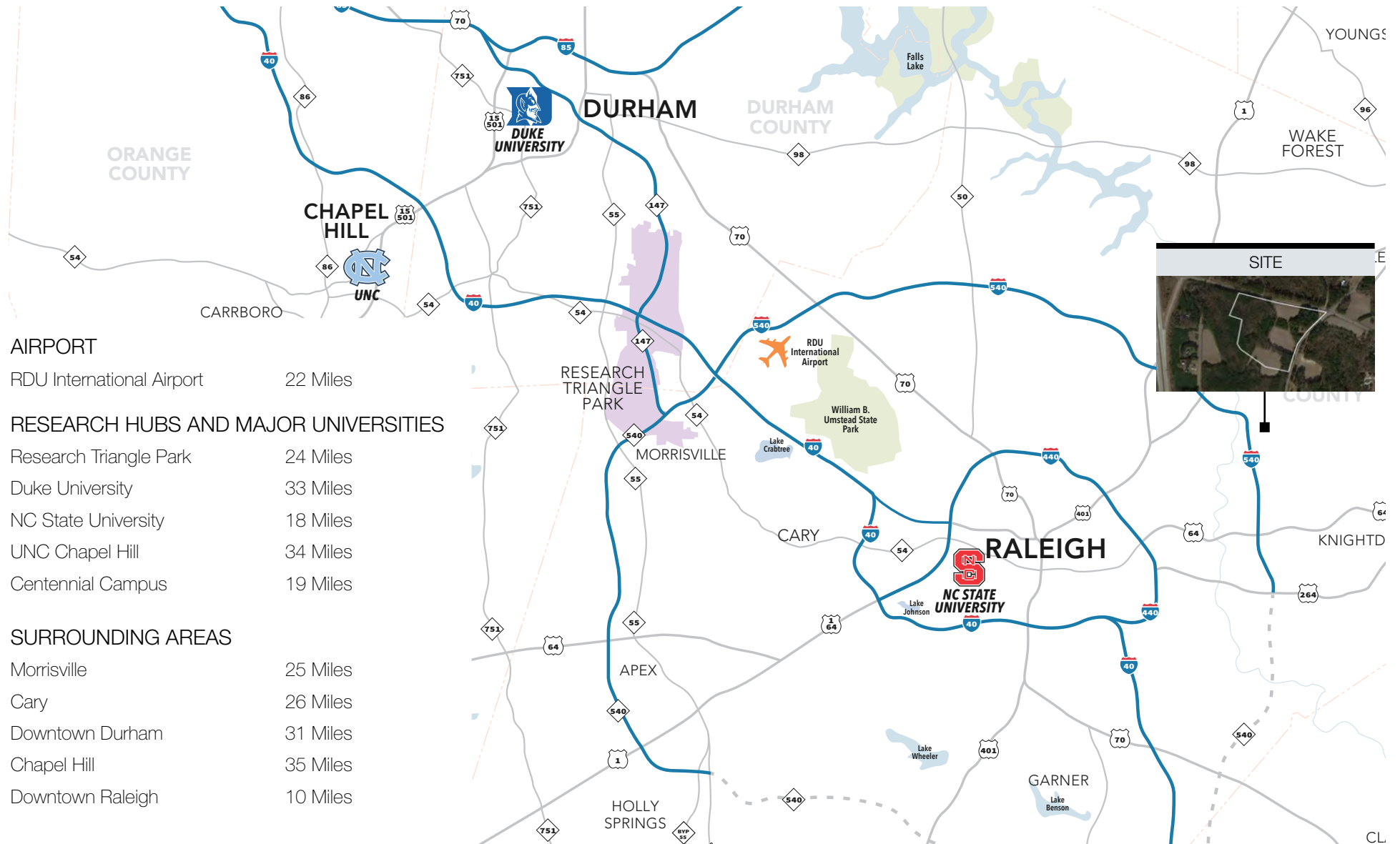
CONTACT

JIMMY BARNES, SIOR | 919.210.5471 | jbarnes@triprop.com

CARSON WILSON | 919.356.9254 | cwilson@triprop.com



THE TRIANGLE AREA



AIRPORT

RDU International Airport 22 Miles

RESEARCH HUBS AND MAJOR UNIVERSITIES

- Research Triangle Park 24 Miles
- Duke University 33 Miles
- NC State University 18 Miles
- UNC Chapel Hill 34 Miles
- Centennial Campus 19 Miles

SURROUNDING AREAS

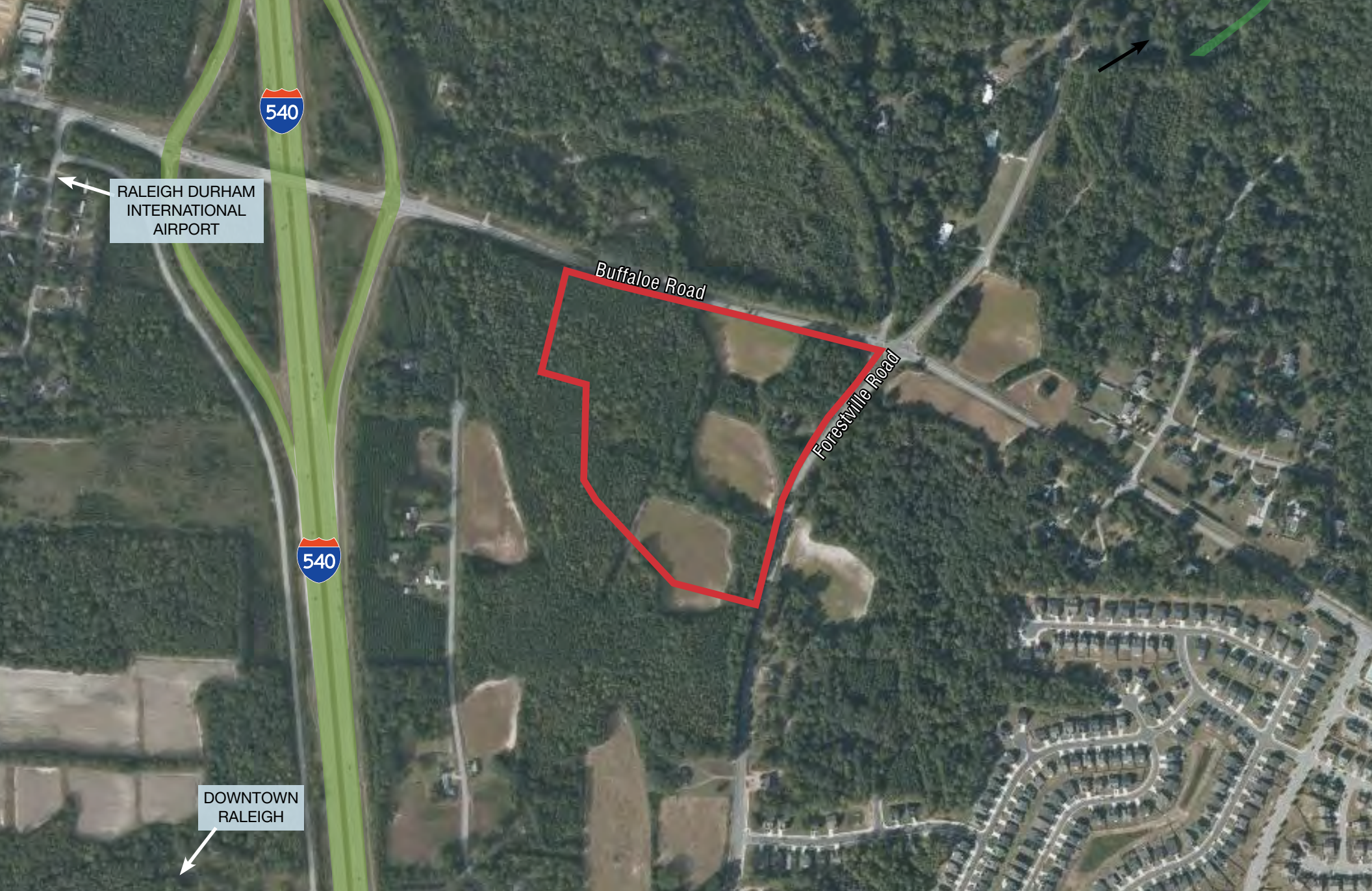
- Morrisville 25 Miles
- Cary 26 Miles
- Downtown Durham 31 Miles
- Chapel Hill 35 Miles
- Downtown Raleigh 10 Miles

CONTACT

JIMMY BARNES, SIOR | 919.210.5471 | jbarnes@triprop.com

CARSON WILSON | 919.356.9254 | cwilson@triprop.com

All information provided herein is from sources deemed reliable. However, all information is subject to verification. Tri Properties | NAI Carolantinc does not independently verify nor warrant the accuracy of the information.



RALEIGH DURHAM
INTERNATIONAL
AIRPORT

Buffalo Road

Forestville Road

DOWNTOWN
RALEIGH

CONTACT

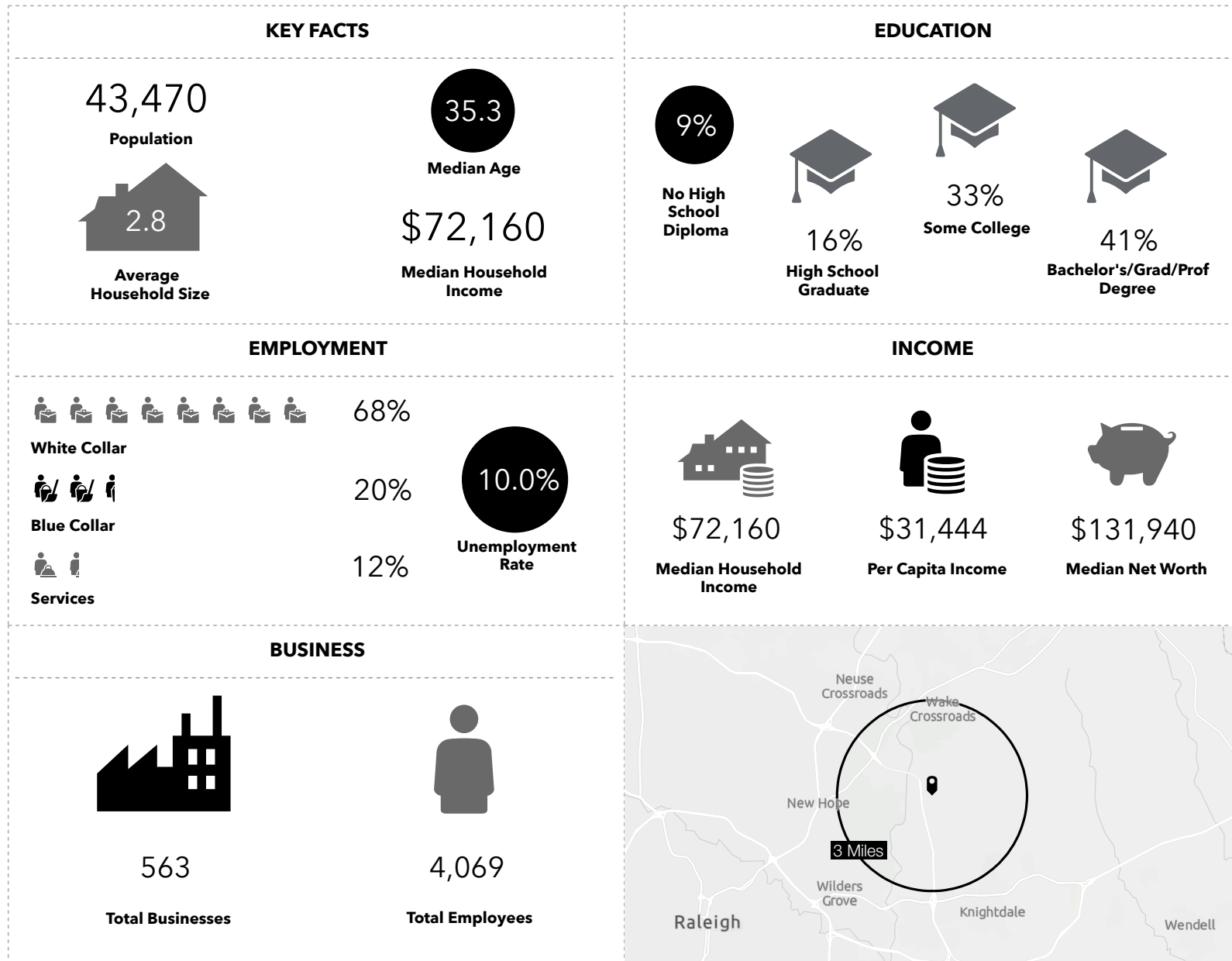
JIMMY BARNES, SIOR | 919.210.5471 | jbarnes@naicarolantic.com

CARSON WILSON | 919.356.9254 | cwilson@naicarolantic.com

All information provided herein is from sources deemed reliable. However, all information is subject to verification. Tri Properties | NAI Carolantic does not independently verify nor warrant the accuracy of the information.

NAI TRI PROPERTIES

DEMOGRAPHICS



CONTACT

JIMMY BARNES, SIOR | 919.210.5471 | jbarnes@triprop.com

CARSON WILSON | 919.356.9254 | cwilson@triprop.com

