



TRADEMARK  
PROPERTIES



**SITE**  
**76.29 ACRES**

**4000, 4004 & 4024**  
**GRANITE RIDGE TRAIL**  
**RALEIGH, NC 27609**  
EXCLUSIVE LISTING BROKER  
MIKE KEEN

**UNLOCK LIMITLESS POTENTIAL WITH 76.29 ACRES ADJACENT TO FORESTVILLE ROAD**

1001 WADE AVENUE SUITE 300 | RALEIGH, NC 27605 | TRADEMARKPROPERTIES.COM | 919-782-5552



# PROPERTY OVERVIEW

- 76.29 Acres
- PIN # 1746186295, 1746180170, and 1746072741
- Three parcels in Granite Ridge Subdivision, totaling 76.29 acres
  - › Ability to sale together, separately or a combination
  - › Zoned R-4
  - › Ideal for estate homes, small development, recreation facilities, agriculture, horses or combination.
- Declaration of Restrictive Covenants allows up to 30,000 SF lots
- Great location with easy access to I540, I440, Research Triangle Park, and Downtown Raleigh
- Within the City of Raleigh ETJ
- Requires waterline and road extension to subdivide
- Public sewer running along the boundary of the property and public water is located on Forestville Road.
- Granite Ridge Trail is State maintained road (SR 2987) to end of asphalt (450' +/- from property)

**LIST PRICE**  
**\$1,750,000**





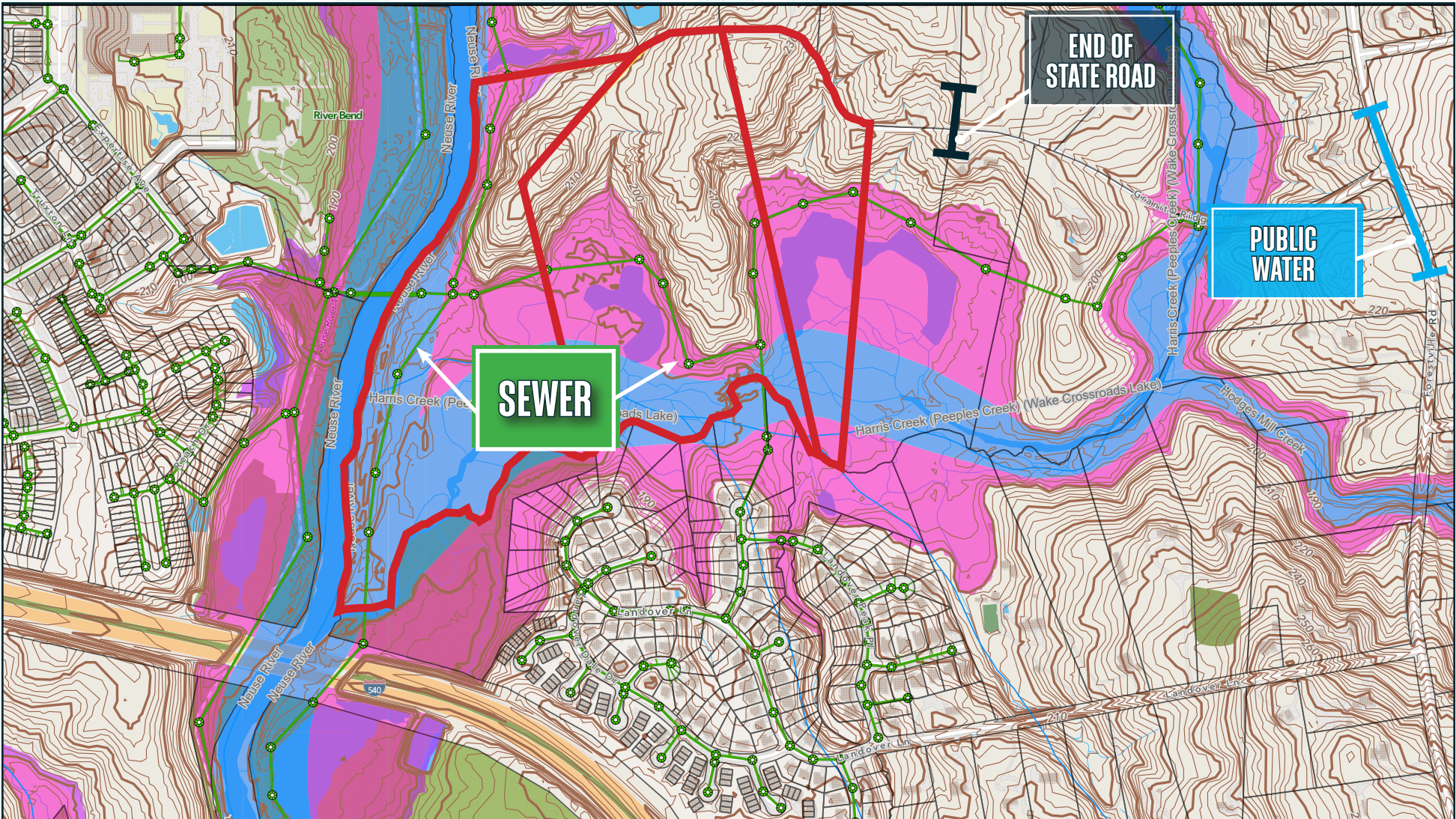
# LOT BREAK DOWN



- **Lot 1 - 4024 Granite Ridge Trail**
  - › 15.15 Acres (8.7 +/- acres in Floodplain)
  - › Borders Harris Creek/Basin
  - › R-4 zoning
  - › Public sewer running through property
- **Lot 2 - 4004 Granite Ridge Trail**
  - › 33.44 Acres (14.46 +/- acres in Floodplain)
  - › Borders Harris Creek/Basin
  - › R-4 Zoning
  - › Public sewer running through property
- **Lot 3 - 4000 Granite Ridge Trail**
  - › 28.09 Acres (22.67 +/- acres in Floodplain)
  - › 1/2 mile of Neuse River shoreline
  - › Borders Harris Creek/Basin
  - › R-4 Zoning
  - › Public sewer running through property

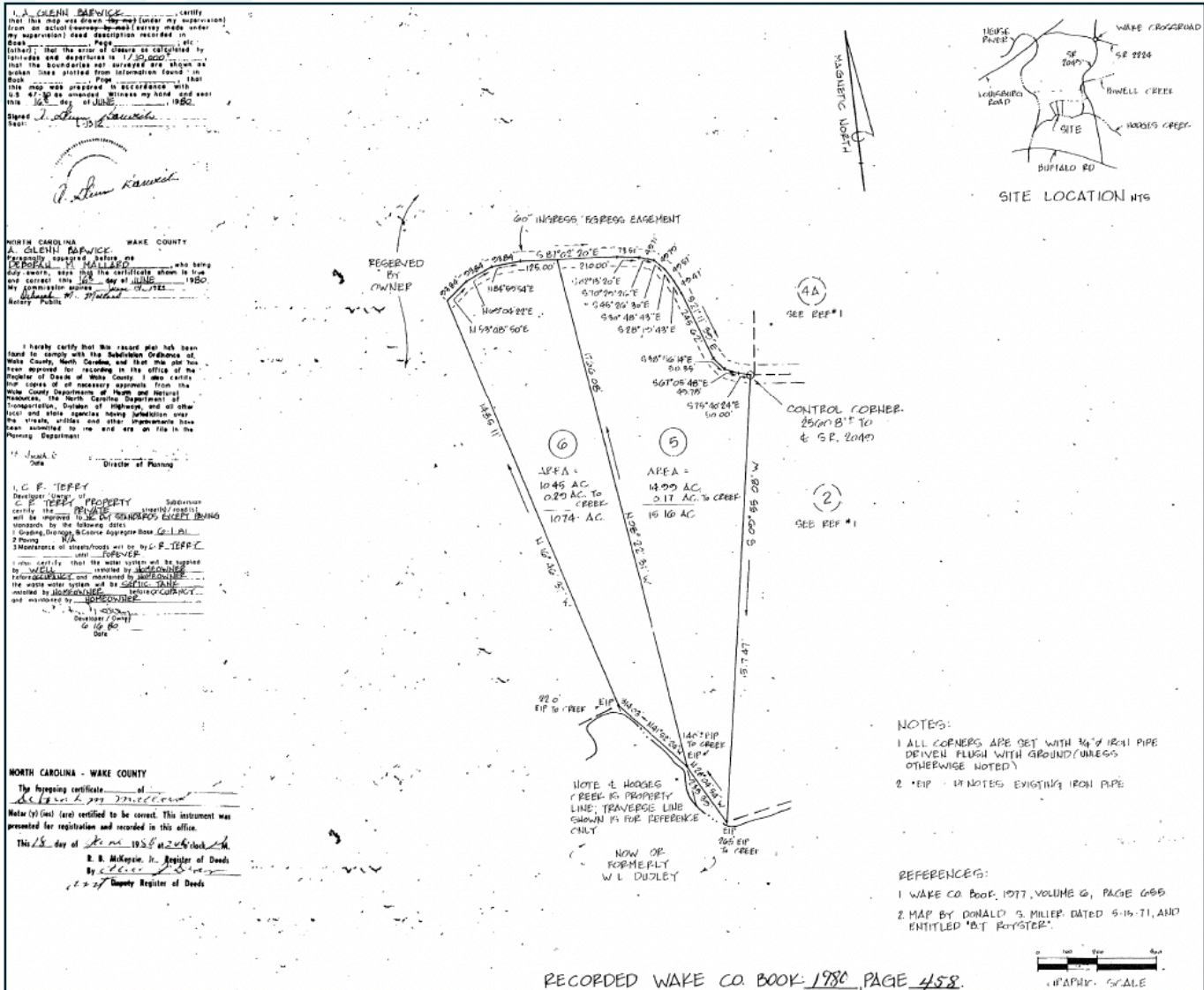


# ENVIRONMENTAL MAP





# LAND SURVEY







**SITE**  
**76.29 ACRES**

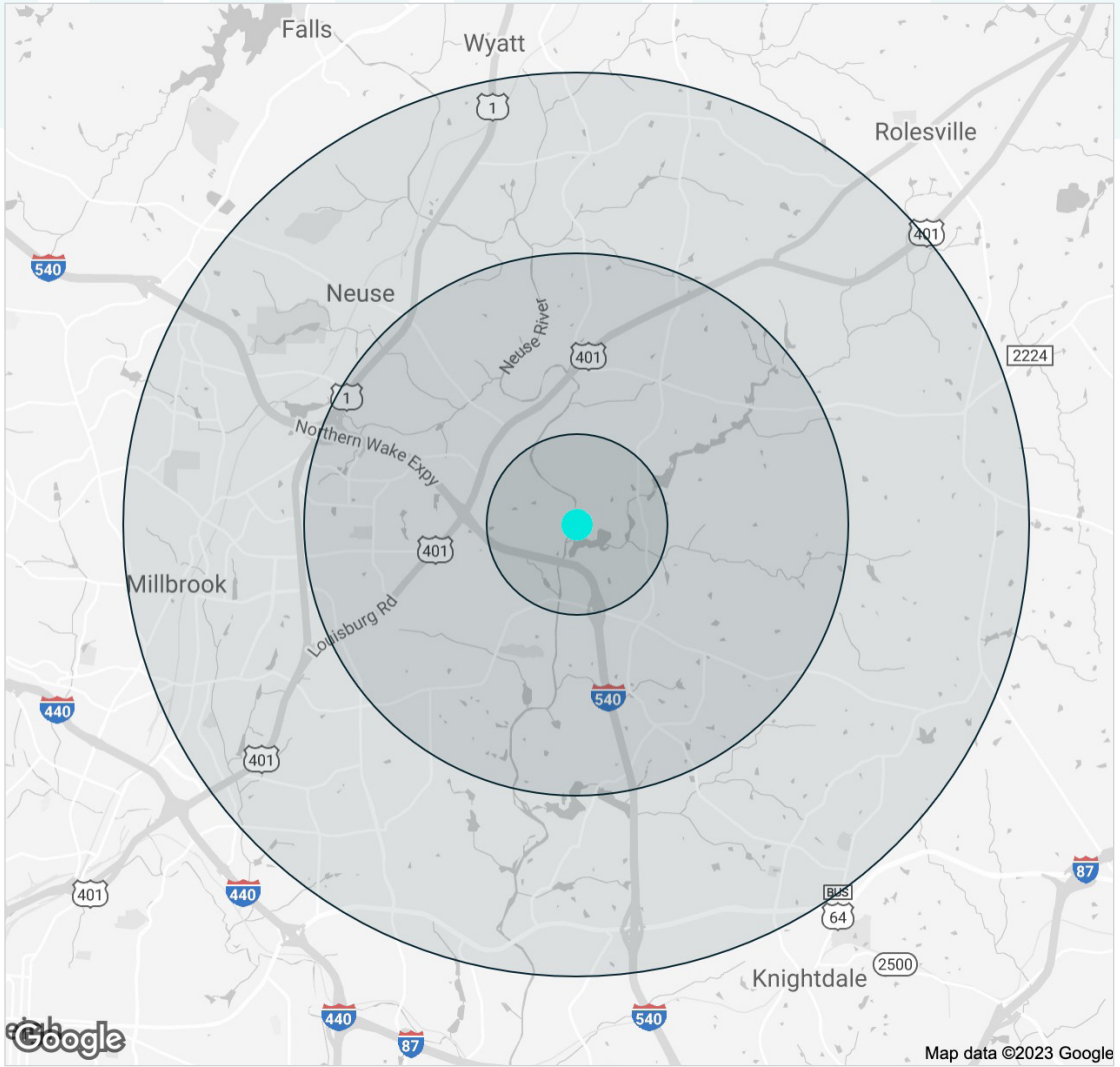


# DEMOGRAPHICS

	1 MILE	
	2023 (Estimated)	2027 (Projected)
<b>POPULATION</b>	5,899	6,383
<b>AVERAGE HOUSEHOLD INCOME</b>	\$124,779	\$113,679

	3 MILE	
	2023 (Estimated)	2027 (Projected)
<b>POPULATION</b>	60,928	65,464
<b>AVERAGE HOUSEHOLD INCOME</b>	\$99,048	\$89,898

	5 MILE	
	2023 (Estimated)	2027 (Projected)
<b>POPULATION</b>	149,891	160,600
<b>AVERAGE HOUSEHOLD INCOME</b>	\$107,920	\$99,203





EXCLUSIVE BROKER:

MIKE KEEN

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