

# 0 DURHAM ROAD

WAKE FOREST,  
NC 27587

EXCLUSIVE BROKERS:  
JIM HARRIS, CCIM  
MIKE KEEN

SIX FORKS RD (3,600 AADT)

NC HWY 98 (17,000 AADT)

BW WELLS  
BOAT RAMP

SITE  
16.53 ACRES

RARE FIND &  
OPPORTUNITY



# PROPERTY OVERVIEW

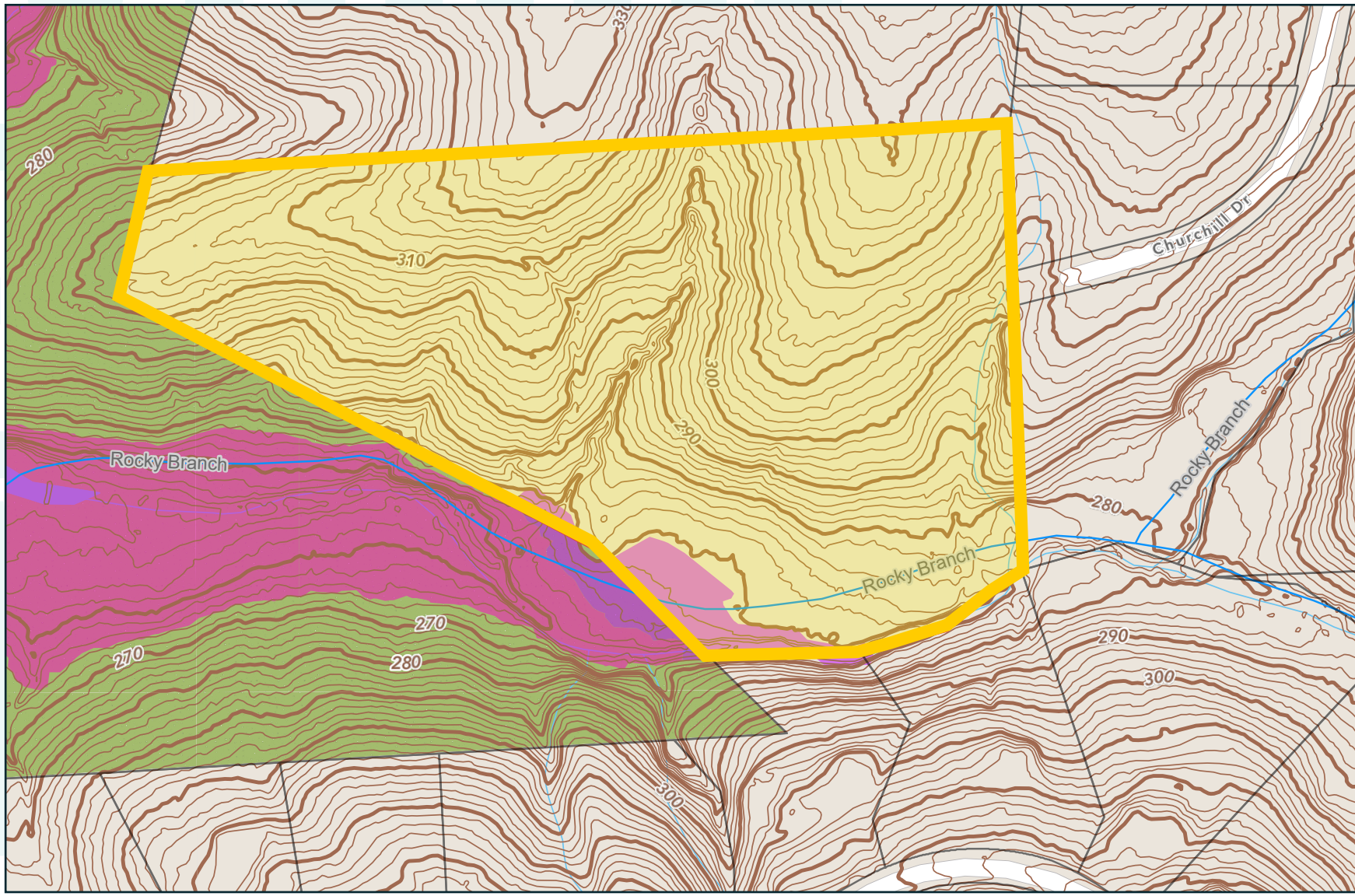
- Opportunity to build estate home or develop into multiple lots
- Borders Falls Lake with Rocky Branch Running along the southern property line
- Wetland delineation, Neuse River buffer evaluation, and soils evaluation report/maps available.
- Potential 337,750 SF of usable soils for conventional septic systems (2003 report)
- Property was subdivided into 3 lots in 2009
  - 1.89 acres
  - 6.97 acres
  - 7.04 acres
- R-80 W Zoning
  - Maximum Density 0.50 dwelling units per acre

## SUMMARY

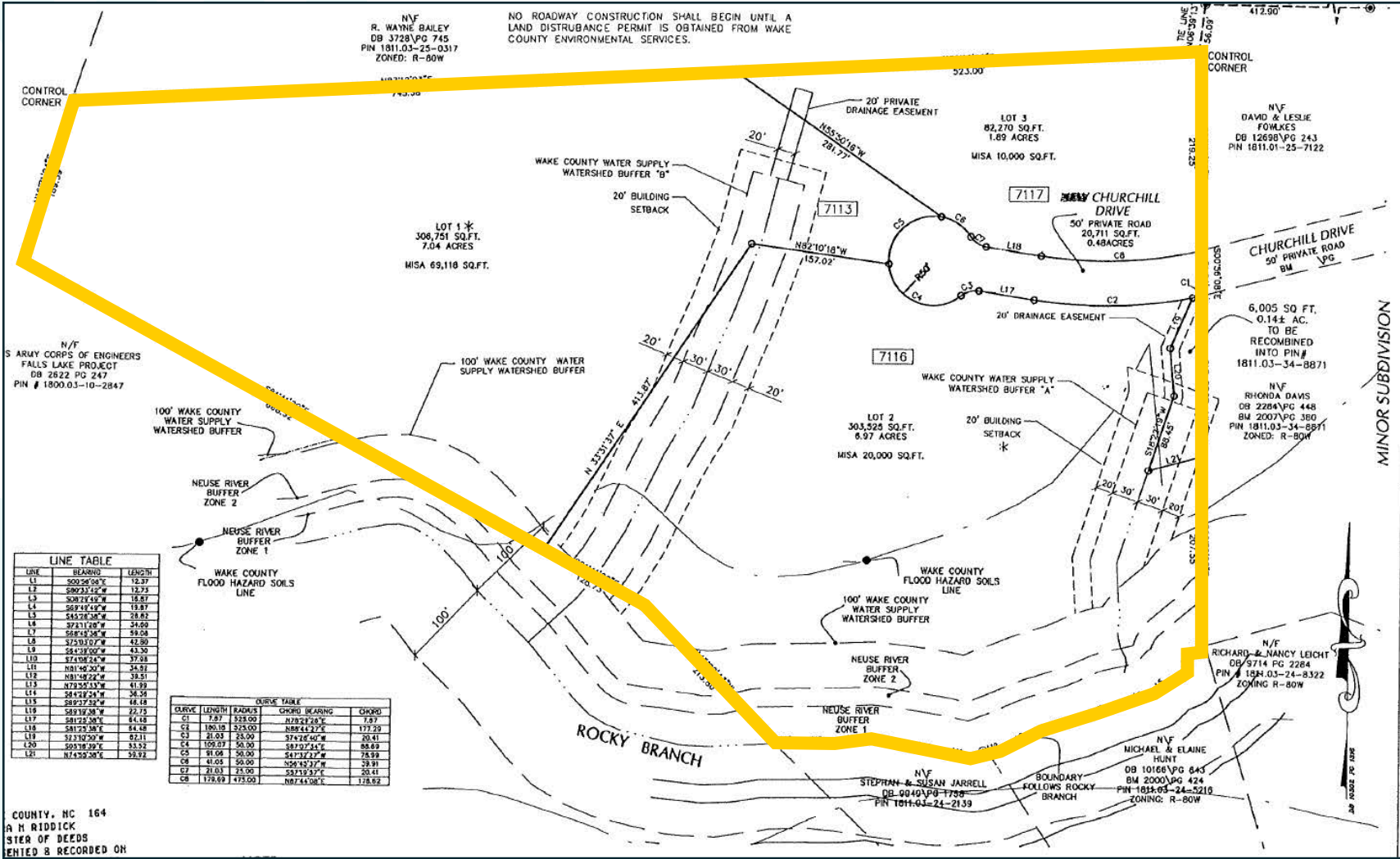
<b>PIN #</b>	1811240778
<b>ACREAGE</b>	16.53
<b>ZONING</b>	R-80 W
<b>PURCHASE PRICE</b>	\$1,390,000



# ENVIRONMENTAL MAP



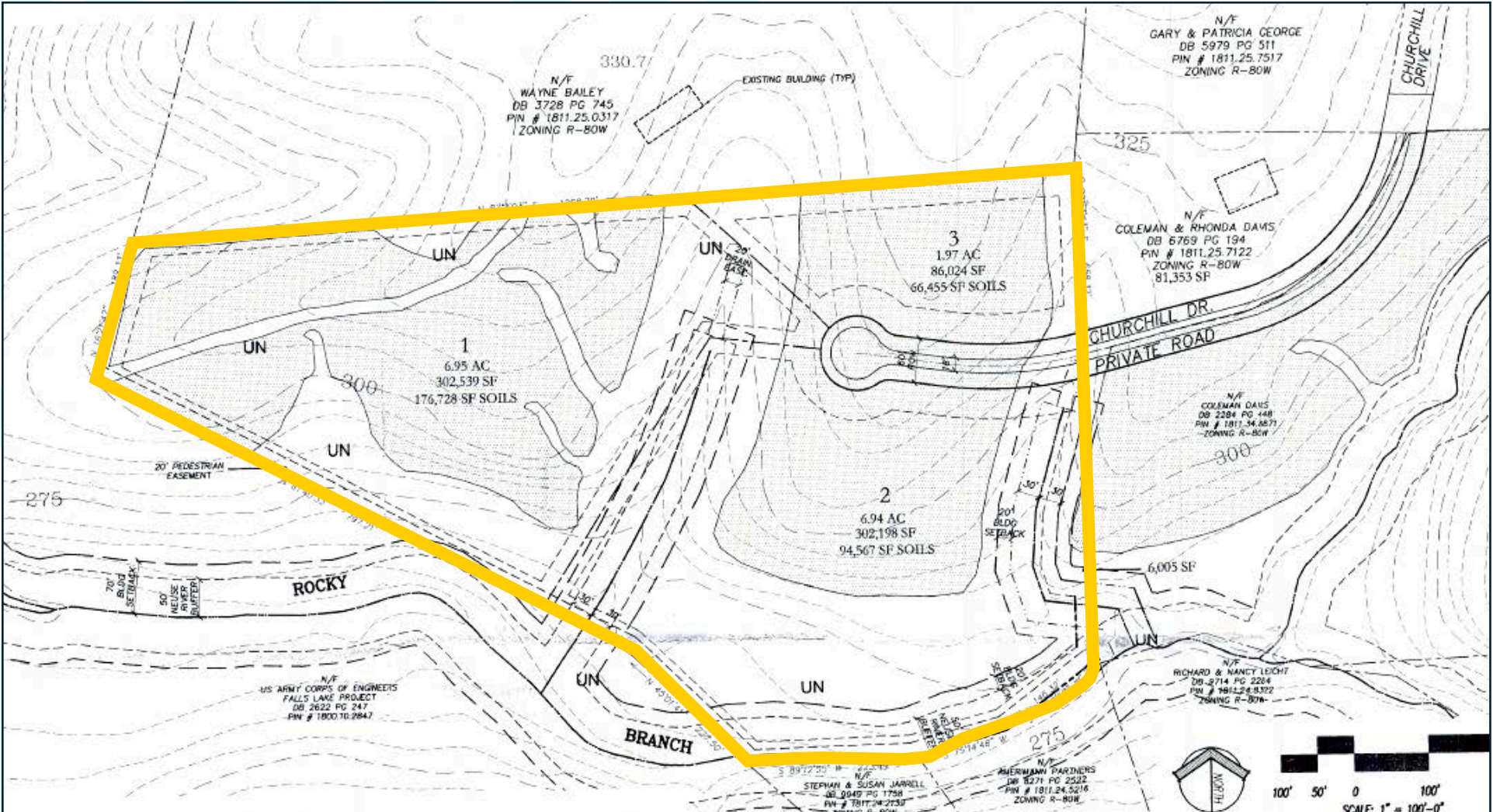
# SUBDIVISION MAP



COUNTY, NC 164  
A H RIDDICK  
STER OF DEEDS  
ENTERED & RECORDED ON



# SOILS/BUFFER MAP





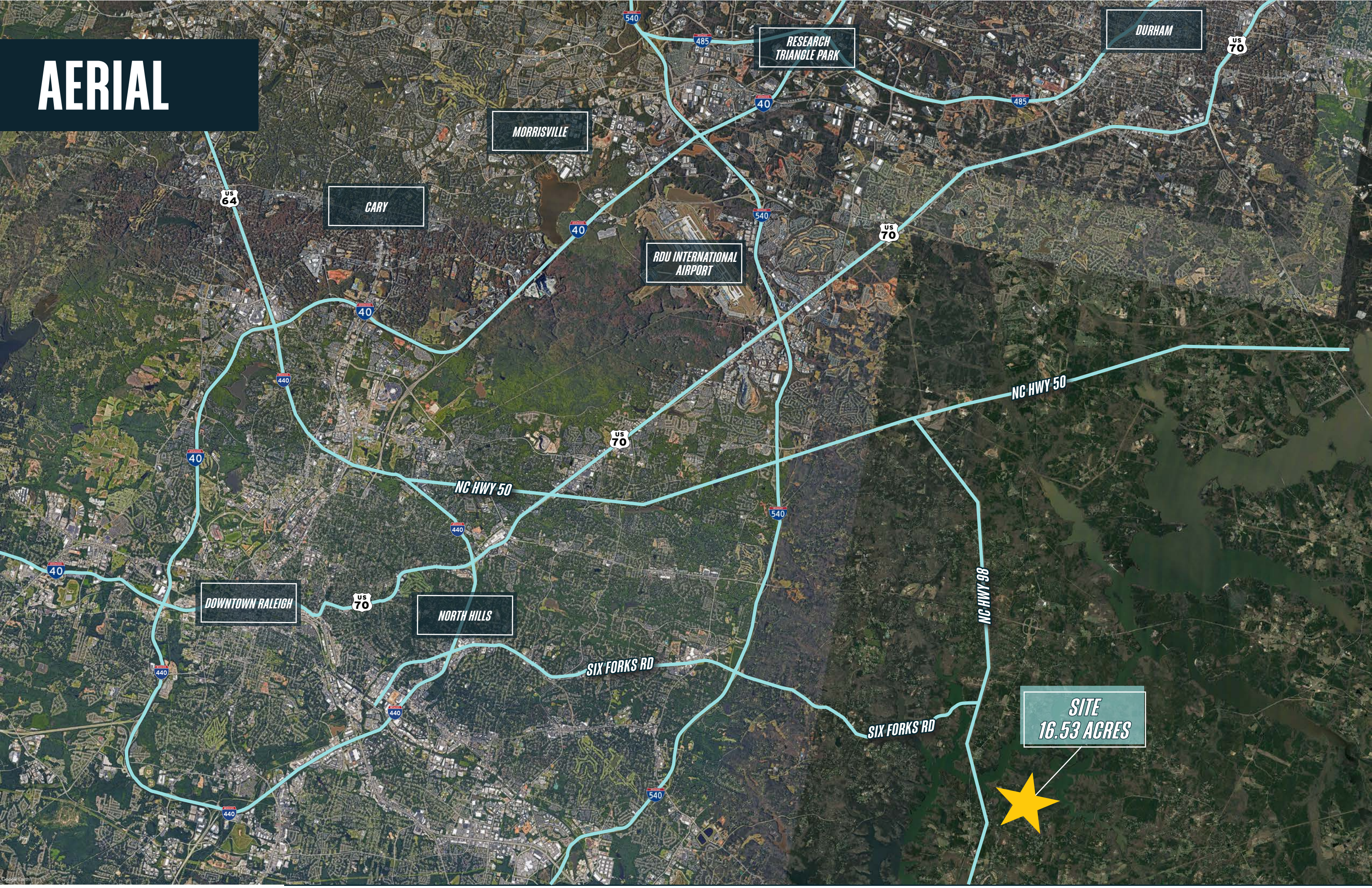
# LOCATION

- Easy access to US 1, Six Forks Road, and I-540
- Nearby amenities include Falls Lake, Rocky Branch Running and BW Boat Ramp





# AERIAL



MORRISVILLE

RESEARCH TRIANGLE PARK

DURHAM

CARY

RDU INTERNATIONAL AIRPORT

DOWNTOWN RALEIGH

NORTH HILLS

SITE  
16.53 ACRES





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