



**TRADEMARK
PROPERTIES**

1017 TRAILWOOD DRIVE

RALEIGH, NC 27606

±2.5 ACRES

FOR SALE

LISTING BROKER:

MIKE KEEN

919.573.1392 (O) | 919.795.1944 (M)

MKEEN@TRADEMARKPROPERTIES.COM

AMY E. CARROLL

919.227.5518 (O) | 919.606.8992 (M)

ACARROLL@TRADEMARKPROPERTIES.COM

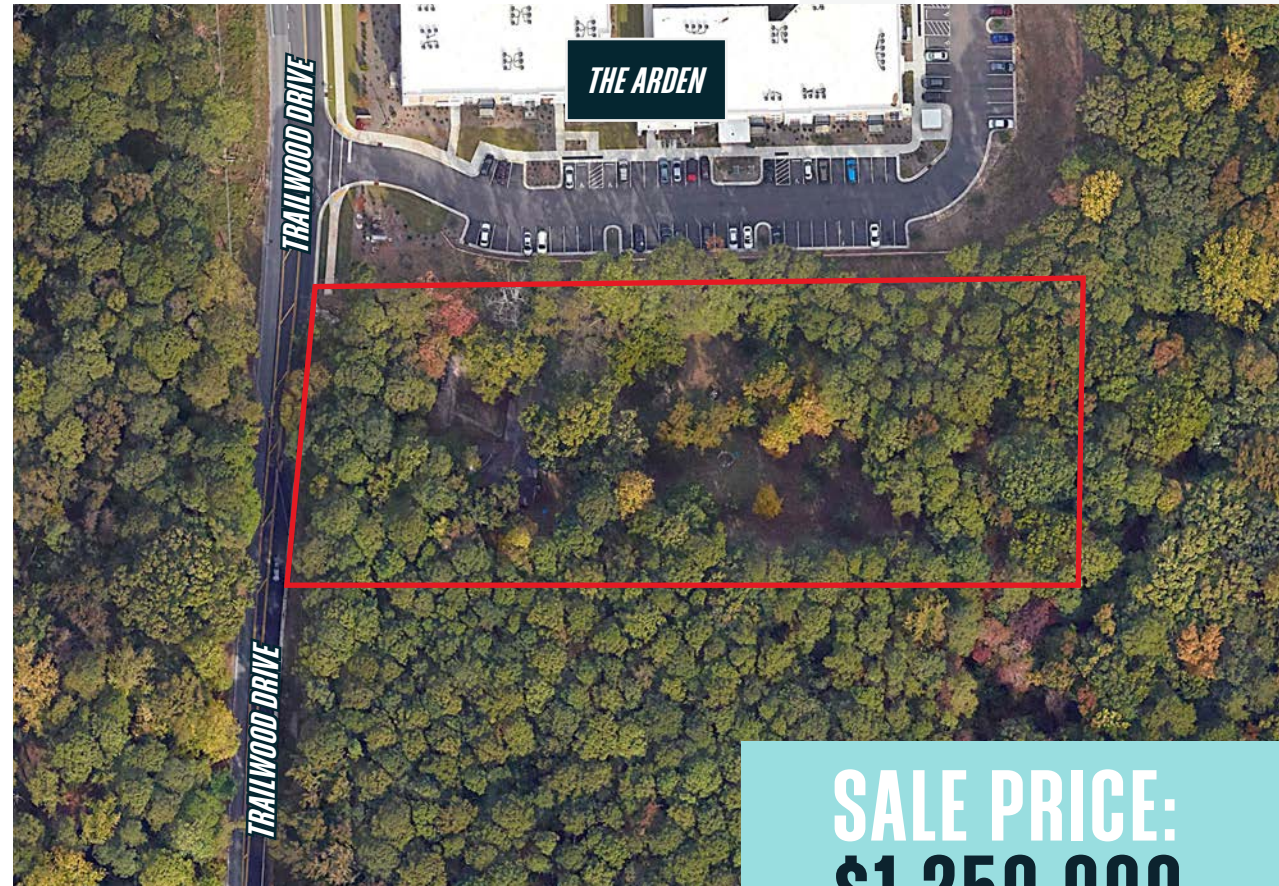


1001 WADE AVENUE SUITE 300, RALEIGH, NC 27605
TRADEMARKPROPERTIES.COM | 919-782-5552

1017 TRAILWOOD DRIVE
RALEIGH, NC 27606

PROPERTY DESCRIPTION

- › Pin #: 0793240026
- › 2.5 +/- acres located just off Avent Ferry Road in the heart of NCSU student living
- › Wolfline Bus Stop located 0.20 miles from property
- › Currently zoned R4 which allows for:
 - › Single-unit living in a detached house, or tiny house
 - › Two-unit living in an attached house or tiny house
 - › Minimum lot size of 10,000 SF
- › Adjacent property was recently rezoned to R-10 which allows for:
 - › Single-unit living in a detached house, or tiny house, and
 - › Two-unit living in an attached house, townhouse or tiny house
 - › Minimum lot size of 4,000 SF
 - › Multi-unit living is also allowed in a townhouse or apartment
- › Public water and sewer stubbed to property
- › Existing home onsite with \$189,000 tax value



SALE PRICE:
\$1,250,000

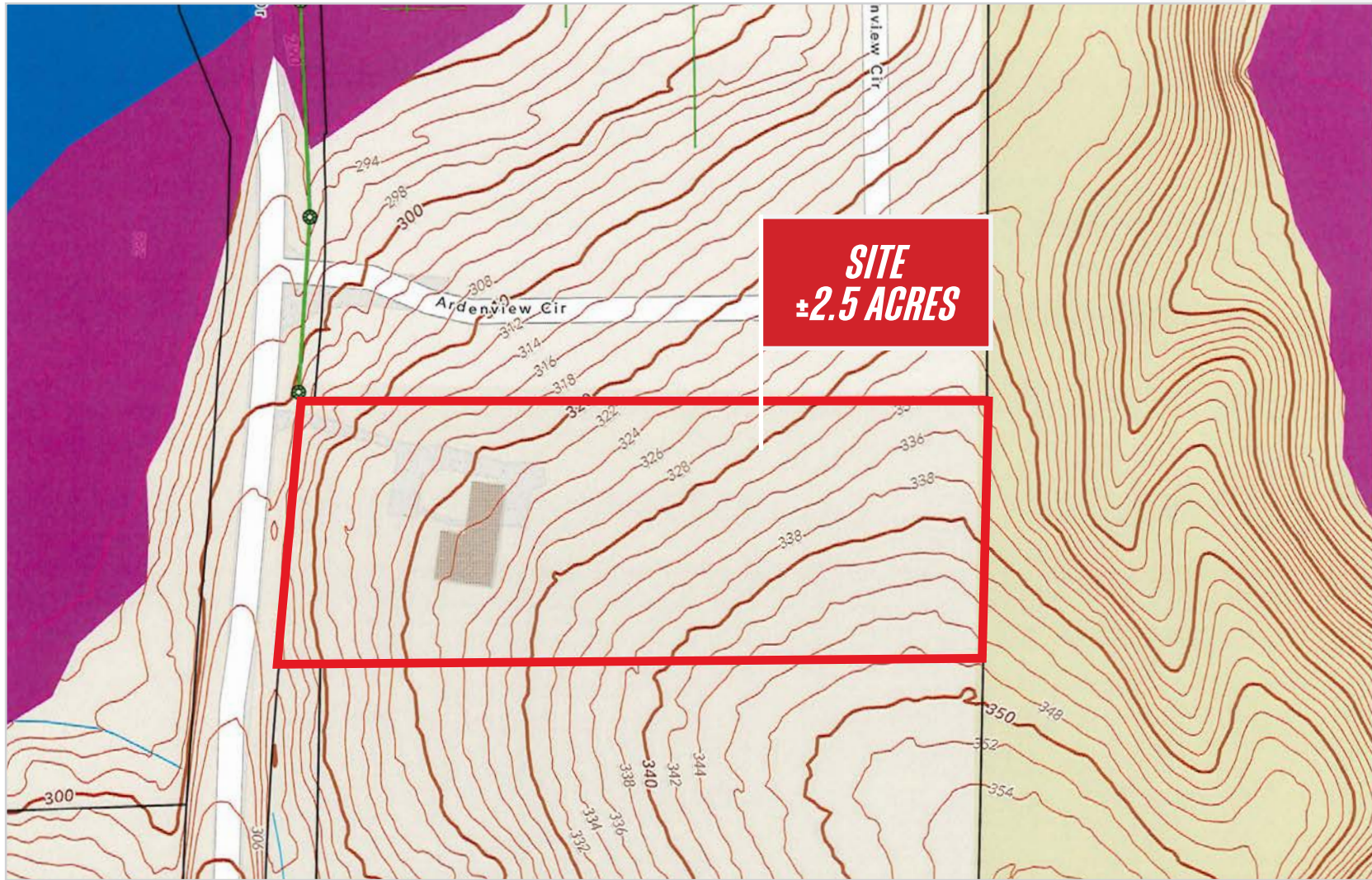
MIKE KEEN
919.573.1392 (O) | 919.795.1944 (M)
MKEEN@TRADEMARKPROPERTIES.COM

AMY E. CARROLL
919.227.5518 (O) | 919.606.8992 (M)
ACARROLL@TRADEMARKPROPERTIES.COM

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

1017 TRAILWOOD DRIVE
RALEIGH, NC 27606

ENVIRONMENTAL MAP



MIKE KEEN
919.573.1392 (O) | 919.795.1944 (M)
MKEEN@TRADEMARKPROPERTIES.COM

AMY E. CARROLL
919.227.5518 (O) | 919.606.8992 (M)
ACARROLL@TRADEMARKPROPERTIES.COM

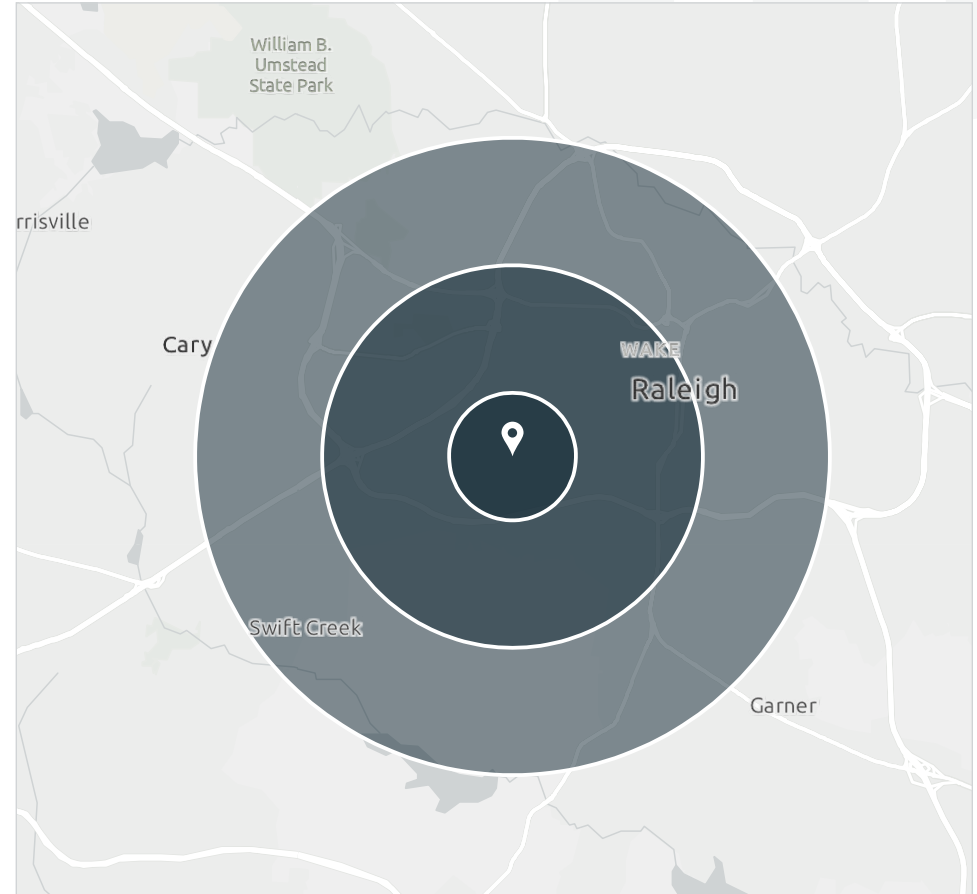
1001 WADE AVENUE
SUITE 300, RALEIGH, NC 27605
TRADEMARKPROPERTIES.COM
919-782-5552

1017 TRAILWOOD DRIVE
RALEIGH, NC 27606

DEMOGRAPHICS



	1-Mile	3-Mile	5-Mile
2023 POPULATION	10,990	75,932	117,089
2028 POPULATION (PROJECTED)	11,068	84,942	125,810
2023 HOUSEHOLDS	4,931	32,017	49,256
2028 HOUSEHOLDS (PROJECTED)	5,008	36,782	53,505
OWNER-OCCUPIED HOUSING UNITS	679	10,403	26,712
RENTER-OCCUPIED HOUSING UNITS	4,252	21,614	22,544
2023 AVERAGE HOUSEHOLD INCOME	\$59,311	\$103,692	\$149,673



MIKE KEEN
919.573.1392 (O) | 919.795.1944 (M)
MKEEN@TRADEMARKPROPERTIES.COM

AMY E. CARROLL
919.227.5518 (O) | 919.606.8992 (M)
ACARROLL@TRADEMARKPROPERTIES.COM

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



THE VILLAGE DISTRICT

DOWNTOWN RALEIGH

DOROTHEA DIX PARK

NC STATE UNIVERSITY

NC STATE FARMER'S PUBLIC MARKET

WESTERN BLVD (31,000 AADT)

NCSU CENTENNIAL CAMPUS

LONNIE POOLE GOLF COURSE

LAKE RALEIGH

AVENT FERRY (20,500 AADT)

SITE ±2.5 ACRES

GORMAN CROSSING APARTMENTS

THE ARDEN

THE FRIDAY INSTITUTE FOR EDUCATIONAL INNOVATION

CENTENNIAL VILLAGE STUDENT HOUSING

TRAILWOOD DRIVE

MIKE KEEN
919.573.1392 (O) | 919.795.1944 (M)
MKEEN@TRADEMARKPROPERTIES.COM

AMY E. CARROLL
919.227.5518 (O) | 919.606.8992 (M)
ACARROLL@TRADEMARKPROPERTIES.COM

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

LISTING BROKER:

MIKE KEEN

919.573.1392 DIRECT | 919.795.1944 MOBILE
MKEEN@TRADEMARKPROPERTIES.COM

AMY E. CARROLL

919.227.5518 DIRECT | 919.606.8992 MOBILE
ACARROLL@TRADEMARKPROPERTIES.COM



THIS IS OUR TRADEMARK

THE INFORMATION CONTAINED HEREIN WAS OBTAINED FROM SOURCES BELIEVED RELIABLE; HOWEVER, TRADEMARK PROPERTIES MAKES NO GUARANTEES, WARRANTIES, OR REPRESENTATIONS AS TO THE COMPLETENESS OR ACCURACY THEREOF. THE PRESENTATION OF THIS PROPERTY IS SUBMITTED SUBJECT TO ERRORS, OMISSIONS, CHANGES OF PRICE OR CONDITIONS PRIOR TO SALE OR LEASE, OR WITHDRAWAL WITHOUT NOTICE.