



**7.34 Acres**

**FOR SALE BY NINE SAGES**

**Located**

**1120 Dowling Road  
Raleigh, North Carolina, 27610**



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**DISCLAIMER NOTICE**

The written, graphic, actual, pro forma and projected information contained in this advertising brochure is presented for the express purpose of assisting a prospective buyer or lessee to visualize the Subject Property. Anyone electing to review this brochure with the intent of becoming a buyer or lessee should do so with "let this buyer beware" prudence. All information should be verified through independent investigation. Neither Nine Sages, nor any of its partners, employees, brokers of salesmen or its participation brokers and/or salesmen guarantee the contents here in to be correct.

## PROPERTY INFORMATION

**Location:** On the west side of Dowling Road (backs up to I-440) off Old Poole Road.

**Land Area:** 7.34 acres; reference is made to Page 6 for an aerial photo of the property.

**Topography:** Mostly level with a gentle slope east to west with the lowest point being in the southwest corner of the property. (see page 7)

**Property Characteristics:** The front of the property is cleared with the remainder of the property wooded with a mixture of timber. A Phase I environmental study has been completed on the site. It found no need for a Phase II.



**Frontage:** 296 +/- feet on Dowling Road

**Zoning:** The subject property is zoned **R-6** by the City of Raleigh, a classification allowing residential uses. These include all Special Residential-6 uses, Residential 4 uses, Residential 2 uses, including single-family dwellings, (7,260 sq. ft. minimum lot size); multi-family dwellings, townhouses, condominiums, or group housing and accessory uses - maximum 6 dwelling units per acre; rest home; life care communities; congregate care living structures; Cluster Unit Development (10 acres minimum size), churches, libraries, schools, day care, and more. Note that some uses require special City of Raleigh approval.

**Utilities:** Electricity and telephone service are available. The city of Raleigh has both water and sewer service to the property.

**Improvements:** None

**Tax Maps:** Tax Book 8541 Page 260

**Area  
Improvements:**



**Historic Oak View County Park:**

Originally founded in the 1830s and once encompassing more than 900 acres, Historic Oak View County Park is a historic farmstead listed on the National Register of Historic Places. Historic Oak View County Park offers visitors a variety of cultural, educational, agricultural, and recreational activities. This 27-acre site includes a number of historic buildings and the Farm History Center, a museum dedicated to telling the story of North Carolina's agricultural development. Visitors are also welcomed to enjoy the park grounds by strolling through the pecan grove, fruit orchard, and herb garden, picnicking, or fishing in the pond.

Historic Oak View County Park's mission is to interpret the agricultural heritage and rural history of North Carolina through educational programs, special events and exhibitions, while also providing recreational opportunities.



**Subdivisions:**

There are two relatively new subdivisions in the immediate area, both just south of the Subject Property, **Dowling Ridge** and **Augusta Landings**. Homes in those areas are selling in a median range of \$147,700 to 168,900.



**Walnut Creek Amphitheater:**

Walnut Creek Amphitheatre is a beautiful outdoor music venue in Raleigh, North Carolina and plays host to some of the biggest bands and artists in the world. It originally opened on July 4, 1991 and was built by the City of Raleigh. The amphitheatre has a capacity of 20,000 making it an ideal venue for large summer events.

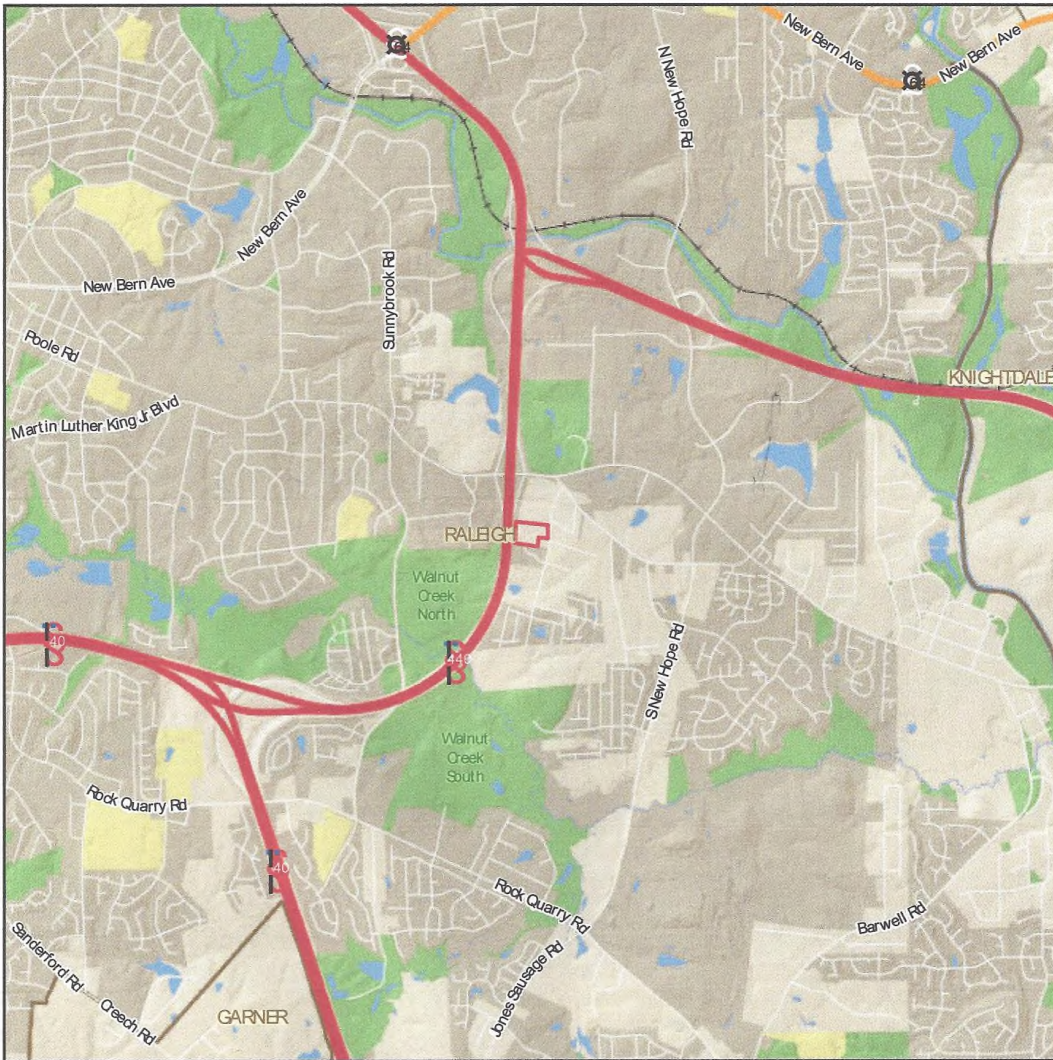
**Poole Road:**

There is a fair amount of commercial development on both sides of Poole Road, north of I-440, and Old Poole Road. These include Wake County Public Library, State Employees Credit Union, Wurth Wood Group, Raleigh Baptist Association, and New Bethel Christian Church.

**Terms:**

Cash or other terms acceptable to the seller

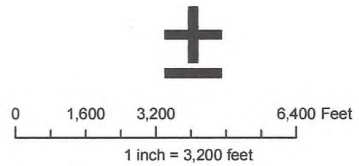
# Area Map



## 1120 Dowling Road - Aerial

PIN: 1723637342  
 Real Estate ID: 0045180  
 Map Name: 1723 15  
 Owner: FOUNTAIN LIVING WATERS CHURCH INC  
 Mailing Address 1: PO BOX 14107  
 Mailing Address 2: RALEIGH NC 27620-4107  
 Deed Book: 008541  
 Deed Page: 00260  
 Deed Date: 03/17/2000  
 Deeded Acreage: 7.34  
 Assessed Building Value: \$0  
 Assessed Land Value: \$318,556  
 Total Assessed Value: \$318,556  
 Billing Class: Business  
 Property Description: BETTS & PACE LD  
 Heated Area: 0  
 Site Address: 1120 DOWLING RD

Township: St. Matthew's  
 Year Built: 0  
 Total Sale Price: \$0  
 Land Class: VACANT  
 Old Parcel Number: 581-00000-0011



**Disclaimer:**  
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**Aerial Photo**



# Topography

