

#### FOR SALE

### 3.93 ACRES OF LAND Located at 5520 Rock Quarry Road

On The Southern Side of Rock Quarry Road
Approximately 1 mile east of I-40
The City Limits Of The Town Raleigh, Wake County, North Carolina

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#### **DISCLAIMER NOTICE**

The written, graphic, actual, pro forma and projected information contained in this advertising brochure is presented for the expressed 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 employees, brokers, partners, or salesmen, or its participation brokers and/or salesmen guarantee the contents herein to be correct.

**NOTE:** Nine Sages represents the Seller in this transaction. Both Seller and Nine Sages expect and understand all other brokers will represent the Buyer in this transaction.

The broker shall conduct all his activities in regard to this agreement without respect to the race, color, religion, sex, national origin, handicap or familial status of any buyer or prospective buyer, seller of prospective seller, tenant or prospective tenant, or landlord or prospective landlord.

### PROPERTY INFORMATION

**Location:** On the southern side of Rock Quarry Rd about one mile south of

Jones Suasage Rd. Reference is made to Exhibit "A" for a map

showing the approximate location of the Property.

**Land Area:** 3.93 acres

**Topography:** The Property is above grade level along the Rock Quarry Road

with a gentle drop off at the rear of the site. Reference is made to

Exhibit D.

**Frontage:** 158' of frontage along Rock Quarry Road

**Area:** This location is in the St. Mary's Township in southeastern Raleigh. Other developments in area include Southridge Marketplace, and Shoppes at Battle Bridge. Both are retail strip malls along Rock Quarry Road. In addition to this retail development, there is extensive residential development in the

immediate area.

**Zoning:** R-4. This residential zoning by the City of Raleigh allows for up

to four homes per acres. However, although the property is currently zoned R-4 by the City of Raleigh, it is anticipated that the highest and best use of the property would involve rezoning the

property to accommodate commercial uses.

**Utilities:** The property is serviced by all major utilities including City water

and sewer, natural gas, and electricity.

**Improvements:** There is a one story brick ranch on the property that was once a

residence. Most recently, it has been used for assisted housing through the church that owns the site. It is anticipated that the structure will be razed to make way for new development.

**Tax Reference Map:** Wake County Book of Maps 11783 Page2202. Subject Property is

further identified by Wake County Geographic Services as PIN#

1732019075, REID# 6228.

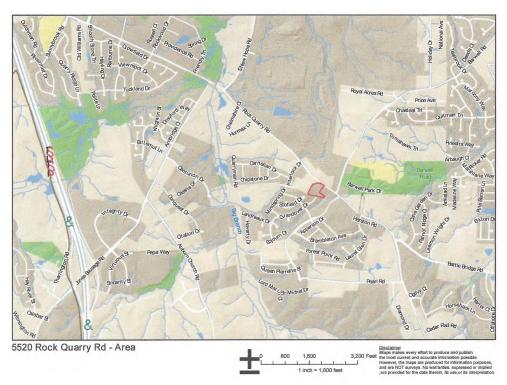
**Tax Value:** \$213,666

Price: \$260,000

**Terms:** The owner is willing to accept this price subject to closing

considerations. Contact listing agent for details.

# Exhibit A



## **Exhibit B**



**Exhibit C** 



**Exhibit D** 

