

FOR SALE

25 FULLY DEVELOPED TOWNHOME LOTS

3535 Forestville Rd | Raleigh, NC 27616

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CITYPLAT
COMMERCIAL REAL ESTATE

3535 FORESTVILLE RD

Raleigh, NC 27616

PROPERTY FOR SALE



Table of Contents

3 | Property Summary

4 | Site Plan

5 | Map

6 | Location Description

7 | Demographics

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PROPERTY OVERVIEW

Raleigh, NC 27616

PROPERTY FOR SALE



PROPERTY DESCRIPTION

Presenting a remarkable investment opportunity in the prime location of Raleigh. Pad delivery date is April 2026. Fully developed, 25 townhome lots. With its R-6-CU zoning, the property offers versatile potential for diverse development possibilities. Its strategic positioning within the dynamic Raleigh market sets the stage for lucrative ventures. Whether envisioning a modern office space or a bespoke commercial endeavor, this property presents a compelling canvas for realizing ambitious business aspirations. The rich history and promising future of this property make it an enticing prospect for those seeking to make a lasting mark on Raleigh's ever-evolving real estate landscape.

PROPERTY HIGHLIGHTS

- 25 fully developed residential pads
- Build ready
- Pad Delivery in April 2026
- Zoned R-6-CU
- Prime Raleigh location
- Strategic investment opportunity

OFFERING SUMMARY

Sale Price:	\$3,250,000
Number of Units:	25
Acres:	3.91 Acres
Price/Pad:	\$130,000.00

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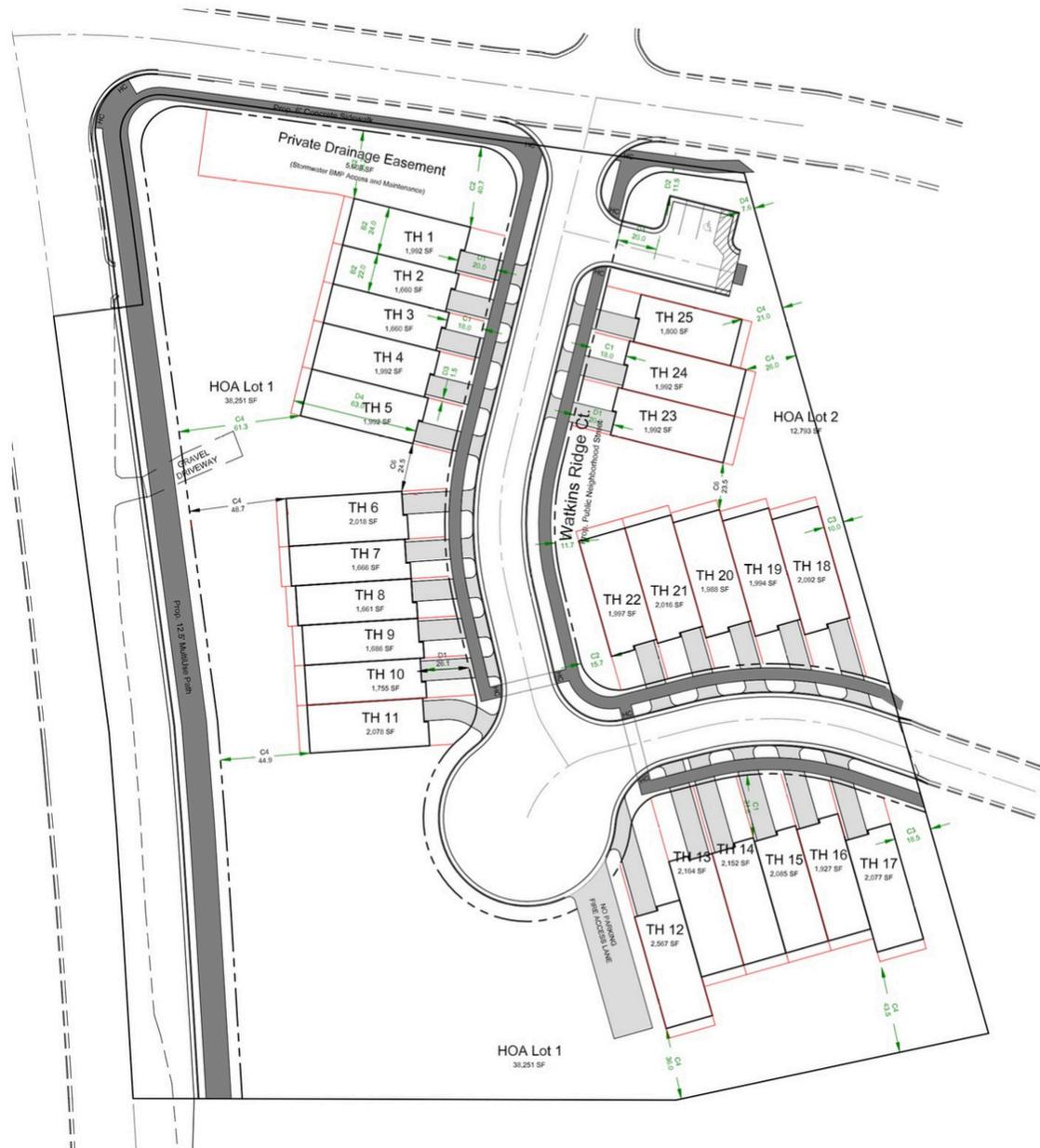
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SITE PLAN

Raleigh, NC 27616

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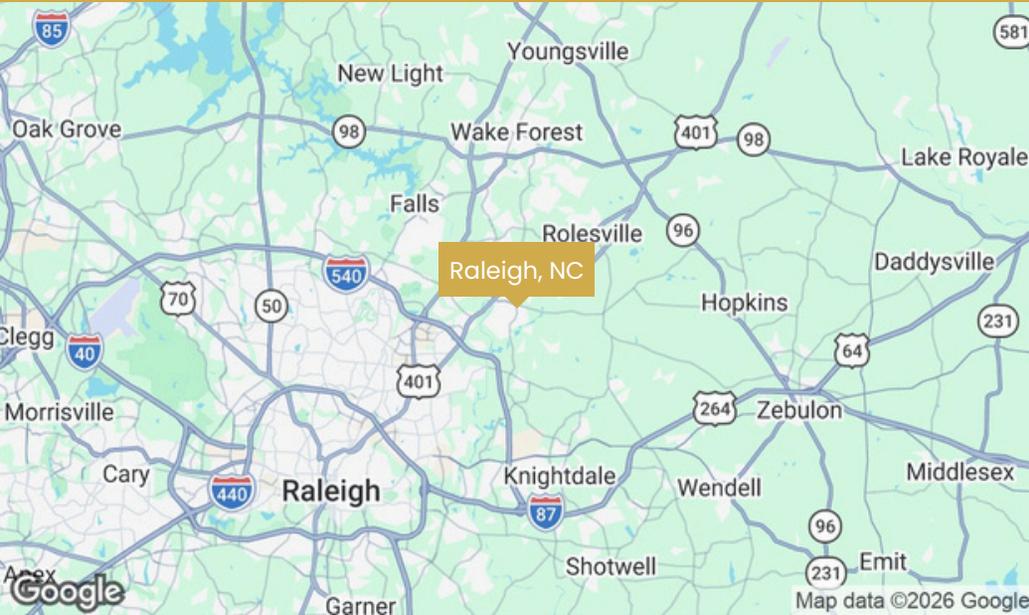
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LOCATION DESCRIPTION

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Embrace the exceptional location of this property in Raleigh, NC, set within the established Forestville community known for its peaceful streets and natural surroundings. With quick access to the Neuse River Greenway Trail, residents can enjoy miles of scenic pathways perfect for walking, biking, and outdoor recreation. Everyday conveniences are just moments away, with nearby shopping centers and grocery options supporting an effortless lifestyle. A short drive brings you to Triangle Town Center, offering an array of retail, dining, and entertainment experiences. This thoughtful blend of nature and convenience creates a setting that feels both relaxing and connected.

Commuters will appreciate the seamless connectivity provided by close proximity to Interstate 540, ensuring easy travel to downtown Raleigh, Research Triangle Park, and the wider region. Planned development of the nearby Forestville Road Park further enhances the neighborhood's appeal by adding future green space and recreational opportunities.

The surrounding area continues to grow with a vibrant mix of local amenities, services, and community features. Access to medical centers, schools, and major roadways adds practicality for families and professionals alike. Altogether, this dynamic location offers comfort, convenience, and long-term value within one of Raleigh's most desirable and evolving corridors.



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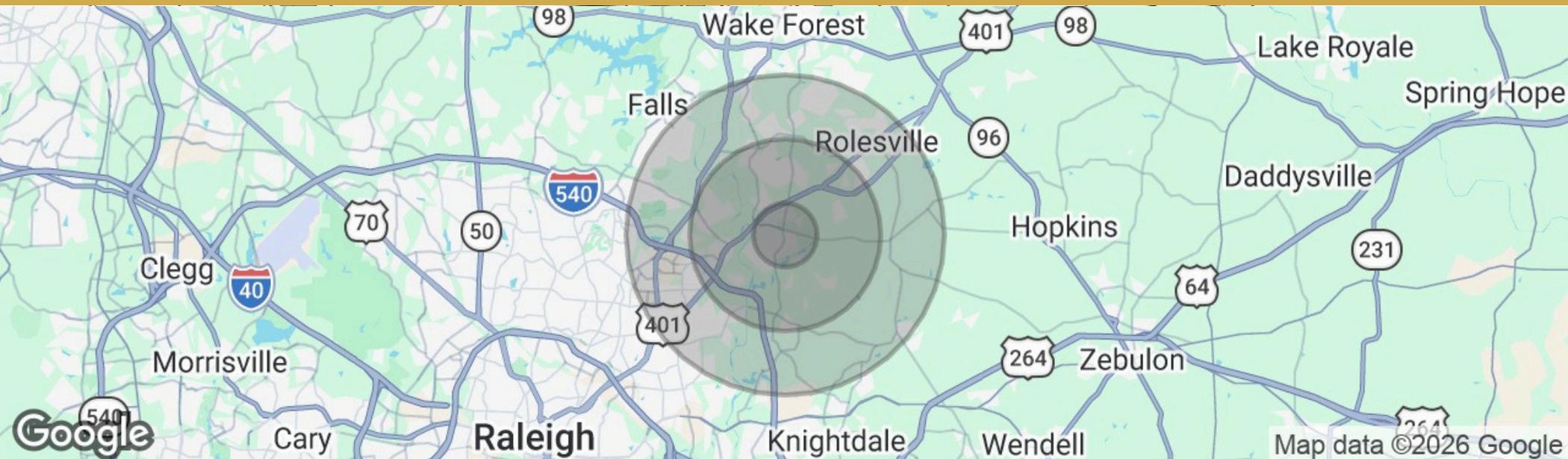
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DEMOGRAPHICS

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POPULATION

	1 MILE	3 MILES	5 MILES
Total Population	9,175	49,913	125,205
Average Age	38	37	38
Average Age (Male)	37	36	36
Average Age (Female)	39	38	39

HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
Total Households # of Persons per HH	3,322	17,592	46,133
Average HH Income Average House	2.8	2.8	2.7
Value	\$121,040	\$116,641	\$122,974
<i>Demographics data derived from AlphaMap</i>	\$325,683	\$355,932	\$392,564

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Legal questions should be discussed by the party with an attorney. Tax questions should be discussed by the party with a certified public accountant or tax attorney. Title questions should be discussed by the party with a title officer or attorney. Questions regarding the condition of the property and whether the property complies with applicable governmental requirements should be discussed by the party with appropriate engineers, architects, contractors, other consultants and governmental agencies. All properties and services are marketed by CityPlat Brokerage in compliance with all applicable fair housing and equal opportunity laws.

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