WHITE OAK COMMERCIAL

403 E. Six Forks Road, Raleigh, NC 27609
919-832-6800 (phone) 919-832-8043 (fax)
whiteoakcommercial.com

2604 Discovery Drive
Raleigh, NC 27616
UNDER CONTRACT

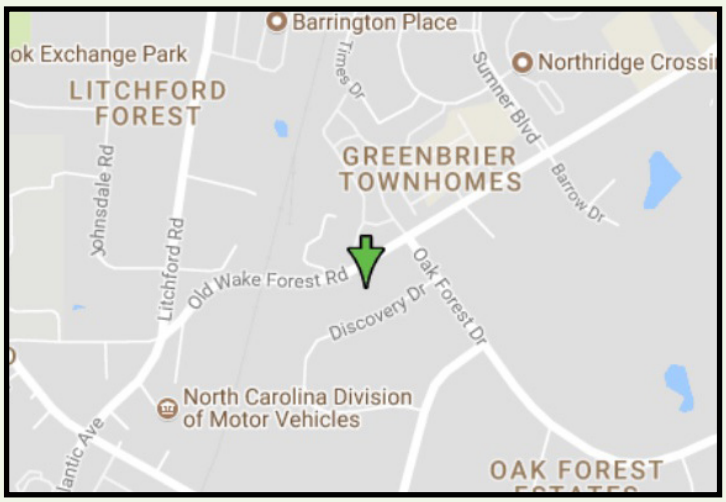
+/-2.14 Acres
Land For Sale

LOCATION: Near corner of Old Wake Forest Road and Oak Forest Drive.

ZONING: UDO IX-3-PL, Industrial Mixed Use with height up to three (3) stories. Uses could be industrial, retail, service and commercial.

DETAILS: Property is between Excel Moving & Storage and Universal Acceptance Corporation. Has road frontage on Old Wake Forest Road and Discovery Drive. Water and Sewer. Level topography.

PRICE: $675,000.00



Bill White, Broker
(919) 621-9622
bwhite@whiteoakcommercial.com

Information provided herein is secured from sources presumed to be reliable. However, all information is subject to verification. White Oak Commercial, Inc. does not independently verify nor warrant the accuracy of the information.

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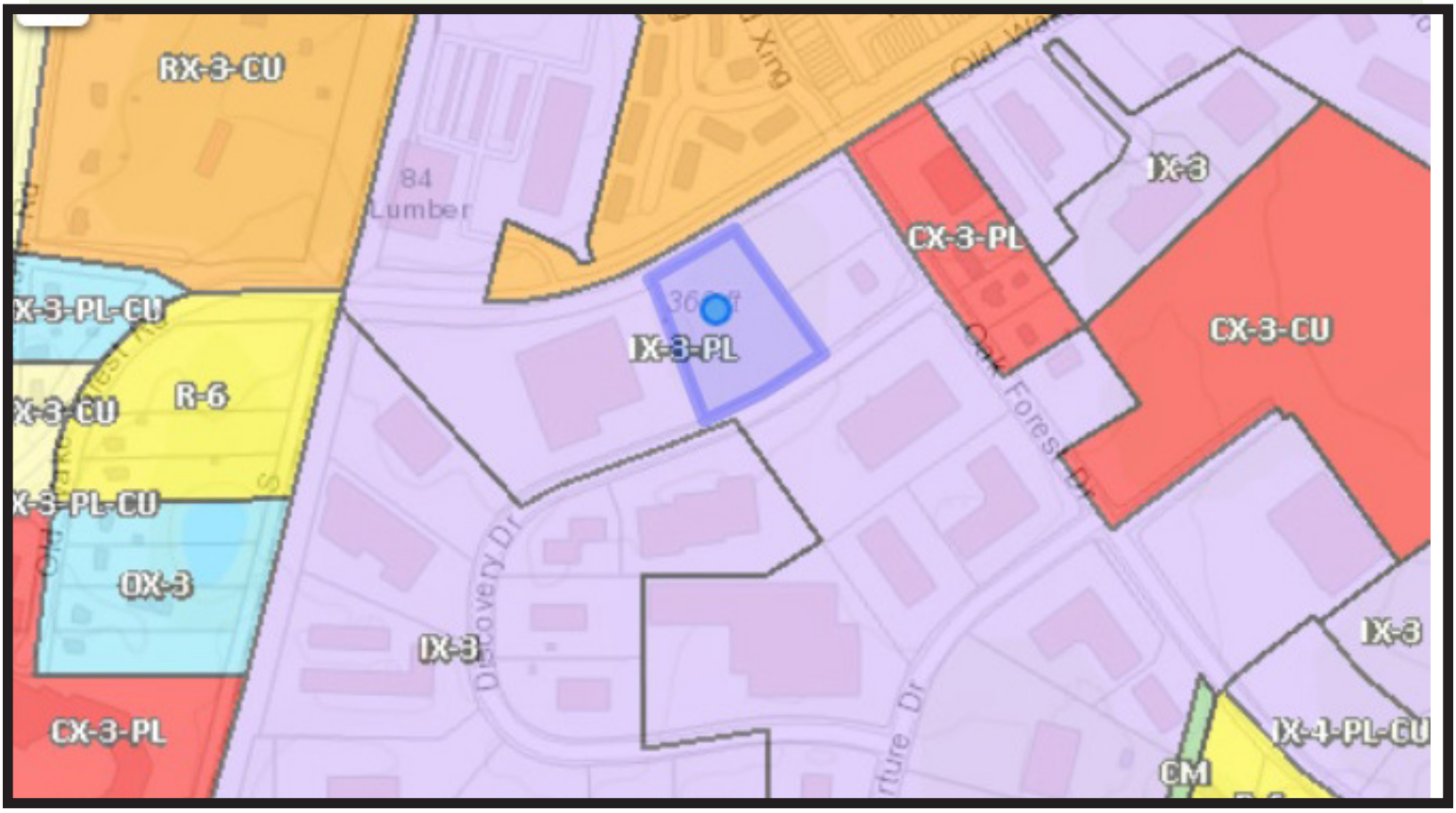

IX-3-PL
Description
Industrial Mixed Use (IX-) with Height up to 3 Stories with Parking Limited Frontage
Base Zoning
IX- (Industrial Mixed Use): This district is intended to provide for a variety of light industrial and manufacturing uses while allowing for retail, service and commercial activity and limited housing opportunities. To help ensure that land is reserved for manufacturing and employment, residential uses are limited to the upper stories of mixed use buildings. IX- is not intended to provide for areas exclusively dominated by light industrial or manufacturing but provide for developments that incorporate commercial uses with housing, retail and service-related activity. IX- can serve as a land use transition between heavy industrial areas and mixed use districts.
Height
3 stories / 50 feet max
Frontage
-PL (Parking Limited): This frontage is intended for areas where access to buildings by automobile is desired but where some level of walkability is maintained. Permits a maximum of 2 bays of on-site parking with a single drive aisle between the building and the street right-of-way.

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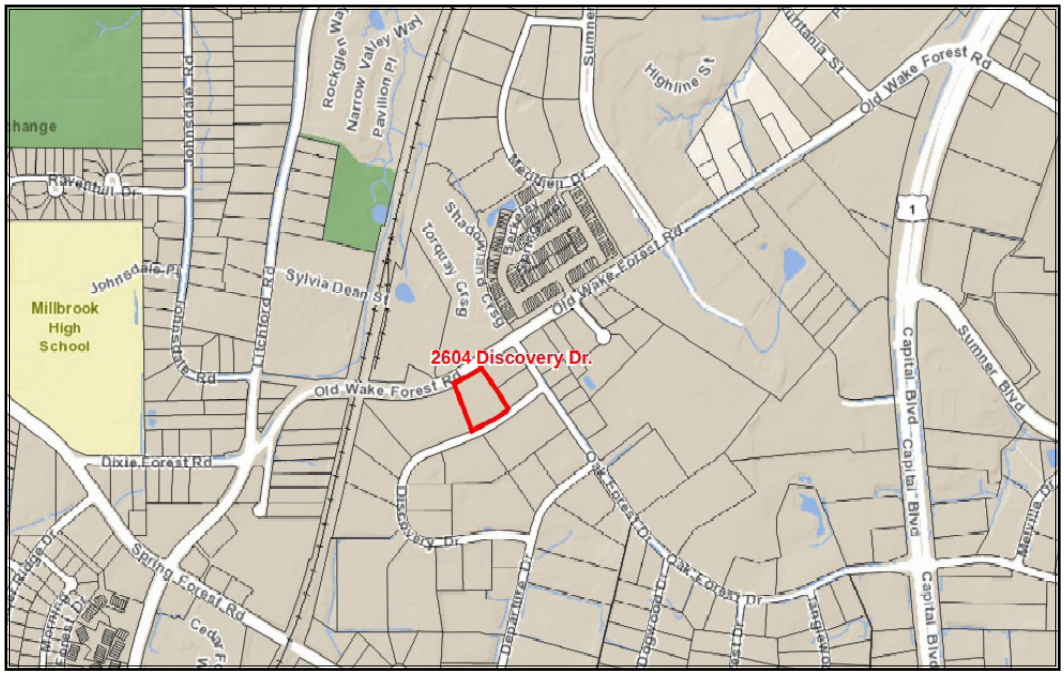

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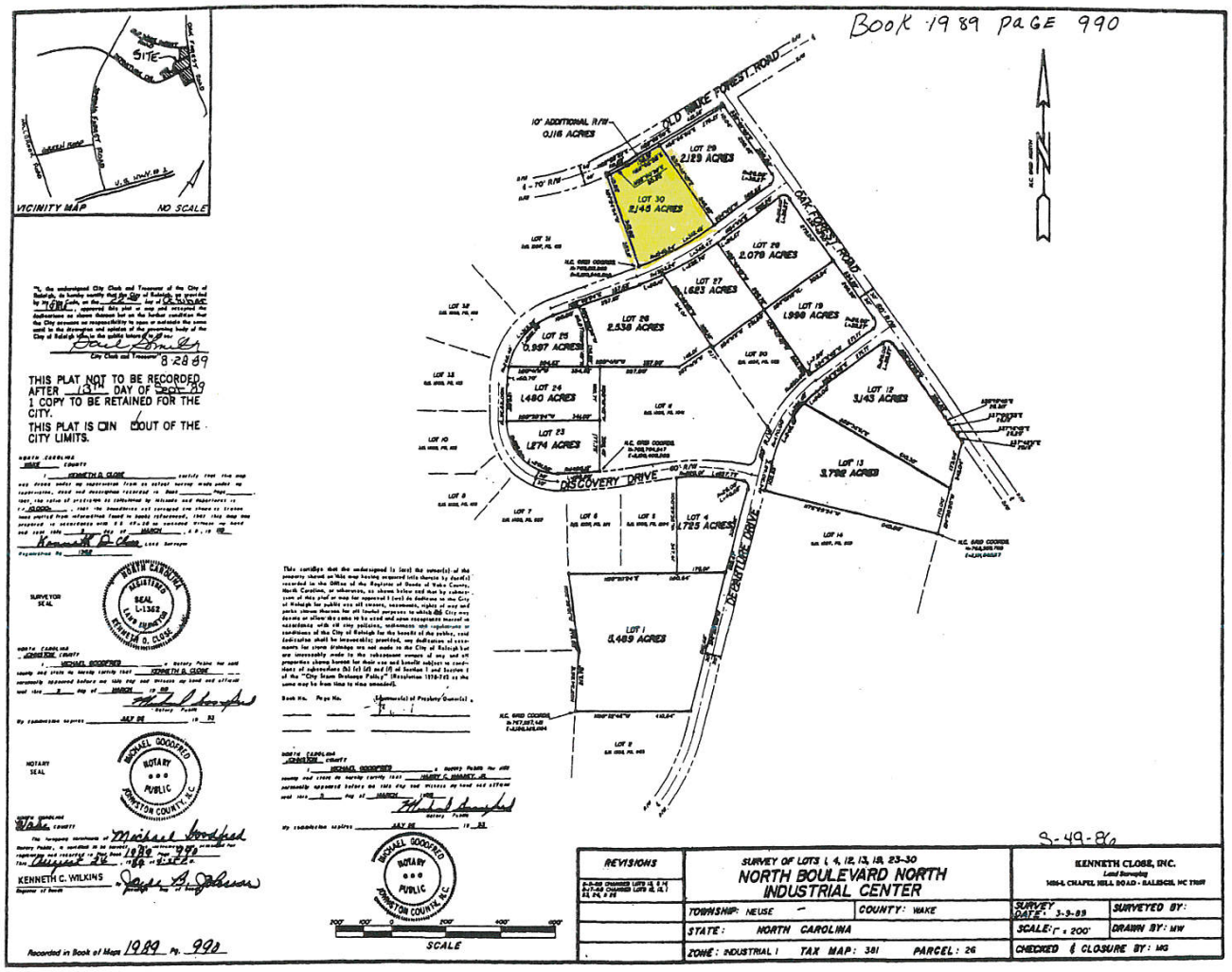

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