



**±14.094 ACRE DEVELOPMENT OPPORTUNITY  
RESIDENTIAL COMMUNITY**

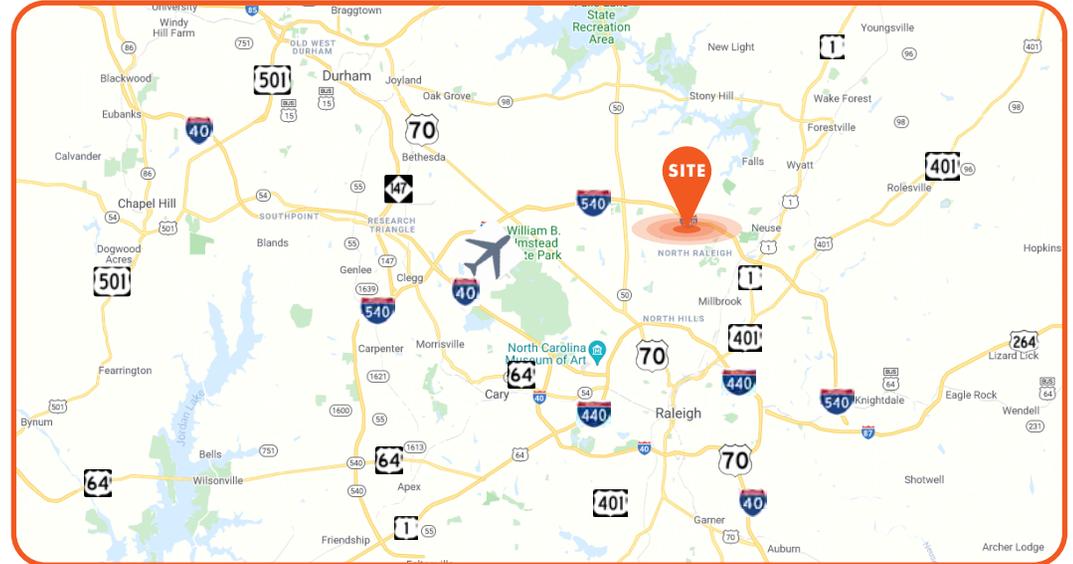
**8415 HONEYCUTT RD**  
Raleigh, NC 27615

Honeycutt Rd

Falls of Neuse Rd

## SALE INFORMATION

**Acreage:** ±14.094 acres  
**Location:** Raleigh, Wake County  
**Zoning:** R-1  
**Proposed Use:** Residential, Continuing Care Retirement Community (have to apply for a special use permit through the Board of Adjustment), Church  
**Frontage:** 317 feet, Honeycutt Road  
**Parcel Number:** 1718019192  
 Ownership will hold land through annexation, rezoning, & siteplan approval.  
**Utilities:** Electric  
 Gas  
 Sewer  
 Water  
**Price:** Call Broker  
**Description:** Nestled in the heart of Raleigh, this 14+-acre land development opportunity offers proximity to major highways, excellent schools, shopping centers and recreational facilities, making it an ideal choice for residents seeking a serene suburban lifestyle. The land is ready for your vision, with all utilities accessible and the necessary infrastructure in place.



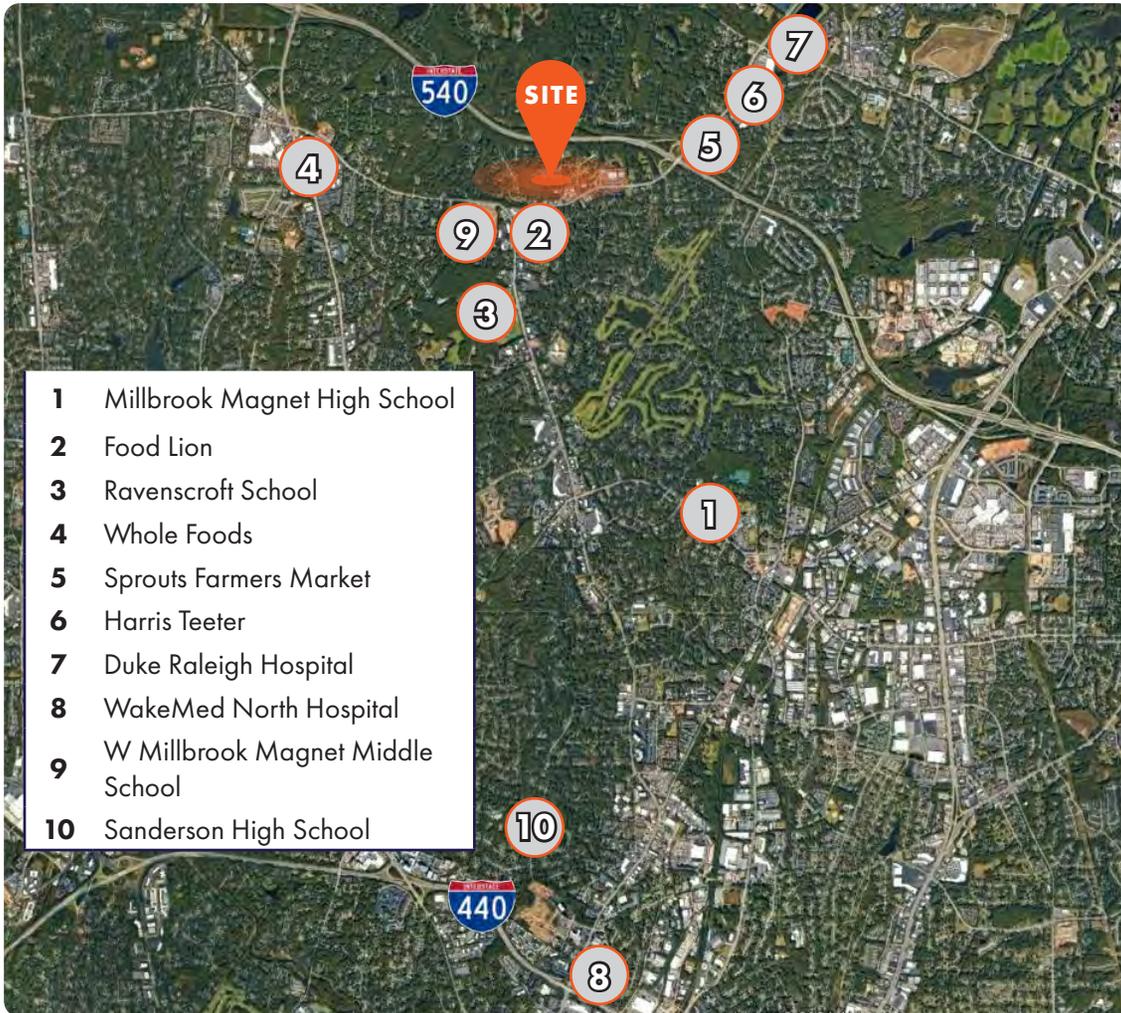
## NEARBY ATTRACTIONS

Shopping Centers	Bent Tree Plaza Lafayette Village
School	Ravenscroft School
Hospitals	Duke Raleigh Hospital WakeMed North Hospital

DISCLAIMER: No warranty or representation, express or implied, is made to the accuracy of the information contained herein, and same is submitted subject to errors, omissions, change of price, rental or other conditions, withdrawal without notice, and to any special listing conditions imposed by principals.



## Amenities Map



- 1 Millbrook Magnet High School
- 2 Food Lion
- 3 Ravenscroft School
- 4 Whole Foods
- 5 Sprouts Farmers Market
- 6 Harris Teeter
- 7 Duke Raleigh Hospital
- 8 WakeMed North Hospital
- 9 W Millbrook Magnet Middle School
- 10 Sanderson High School

## LINKS

- [Raleigh Planning & Development](#)
- [Raleigh Land/Site Development](#)
- [Raleigh Inspections](#)
- [Raleigh Permits - Residential](#)
- [Park and Ride](#)
- [Public Transportation](#)
- [Chamber of Commerce](#)

## EASE OF ACCESS

Falls of Neuse Rd	0.4 miles
Interstate 540	1.3 miles

	1-Mile	3-Mile	5-Mile
Population	3,983	65,966	180,381
Average HH Income	\$115,042	\$85,753	\$84,795
Housing Units	1,543	31,232	81,937
Owner Occupied	82.4%	59.9%	55.1%
Renter Occupied	14.5%	35.6%	39.7%

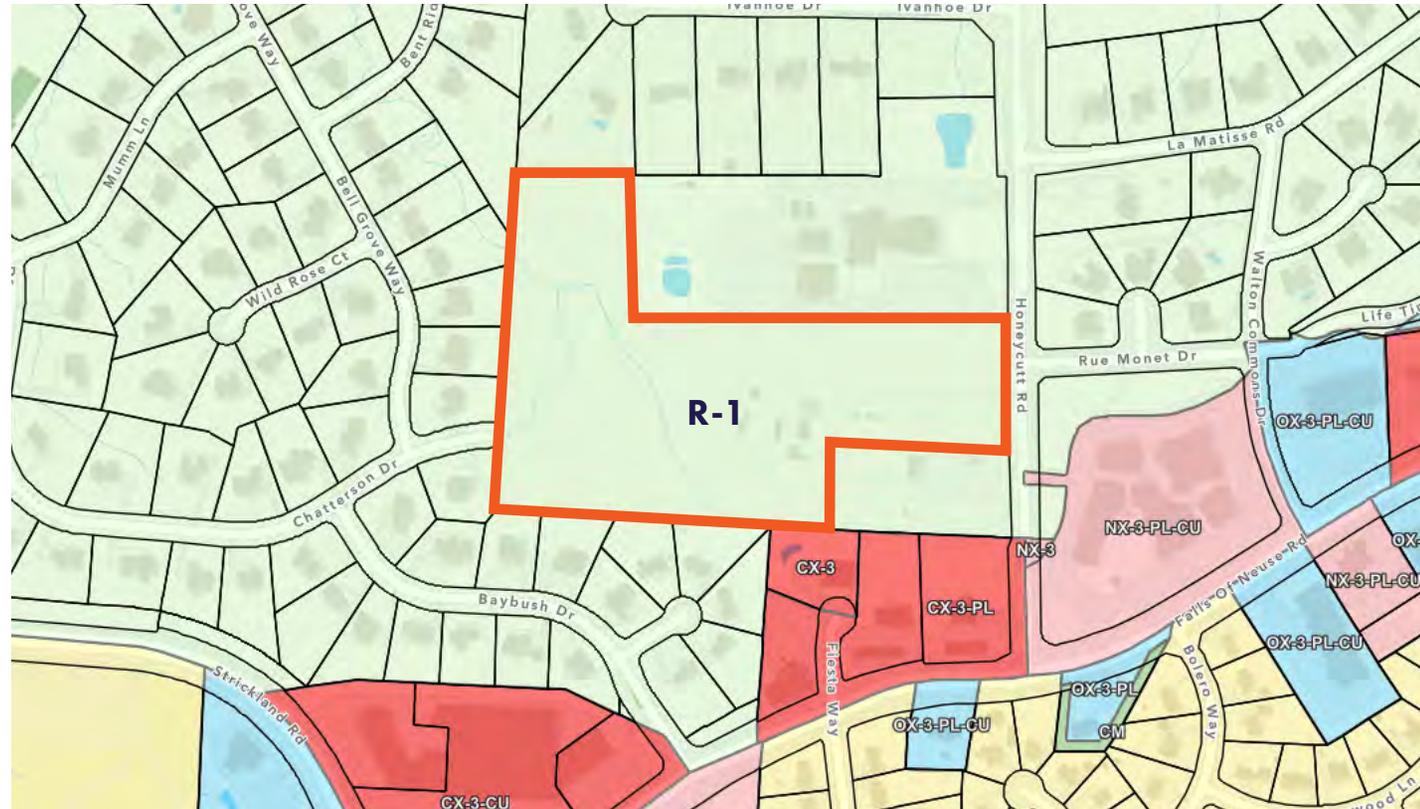


## Zoning

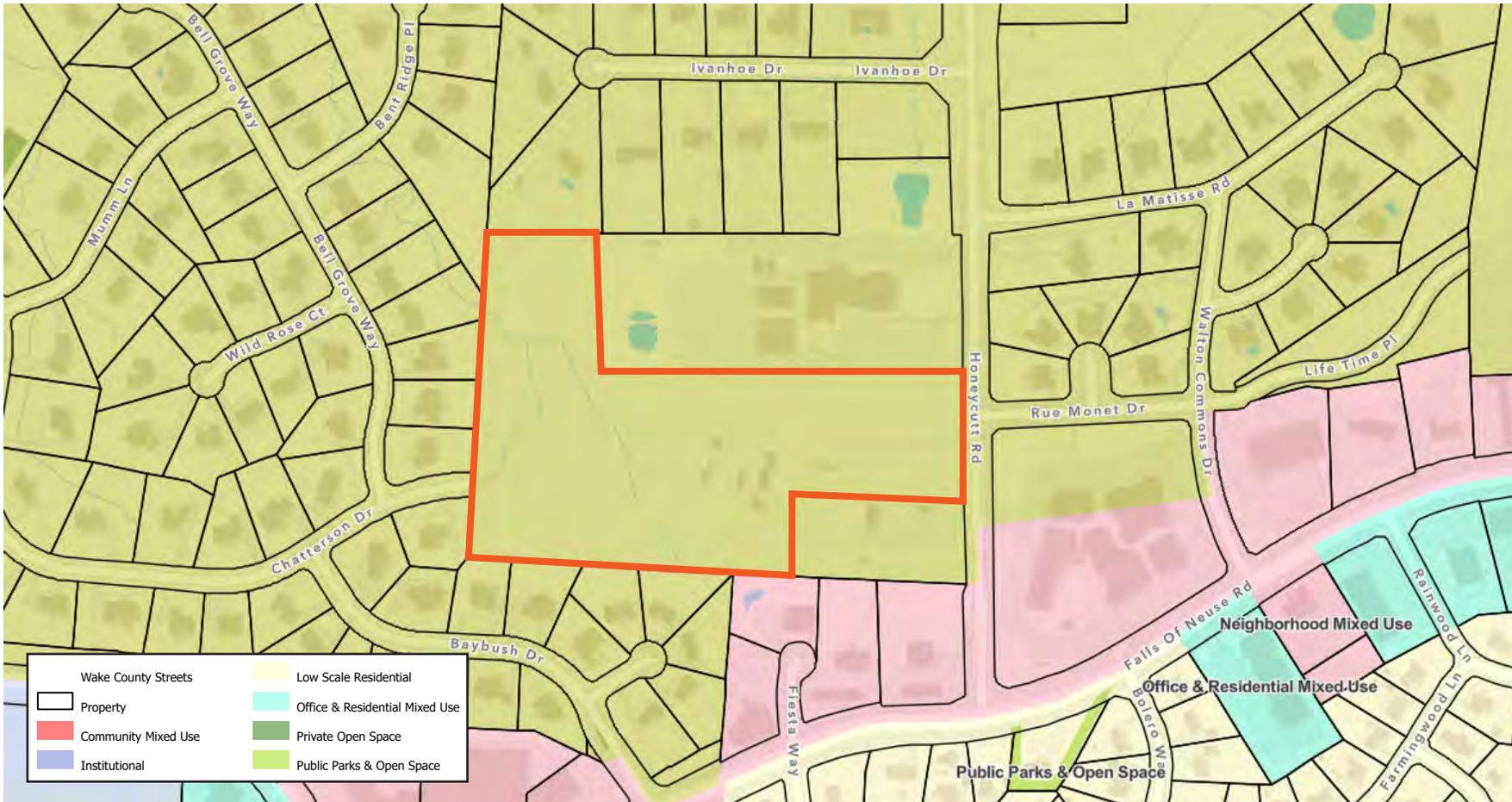
Parcel: R-1

### R-1 - Residential -1 District

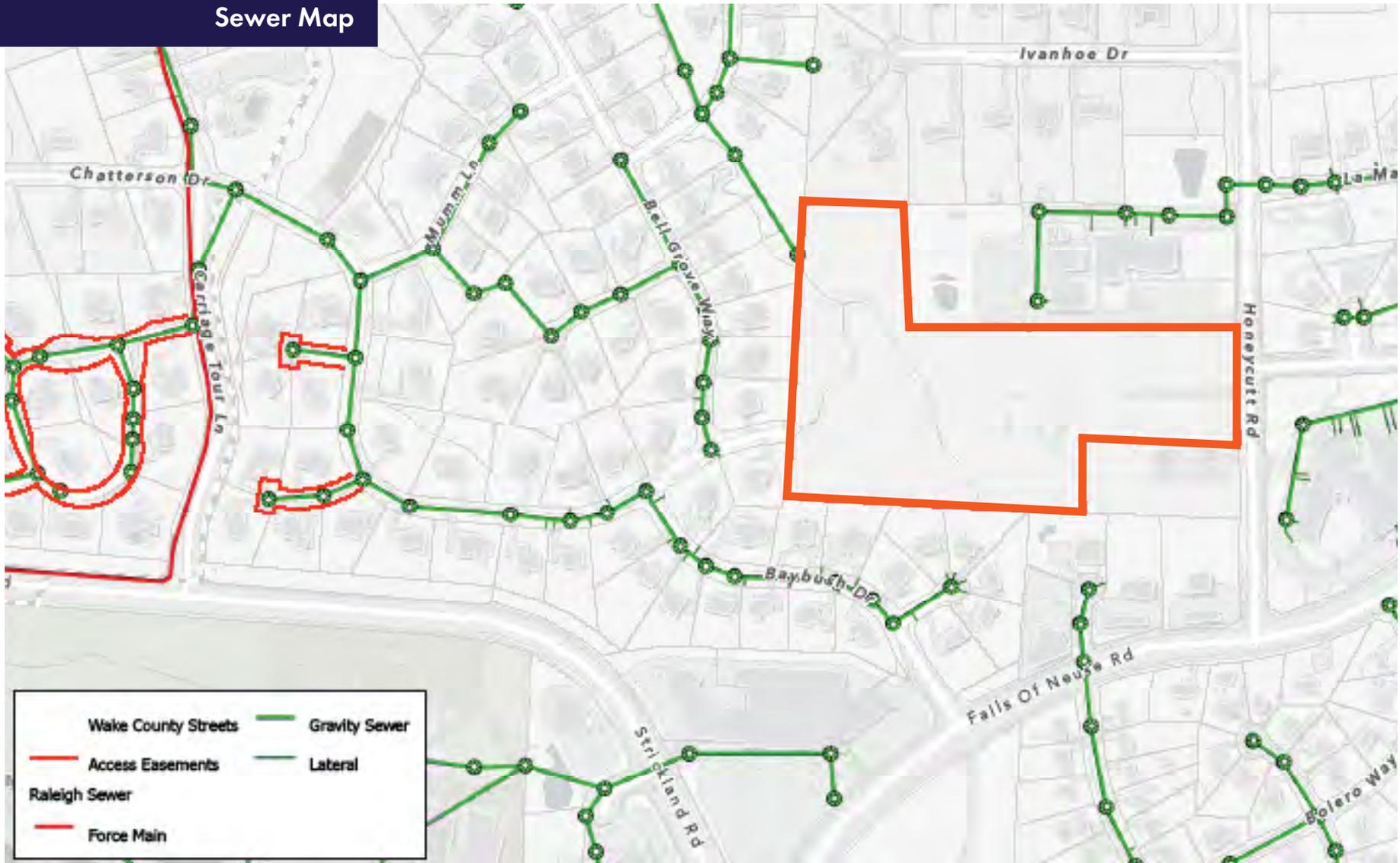
Allows for single-family residential, congregate care retirement community, church



## Future Land Use - Rural Residential



## Sewer Map



## Topography Map



Floodplains & Flood Prone Soils



## Duke Boykin, MAI, Non-Practicing Executive Vice President

Duke Boykin is the Executive Vice-President at APG Advisors. With more than 30 years in commercial real estate, Duke focuses on land acquisitions, income producing properties, and tax-free exchanges. Duke works extensively with regional and national home builders and commercial developers on the procurement of land. Duke has an extensive commercial real estate appraisal background, which enables him to provide superior consulting skills to prospective buyers and sellers of land and a wide range of income producing investments. Along with his colleagues, Duke's mission is to help clients determine the use of their land that creates the highest land value and provides quality real estate investment choices that are tailored to the specific needs of his investors.

### Education

East Carolina University, BSBA with a Concentration in Real Estate

### Community Involvement

Member of Christ Church / Raleigh, NC



For Duke's Full Bio and Listings:



### Affiliations / Memberships

TCAR

Appraisal Institute

Raleigh Board of Realtors

Triangle Apartment Association

