



LAND ANALYSIS REPORT

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SAMPLE REPORT

PIN: • 1703501032

Date : 08-05-2021

Wake | Raleigh | Ordinance Last Updated: December 2020

SITE DATA

GIS Parcel Data from Wake

Parcel PIN 1703501032

Jurisdiction	RA
Parcel Acreage	20.33 acres
Full Street Name	PENMARC DR
City	RAL
Township	Raleigh
Owner	MK SOUTH III LLC
Street Name	PENMARC DR
NC House	Rosa U. Gill
NC Senate	Dan Blue
County Commissioner	Susan Evans
Local Council	Stormie D. Forte

		
Building Value	Land Value	Total Value
\$0	\$2,468,315	\$2,468,315

Site Address **100 PENMARC DR**
 Sale Date

Wake Property Records <http://services.wakegov.com/realestate/Account.asp?id=0380987>

DEVELOPMENT POTENTIAL

Parcel Area
20.33 acres

Usable Area
15.45 acres

PARCEL - MAP VIEW



- Stream Buffer
- Usable Area
- County Identified Stream
- Adjacent Parcels
- Zoning Transition Buffer
- USGS Blueline Stream
- Floodplain
- Wetlands
- Major Utility Easements
- Transmission Lines
- Local Transmission Lines

ZONING INFORMATION

Zone	CX-40-UL-CU
Conditions to Frontage	-UL Link to Conditions
Conditions to Zoning	-CU Link to Conditions
Opportunity Zone	This parcel is within an opportunity zone.

DEVELOPMENT POTENTIAL ANALYSIS REPORT

■ Permitted ■ Additional Permitting Requirements

Development Types Allowed for Zone: CX-40-UL-CU [↗](#)

- Detached House
- Apartment
- Open Lot
- Mixed Use Building
- Townhouse
- Attached House
- General Building
- Civic Building

Uses Allowed for Zone: CX-40-UL-CU [↗](#)

- Research & Development
- Indoor Recreation
- Outdoor sports or entertainment facility (>250 seats)
- Boardinghouse
- Adult establishment
- Vehicle repair (minor)
- Continuing care retirement community
- Remote parking facility
- Sports academy
- Parks, Open Space and Greenways
- Single-unit living
- Homestay
- Bar, nightclub, tavern, lounge
- Emergency shelter type A
- Emergency shelter type B
- Two-unit living
- Commercial parking facility
- Civic
- Special care facility
- Self-Service Storage
- Beauty/hair salon
- Car wash
- Golf course
- Community garden
- Multi-unit living
- Optometrist
- Outdoor Recreation
- Heliport, all others
- Hospitality house
- Telecommunication tower (<250 ft)
- College, community college, university
- Cottage court
- Day care, home
- Medical
- Dormitory, fraternity, sorority
- Vehicle Sales/Rental
- Outdoor sports or entertainment facility (≤250 seats)
- Rest home
- Light Manufacturing
- Minor utilities
- Overnight Lodging
- Heliport, serving hospitals
- Shopping center
- Office
- Congregate care
- Eating establishment
- Copy center
- Multi-unit supportive housing residence
- Vehicle repair (major)
- Day care center
- Supportive housing residence
- Group Living
- Health club
- Food truck
- School, public or private (K-12)
- Retail Sales
- Passenger Terminal
- Plant nursery
- Vehicle Fuel Sales (including gasoline and diesel fuel)
- Telecommunication tower (≥ 250 ft)

- Bed and breakfast
- Dance, martial arts, music studio or classroom
- Cemetery
- Animal care (indoor)
- Veterinary Clinic/Hospital
- Detention center, jail, prison
- Personal service
- Produce stand
- Urban farm

QUICK STATISTICS

Number of ongoing development projects (last 2 years within 1 mile):	8 Projects
Number of parcels sold (last 2 years within 1 mile):	115
Average Price of Single Family Sale (last 2 years within 1 mile):	\$291,271.74
Median Price of Single Family Sale (last 2 years within 1 mile):	\$245,300