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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 **\$0**

Land Value **\$2,468,315**

Total Value \$2,468,315

Site Address 100 PENMARC DR

Sale Date

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

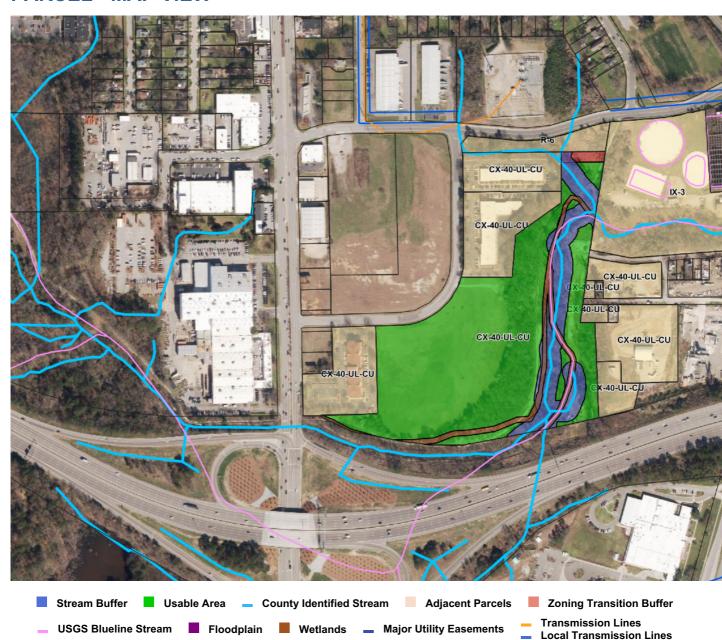


DEVELOPMENT POTENTIAL

Parcel Area 20.33 acres

Usable Area 15.45 acres

PARCEL - MAP VIEW





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
- 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)

- Townhouse
- Attached House
- General Building
- · Civic Building
- 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