

**8,464 SF BUILDING  
AVAILABLE FOR  
LEASE OR SALE**

**11.32 ACRES  
AVAILABLE  
FOR SALE**

**4325 TRYON ROAD, RALEIGH, NC 27606**



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# PROPERTY OVERVIEW

Rare opportunity to acquire or lease a well-maintained ±8,434 SF institutional facility on ±11.32 acres along highly visible Tryon Road in Raleigh, NC. Formerly operated as a school and autism services center, the property features a commercial kitchen, laundry facilities, playground, dedicated drop-off area, and ample parking.

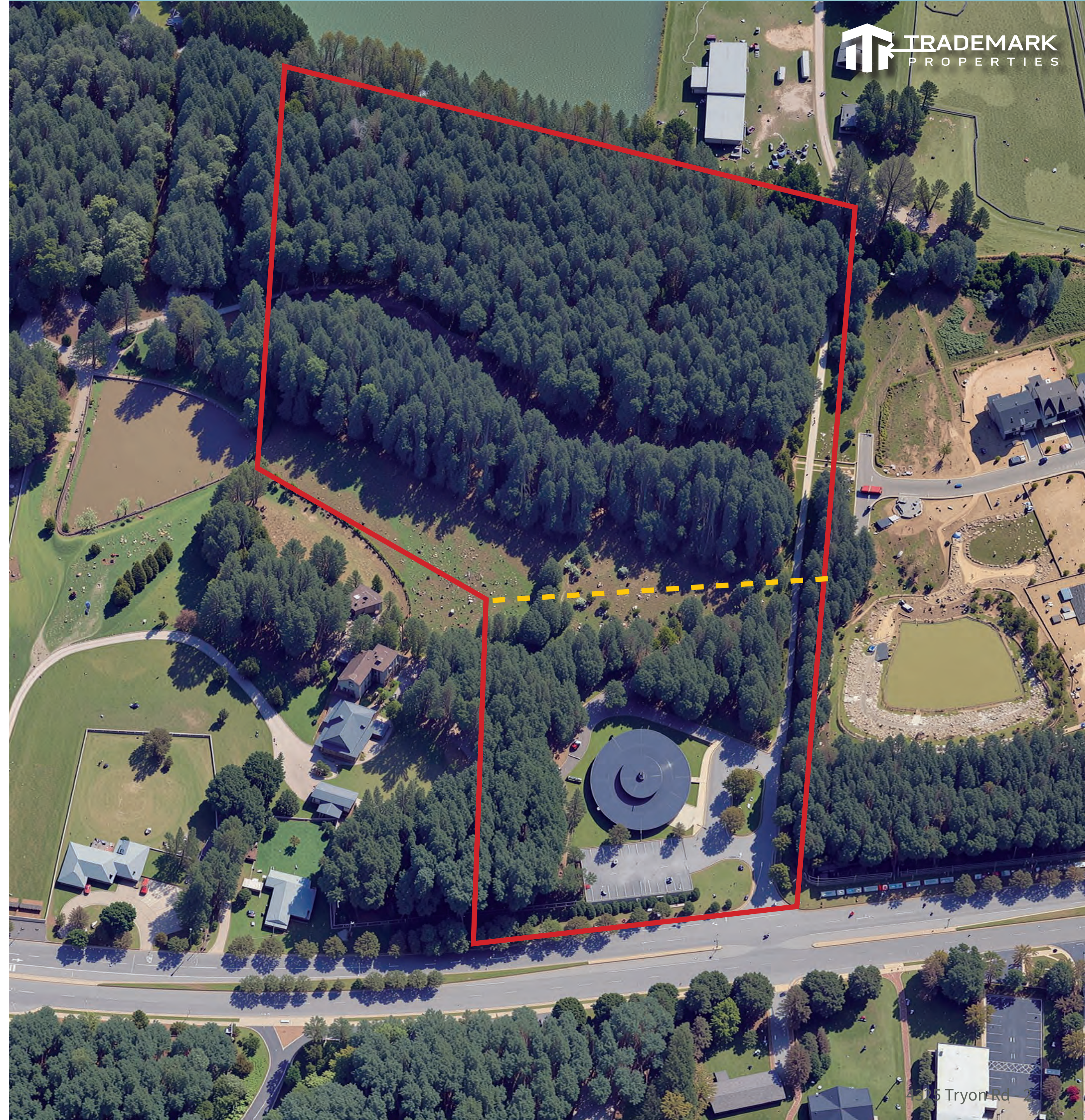
The distinctive octagonal building offers flexible classroom, meeting, and program space suitable for educational, childcare, religious, community, and other institutional uses. With the building occupying only a small portion of the site, the property also provides significant excess land for residential development.

The property is zoned R-1 Residential District and located within the Swift Creek Watershed Overlay District. Purchasers should independently verify permitted uses and development potential.

Address	4325 Tryon Road, Raleigh, NC
Pin	0782579241
Municipality	City of Raleigh ETJ
Total Acreage (Approx.)	11.32
Building Size (Approx.)	8,434 SF
Parking (Approx.)	27 Spaces
Zoning	R-1 Residential District-40-CU
Overlay District	Swift Creek Watershed Overlay
By Right Usage	Garden center, residential, education, church, and childcare

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# BUILDING HIGHLIGHTS

**LEASE RATE: \$21.00/SF, NNN**  
**WAKE COUNTY TAXES 15,471 / 1.82 PER SF**

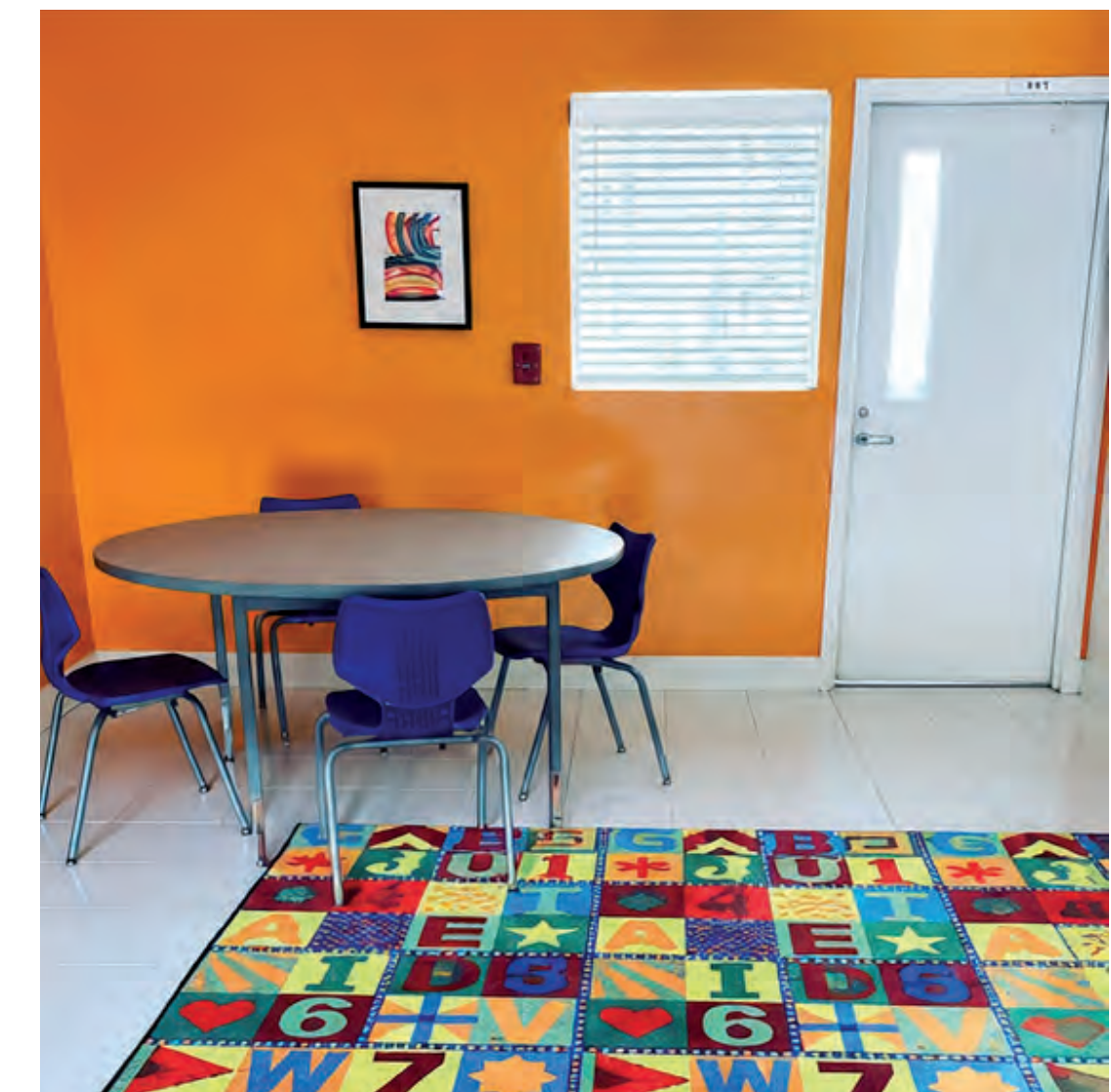
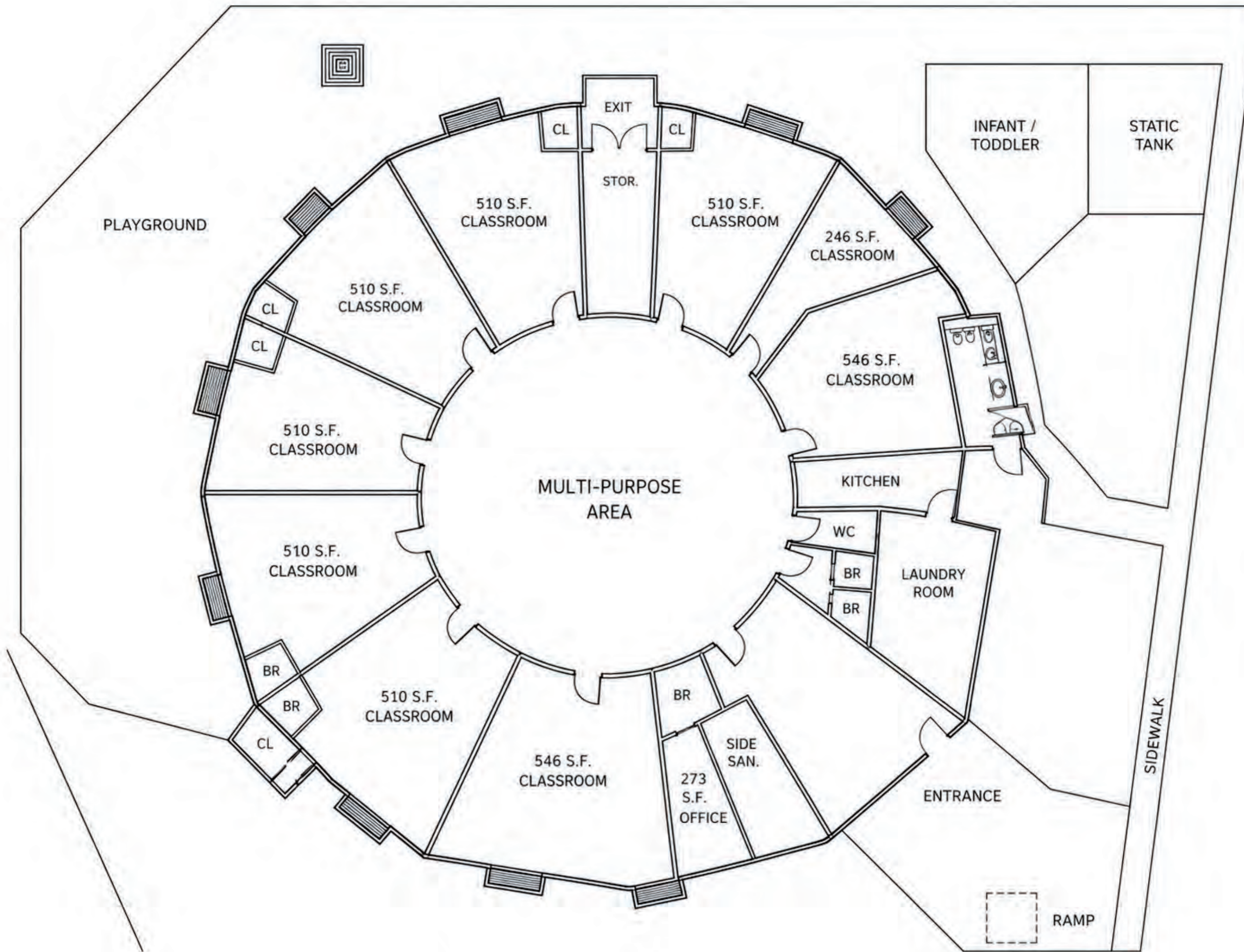


- ±8,434 SF institutional facility available for sale or lease
- Purpose-built educational and care facility most recently operated as a school and autism services center
- Distinctive octagonal design offering efficient circulation and flexible interior layouts.
- Seven (7) classrooms, six (6) classroom bathrooms and two bathrooms at entrance
- Open-concept floor plan adaptable to educational, childcare, religious, nonprofit, and community-oriented uses
- Commercial kitchen capable of supporting on-site meal preparation and food service operations
- Dedicated laundry facilities designed for intensive daily use
- Existing playground and outdoor activity areas
- Child drop-off and pick-up area
- Approximately 27 parking spaces
- Move-in-ready facility requiring minimal adaptation for many institutional users
- Currently served by well and septic with public utilities available

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# BUILDING HIGHLIGHTS



ILLUSTRATIVE FLOOR PLAN ONLY — NOT TO SCALE. Room sizes, dimensions, layouts, and building features are approximate and have been prepared for marketing and presentation purposes only. Prospective purchasers should independently verify all information.

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# LAND HIGHLIGHTS

## CONTACT BROKERS FOR PRICING

- ±11.32-acre land position with meaningful acreage beyond the existing building footprint
- Existing facility occupies approximately two (2) acres, creating flexibility for future site planning
- Large rear land area may support outdoor amenities, expansion, site enhancements, or alternative ownership structures, subject to zoning, utility, and municipal approvals
- Public sewer recently extended to the area in connection with Bridle Run, the adjacent David Weekley Homes residential development
- Recorded access easement supports future development planning and potential City of Raleigh right-of-way accommodation
- Located in Wake County within the City of Raleigh ETJ
- Currently served by well and septic, with access to nearby City of Raleigh public utilities
- Strong regional connectivity to I-40, US-1, Cary, Downtown Raleigh, and the greater Triangle region

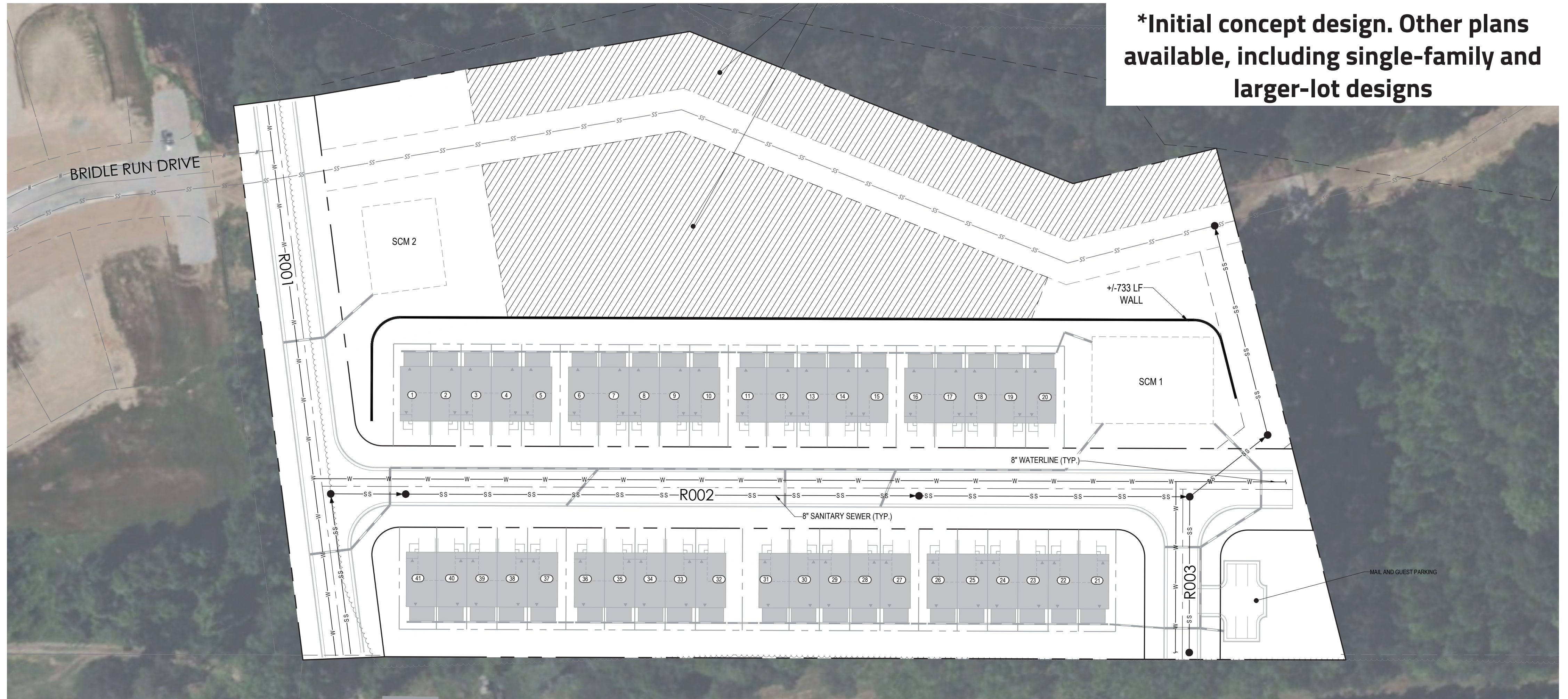
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# CONCEPT PLAN

**\*Initial concept design. Other plans available, including single-family and larger-lot designs**



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# LOCATION MAP



LENOVO CENTER

CAROLINA COUNTRY CLUB

MIDTOWN EAST

FIVE POINTS

WAKEMED SOCCER PARK

VILLAGE DISTRICT

FENTON

NORTH CAROLINA STATE UNIVERSITY

DOWNTOWN RALEIGH

EPIC GAMES CAMPUS

CENTENNIAL CAMPUS

LAKE JOHNSON PARK

CROSSROADS PLAZA

**SITE**

INTERSTATE 440

INTERSTATE 40

INTERSTATE 440

INTERSTATE 440

INTERSTATE 440

INTERSTATE 40

INTERSTATE 440

401

INTERSTATE 40

INTERSTATE 440

INTERSTATE 40

401

INTERSTATE 40



## CURRENT ZONING:

Zoned R-1 under the City of Raleigh UDO, allowing low-density residential development and select civic, recreational, utility, open-space, and institutional uses, subject to applicable standards and approvals. In addition to conventional large-lot residential development, the UDO's Conservation Development option may provide flexibility for a more compact, clustered detached-home layout in exchange for preserving significant common open space, potentially improving site-planning efficiency while maintaining the area's low-density residential character.

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# ZONING



## FUTURE ZONING:

Designated Low Density Residential on the City of Raleigh Future Land Use Map, which generally supports single-family residential development while also recognizing that smaller lots, townhouses, and multifamily dwellings may be appropriate as part of a conservation development pattern with significant open space preservation, subject to applicable zoning, utility, and municipal approvals.

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