

LAND **FOR** SALE

ADDRESS

2400 Tryon Rd
Raleigh, NC 27603



± 1.98
acres



Zoned
R - 10



Located in
Growth Market



Close
to I-40

Listing Agent

Judson McMillan

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LAKE WHEELER RD

19,110 CPD

2400 Tryon Rd

Sale Price

\$975,000

PROPERTY DETAILS

■ **Sale Price: \$975,000**

■ **Zoned R-10**

■ Wake County Land Class: Apartment

■ Property is approx. **1.98 acres**

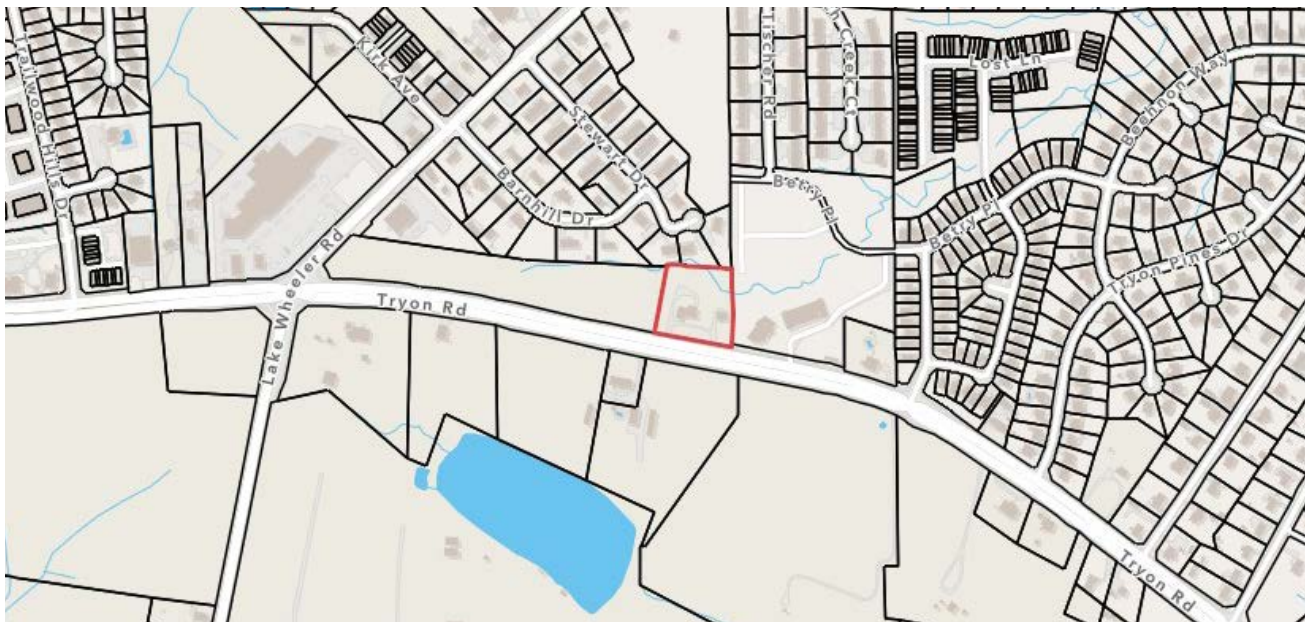
■ Real Estate ID #0070927

■ Water and septic on-site; potential sewer tie-in at rear of property (subject to buyer verification)

■ .5 miles from signalized intersection

■ Fast growing area along Tryon Rd with commercial and multi-family filling in along the corridor.

■ Two single-family units on-site. One in shell condition and one with a month to month tenant.

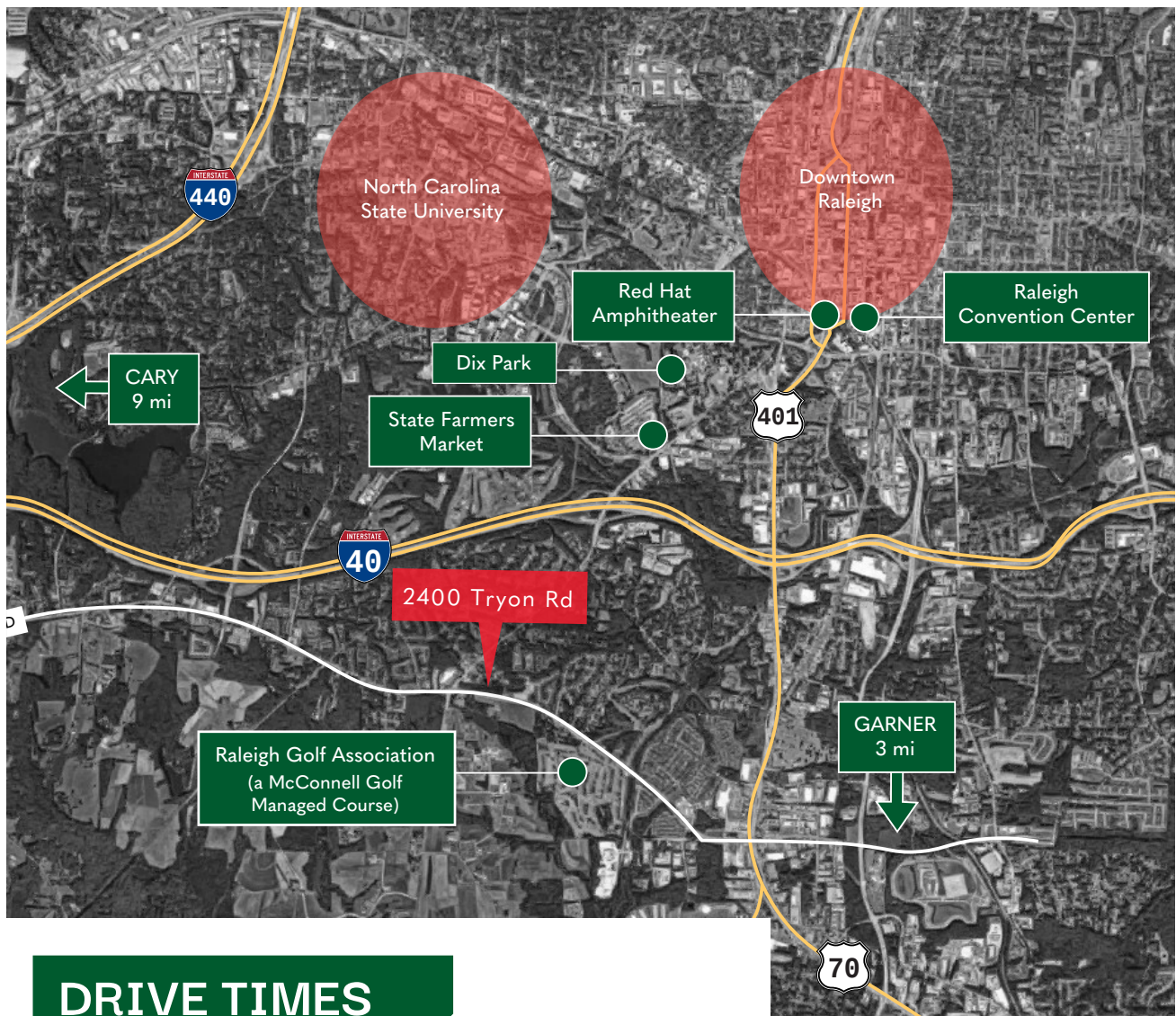


Property Photos



THE LOCATION

The property is located in the south of **Raleigh** offering a convenient location just minutes from downtown, major highways, and every day amenities. The property benefits from easy access to I-40, US-70, and US-401 making commuting throughout the Triangle simple, while nearby shopping, dining, and parks provide added convenience. The surrounding area blends residential charm with ongoing growth, positioning this location as both accessible and desirable.



DRIVE TIMES

I-40 5 min 1.9 miles	RDU International Airport 24 min 15.5 miles		
Downtown Raleigh 13 min 5.6 miles	Downtown Durham 37 min 24.4 miles	Downtown Garner 8 min 5 miles	Hwy 70 4 min 4.6 miles

City of Raleigh

Raleigh consistently ranks among the fastest-growing cities in the nation, fueled by a diverse economy and strong job market. Known as part of the renowned Research Triangle, it is home to a highly educated workforce, major universities, and numerous technology and life science companies. The city offers a vibrant quality of life, with award-winning dining, cultural attractions, and abundant green space. With its combination of business opportunity and lifestyle appeal, Raleigh continues to attract top talent, investment, and corporate growth.

Demographics

July 2026

[2400 Tryon Road] [Raleigh, NC]		1 mi radius	3 mi radius	5 mi radius
POPULATION	2026 Estimated Population	8,105	68,412	197,267
	2031 Projected Population	8,395	74,711	208,485
	2020 Census Population	8,559	60,522	183,338
	2010 Census Population	7,931	53,777	164,398
	Projected Annual Growth 2026 to 2031	0.7%	1.8%	1.1%
	Historical Annual Growth 2010 to 2026	0.1%	1.7%	1.2%
	2026 Median Age	28.7	29.3	33.1
HOUSEHOLDS	2026 Estimated Households	3,443	27,821	84,775
	2031 Projected Households	3,630	31,118	91,348
	2020 Census Households	3,529	23,017	73,776
	2010 Census Households	3,085	19,750	62,638
	Projected Annual Growth 2026 to 2031	1.1%	2.4%	1.6%
	Historical Annual Growth 2010 to 2026	0.7%	2.6%	2.2%
EDUCATION	2026 Estimated Elementary (Grade Level 0 to 8)	2.3%	3.8%	3.1%
	2026 Estimated Some High School (Grade Level 9 to 11)	2.0%	5.2%	4.7%
	2026 Estimated High School Graduate	19.5%	18.0%	16.9%
	2026 Estimated Some College	20.0%	15.3%	13.9%
	2026 Estimated Associates Degree Only	5.6%	6.1%	6.5%
	2026 Estimated Bachelors Degree Only	35.8%	32.0%	31.9%
	2026 Estimated Graduate Degree	14.8%	19.6%	22.9%
INCOME	2026 Estimated Average Household Income	\$118,307	\$109,752	\$132,080
	2026 Estimated Median Household Income	\$87,075	\$84,164	\$99,242
	2026 Estimated Per Capita Income	\$50,473	\$45,321	\$57,214
BUSINESS	2026 Estimated Total Businesses	155	3,001	10,956
	2026 Estimated Total Employees	764	34,585	115,889
	2026 Estimated Employee Population per Business	4.9	11.5	10.6
	2026 Estimated Residential Population per Business	52.2	22.8	18.0