

LAND FOR SALE

1612 Pagan Rd Raleigh, NC 27603

Southern Wake County · Ten-Ten Road Corridor · Near Garner, NC

10.44 ac

TOTAL ACREAGE

\$975,000

ASKING PRICE

\$93,391

PRICE / ACRE

R-30

ZONING DISTRICT

A 10.44-acre tract on Pagan Road in the Ten-Ten Road corridor of southern Wake County. Zoned **R-30**, the property can be subdivided into single-family lots, and the district also permits churches and schools outright — no special approval needed. A stocked bass pond anchors the property as a rare natural amenity for a tract this size.

Subdivision Potential

Up to ~15 lots at the R-30 standard (30,000 SF min./lot), subject to road/buffer deductions and septic suitability.

Public-Use Zoning

Religious assembly and schools are permitted by right in R-30 — a straightforward path for an institutional buyer.

Natural Amenity

A stocked bass pond on-site adds recreational and aesthetic value — a rare feature for a tract this size in this corridor.

INTERESTED? LET'S TALK

Jessica Allen

Choice Residential • NC License #339083

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Call or text anytime to schedule a private showing

02 Property Facts & Market Snapshot

Zoning	R-30 — Low-Density Residential (Wake County UDO)
Water / Sewer	None available — private well & septic; septic suitability not yet evaluated
USDA Soil Types	Dothan (DoB, DuB) and Rains (RaA); Dothan soils are generally suitable for septic systems — buyer to confirm with a site-specific soil test
Road Frontage	Pagan Rd, a public road
Notable Feature	Stocked bass pond on-site
Flood Zone	Not in a FEMA-designated flood zone
Potential Uses	Single-family subdivision; church; school; daycare (SUP); recreational or homestead use

PERMITTED USES IN R-30

USE	STATUS
Single-Family Subdivision	PERMITTED
Church / School	PERMITTED
Daycare Center	SPECIAL USE PERMIT
General Commercial	NOT PERMITTED

18 mi COMPLETE 540 PHASE 1	2028 TARGET FULL COMPLETION	8 mi TO DOWNTOWN RALEIGH
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NCDOT's Complete 540 outer loop is easing congestion on Ten-Ten Rd and accelerating growth throughout southern Wake County — a tailwind for both residential and institutional uses on this tract.

Soil types per USDA soil survey mapping only; no site-specific soil/septic evaluation or updated boundary survey has been performed — buyer to complete a soil suitability test. A 1998 survey on file confirms 10.44 acres and the pond. Buyer/agent should independently verify all zoning, utility, and boundary information with Wake County. This flyer is for general informational purposes only and is not a substitute for independent verification, an appraisal, or legal advice.

Ask for the full property information sheet, or call **Jessica Allen** at **(919) 414-1743** for a private showing.