



**AVISON  
YOUNG**

**OVER 10 ACRES OF LAND FOR SALE**

**OPPORTUNITY ZONE**

# South Wilmington Street Raleigh, NC 27603

Partnership. Performance.

## Opportunity

Unique 10.83 acre redevelopment opportunity featuring an income stream in the path of progress for Raleigh's Southern Gateway. The site features approximately 10.83 acres of IX-3 and IH land on South Wilmington Street with exposure on Interstate 40. This site is located within an Opportunity Zone. Opportunity zones were

created as part of the federal Tax Cuts and Jobs Act of 2017. Properties located within the Opportunity Zones allow investors and developers to gain tax benefits. Attorney and accountant guidance can provide details on potential opportunity investments related to this site.

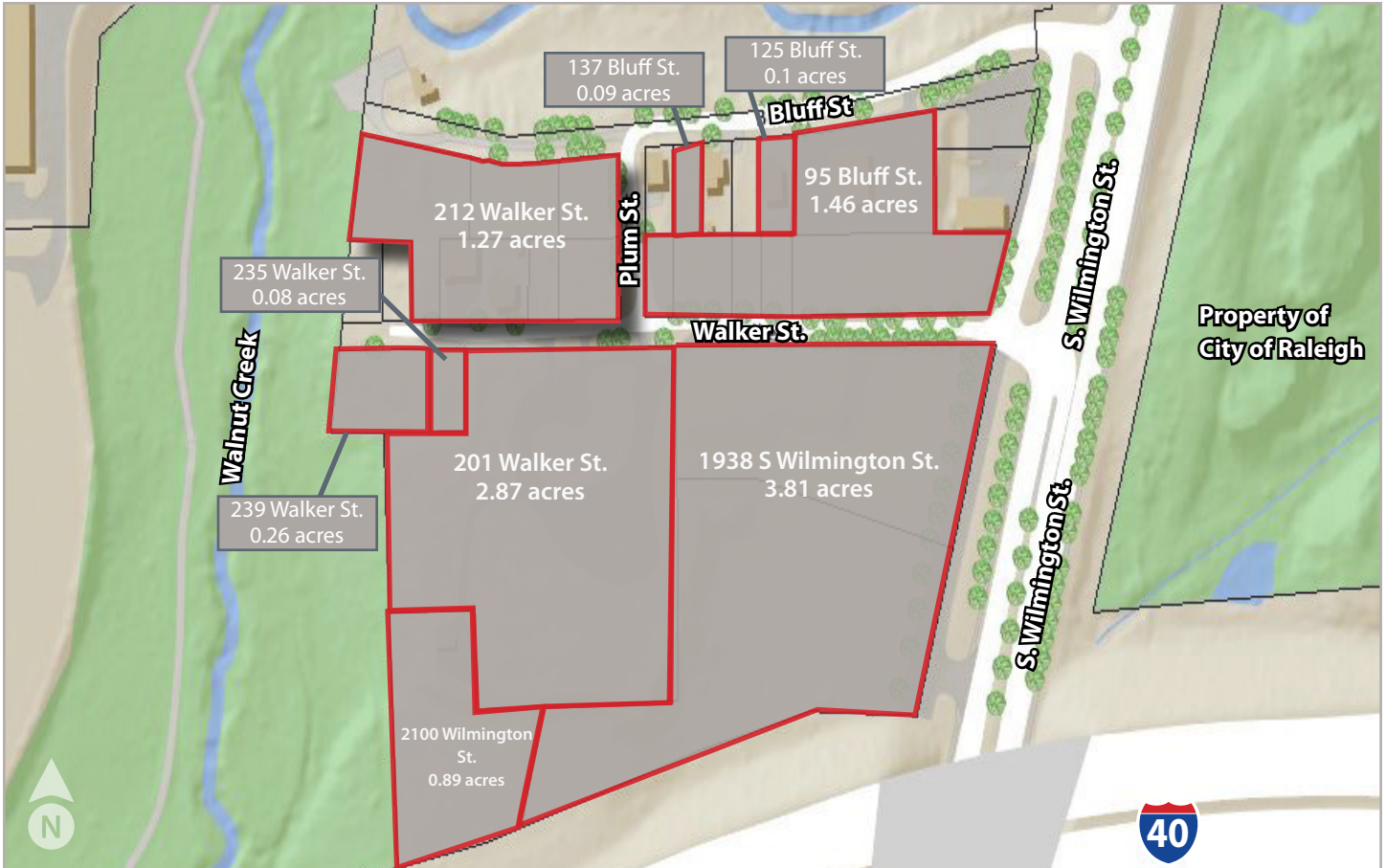
**Justin Booth**  
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 **BEST  
MANAGED  
COMPANIES**

Platinum  
member

## Parcel Map



Address	PIN	REID	Tax	Acerage	Zoning
212 Walker St.	1703507332	17582	\$ 3,572.19	1.27	IX-3
95 Bluff St.	1703601391	2153	\$ 3638.60	1.46	IX-3
1938 S Wilmington St.	1702691938	321106	\$ 5,671.03	3.81	IH
2100 S Wilmington St.	1702596769	52220	\$ 1,183.06	0.89	IH
201 Walker St.	1703508002	321104	\$ 2,581.32	2.87	IH
239 Walker St.	1703505186	79374	\$ 493.76	0.26	IH
235 Walker St.	1703506166	31237	\$ 151.92	0.08	IH
137 Bluff St.	1703509386	52211	\$ 170.89	0.09	IX-3
125 Bluff St.	1703601307	3822	\$ 189.89	0.10	IX-3
<b>Total</b>			<b>\$12,887.47</b>	<b>10.83</b>	



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## Local Map



## Traffic Counts

(NCDOT)

Vehicles Per Day

	Vehicles Per Day
I-40 & S Wilmington St.	116,000
Martin Luther King Jr. Blvd. & S Wilmington St.	25,000
Fayetteville St. & S Wilmington St.	1,900

## 2018 Demographics

(Esri)	3 Miles	5 Miles	7 Miles
Total Population	92,534	192,130	342,460
Pop. Growth 2018-2023	1.81%	1.71%	1.87%
Total Households	33,640	73,602	134,478
Average Household Income	\$58,544	\$71,184	\$80,437

## Location

With a population of over 450,000 people, Raleigh is the second largest city in North Carolina. Consisting of an estimated 144 square miles, Raleigh has recently undergone a downtown renaissance and has experienced strong growth and redevelopment. Recently, this southern metro was named one of the fastest growing cities in the United States. Top employers and economic drivers in the downtown area include Citrix and Red Hat who have both recently located their U.S. headquarters in new or redeveloped buildings. The Raleigh-Durham market is routinely considered one of the best markets in the country for young professionals due to the low cost of living, abundant job opportunities, and close proximity to higher education institutions such as Duke University, North Carolina State University, and the University of North Carolina at Chapel Hill. Less than one mile from Moore Square, the site is conveniently located in Downtown Raleigh with nearby access to I-40 and I-440.



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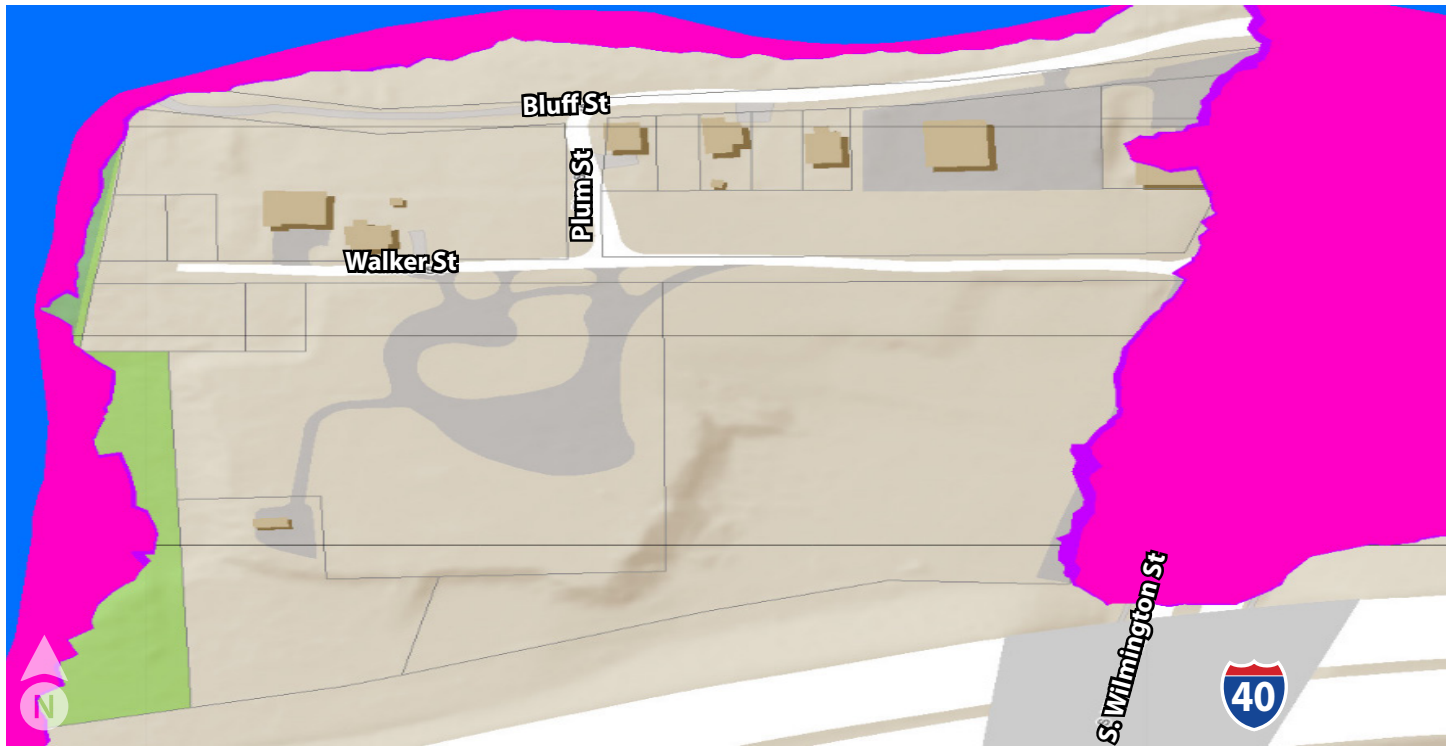
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## Flood Plain Map



## Topography Map



## Flood Plain Map Legend

-  Floodway- No encroachment
-  1% annual chance of flood
-  0.2% chance OR 1% (future conditions)

Flood map courtesy of Wake County iMAPS



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## Zoning Map



### IX-3 Zoning

IX- is intended to provide for a variety of light industrial and manufacturing uses while allowing for retail, service and commercial activity and limited housing opportunities. To help ensure that land is reserved for manufacturing and employment, residential uses are limited to the upper stories of mixed use buildings. IX- is not intended to provide for areas exclusively dominated by light industrial or manufacturing but provide for developments that incorporate commercial uses with housing, retail and service-related activity. IX- can serve as a land use transition between heavy industrial areas and mixed-use districts.

### IH Zoning

Heavy Industrial is defined as any facility that involves dangerous, noxious or offensive uses or a facility that has smoke, odor, noise, gas, fumes, glare, vibration, threat of fire or explosion, emission of particulate matter, interference with radio or television reception, radiation, or any other likely cause.



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## Downtown Raleigh

Raleigh, North Carolina's capital, is one of the fastest growing cities in the country. Downtown Raleigh is transforming itself into a go-to destination for workers, visitors and residents, and serves as a major employment, cultural and residential center for the region.

Raleigh's Central Business District (CBD) has benefited from over \$2.75 billion in development activity since 2005, and another \$1.1 billion is currently in the development pipeline. Projects have included residential developments, a new convention center, office buildings, entertainment venues, retail space, hotels and restaurants.

- 47,000 workers in Downtown
- 11,500 more workers projected from 2015 - 2030
- 150+ Downtown restaurants
- Home to museums, festivals, music venues and art galleries
- 46% increase in Downtown visitors since 2007, including 7% growth in 2017
- 18% increase in hotel occupancy since 2013
- 1+ million people attended outdoor festivals in 2015, including the World of Bluegrass Festival



**NORTH CAROLINA  
MUSEUM OF HISTORY**  
401,749 visitors

**\$2.75+ billion invested**  
in Downtown over the past decade

**\$79.8 million**

new multi-modal transit station under construction



**RALEIGH  
CONVENTION CENTER**  
403,545 visitors

**RED HAT  
AMPHITHEATER**



114,762 visitors

**320 acres**

of parks being added plus another 34 acres being renovated in Downtown area

**artspace**

92,440 visitors



92,440 visitors

**\$1.1 billion**

private development pipeline with \$850 million under construction or planned



671,085 visitors

**\$182 million+**

in public investment

**Duke Energy Center  
for the Performing Arts**

369,404 visitors



985,905 visitors

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