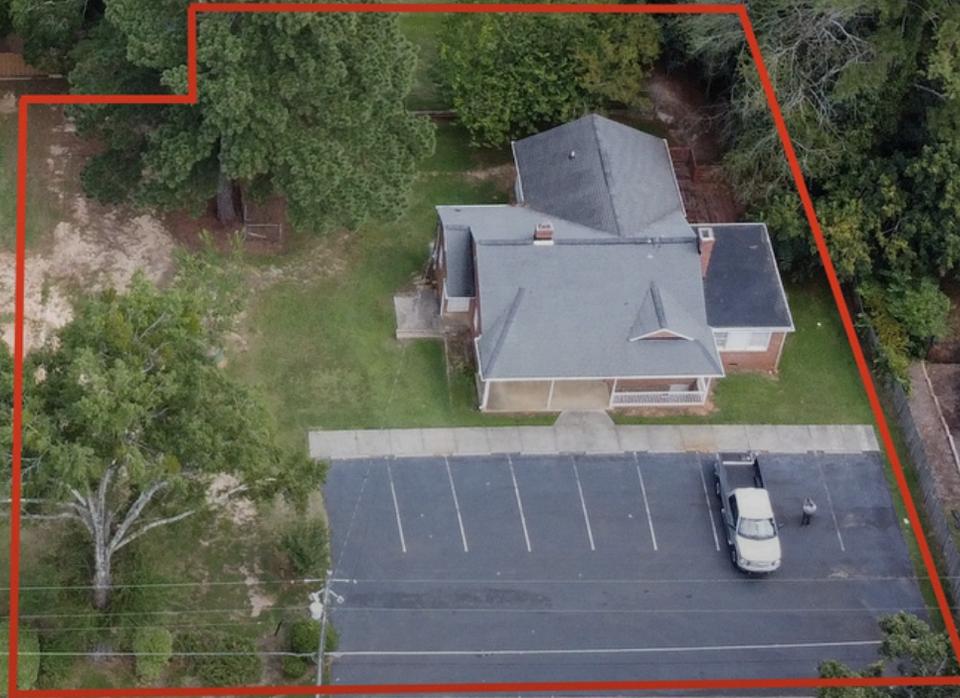


LAND FOR SALE

PRIME REDEVELOPMENT OPPORTUNITY IN RALEIGH

1203 Kent Rd | Raleigh, NC 27606



NIKITA ZHITOV
919.888.1285
nikita@cityplat.com

BROOKE DENTON
919.888.1285
brooke@cityplat.com

1203 KENT RD

Raleigh, NC 27606

LAND FOR SALE



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NIKITA ZHITOV

|919.888.1285 | nikita@cityplat.com

BROOKE DENTON

|919.888.1285 | brooke@cityplat.com

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COMMERCIAL REAL ESTATE

PROPERTY SUMMARY

1203 Kent Rd, Raleigh, NC 27606

LAND FOR SALE



PROPERTY DESCRIPTION

Introducing an exceptional investment opportunity in the highly sought-after Raleigh area. This property offers 0.49 acres waiting for you to re-developed. Built in 1950 and zoned R-10, this property presents a solid foundation for a lucrative venture. Its excellent location within Raleigh provides a promising backdrop for long-term growth and prosperity. Don't miss the chance to acquire this well-positioned asset with immense potential in a thriving market.

OFFERING SUMMARY

Sale Price:	\$595,000
Lot Size:	0.49

PROPERTY HIGHLIGHTS

- Zoned R-10
- Excellent location in Raleigh area
- Ideal for re-development
- 0.49 Acres
- Close proximity to I-440
- Near NC State University

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1203 KENT RD

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LAND FOR SALE

AERIAL LOOKING NORTHWEST



Western Blvd (53,000 VPD)

Kent Rd

1203

1201



NIKITA ZHITOV
|919.888.1285 | nikita@cityplat.com

BROOKE DENTON
|919.888.1285 | brooke@cityplat.com



1203 KENT RD

Raleigh, NC 27606

LAND FOR SALE

AERIAL LOOKING NORTH



Western Blvd (53,000 VPD)

Kent Rd

1203

1201

CITYPLAT
COMMERCIAL REAL ESTATE

NIKITA ZHITOV

|919.888.1285 | nikita@cityplat.com

BROOKE DENTON

|919.888.1285 | brooke@cityplat.com

CITYPLAT
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1203 KENT RD

Raleigh, NC 27606

LAND FOR SALE

AERIAL LOOKING EAST



Kent Rd

CITYPLAT
COMMERCIAL REAL ESTATE

NIKITA ZHITOV

|919.888.1285 | nikita@cityplat.com

BROOKE DENTON

|919.888.1285 | brooke@cityplat.com

CITYPLAT
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1203 KENT RD

Raleigh, NC 27606

LAND FOR SALE

AERIAL LOOKING NORTHEAST

Western Blvd (53,000 VPD)



1201

1203

Kent Rd



NIKITA ZHITOV
|919.888.1285 | nikita@cityplat.com

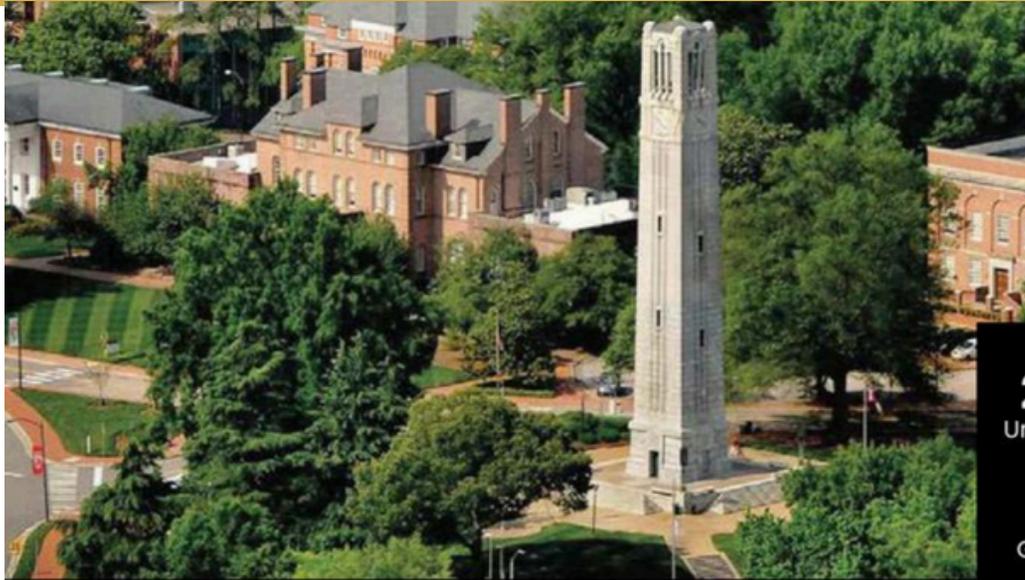
BROOKE DENTON
|919.888.1285 | brooke@cityplat.com



NC State University

1203 Kent Rd, Raleigh, NC 27606

LAND FOR SALE



NC STATE UNIVERSITY

24,437
Undergraduates

9,516
Graduate and
professional
students

North Carolina State University, commonly known as NCSU or NC State, is a public, coeducational, research university in Raleigh, NC. As the largest university in the state, it is known for its leadership in education and research, and globally recognized for its science, technology, engineering and mathematics leadership. NC State is home to 12 undergraduate colleges, a graduate school, two professional schools, and over 2,000 faculty members.



60
Doctoral
Programs

120
Master's
Programs

100
Undergraduate
Programs

#1

Largest public
university in North
Carolina

100+

Startups and spin offs based on
NC State research, attracting a
total of \$1.6 billion in venture
capital

\$300 + Million

In new sponsored research awards and the only
university in the nation leading two National Science
Foundation Engineering Research Centers

- > Average starting salary for graduates out of all NC public colleges | onlinecollegesdatabase.org
- > Best Value College among North Carolina universities | SmartAsset.com
- > College of Veterinary Medicine in the nation | U.S. News & World Report
- > Best value among U.S. public universities | Princeton Review
- > Best value among U.S. public universities | U.S. News & World Report
- > On-campus includes all college owned, operated or affiliated properties.

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Market Overview

1203 Kent Rd, Raleigh, NC 27606

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RALEIGH NC



Raleigh is the capital of the state of North Carolina and the seat of Wake County in the United States. Raleigh is the second-largest city in the state, after Charlotte. Raleigh is known as the "City of Oaks" for its many oak trees, which line the streets in the heart of the city. The city covers a land area of 142.8 square miles. The U.S. Census Bureau estimated the city's population as 479,332 as of July 1, 2018. It is one of the fastest-growing cities in the country.

Raleigh is home to North Carolina State University (NC State) and is part of Research Triangle Park (RTP), together with Durham (home of Duke University and North Carolina Central University) and Chapel Hill (home of the University of North Carolina at Chapel Hill). The "Triangle" nickname originated after the 1959 creation of the Research Triangle Park, located in Durham and Wake counties, among the three cities and their universities. The Research Triangle region encompasses the U.S. Census Bureau's Raleigh-Durham-Chapel Hill Combined Statistical Area.

Most of Raleigh is located within Wake County, with a very small portion extending into Durham County. The towns of Cary, Morrisville, Garner, Clayton, Wake Forest, Apex, Holly Springs, Fuquay-Varina, Knightdale, Wendell, Zebulon, and Rolesville are some of Raleigh's primary nearby suburbs and satellite towns.

RALEIGH-CARY and WAKE COUNTY ACCOLADES 2019/2020

- Top 10 Most Recession-Resistant Cities - Smartasset 2020
- One of the best state capitals to call home - Wallet Hub 2020
- 10 Best Cities in the U.S. to Move to Right Now - Curbed 2020
- Second on Numbeo's Quality of Life Index for 2020 - Numbeo 2020
- One of The Best Places to Raise a Family on a Budget - The Motley Fool 2020
- Top 10 Metros for Millennials Who Want to Relocate - Commercial Cafe 2020
- Third Best City for Millennials to Relocate - INDYWeek, January 2020
- Top 10 Best Cities to Work from Home - smartasset 2020
- 'Most livable' up-and-coming markets for tech jobs - Zillow, January 2020
- 15th Most Pet-Friendly Cities - WalletHub 2020
- 2019 Best City to Drive In - wallethub.com, September 2019
- 2019's 11th Best Big Cities to Live In - wallethub.com, July 2019
- 2nd in 2019 Top 100 Best Places to Live - livability.com, May 2019
- 3rd Best in Quality of Life in the World - NUMBEO, March 2019
- 2nd in Most Family-Friendly Cities poll - Homes.com, February 2019

NIKITA ZHITOV

|919.888.1285 | nikita@cityplat.com

BROOKE DENTON

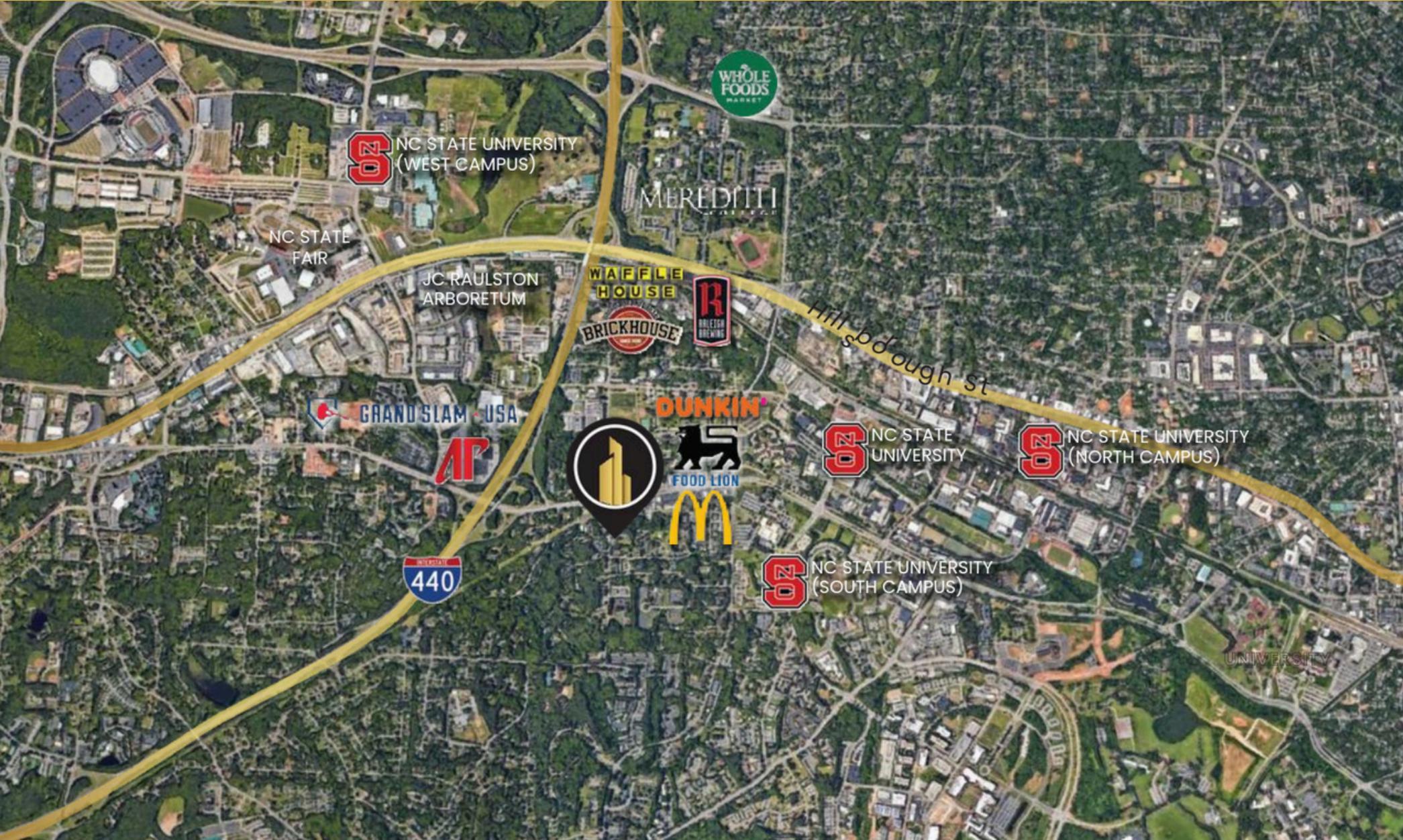
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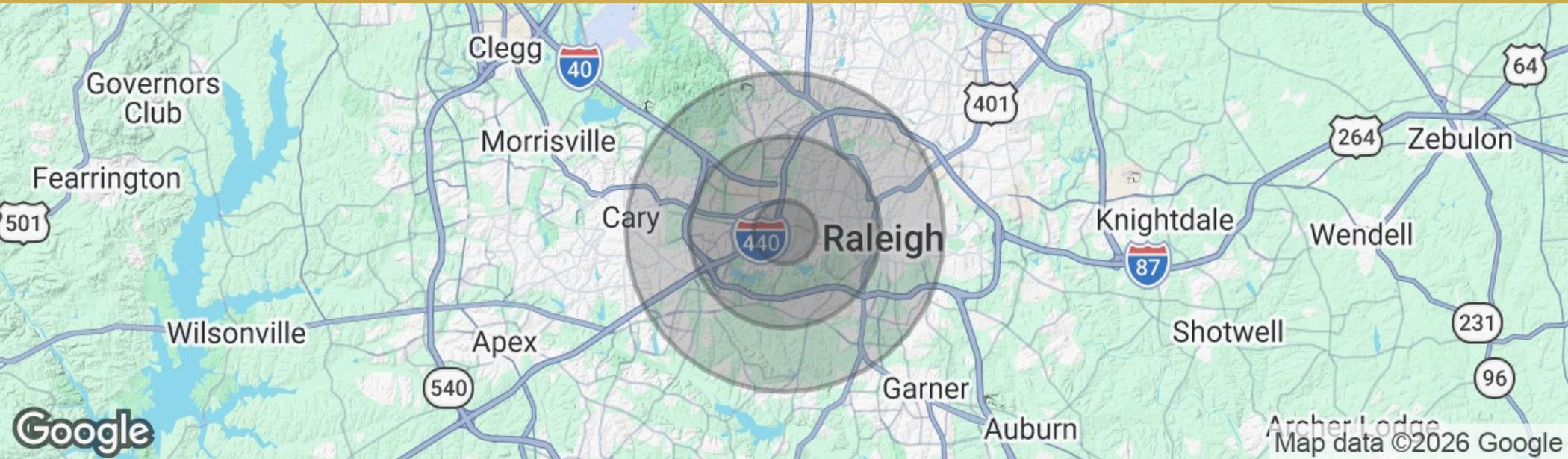
|919.888.1285 | brooke@cityplat.com

CITYPLAT
COMMERCIAL REAL ESTATE

DEMOGRAPHICS

1203 Kent Rd, Raleigh, NC 27606

LAND FOR SALE



POPULATION	1 MILE	3 MILES	5 MILES
Total Population	18,442	97,046	224,405
Average Age	29	34	37
Average Age (Male)	29	34	36
Average Age (Female)	29	34	38

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households # of Persons per HH	6,662	42,189	97,186
Average HH Income Average House	2.8	2.3	2.3
Value	\$71,686	\$109,707	\$120,089
<i>Demographics data derived from AlphaMap</i>	\$402,125	\$553,766	\$554,174

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BROOKE DENTON
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EACH PARTY SHALL CONDUCT ITS OWN INDEPENDENT INVESTIGATION AND DUE DILIGENCE.

Any party contemplating or under contract or in escrow for a transaction is urged to verify all information and to conduct their own inspections and investigations including through appropriate third party independent professionals selected by such party. All financial data should be verified by the party including by obtaining and reading applicable documents and reports and consulting appropriate independent professionals. CityPlat Brokerage, LLC makes no warranties and/or representations regarding the veracity, completeness, or relevance of any financial data or assumptions. CityPlat Brokerage, LLC does not serve as a financial advisor to any party regarding any proposed transaction. All data and assumptions regarding financial performance, including that used for financial modeling purposes, may differ from actual data or performance. Any estimates of market rents and/or projected rents that may be provided to a party do not necessarily mean that rents can be established at or increased to that level. Parties must evaluate any applicable contractual and governmental limitations as well as market conditions, vacancy factors and other issues in order to determine rents from or for the property.

Legal questions should be discussed by the party with an attorney. Tax questions should be discussed by the party with a certified public accountant or tax attorney. Title questions should be discussed by the party with a title officer or attorney. Questions regarding the condition of the property and whether the property complies with applicable governmental requirements should be discussed by the party with appropriate engineers, architects, contractors, other consultants and governmental agencies. All properties and services are marketed by CityPlat Brokerage, LLC in compliance with all applicable fair housing and equal opportunity laws.

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