

FOR SALE > LAND

5000 Louisburg Road

Raleigh, NC 27616



Amazing development opportunity is close to Downtown Raleigh, also within a half mile from I-540. The property is positioned between the shopping centers in North Hills and the Triangle Town Center. The property is also located across from a government designated opportunity zones.

Acreage	11.28
Zoning	OX-3, R1
Utilities	Power, Water & Sewer
Asking Price	\$2,000,000 \$1,700,000



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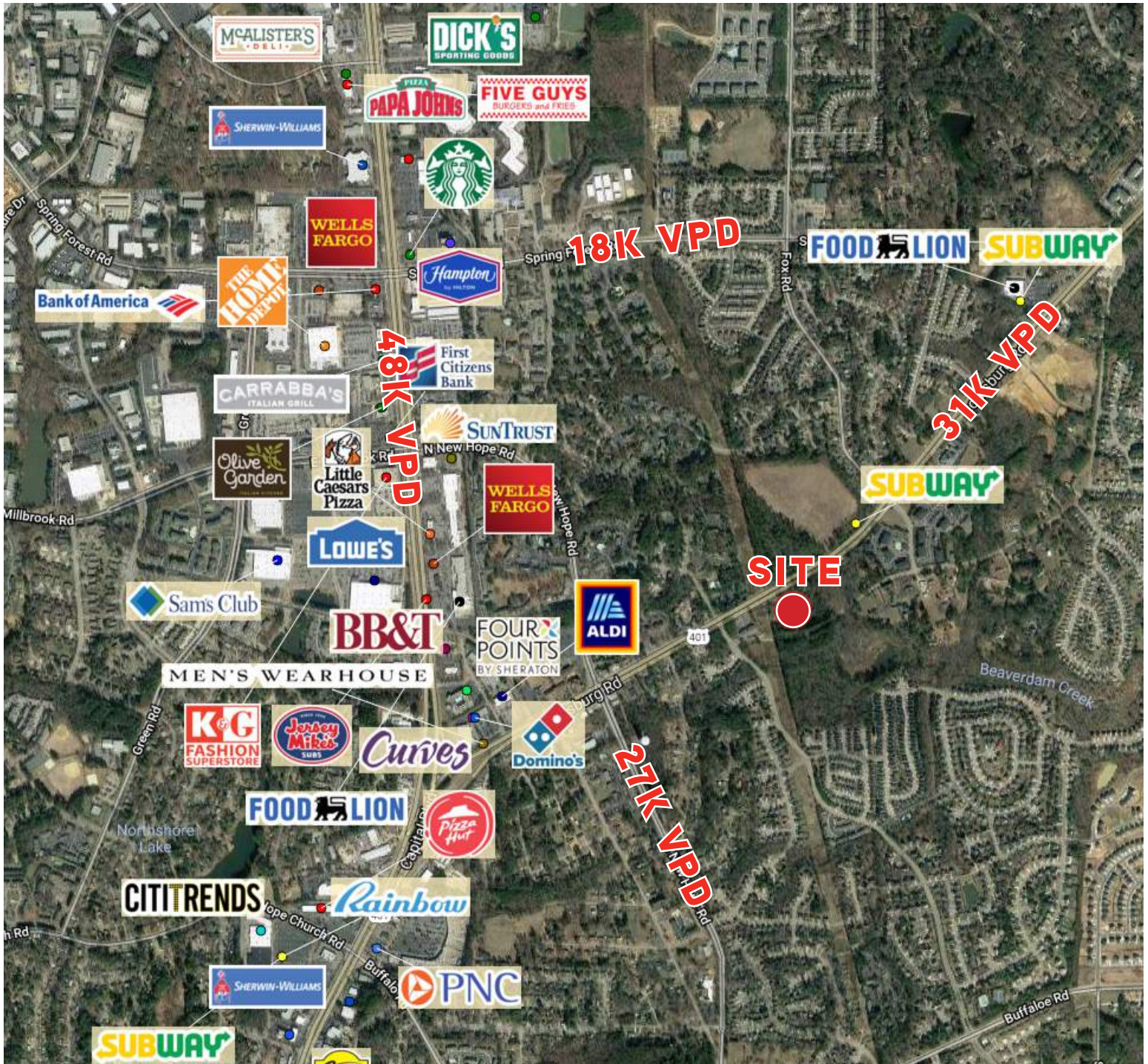
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Area Map



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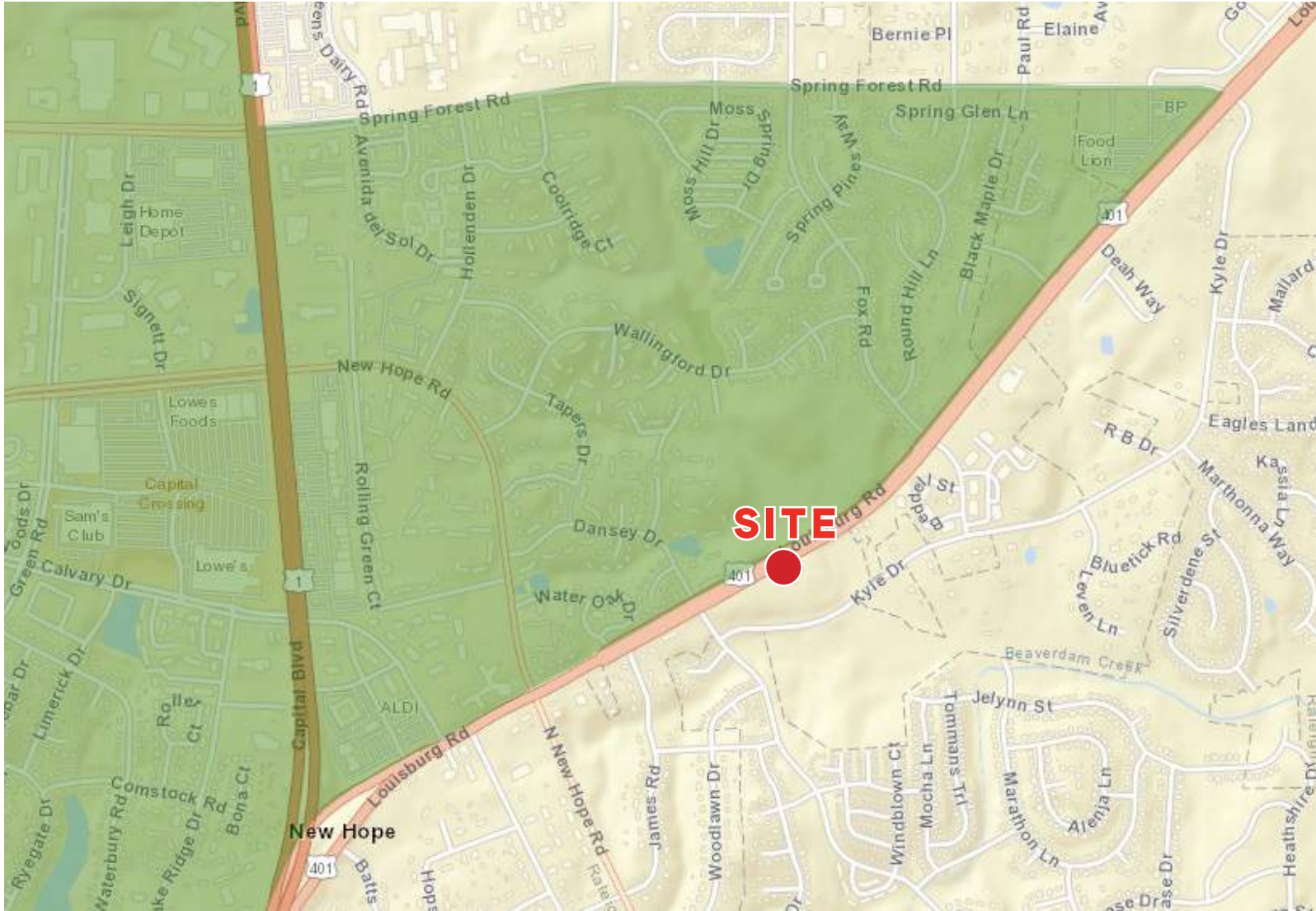
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Government Opportunity Zone



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Topography



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Land Uses



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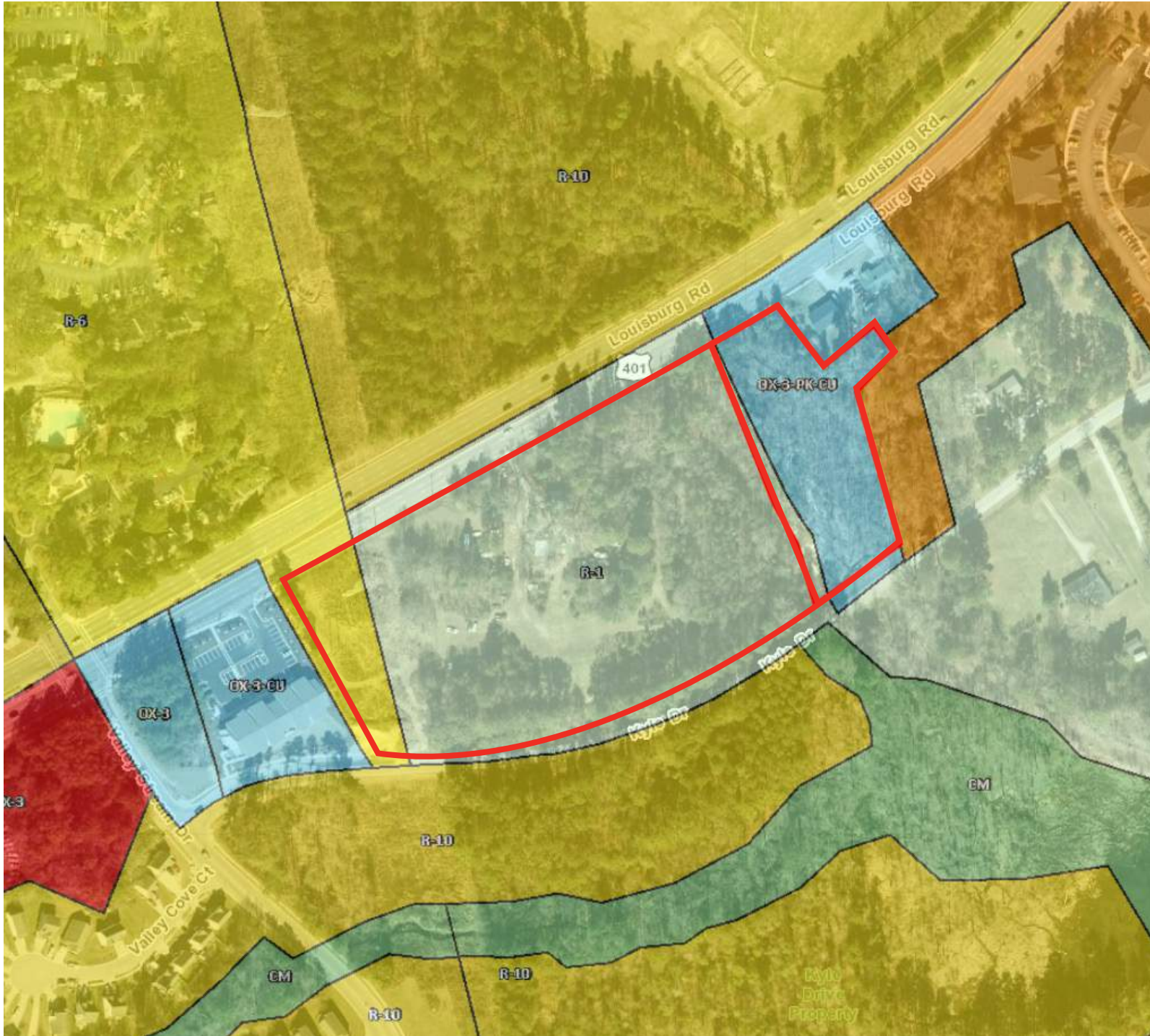
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Zoning Map



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Flood Map



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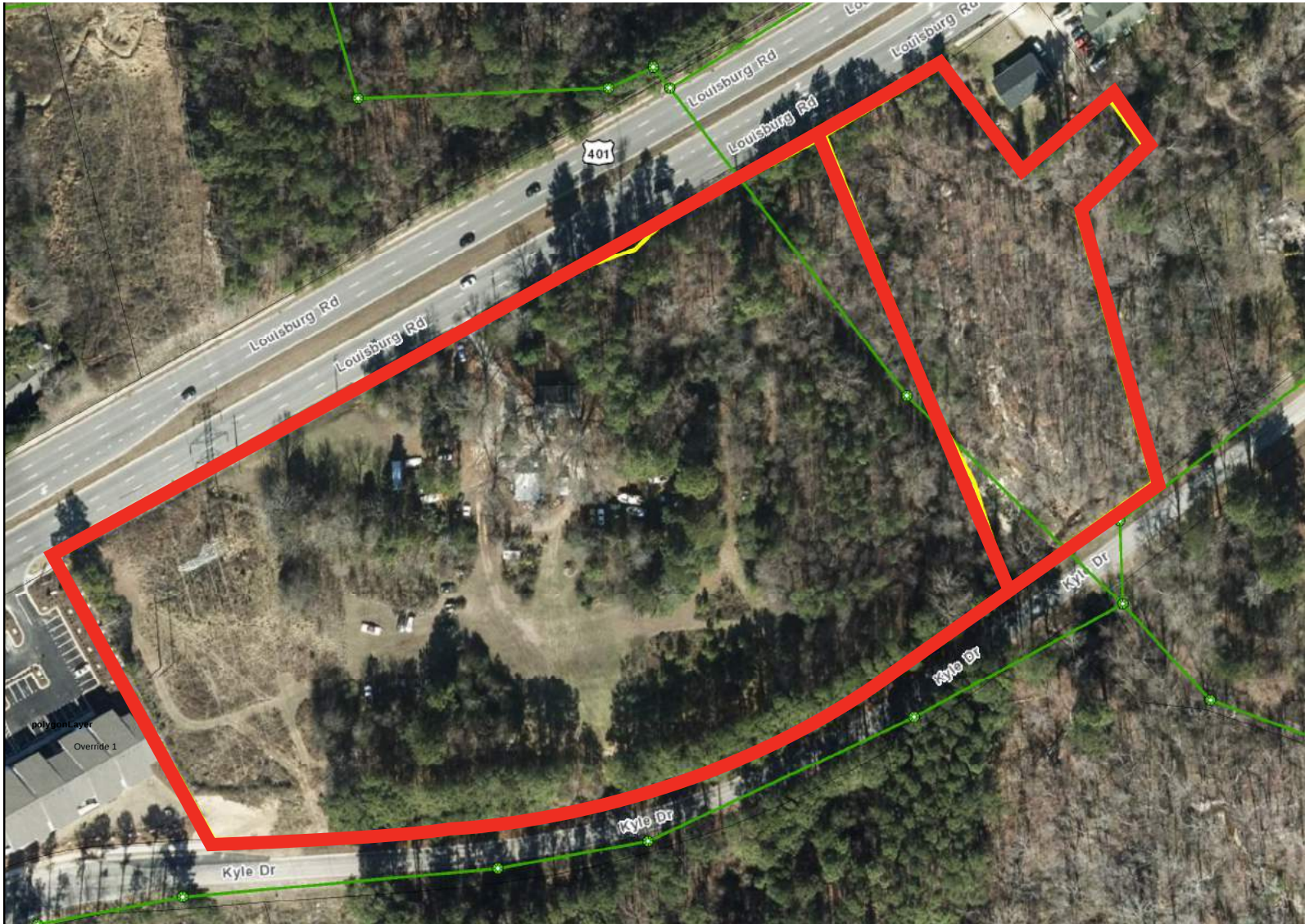
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Sewer



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Easement



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Soils



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Storm Water



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Streams



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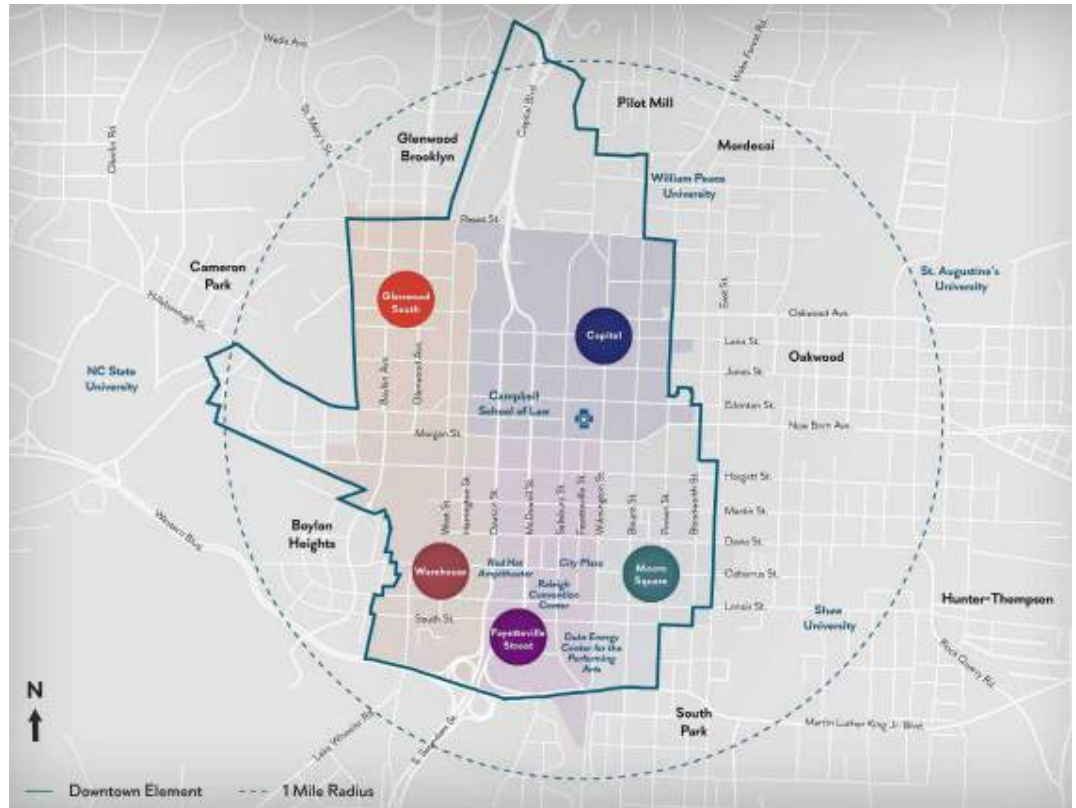
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Downtown Raleigh Overview



110 block CBD

2:1 ROI ON PUBLIC INVESTMENT

\$160 million projects completed

96,000 RESIDENTS WITHIN 3 MILES

40,046 STUDENTS WITHIN 2 MILES

5 million+ square feet office space

1,100 luxury condos

120 condos sold and resold

3.3 million visitors

\$146 million in restaurant revenue

1,126 hotel rooms

44 NEW STREET LEVEL MERCHANTS

28 venues with outdoor dining

63.9% hotel room occupancy

246 creative outdoor festivals

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About The Area

Raleigh is at the heart of the Triangle, **the fastest-growing metropolitan area in the Carolinas** and Downtown Raleigh is the urban center for this region. It provides businesses with a rich recruitment pool, relatively low costs and superb amenities. The city's unique character is evident in all of the different ways its residents and visitors Live. Work. Play.

The Triangle is home to three world class Universities: North Carolina State University (Raleigh), Duke University (Durham) and University of North Carolina (Chapel Hill). These universities, along with federal labs and contract research companies conduct **more than \$2 billion annually in research and development.**

In addition to world class universities, The Triangle is home to Research Triangle Park, (RTP), one of the leading high technology centers in the world. RTP is home to **more than 170 global companies, including IBM, Syngenta, RTI International, Credit Suisse, and Cisco**, that foster a culture of scientific advancement and competitive excellence. RTP drives the local economy and employs about 40,000 people with an average salary of \$73,000.



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Raleigh Demographics

469,363

Population



310,003

Total Employees

\$60,395

Median Household Income



20,356

Total Businesses

POPULATION	5-MILE
2000 Population	297,715
2010 Population	404,167
2018 Population	469,363
2023 Population	516,865
2000-2010 Annual Rate	3.10%
2010-2018 Annual Rate	1.83%
2018-2023 Annual Rate	1.95%
2018 Median Age	33.6
HOUSEHOLDS	
2000 Households	120,425
2010 Households	163,106
2018 Total Households	189,787
2023 Total Households	209,241
2000-2010 Annual Rate	3.08%
2010-2018 Annual Rate	1.85%
2018-2023 Annual Rate	1.97%
2018 Average Household Size	2.37
HOUSING	
2018 Total Housing Units	204,683
2018 Owner Occupied Housing Units	93,721
2018 Renter Occupied Housing Units	96,066
2018 Vacant Housing Units	14,896

MEDIAN HOUSEHOLD INCOME	1-MILE
2018 Median Household Income	\$60,395
2023 Median Household Income	\$66,851
2018-2023 Annual Rate	2.05%
AVERAGE HOUSEHOLD INCOME	
2018 Average Household Income	\$85,712
2023 Average Household Income	\$95,083
2018-2023 Annual Rate	2.10%
PER CAPITA INCOME	
2018 Per Capita Income	\$35,086
2023 Per Capita Income	\$38,863
2018-2023 Annual Rate	2.07%
EDUCATION	
Associate's Degree	7.9%
Bachelor's Degree	33.2%
Graduate/Professional Degree	18.2%



51%

Bachelor's/Grad/Prof Degree



\$64,175

Median Net Worth



Median Age