

# UNIQUE REDEVELOPMENT OR ASSEMBLY SPACE

Located Near Five Points  
219 & 223 Georgetown Rd  
Raleigh NC, 27608

**0.90 ± ACRES FOR SALE**  
+ 1.40-acre assembly opportunity

**STEELE**

RESIDENTIAL ■ COMMERCIAL  
■ PROPERTY MANAGEMENT ■

**For Pricing, Call Listing Broker**

**Tyler Mills**

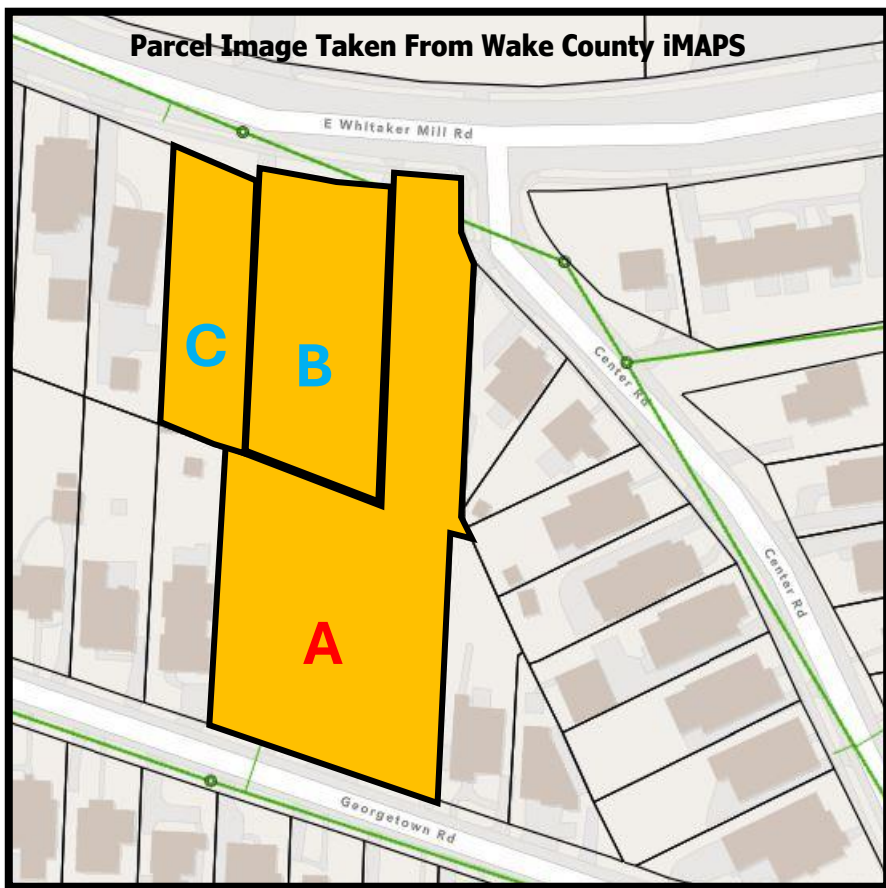
(480) 332-3653

[Tmills@steelecommercial.com](mailto:Tmills@steelecommercial.com)

867 Washington St. Raleigh  
Commercial Broker







## PARCEL & ZONING DETAILS:

**For Sale**

- A. 219 Georgetown Rd. 0.90-acres PIN: 1704889414
- B. 522 E Whitaker Mill Rd. 0.41-acres PIN: 1704888587
- C. 518 E Whitaker Mill Rd. 0.25-acres PIN: 1704888919

**Real Assembly Opportunity**

**Existing Zoning  
R-10**

**Located in Raleigh Economic Target Area**

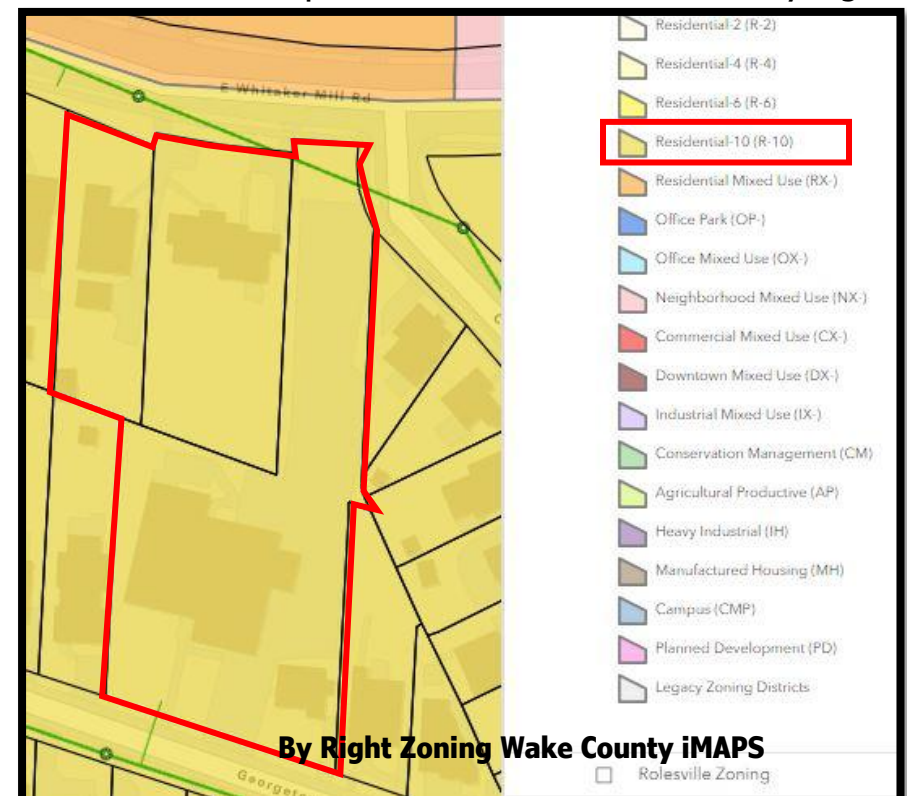
Possible: Zoning Flexibility, Development Incentives & Grants

## REDEVELOPEMENT HIGHLIGHTS:

Water & sewer available. Five Points location highly desirable.

Ingress & Egress.

Develop townhomes or multi-unit "by right."





**Larry's**  
COFFEE



**YOU ARE  
HERE!**



### FIVE POINTS



### HIGH PARK CENTER

High park Bar & Grill,  
High Park Nail Spa &  
Wine Bar, Lizzie  
Hanes Bakery, J.  
Betski's Restaurant

**FRÈSKO** GREEK KITCHEN



tropical  
SMOOTHIE  
**CAFE**



**PGA TOUR  
SUPERSTORE**



**Aerial Amenities**

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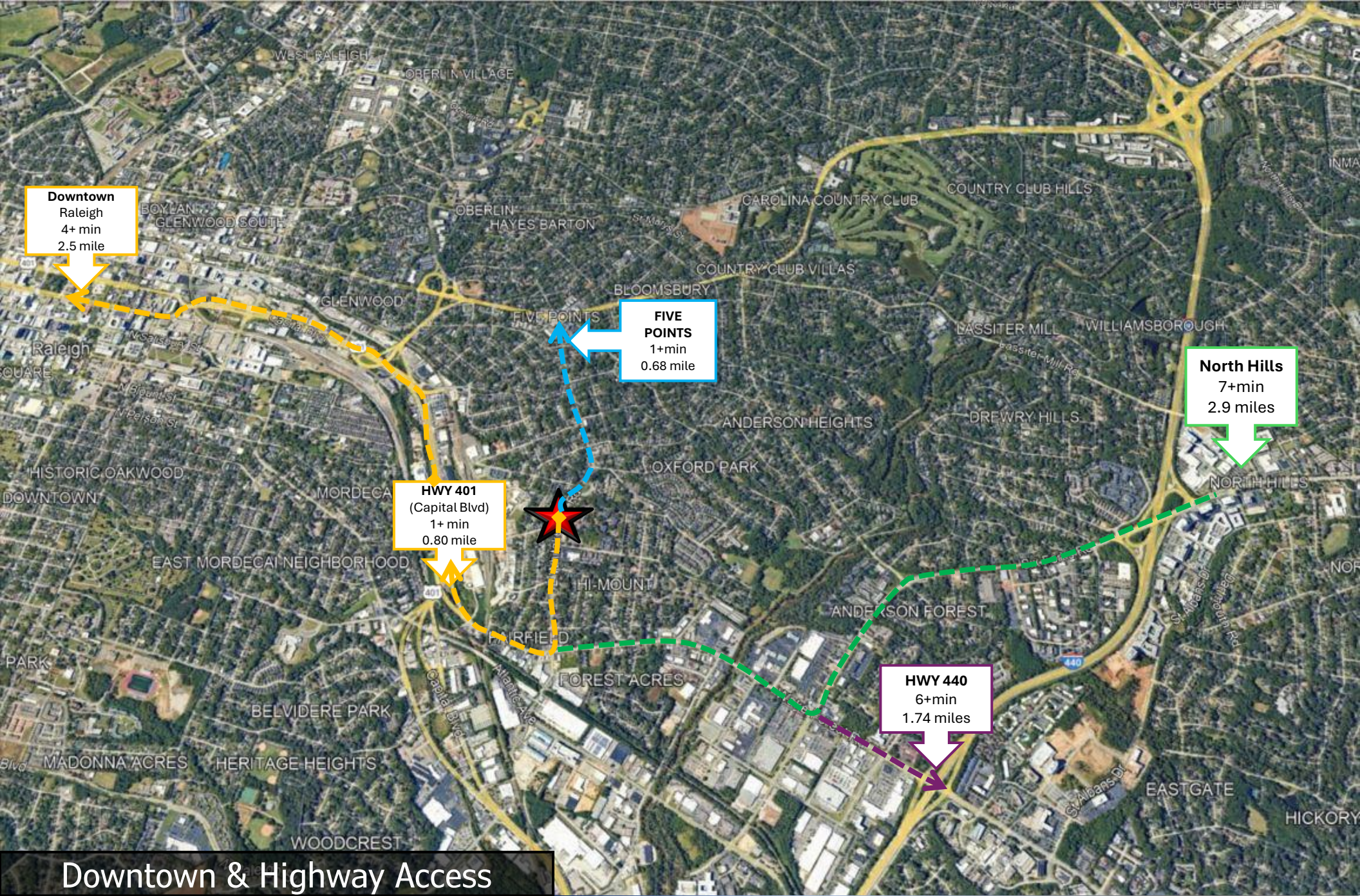
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# UNIQUE REDEVELOPMENT OVERVIEW

Located Near Five Points  
219 & 223 Georgetown Rd  
Raleigh NC, 27608

**COMBINE AND REDEVELOPE PARCELS**  
A 0.90-acres | B+C 0.66-acres | E+F+G+H 0.74-acres

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# ADDITIONAL OWNERS WHO WILL HEAR OFFERS

## ADDITIONAL PARCEL DETAILS:

- D. 516 E. Whitaker Mill Rd: 1704887651, 0.21-acres
- E. 1715 Center Rd: 1704980515, 0.13-acres
- F. 1713 Center Rd: 1704980449, 0.12-acres
- G. 225 Georgetown Rd: 1704889393, 0.17-acres
- H. 227 Georgetown Rd: 1704980238, 0.11-acres

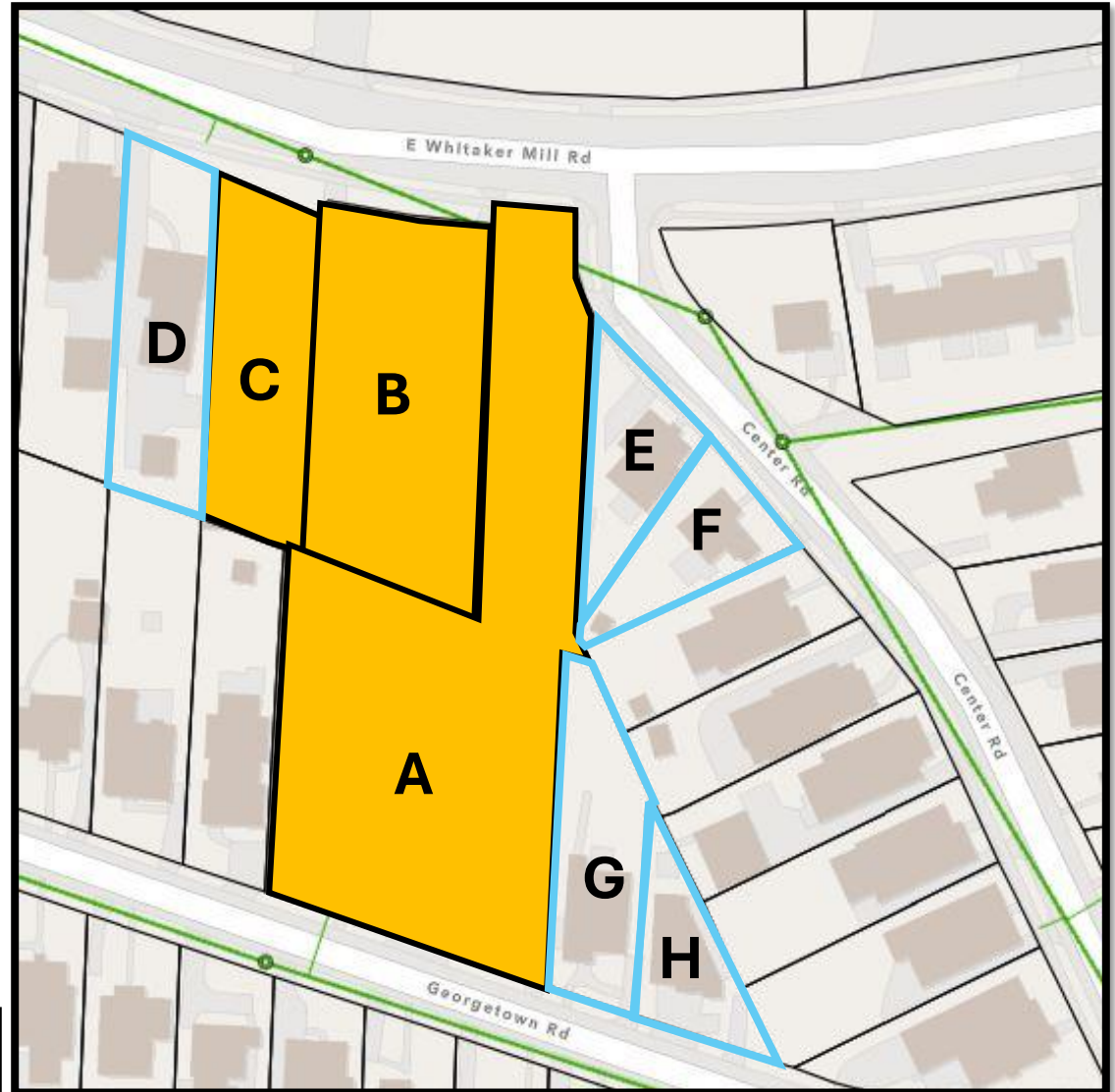
Total Acres added: 0.74±

**Existing Zoning**  
**R-10**

**Located in Raleigh Economic Target Area**

Possible: Zoning Flexibility, Development Incentives  
& Grants

**TOTAL COMBINED ACRES: 2.3**



**Parcels D, E, F, G & H are not included**

# General Provisions R-10

## F. Residential-10 (R-10)

- R-10 allows single-unit living in a detached house, or tiny house, and two-unit living in an attached house or townhouse or tiny house with a minimum lot size of 4,000 square feet. Multi-unit living is also allowed in a townhouse or apartment. Smaller minimum lot sizes are permitted as part of a compact development.
- Smaller lot sizes as part of a conservation development or cottage court are allowed in exchange for preserving common open space.

- Smaller lot sizes as part of a conservation development or cottage court are allowed in exchange for preserving common open space.
- Dimensional standards, maximum density, and allowed uses may be modified for the R-10 district within the TOD overlay to enable transit-oriented development.
- R-10 allows single-unit living in a detached house, or tiny house and two-unit living in an attached house or tiny house with a minimum lot size of 4,000 square feet. Multi-unit living is also allowed in a townhouse.
- Smaller minimum lot sizes are permitted as part of a compact development.
- Additional building types, and smaller lot sizes as part of a conservation development or cottage court are allowed in exchange for preserving common open space.
- Dimensional standards, maximum density, allowed building types, and allowed uses may be modified for the R-6 district within the TOD overlay or Frequent Transit Areas identified in the City's Comprehensive Plan to enable transit oriented development.

## Article 2.7. Frequent Transit Development Option

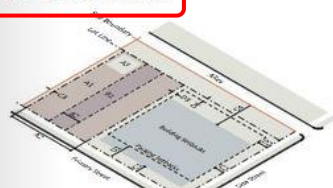
The Frequent Transit Development Option allows for additional housing in locations near current and planned frequent transit service. A Frequent Transit Area refers to areas slated for bus or other transit service where the time between vehicles will be 15 minutes or less during peak service periods and must be mapped in the City's Comprehensive Plan as such. Where a regulation in this section conflicts with a regulation of a Neighborhood Conservation Overlay District (NCOD), the NCOD regulation shall control.

### Sec. 2.7.1. Frequent Transit Development Option

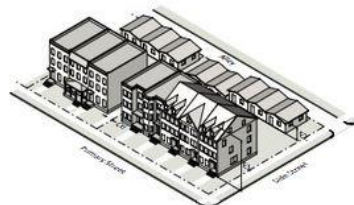
A. Building Types	R-4	R-6	R-10
A1 Applicable Building Types	Tiny House, Detached House, Attached House, Townhouse, Apartment	Detached House, Attached House, Townhouse, Apartment	Detached House, Attached House, Townhouse, Apartment
B. Lot Dimensions	R-4	R-6	R-10
B1 Area (min)	6,500 sf	4,000 sf	2,500 sf
B2 Lot width (min)	65'	50'	45'
B3 Depth (min)	100'	80'	60'
B4 Density (max)	n/a	n/a	n/a
B5 Outdoor Amenity Area (min) for Townhouse (3+ units) and Apartment	10%	10%	10%

C. Lot Area Required per Unit <sup>1</sup>	R-4	R-6	R-10
C1 Single-unit living (min)	6,500 sf	4,000 sf	2,500 sf
C2 Two-unit living (min)	2,500 sf	1,500 sf	1,000 sf
C3 Multi-unit living (min)	2,000 sf	1,200 sf	800 sf
D. Principal Building Setbacks	R-4	R-6	R-10
D1 From primary street (min)	10'	10'	10'
D2 From side street (min)	10'	10'	10'
D3 From side lot line (min) <sup>2</sup>	5'	5'	5'
D4 From rear lot line (min) <sup>2</sup>	25'	15'	15'
D5 From alley (min) <sup>3</sup>	4' or 20'	4' or 20'	4' or 20'
D6 Residential infill rules may apply (see Sec. 2.2.7.) <sup>4</sup>	yes	yes	yes
E. Height	R-4	R-6	R-10
E1 Detached/Attached Principal Building (max)	40'/3 stories	40'/3 stories	40'/3 stories
E2 Townhouse/Apartment Principal Building (max)	45'/3 stories	45'/3 stories	45'/3 stories
E3 Tiny House (max)	26'/2 stories	26'/2 stories	26'/2 stories
E4 Accessory Structure (max)	26'	26'	26'
E5 Residential Infill rules may apply (see Sec. 2.2.7.)	No	No	No

## Sec. 2.2.3. Townhouse<sup>1</sup>



	R-2 <sup>a</sup>	R-4 <sup>a</sup>	R-6	R-10
A. Site Dimensions				
A1 Net site area/unit (min)	10,000 sf	5,000 sf	4,500 sf	3,000 sf
A2 Width (min)	80'	65'	50'	45'
A3 Outdoor amenity area (min)	n/a	n/a	10%	10%
B. Lot Dimensions				
B1 Area (min)	n/a	n/a	n/a	n/a
B2 Width (min)	16'	16'	16'	16'
C. Principal Building/Structure Setbacks				
C1 From primary street (min)	20'	20'	10'	10'
C2 From side street (min)	20'	20'	10'	10'
C3 From side site boundary line (min)	10'	10'	10'	6'
C4 From rear site boundary line (min) <sup>2</sup>	30'	30'	20'	20'
C5 From alley (min) <sup>3</sup>	4' or 20'	4' or 20'	4' or 20'	4' or 20'
C6 Internal building separation (min)	10'	10'	10'	10'
C7 Residential infill rules may apply (see Sec. 2.2.7.)	yes	yes	yes	yes
D. Parking Setbacks <sup>4</sup>				
D1 From primary street (min)	20'	20'	20'	20'
D2 From side street (min)	10'	10'	10'	10'
D3 From side lot line (min)	0'	0'	0'	0'
D4 From rear lot line (min)	3'	3'	3'	3'
D5 From alley, garage only (min)	4'	4'	4'	4'



	R-2 <sup>a</sup>	R-4 <sup>a</sup>	R-6	R-10
D6 Residential infill rules may apply (see Sec. 2.2.7.)	yes	yes	yes	yes
E. Height				
E1 Principal building (max)	40'/3 stories	40'/3 stories	45'/3 stories	45'/3 stories
E2 Accessory structure (max)	26'	26'	26'	26'
E3 Residential Infill rules may apply (see Sec. 2.2.7.)	yes	yes	yes	yes

<sup>1</sup>A townhouse development containing only two dwelling units shall be regulated by the standards of Sec. 2.2.2., Attached House, however: (a) a minimum site area per unit of one half the area required by Sec. 2.2.2.A1. is required; (b) Sec. 2.2.3.B shall still control provided a minimum site width equal to the dimensions specified by Sec. 2.2.2.A2. is met; and (c) Sec. 2.2.2.B3. shall only apply to the non-party wall side lot line.

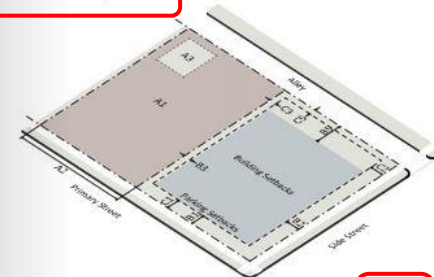
<sup>2</sup>In R-2 and R-4 districts, a townhouse development can only contain a maximum of two dwelling units.

<sup>3</sup>A permanently recorded open lot or common area lot of at least 20 feet in width may be used to satisfy Sec. 2.2.3.C.4.

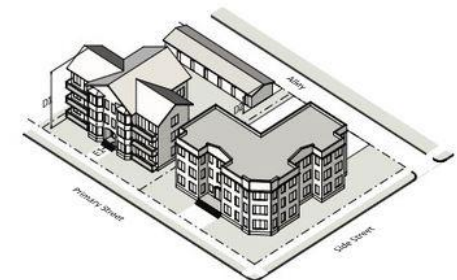
<sup>4</sup>Garages (or a portion thereof) must either be located 4 feet from the travel lane of an alley or rear access drive or be a minimum of 20 feet from the alley or rear access drive. Where parking spaces are located between the garage and the alley or rear access drive, the garage must be located at least 20 feet from the travel lane of an alley or rear access drive.

<sup>5</sup>Parking setbacks shall not apply to driveways serving individual dwelling units or shared between two dwelling units.

## Sec. 2.2.4. Apartment



	R-10
A. Lot Dimensions	
A1 Area (min)	7,500 sf
A2 Lot Width (min)	45'
A3 Outdoor amenity area (min)	10%
A4 Lot area per unit (min)	2,500 sf
B. Building/Structure Setbacks	
B1 From primary street	10'
B2 From side street (min)	10'
B3 From side lot line (min)	5'
B4 From rear lot line (min)	20'
B5 From alley <sup>1</sup>	4' or 20' min
B6 Residential infill rules may apply (see Sec. 2.2.7.)	yes
C. Parking Setbacks	
C1 From primary street (min)	10'
C2 From side street (min)	10'
C3 From side/rear lot line (min)	0'
C4 From rear lot line (min)	3'
C5 From alley, garage only (min)	4'



	R-10
D. Height	
D1 Principal building (max)	45'/3 stories
D2 Accessory structure (max)	26'
D3 Residential infill rules may apply (see Sec. 2.2.7.)	yes
E. Pedestrian Access	
E1 Street-facing entrance required (min 1 per building)	yes

<sup>1</sup>Garages (or a portion thereof) must either be located 4 feet from the travel lane of alley or rear access drive or be a minimum of 20 feet from the alley or rear access drive. Where parking spaces are located between the garage and the alley or rear access drive, the garage must be located at least 20 feet from the travel lane of alley or rear access drive.

## Redevelopment at R-10

Unified Development Ordinance  
City of Raleigh, North Carolina



# CHURCH ASSEMBLY SPACE & SCHOOL HOUSE

Located Near Five Points  
219 & 223 Georgetown Rd  
Raleigh NC, 27608

**0.90 ± ACRES FOR SALE**  
44 Parking Spaces!

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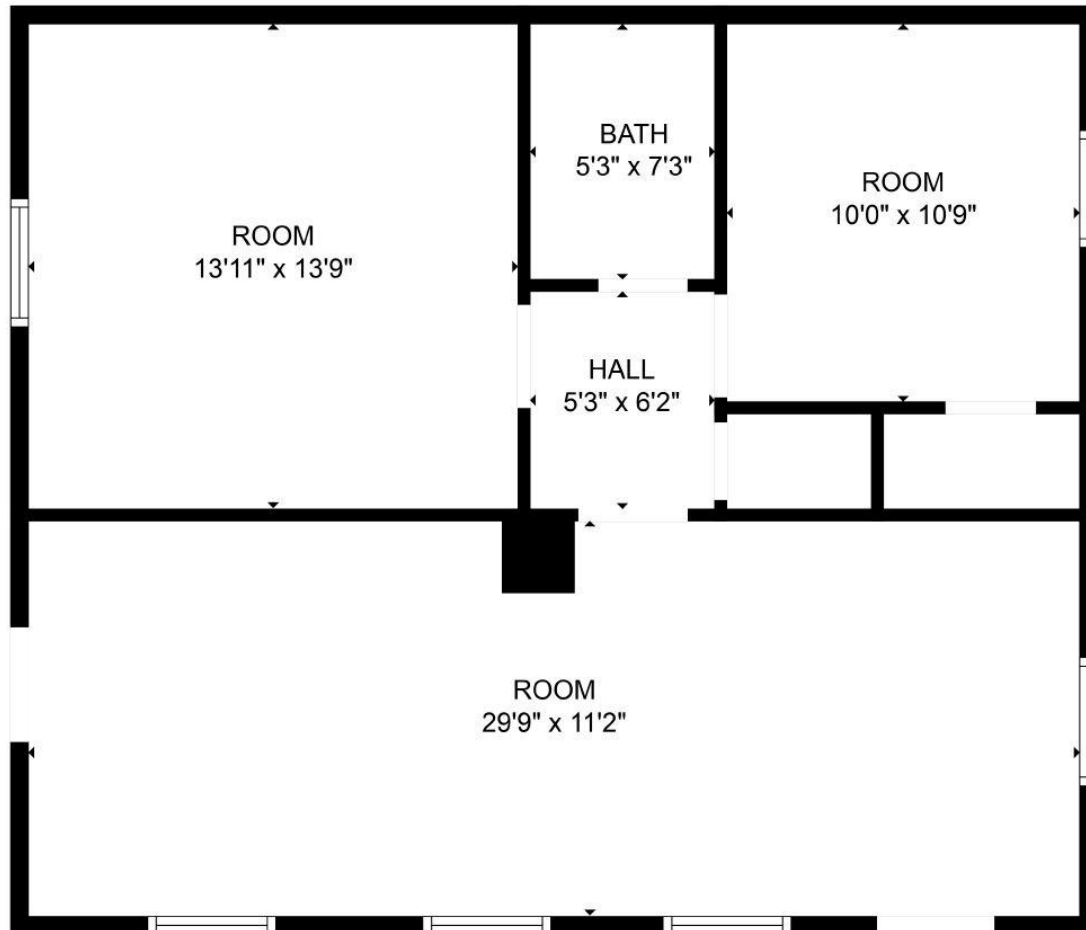








School House and Playground:  
 2 Multi-purpose rooms  
 1 large study room  
 Bathroom and storage



School House Total SF: 711.50 ±



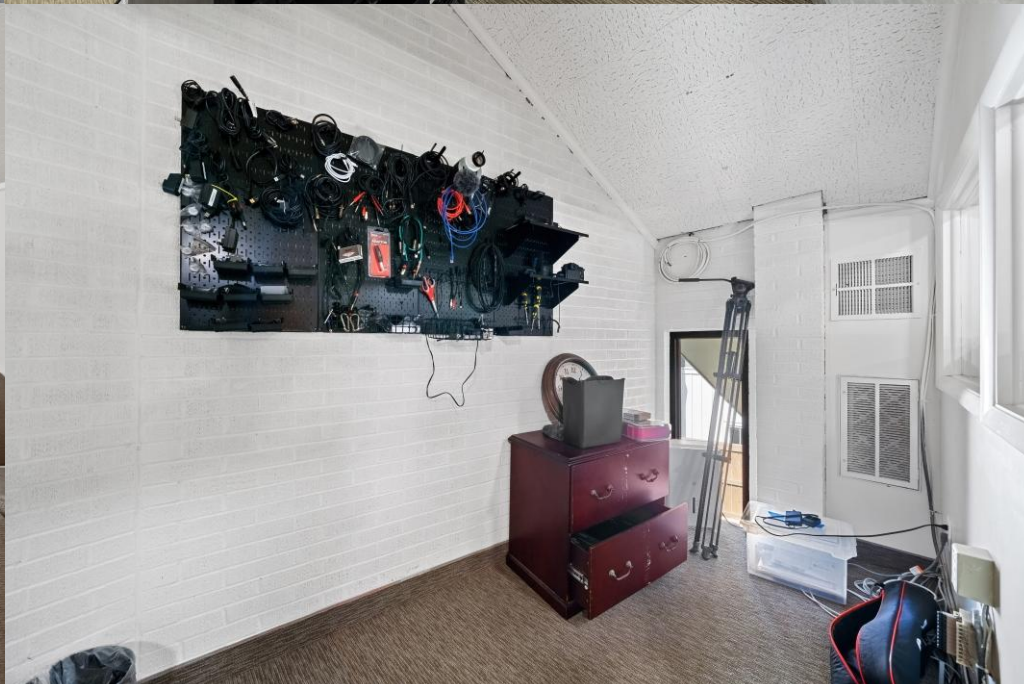
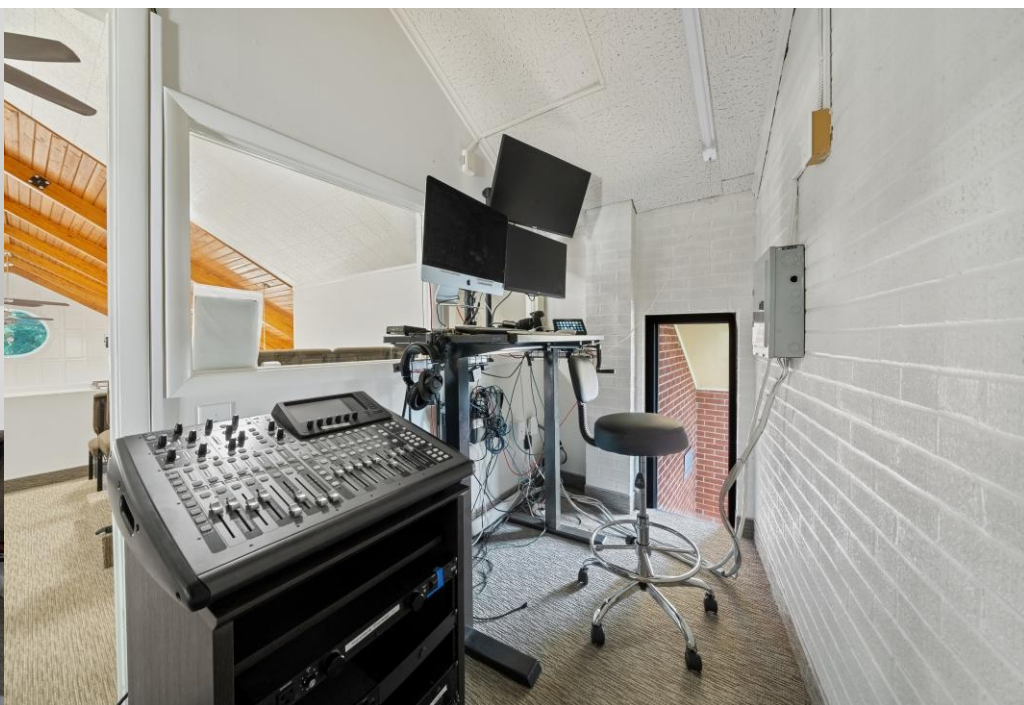


## Worship Center Photos:





## Gallery & Studio Photos:





## Kitchen & Dining Hall Photos:



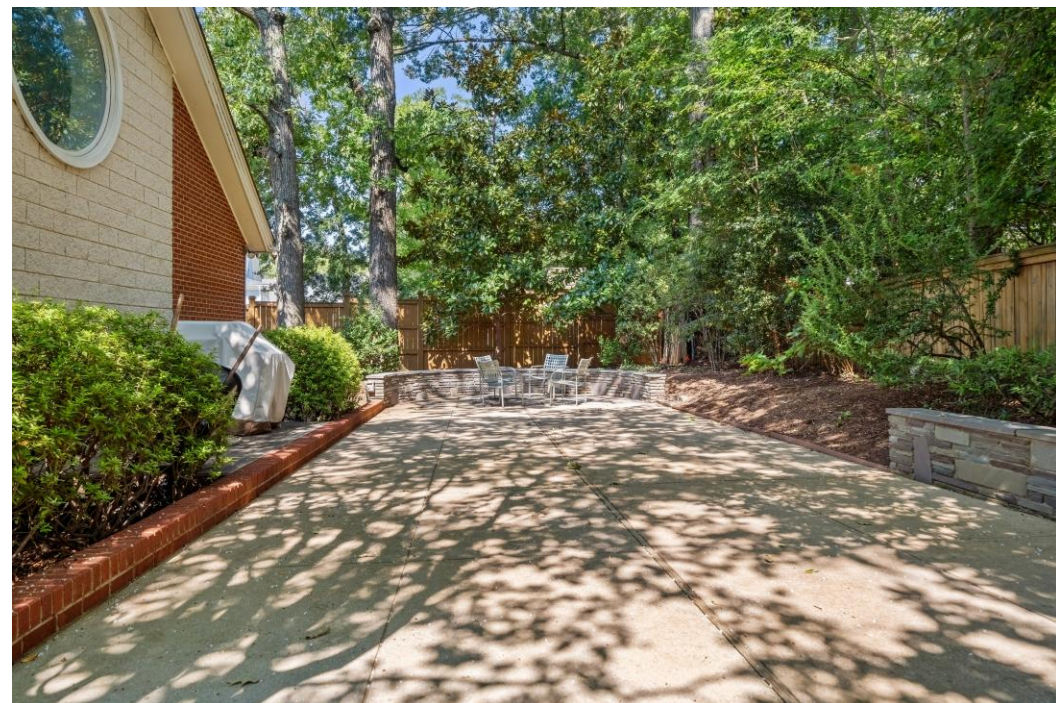


## Office, Multi-Purpose & Nurse's Photos:



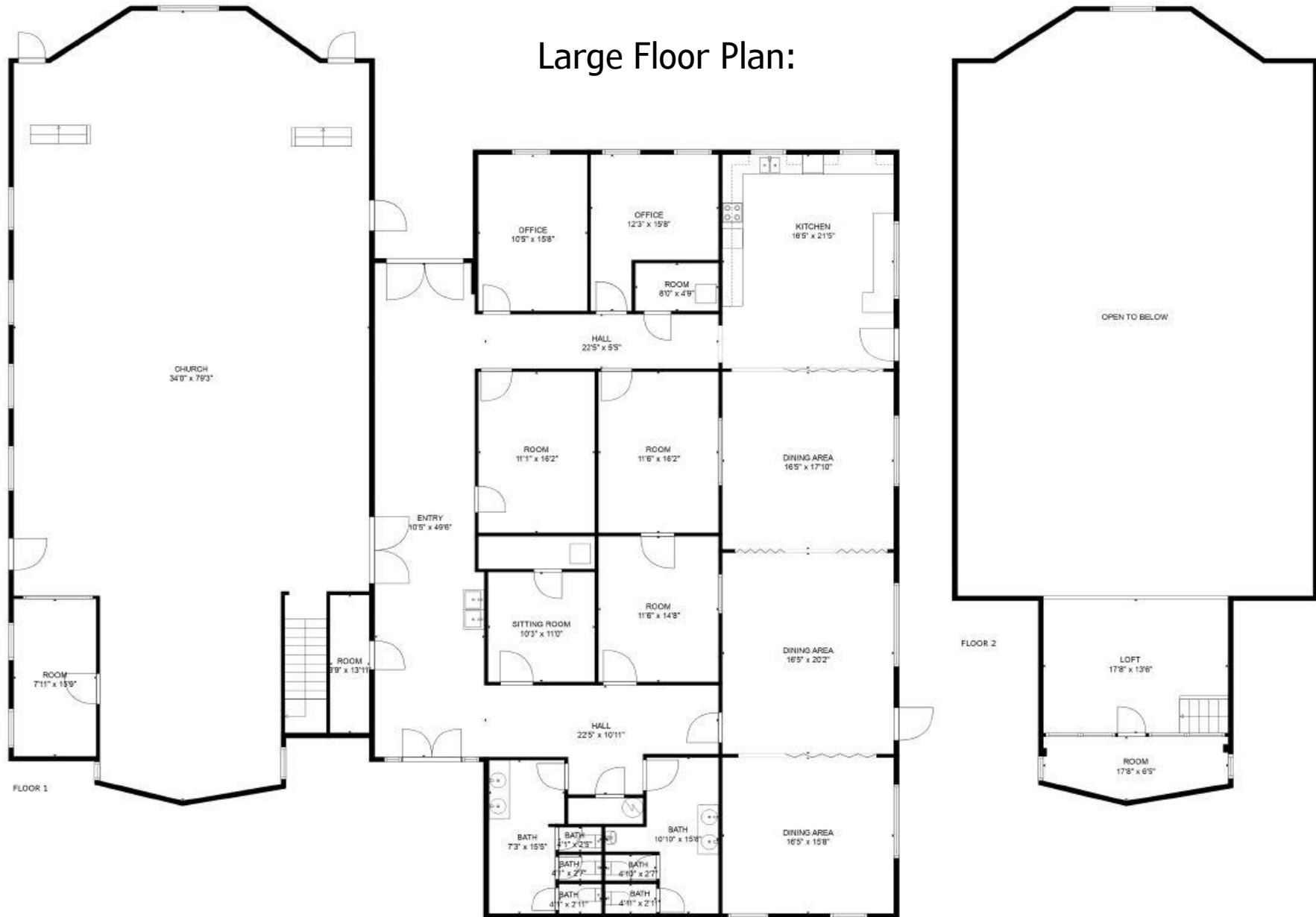


## Courtyard & Outdoor Photos:





## Large Floor Plan:



**Nash Patton**  
 (803) 622-1585  
[Nashpatton@gmail.com](mailto:Nashpatton@gmail.com)  
 1707 John B White Sr Blvd.  
 Suite E, Spartanburg SC,  
 29301

**TOTAL: 6380 sq. ft**  
 FLOOR 1: 6032 sq. ft, FLOOR 2: 348 sq. ft  
 EXCLUDED AREAS: OPEN TO BELOW: 1913 sq. ft

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