

## PROPERTY HIGHLIGHTS:

1.634 ACRES | PRIME RALEIGH INFILL

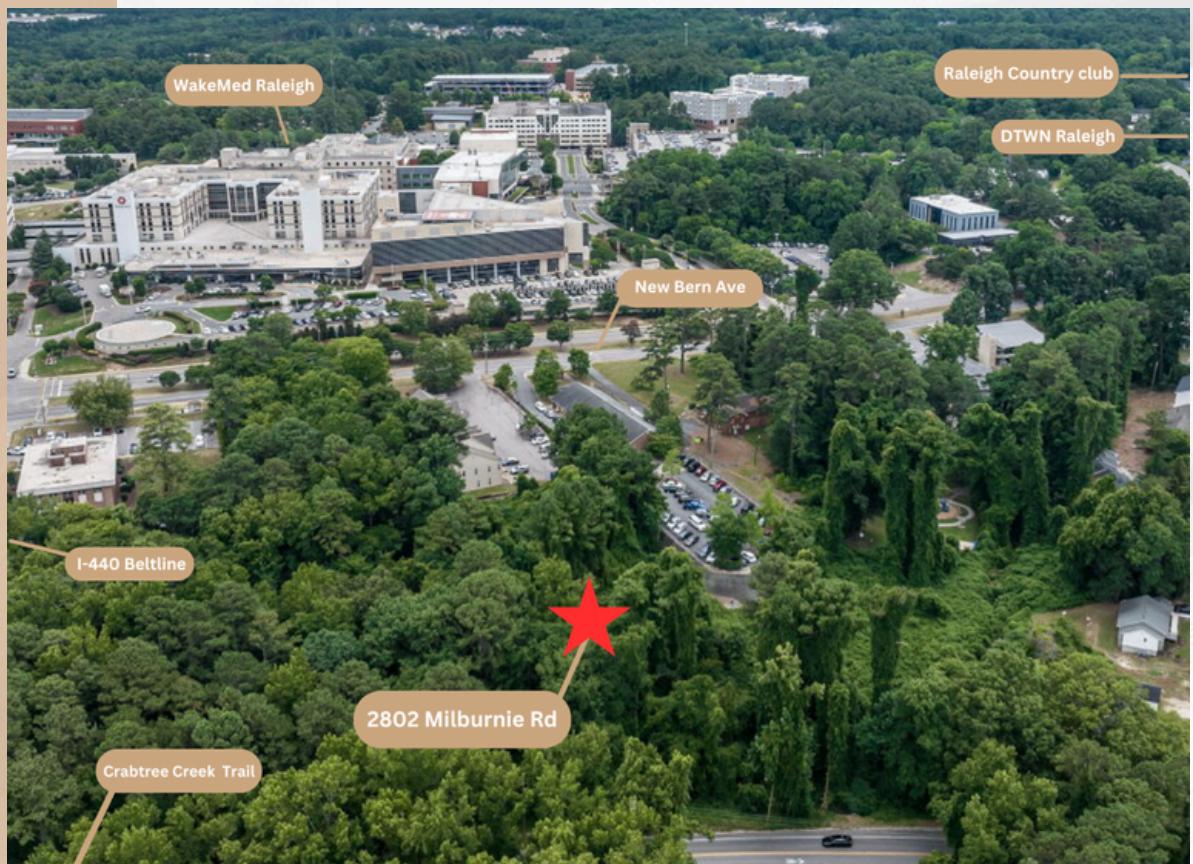
ZONED OX-5 (MIXED USE | UP TO 5 STORIES)

INSIDE NEW BERN AVE BRT CORRIDOR

1-2 MILES TO DWNTN RALEIGH AND I-440 BELTLINE

CONCEPT PLANS FOR APARTMENTS OR TOWNHOMES

DIRECTLY ACROSS FROM WAKE MED RALEIGH & CRABTREE CREEK TRAIL



# 2802 MILBURNIE RD RALEIGH, NC 27610

Excellent development opportunity with seller financing available! Prime Raleigh location zoned OX-5 with an unapproved preliminary concept plan for apartment building or up to 10 townhomes. This property includes a natural area ideal for a community garden, pocket park, walking trail, or other landscaped amenity. Recently recombined to 1.634 acres with ROW agreement in place for access from New Bern Ave, plus Milburnie Rd frontage.

The New Bern Ave BRT (Bus Rapid Transit) corridor is slated to begin construction late 2025. Minutes to WakeMed Raleigh, I-440, Downtown Raleigh, and Crabtree Creek Trail. Now is the time to invest in this emerging, transit-oriented health and education district! Additional maps and proposal information available upon request.

**Sizemore**  
realty group

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