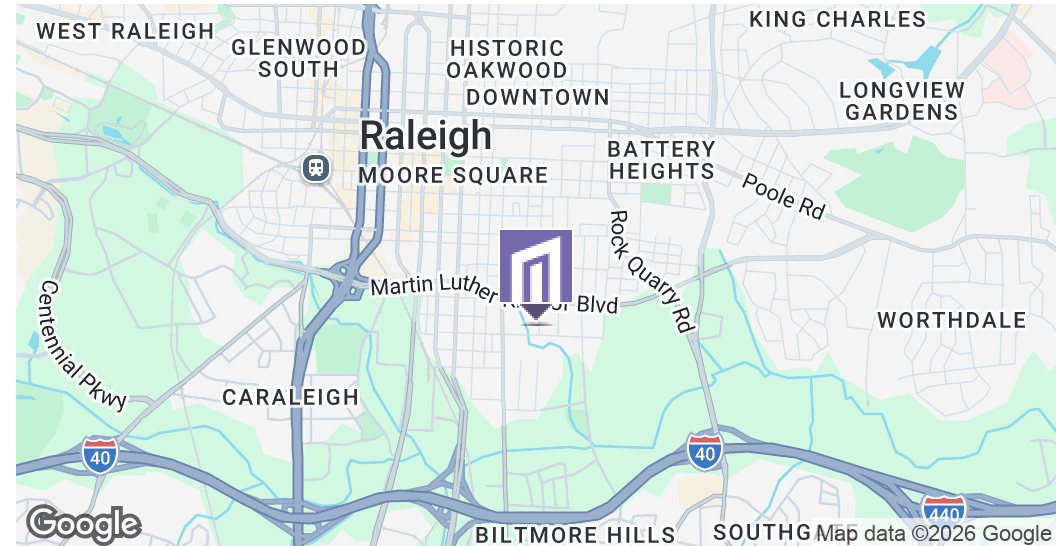


1110 Holmes St. & 557 Bragg St., Raleigh, NC 27601



OFFERING SUMMARY

Sale Price:	\$1,650,000
Lot Size:	2.43 Acres
Zoning:	R-10
Market:	Downtown Raleigh
Submarket:	East Raleigh-South Park District
Pin #:	17113040055 & 1703939940
Non-Rural:	Opportunity Zone

PROPERTY OVERVIEW

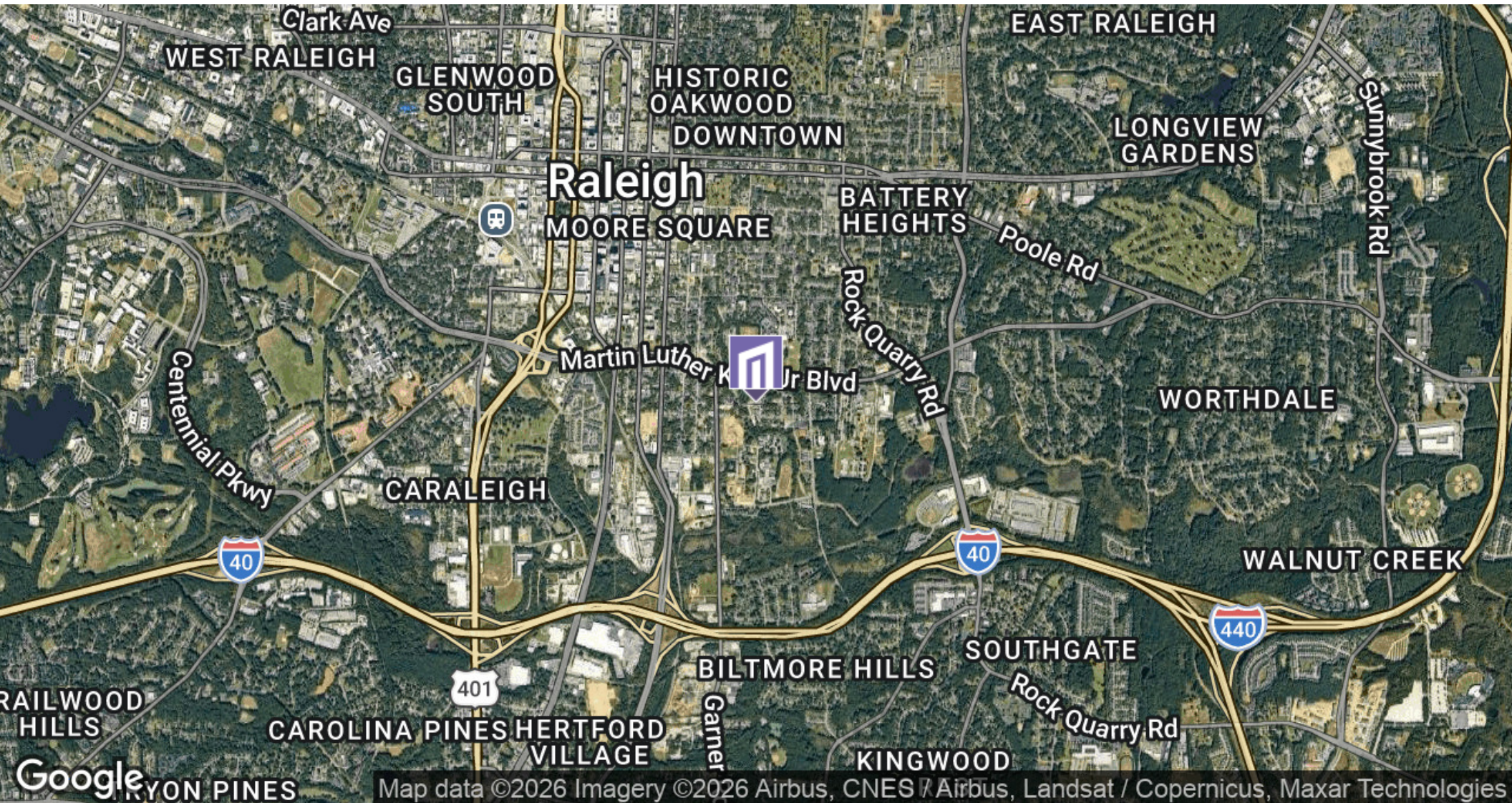
Located just minutes from Downtown Raleigh, this 2.43-acre parcel with a 7,527-square-foot church presents a prime opportunity for multi-family development within an Opportunity Zone. Situated conveniently near the newly revamped 29-acre John Chavis Memorial Park, as well as the thriving Fayetteville Street and Moore Square districts, this location offers a surplus of amenities. Raleigh's acclaim and national recognition, marked by numerous awards, further enhance the appeal of this site for residential urban infill projects.

PROPERTY HIGHLIGHTS

- Prime Urban Infill Development Site
- Minutes to downtown Raleigh's arts and entertainment districts
- Walkable to the newly renovated John Chavis Memorial Park
- Surrounded by a mix of new residential development & single-family activity

DEREK MANGUM, BROKER
919.682.0501 X3 | 919.819.9223
dmangum@maverickpartners.com

1110 Holmes St. & 557 Bragg St., Raleigh, NC 27601



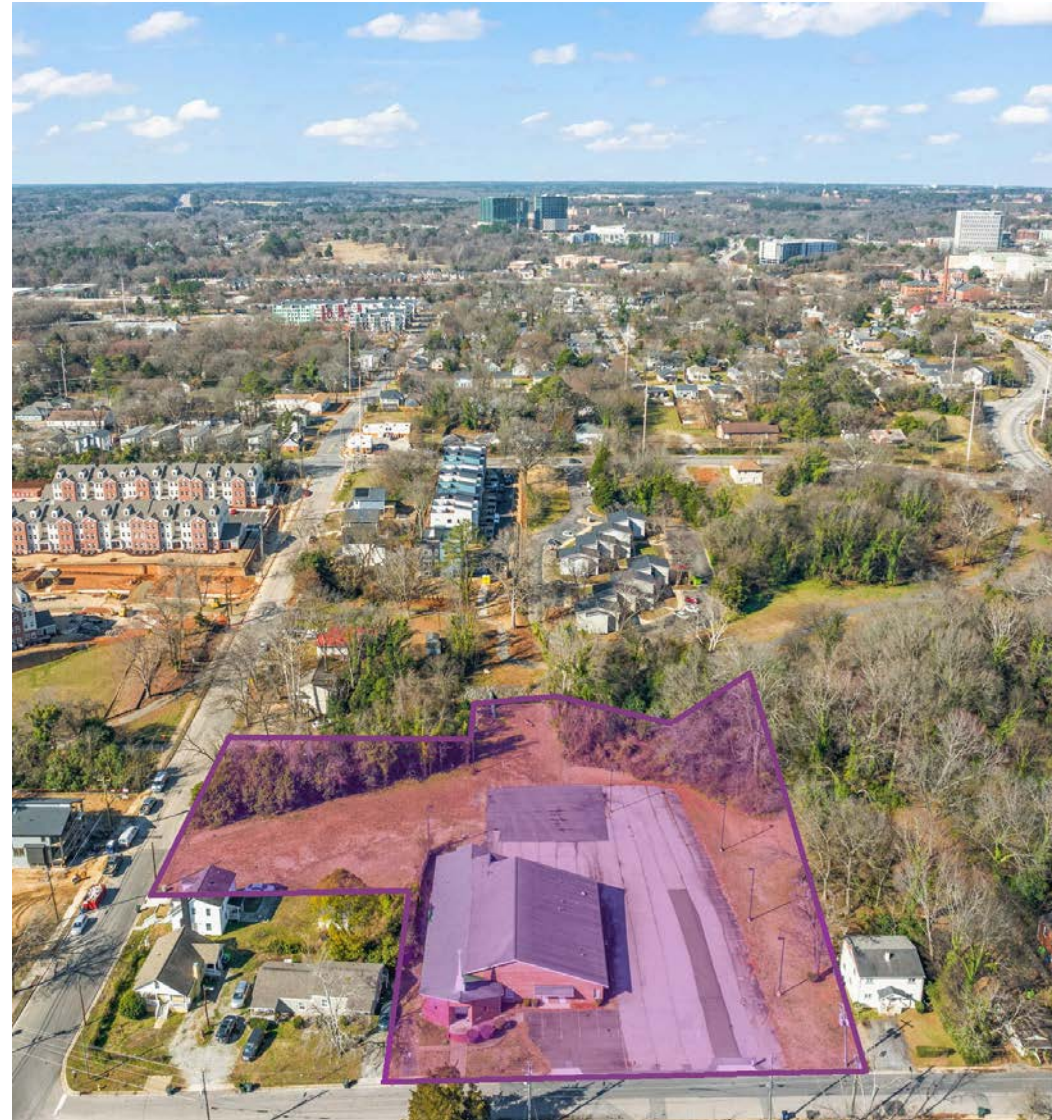
DEREK MANGUM, BROKER

919.682.0501 X3 | 919.819.9223

dmangum@maverickpartners.com



1110 Holmes St. & 557 Bragg St., Raleigh, NC 27601

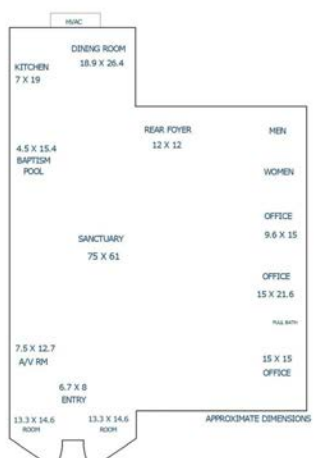


DEREK MANGUM, BROKER
919.682.0501 X3 | 919.819.9223
dmangum@maverickpartners.com

File No: 250367

SKETCH ADDENDUM

Borrower or Owner: _____
 Property Address: 1110 HOLMES STREET
 City: RALEIGH County: WAKE State: NC Zip Code: 27601
 Client: MAVERICK PARTNERS-DEREK MANGUM



THIS SKETCH IS THE PROPERTY OF THE COMPANY CREATING IT AND THE REQUESTING PARTY LISTED IN THE HEADER ABOVE.

Comments:

AREA CALCULATIONS SUMMARY			
Code	Description	Net Size	Net Totals
GBA1	First Floor	7527.3	7527.3
Net BUILDING Area		(rounded)	7527

BUILDING AREA BREAKDOWN			
	Breakdown	Subtotals	
First Floor	1.0 x 0.0	0.2	
0.5 x	7.0 x 35.7	249.9	
0.5 x	0.0 x 13.6	40.8	
0.5 x	0.0 x 7.4	9.1	
0.5 x	0.8 x 0.5	0.2	
	34.0 x 0.5	17.0	
	83.7 x 77.0	6444.9	
0.5 x	0.0 x 7.4	8.1	
0.5 x	0.0 x 13.6	40.8	
	20.0 x 35.5	710.0	
Curve	7.6 x 45.0*	3.6	
Curve	7.6 x 45.0*	3.6	
12 Items		(rounded)	7527

Page 1 of 1





RALEIGH/WAKE COUNTY RANKINGS 2024 HIGHLIGHTS

- #7 Most Educated City in the U.S. (Raleigh-Cary, NC) | WalletHub
- #3 Best Place for Millennials to Live and Work in the U.S. (Raleigh, NC) | Commercial Café
- #2 City with the Best Roads in the U.S. (Raleigh, NC) | Insider Monkey
- #3 Top City Homebuyers Should Be Buying In Post-Pandemic (Raleigh, NC) | Microsoft Start
- #3 Best City for Renters (Raleigh, NC) | Forbes Advisor
- #7 Best City for New Graduates in 2024 (Raleigh, NC) | Zumper
- #11 Best-Run City in America (Raleigh, NC) | WalletHub
- #4 Top Rental Market for College Graduates (Raleigh, NC) | Realtor.com
- #5 Best Place to Live for Quality of Life in the U.S in 2024-2025 (Raleigh, NC) | U.S. News & World Report
- #3 Largest Population Surge City (Raleigh, NC) | U.S. Census
- #2 Very Large Metro in the U.S. for Overall Growth Index 10YR (Raleigh) | Brookings Institute
- #6 Best Place to Live in the U.S in 2024-2024 (Raleigh, NC) | U.S. News & World Report
- #3 U.S. City with the Fastest Growing Job Market (Raleigh, NC) | Microsoft Start
- #8 Best U.S. City to Start a Business in 2024 (Raleigh, NC) | USA Today
- #8 Top U.S. Metro for MBA Students & Graduates (Raleigh, NC) | CoworkingCafe
- #3 Largest Population Surge City (Raleigh, NC) | U.S. Census #1 Top Metro for Career Growth (Raleigh, NC) | moveBuddha



DEREK MANGUM

Broker

Direct: 919.682.0501 x3 **Cell:** 919.819.9223
dmangum@maverickpartners.com

NC #243683