

FOR SALE

# 1117 HILLSBOROUGH ST & 920 W. MORGAN ST

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**LEE & ASSOCIATES**  
COMMERCIAL REAL ESTATE SERVICES  
RALEIGH • DURHAM • WILMINGTON

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# OVERVIEW

Lee & Associates is pleased to present 1117 Hillsborough Street, a  $\pm 4,513$  SF two-and-one-half story historic office building and a  $\pm 1,829$  SF duplex (920 West Morgan Street) with an on-site parking lot in Downtown Raleigh. This is a trophy location with frontage along Hillsborough Street and West Morgan Street, midway between North Carolina State University, the Downtown Business District, and Glenwood South.

## 1117 HILLSBOROUGH ST "JOHN W. THOMPSON HOUSE"

*The Thompson House has historical significance as the residence of John W. Thompson, noted Raleigh judge and civic leader from 1914 until 1934. The house has also been the home of the National Opera Company, supported and guided by A.J. Fletcher from the early 1950s until 2000.*

- »  $\pm 4,513$  SF
- »  $\pm 0.48$  Acres in total
- » Built in 1920, significant renovations completed in 2004-2005
- » Zoned NX-3
- » GIS PIN: 1703292686
- » Electricity Provider: Duke Energy
- » Water & Sewer: City of Raleigh
- » Private Parking Lot with 16 dedicated spaces + street parking

## 920 W. MORGAN ST

- »  $\pm 1,829$  SF
- » Fully occupied
- » 1 bed/1 bath & 3 bed/1 bath
- » Zoned NX-3
- » Private Parking Lot with 4 dedicated spaces + street

Sale price: \$2,775,000





# 1117 HILLSBOROUGH ST





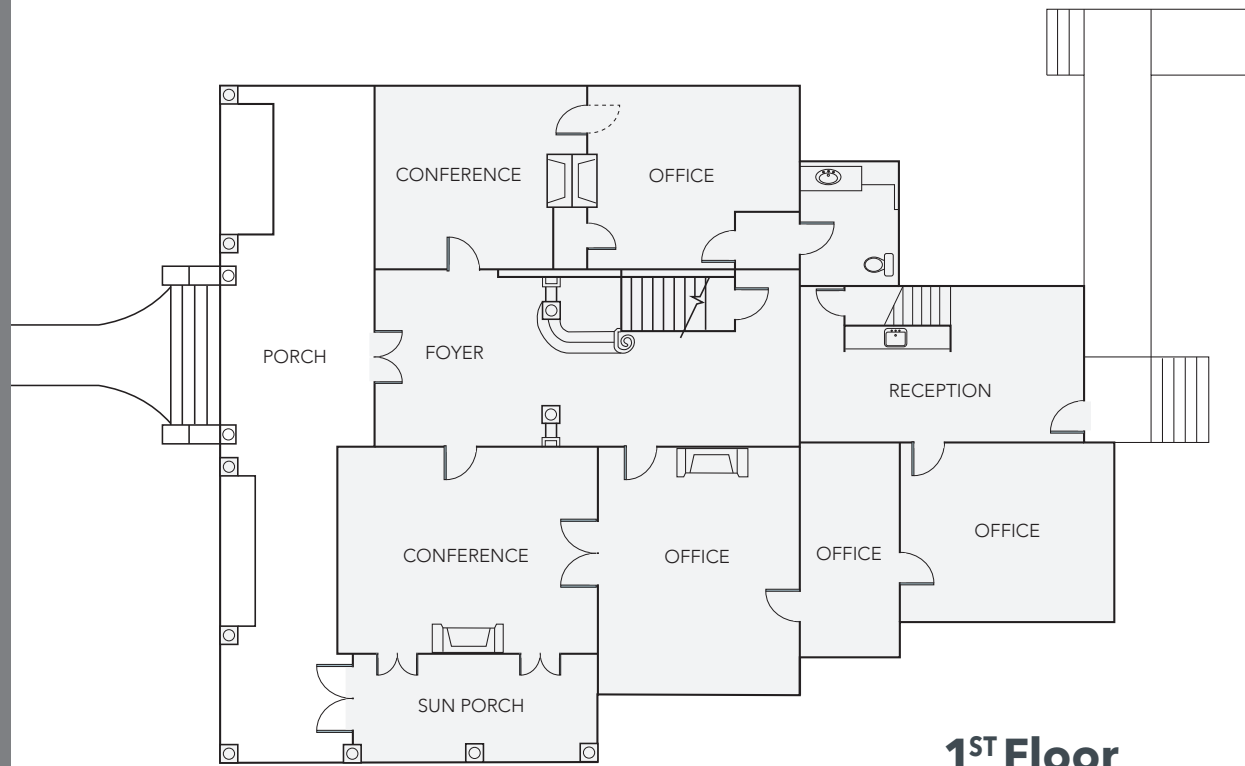
# COLONIAL REVIVAL STYLE

## WITH SOUTHERN COLONIAL FEATURES

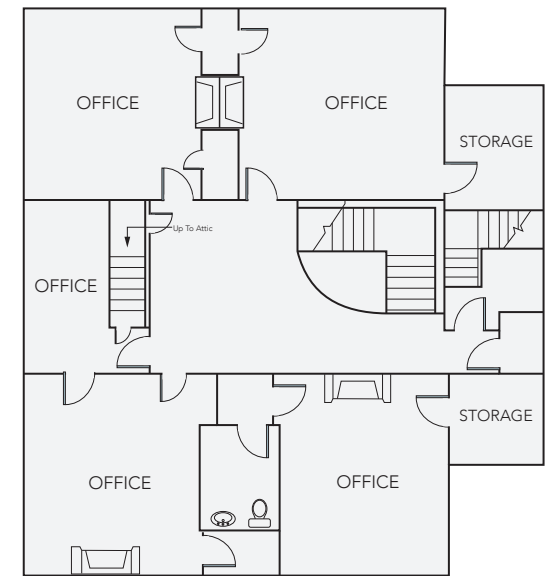
- » Doric Columns and Wraparound Porch
- » Diamond Paned Upper Sash Windows
- » Granite topped spandrels
- » Double-leaf glazed and paneled door with fanlight & side lights
- » 13' ceilings and plaster walls, and ornate classical decorative trim
- » Brick fireplaces and hearths with Neoclassical Revival-style wooden mantels



# FLOOR PLANS - 1117 Hillsborough St



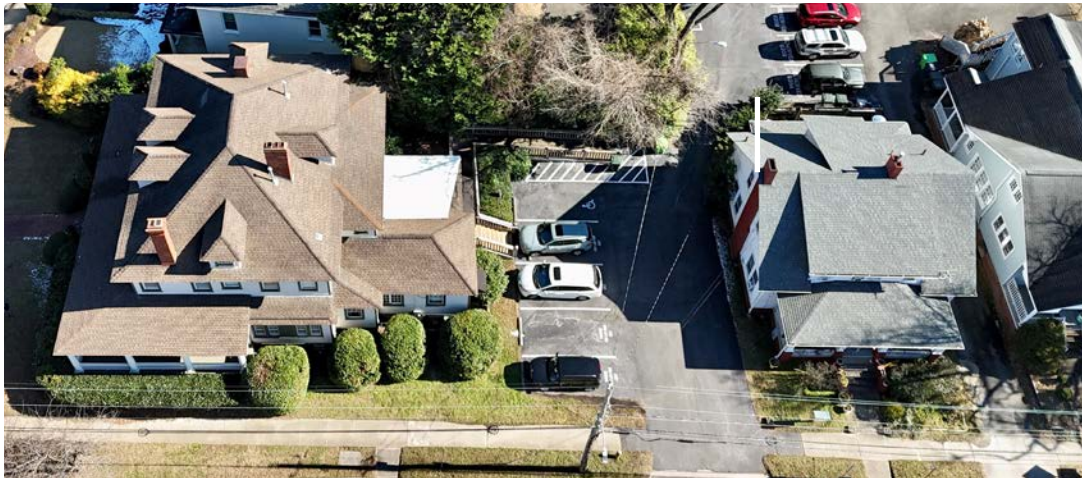
**1<sup>ST</sup> Floor**



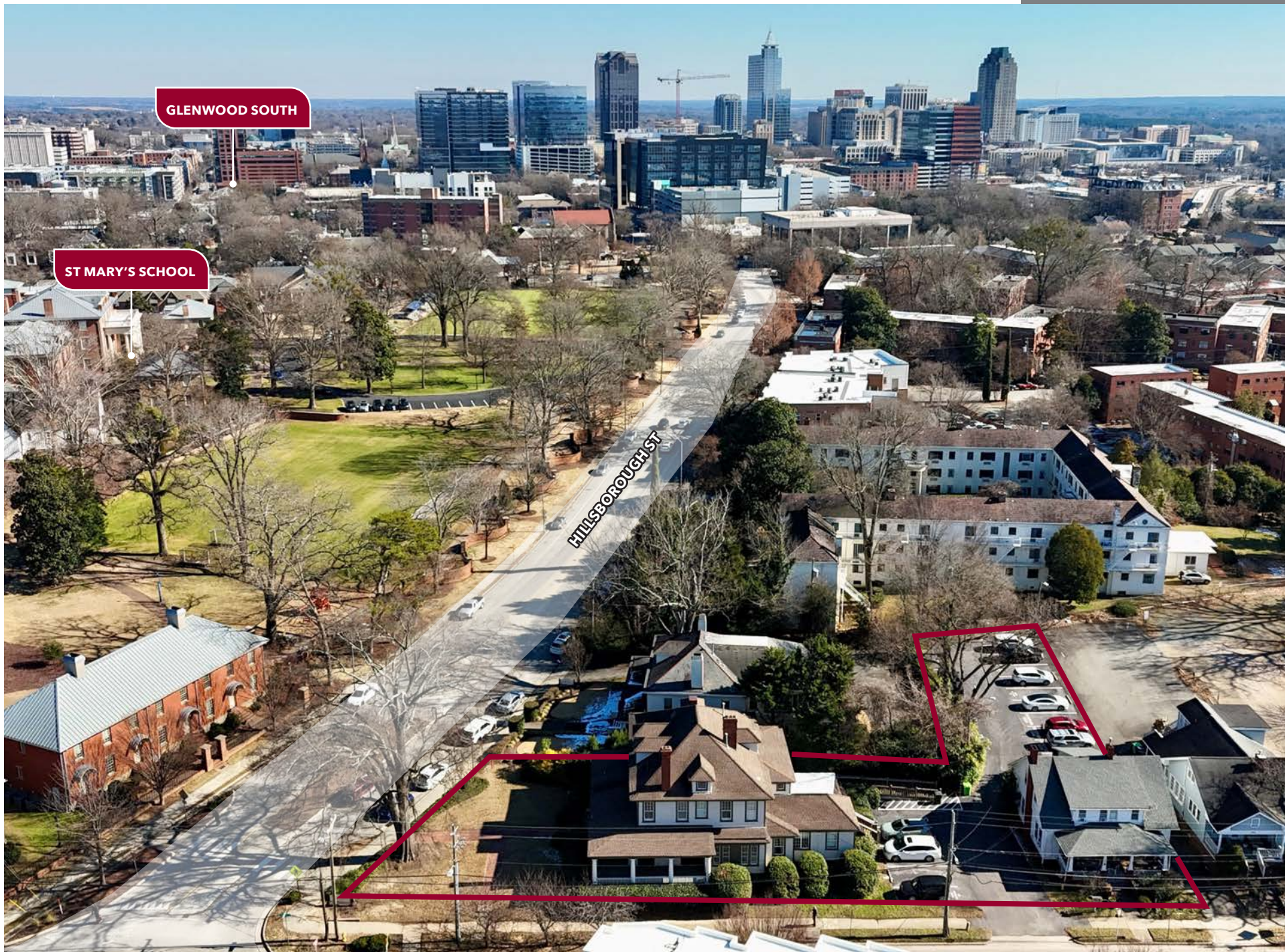
**2<sup>ND</sup> Floor**



# 920 W. MORGAN ST

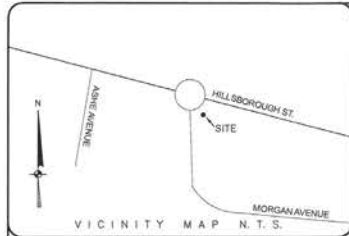








# SURVEY

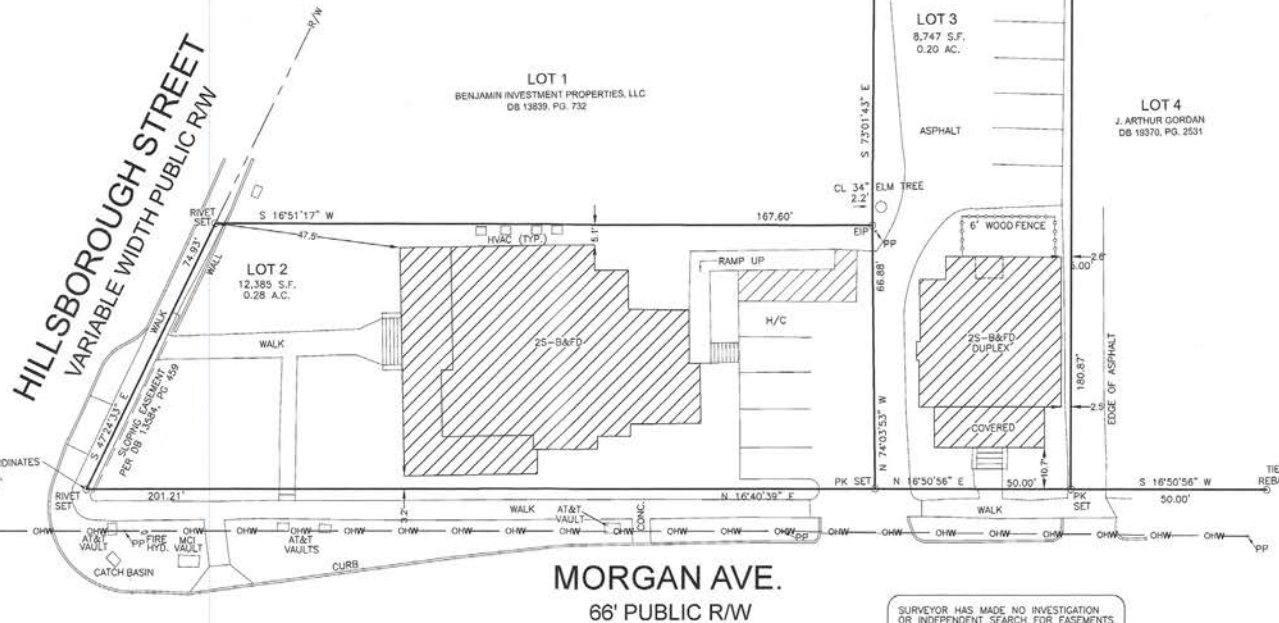


**LEGEND**

- LINES SURVEYED
- LINES NOT SURVEYED
- E.I.P. --- EXISTING IRON PIPE
- I.P.S. --- IRON PIPE SET
- C.M.S. --- CONCRETE MONUMENT SET
- E.C.M. --- EXISTING CONCRETE MONUMENT
- P.K.S. --- P.K. NAIL SET
- E.P.K. --- EXISTING P.K. NAIL
- R/W --- RIGHT OF WAY
- D.B. --- DEED BOOK
- P.P. --- POWER POLE
- O.H.W. --- OVER HEAD WIRE
- R.R.S. --- RAILROAD SPIKE
- (1234) --- ADDRESSES

0 10' 20'  
1" = 20'

NC GRID COORDINATES  
N=739895.79  
E=2102283.67  
NAD 83/2011



NORTH CAROLINA  
WAKE COUNTY

I, Barry L. Scott, certify that this plot was drawn under my supervision from (an actual survey made under my supervision) (deed description recorded in Book 10581, page 2071, etc.) (other) that the ratio of precision as calculated by latitude and departures is 1/10,000, that the boundaries not surveyed are shown as broken lines plotted from information found in Book 351, page 187, that this plot was prepared in accordance with the G.S. 47-30 as amended. Witness my original signature, registration number and seal this 20th day of JUNE, A.D. 2024.



This parcel is located in the RALEIGH Planning Jurisdiction.

SURVEYOR HAS MADE NO INVESTIGATION OR INDEPENDENT SEARCH FOR EASEMENTS OF RECORD, ENCUMBRANCES, RESTRICTIVE COVENANTS, OWNERSHIP TITLE EVIDENCE OR ANY OTHER FACTS THAT AN ACCURATE AND CURRENT TITLE SEARCH MAY DISCLOSE

LOTS 2 AND 3 BOYLAN AS RECORDED IN BOM 1911, PG. 113 W.C.R.

THIS PLAT RECORDED IN B.O.M./P.B./P.C. \_\_\_\_\_ PG. \_\_\_\_\_ WAKE COUNTY REGISTRY

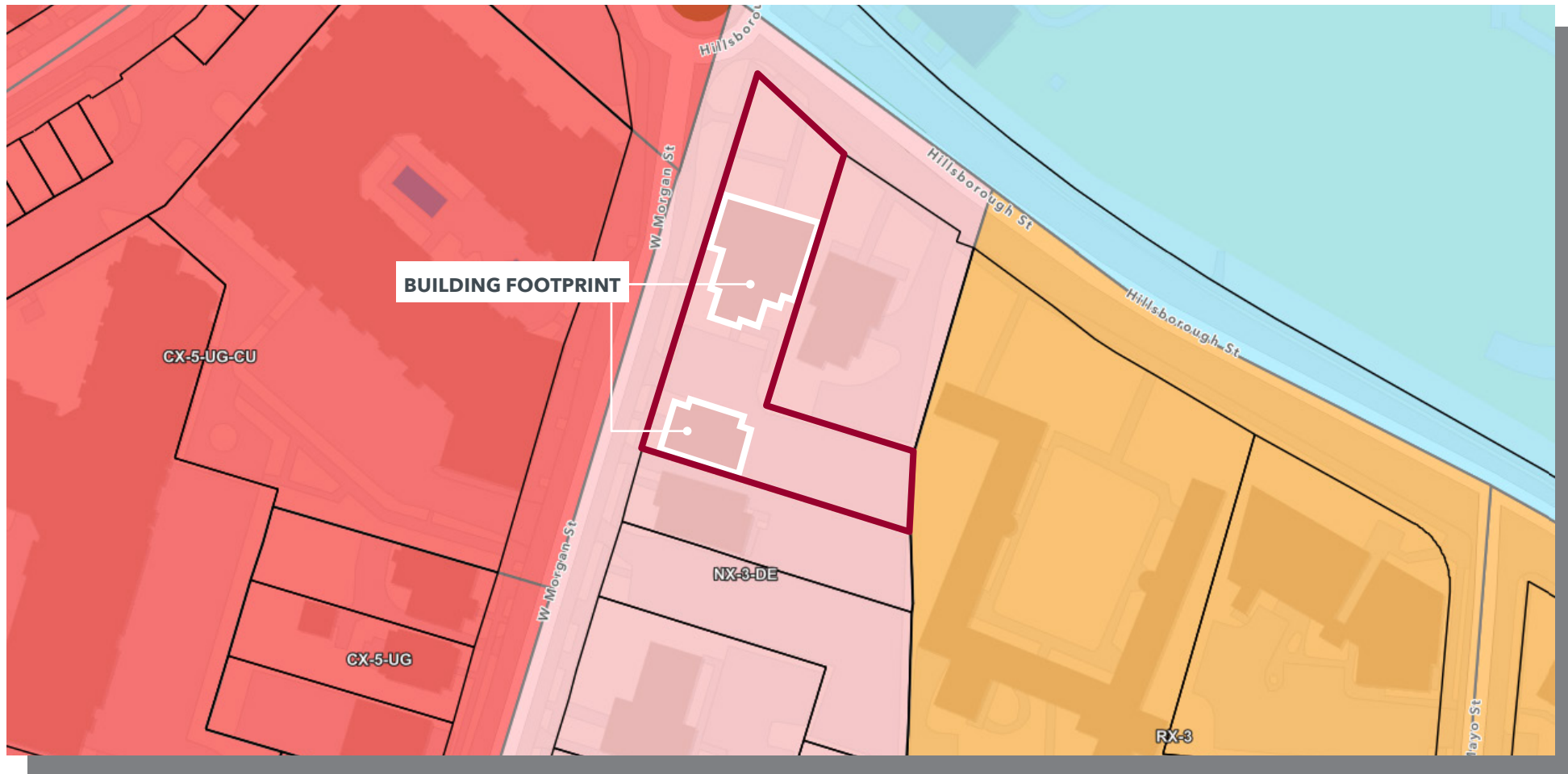
**BARRY L. SCOTT**  
LAND SURVEYING  
PROFESSIONAL LAND SURVEYORS  
P.O. BOX 17493  
RALEIGH, NC 27614  
TEL: 919.852-0464  
JOB NO.: 24-06-02

**FLETCHER HISTORIC PROPERTIES LLC**  
1117 HILLSBOROUGH STREET & 920 WEST MORGAN AVENUE  
PIN(S): 1703292686  
STATE OF NORTH CAROLINA, U.S.A.  
COUNTY: WAKE

DATE: 06-20-2024  
FIELD BK: 20246-1  
SURVEYED BY: BLS  
FILE: 2\_3BL.dwg  
ZONED: N-X-3  
TOWNSHIP: RALEIGH  
REVISED: 1-17-10-2024  
DATE: 07-10-2024



# ZONING



## NEIGHBORHOOD MIXED USE (NX-)

NX- is intended to provide for a variety of residential, retail, service and commercial uses all within walking distance of residential neighborhoods. To limit the overall scale, NX- has a maximum lot size of 10 acres. Maximum height limits should be compatible with adjacent residential development.

## DETACHED (-DE)

UDO Sec. 3.4.3: Intended for areas transitioning from residential to commercial. Accommodates neighborhood-scaled, low-intensity commercial uses while maintaining the residential character of the street.



# AREA AMENITIES





# RALEIGH, NORTH CAROLINA

Raleigh is one of the most highly sought-after cities in the U.S. and on the list of some of the world's biggest businesses and most educated professionals. As North Carolina's capital city, Raleigh is a dynamic economic hub driven by explosive population growth, a diverse talent pipeline, an exceptional quality of life, and a low cost of doing business. Raleigh ranks as a top place for business with recruitment and expansion announcements by corporate headquarters, technology, and life science companies.

## Major Employers



## Tier-One Research Universities



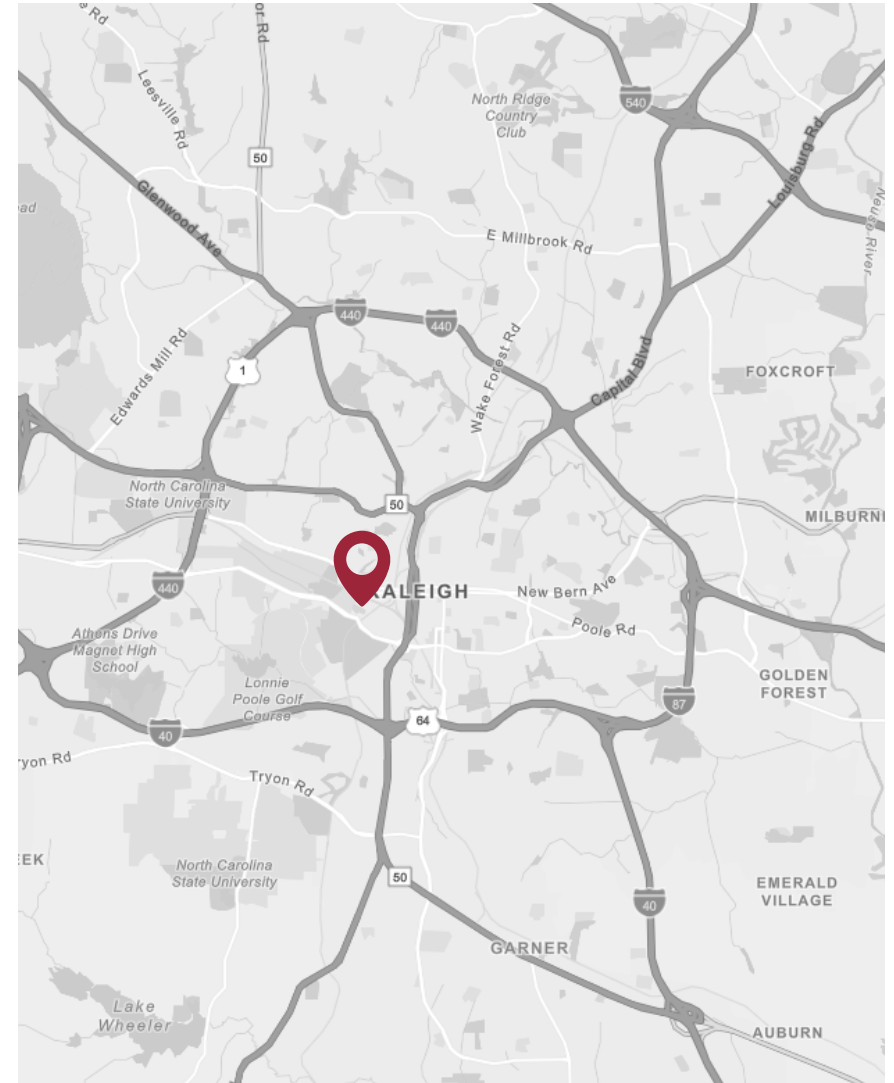
THE UNIVERSITY  
of NORTH CAROLINA  
at CHAPEL HILL





# DEMOGRAPHICS

	1 MILE	3 MILES	5 MILES
Population (2024)	18,942	108,637	227,534
Daytime Population	53,865	154,166	375,211
Median Age	29.2	30.7	32.3
Average Household Income	\$119,484	\$125,530	\$119,244
Average Home Value	\$678,699	\$709,558	\$652,036
Bachelor's Degree or Higher	70.5%	59.3%	56.7%



**#3 U.S. City  
with the Fastest  
Job Growth**  
Quartz

**#2 Hottest Real  
Estate Market  
in 2024**  
U.S. News & World Report

**#1 Place to  
Start a Small  
Business**  
LendingTree

**#2 Best  
Performing City  
in the U.S.**  
Milken Institute

**#2 Best Place  
to Live  
in America**  
StudyFinds





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