



FUTURE RESIDENTIAL DEVELOPMENT (±625 UNITS)

FUTURE ALTA TOWN CENTER APARTMENTS (336 UNITS)

CADENS @ TOWN CENTER LENNAR TOWNHOMES (151 UNITS)

FUTURE TRIANGLE TOWN CENTER APARTMENTS (±384 UNITS)

FUTURE 110-KEY HOTEL



OLD WAKE FOREST ROAD

POYNER PLACE



FUTURE MIXED-USE DEVELOPMENT

SITE

SPRING FOREST ROAD

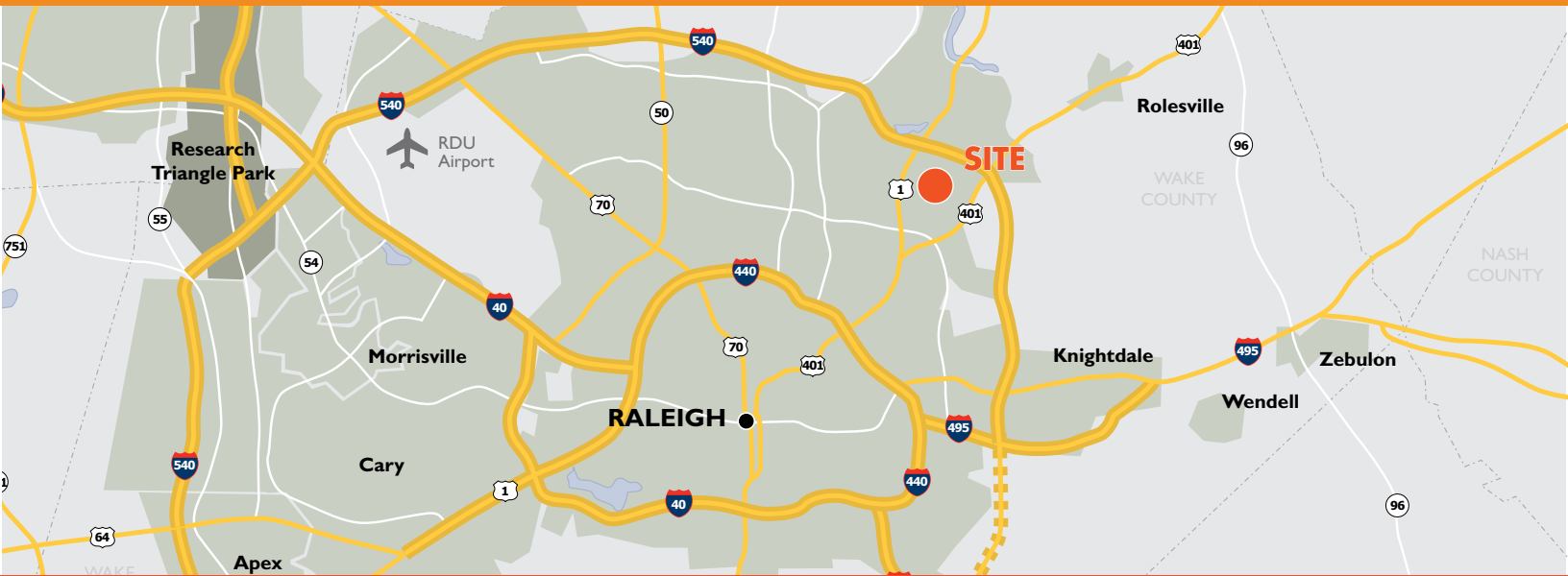


4060 SUMNER BOULEVARD
RALEIGH, NC

COMMERCIAL LAND FOR SALE
±1.19 ACRES

4060 SUMNER BOULEVARD

COMMERCIAL LAND FOR SALE



Foundry Commercial is pleased to present approximately 1.19 acres of land located along Sumner Boulevard adjacent to Triangle Town Center and Poyner Place shopping centers and in close proximity to I-540, and U.S. 401. Triangle Town Center and Poyner Place feature numerous amenities as well as a diverse collection of national, regional, and local retail tenants such as Belk, Saks Fifth Avenue, Dick's Sporting Goods, Old Navy, World Market, H&M, and Target. The Property is conveniently located in one of the fastest growing submarkets in the Triangle and allows a developer to take advantage of increased infrastructure, population growth and rising incomes. The site is located within the (CX-4-CU) Commercial Mixed Use zoning district within the City of Raleigh, which allows for a variety of retail, multifamily and commercial uses with a height restriction up to four stories.

PROPERTY FEATURES			
LAND SIZE	1.19 Acres		
PIN #	1726798276		
TIMING	Immediately		
ZONING	Commercial Mixed Use (CX-4-CU)		
UTILITIES	Municipal water and sewer		
LIST PRICE	\$933,055 (\$18.00 PSF)		
DEMOGRAPHICS			
	1 MILE	3 MILES	5 MILES
2025 ESTIMATED POPULATION	11,760	87,799	200,568
2030 PROJECTED POPULATION	13,303	94,496	213,614
AVG. HOUSEHOLD INCOME	\$83,672	\$106,911	\$127,870
EST. HOUSEHOLDS	5,075	35,973	85,526
DAYTIME POPULATION	8,413	52,137	152,014
TRAFFIC COUNTS			
I-540			68,500 VPD
CAPITAL BOULEVARD/ROUTE 1			52,000 VPD

For more information, please contact:

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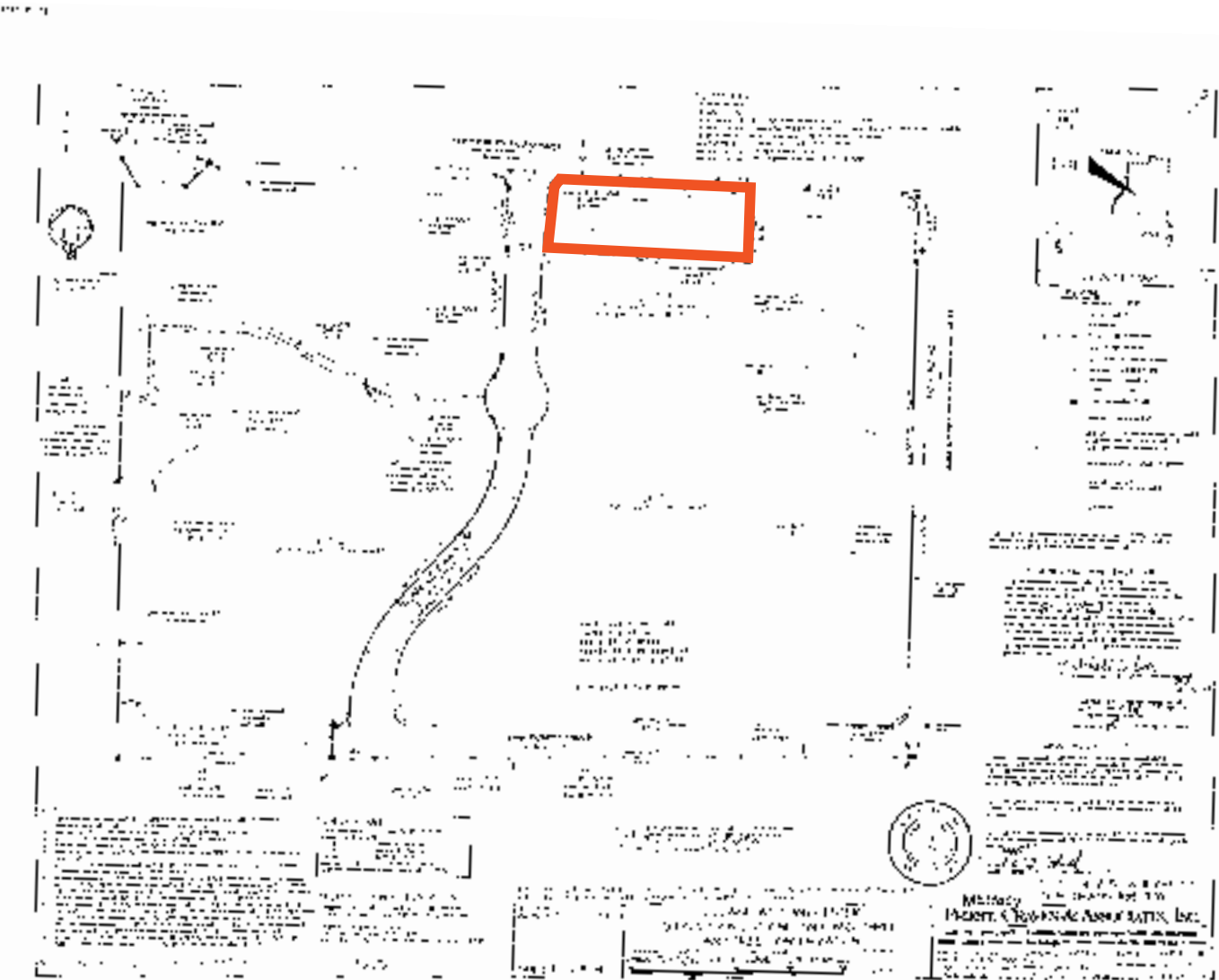
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4060 SUMNER BOULEVARD COMMERCIAL LAND FOR SALE

PLAT



For more information, please contact:

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LOCATION



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