

3600 Ebenezer Church Rd

RALEIGH, NC

0785479002

CONFIDENTIAL OFFERING MEMORANDUM

MARCH 2026

AVISON
YOUNG



**If you would like
more information
please get in touch.**

Steven B. Peden

Principal | Multifamily
+1 919 719 8198
steven.peden@avisonyoung.com

Arnold Siegmund

Principal | Landlord Representation
+1 919 420 1573
arnold.siegmund@avisonyoung.com

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Contents

01. Executive summary	page 03
02. Location overview	page 09
03. Comparables	page 13



01 Executive summary

Project overview

Ebenezer Church Road offers a compelling blend of neighborhood strength, infrastructure momentum, and strategic location **positioning it as a high-potential investment environment within the Raleigh market.**

The area surrounding Ebenezer Church Road features a mix of retail, office, and infill redevelopment sites, supported by steady population growth and strong household incomes. The property benefits from immediate access to major thoroughfares, including I-40, US-70 and I-540, and close proximity to Raleigh-Durham International Airport, streamlining regional connectivity and support commercial growth.

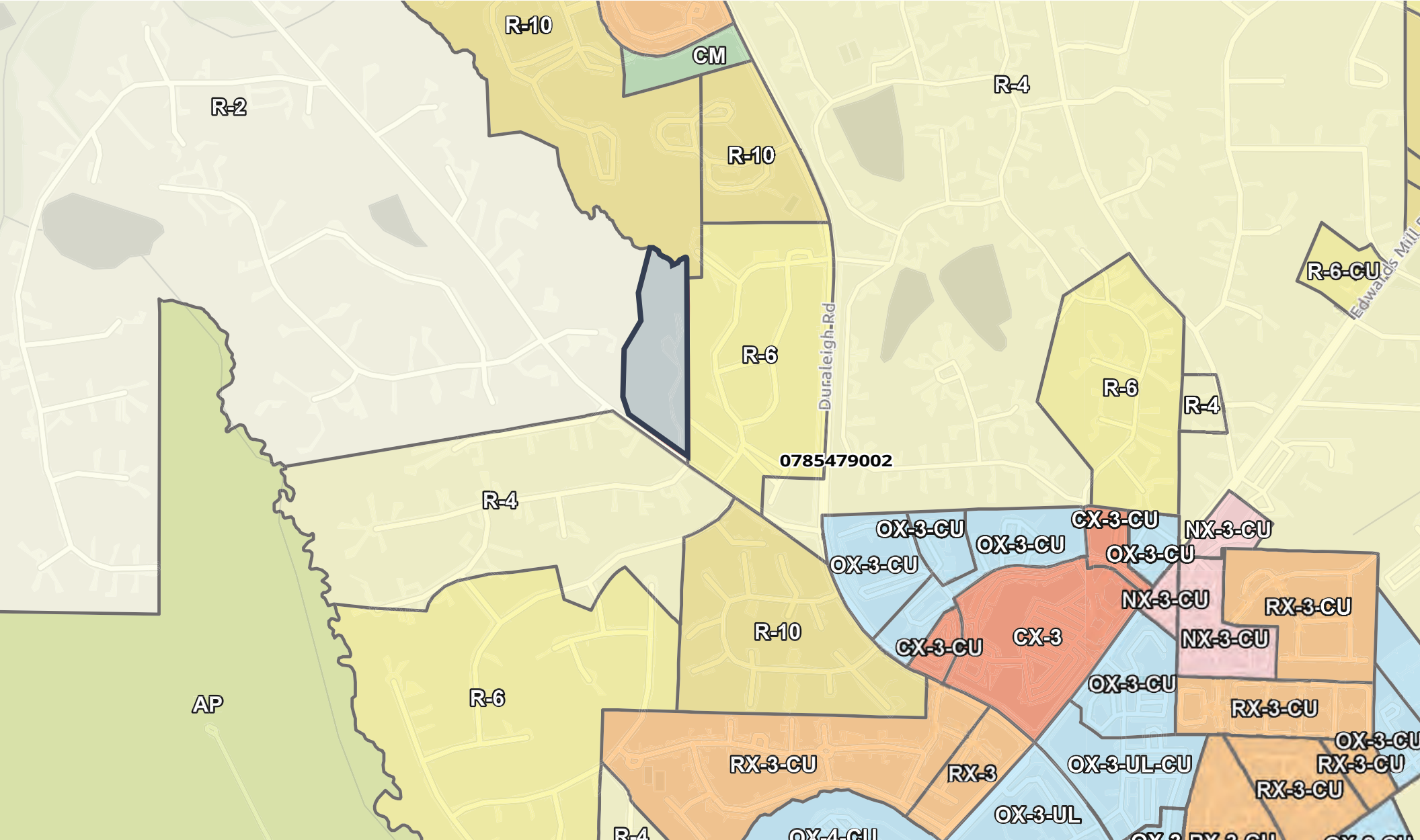
The West Raleigh corridor between US-70 and Wade Avenue is a highly strategic submarket anchored by major regional demand drivers including UNC Rex Hospital, Lenovo Center, and the North Carolina State Fairgrounds. Located at the intersection of I-40, I-440, and Wade Avenue, the area offers exceptional connectivity to downtown Raleigh, RDU Airport, and the broader Triangle region with traffic counts reaching over 27,500 vehicles per day. The mix of steady, everyday traffic from the hospital and nearby neighborhoods, combined with major surges from events and seasonal attractions make this area especially compelling. There's also growing momentum around potential mixed-use redevelopment near the arena, which could further elevate the area over time.



Project Summary

Address	3600 Ebenezer Church Rd Raleigh, NC
Parcel ID	0785479002
Land Acreage	±6.05
Zoning	R-2

Project overview



Project overview



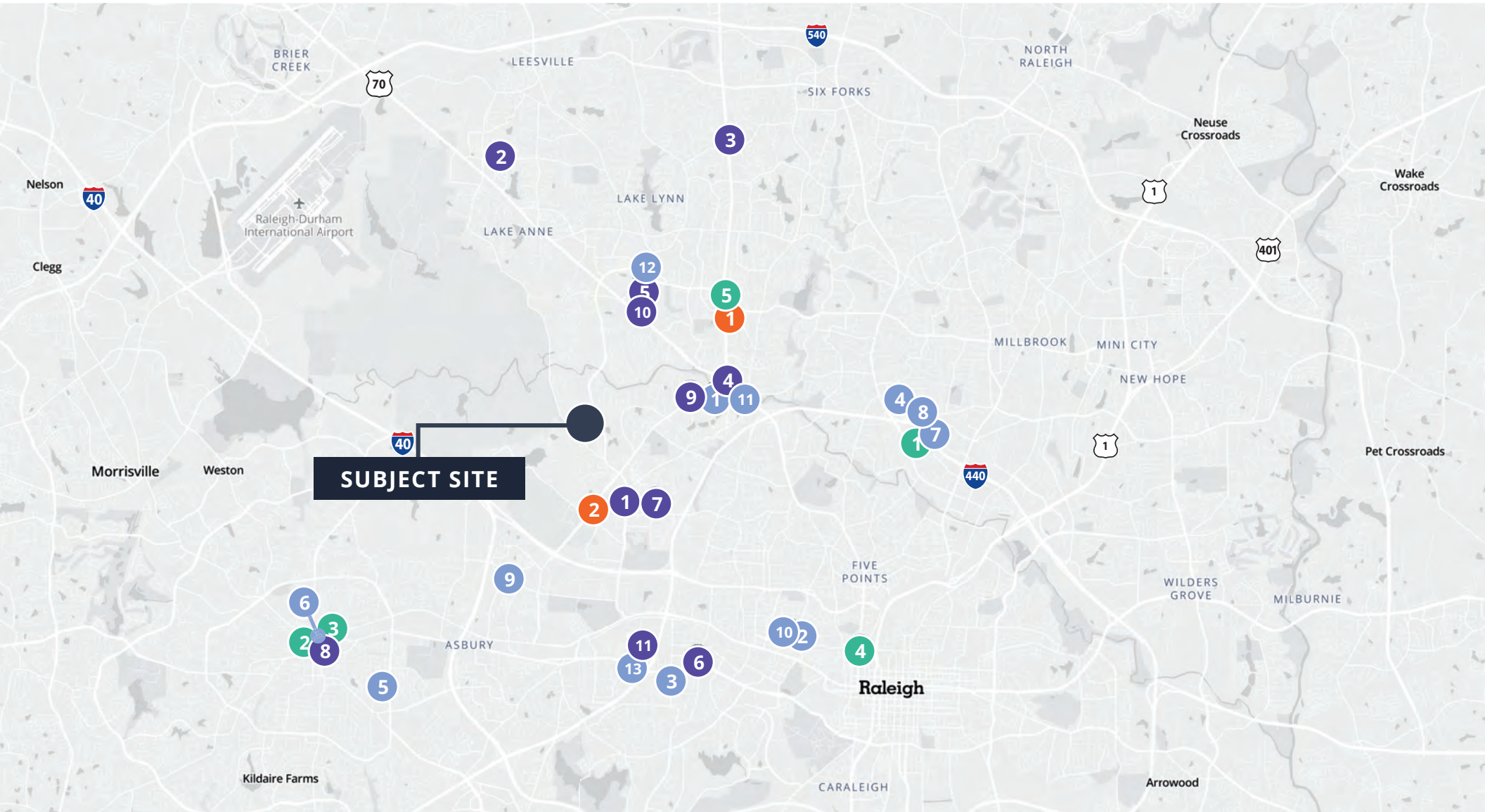
Notable developments

3600 EBENZER CHURCH ROAD, RALEIGH, NC

	Project	Type	Pipeline Stage	Size	Year Built
1	3800 Barrett Dr	Office	Proposed	55,080	
2	The Jordan	Office	Proposed	80,548	
3	The Walker-Phase 2	Office	Proposed	137,000	
4	404 Glenwood at the Creamery	Office	Proposed	280,000	
5	5306 Creedmoor Rd	Office	Proposed	17,542	
1	Blue Ridge Road	Retail	Proposed	7,000	
2	Cornerstone Commons Outparcel	Retail	Proposed	4,080	
3	7520 Creedmoor Rd	Retail	Under Construction	1,275	2026
4	4321 Glenwood Ave	Retail	Under Construction	5,839	2026
5	6120 Glenwood Ave	Retail	Under Construction	5,950	2026
6	1014 Gorman St	Retail	Proposed	20,000	2028
7	Zaxby's	Retail	Under Construction	5,000	2026
8	107 E Chatham St	Retail	Proposed	5,000	
9	4501 Edwards Mill Rd	Retail	Under Construction	8,152	2026
10	Chase Bank	Retail	Proposed	3,500	
11	4500 Western Blvd	Retail	Proposed	100,300	
1	Crabtree North Professional Building	Flex	Proposed	12,000	2027
2	4401 Reedy Creek Rd	Flex	Under Construction	12,000	2026
1	Alexan Reserve	Multifamily	Under Construction	100,000	2027
2	The Wilkes Condominiums	Multifamily	Proposed	20,000	
3	The Parkside Apartments	Multifamily	Under Construction	135,470	2026
4	The Strand	Multifamily	Under Construction	635,696	2027
5	Marigold Apartments	Multifamily	Proposed	150,000	
6	The Ashworth Village	Multifamily	Proposed	20,000	
7	2924 Computer Dr	Multifamily	Proposed	400,000	2028
8	3801-3808 Computer Dr	Multifamily	Proposed	2,000,000	2027
9	Drive Shack Apartment Project	Multifamily	Proposed	25,0000	2027
10	The Lansing	Multifamily	Proposed	75,000	2027
11	Cadia Grandview	Multifamily	Proposed	70,000	2027
12	Pleasant Valley Promenade Apartments	Multifamily	Proposed	345,000	2027
13	1025 Schaub Dr	Multifamily	Proposed	325,000	2027

Notable developments

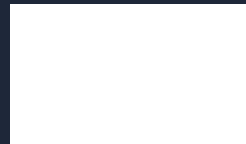
3600 EBENZER CHURCH ROAD, RALEIGH, NC





02

Location overview



Location overview

As a result of its robust academic resources, **the Triangle is one of the most educated metros in the nation** with 50% of the population holding a bachelor's degree or higher.

RALEIGH, NORTH CAROLINA

ACCESSIBILITY

The Triangle's Central East Coast location places it within a one-hour flight or one-day drive of half of the U.S. population. North Carolina has the second-largest state-maintained highway system in the nation, and two major interstates – I-40 and I-85 – run directly through the Triangle.

EDUCATION

The Triangle's workforce of the future is cultivated by the region's academic institutions. The region is home to three tier 1 research universities – The University of North Carolina at Chapel Hill, North Carolina State University in Raleigh and Duke University in Durham. These universities receive approximately \$3 billion in federal R&D funding annually and have spun off hundreds of start-up companies. This highly educated, well-trained workforce is one of many reasons businesses are drawn to the region.

Demographics

5 MILES FROM PROPERTY



220,882

5 MILE POPULATION



36

MEDIAN AGE



103,839

HOUSEHOLDS



\$146,574

AVERAGE HH INCOME



\$582,865

MEDIAN HOME VALUE

Triangle region overview

The Raleigh-Durham region, more commonly referred to as the Triangle, spans seven counties and includes two metro areas – the Durham-Chapel Hill MSA and the Raleigh-Cary MSA. The region is anchored by three research universities – North Carolina State University in Raleigh, Duke University in Durham, and the University of North Carolina at Chapel Hill. Located in the heart of the Triangle, the world-renowned Research Triangle Park is one of the largest R&D parks in the world and serves as a major economic driver for the region.

Home to advanced industries and rich opportunities, the Triangle is a vibrant collection of diverse communities working together to create one of the best places in the world to live, work and play. Residents are drawn to the Triangle from across the U.S. and the globe. The region consistently earns accolades for its outstanding quality of life, business environment, job opportunities, and its rich talent pool.

World class resources and industry-driven training thrives in Wake County

AREA SNAPSHOT



Top 3

Wake County is one of the top 3 labor markets in the US.



100+

Region is growing by 100 people per day creating 28% growth in the employment over the last 5 years.



85.8%

of Wake County residents have a bachelor's degree or higher with over 12 collegiate institutions 3 of which are top-tier research universities - NC State, Duke, and UNC.



300+

Raleigh-Durham region is home to over 300 medical and health-related companies and practices.

Economic drivers

Major industries

The Triangle's favorable business climate and rich talent pool have led new and expanding businesses to announce jobs at a record-setting pace in recent years. The Triangle continues to experience robust population and job growth. Tech heavyweights such as Google and Apple have announced thousands of new jobs, and the region will be home to North Carolina's first automotive manufacturing facility with the construction of a new EV plant for VinFast in Chatham County.

The combined MSA unemployment rate in the Triangle totaled 2.9% in December 2024. At 110 basis points below the national average, Raleigh-Durham has one of the lowest unemployment rates in the Southeast.* Strong regional fundamentals have enabled a job growth of 15.5% over the past 5 years.



ECONOMIC ANNOUNCEMENTS IN TRIANGLE REGION



Coriolis Pharma announced plans to invest \$10 million in the establishment of a state-of-the-art research laboratory in Morrisville, North Carolina.
50 jobs | Jul 2025



BuildOps has selected Raleigh as its third North American hub of operations, joining Los Angeles and Toronto. The total economic impact for Raleigh is estimated to be over \$87.6 million.
300 jobs | Mar 2025



Genentech, a member of the Roche Group based in Switzerland has announced plans to invest \$700 million in Holly Springs to establish a new high-volume fill/finish manufacturing facility.
4,578 jobs | May 2025



Ralliant Corporation plans establish its global headquarters in Wake County, investing \$2.1 million in Raleigh's North Hills area. **180 jobs | Mar 2025**



Amgen announces \$1 Billion Expansion to Holly Springs, NC Facility bringing the total site investment to over \$1.5 billion, with employment reaching 725 by 2032. **370 jobs | Dec 2024**



Weatherby Healthcare, a CHG Company, announced today that it plans to invest more than \$7M in Raleigh, occupying 46,000 square feet in One North Hills Tower. **148 jobs | Oct 2024**

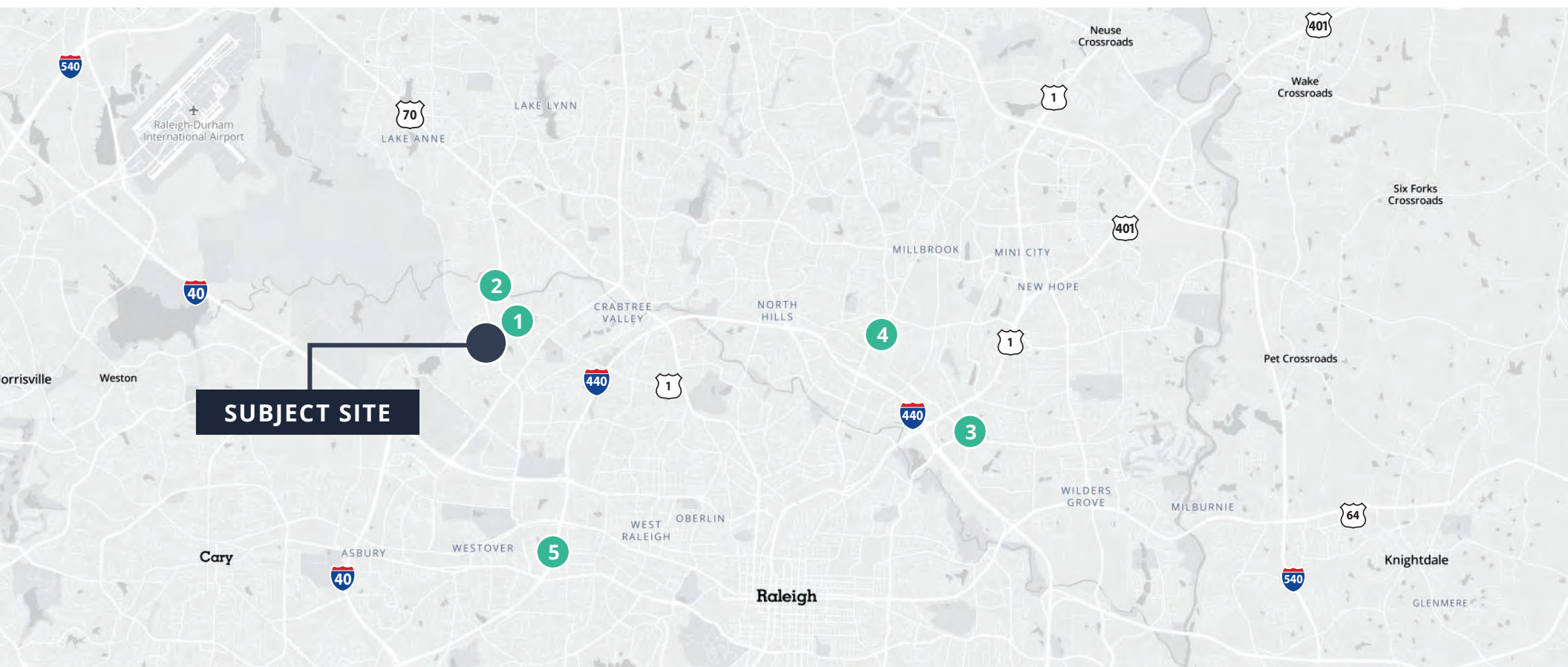


03 Comparables

Sales comparables

3600 EBENZER CHURCH ROAD, RALEIGH, NC

Property Name	Sale Date	Total Acreage	Sales Price	Price per Acre	Zoning	Proposed Use
1 4008 Laurel Hills Road	Jan-23	10.46	\$5,000,000	\$478,011	R-4	SF Development
2 4700 Cypress Tree Lane	Feb-22	7.20	\$10,000,000	\$1,388,889	RX-5-CU	Multifamily
3 Skycrest Townhomes	Apr-24	5.17	\$3,350,000	\$647,969	RX-5-CU	Townhomes
4 1316 St. Albans	Jun-24	4.75	\$4,980,000	\$1,048,421	OX-3	Multifamily SF
5 0 Lorimer Road	Jun-25	2.99	\$3,200,000	\$1,070,234	R-10	Multifamily



Let's connect.

CONTACTS

STEVEN B. PEDEN

Principal | Multifamily

+1 919 291 5650
steven.peden@avisonyoung.com

DAVID ZIPPARO

Senior Associate | Multifamily

+1 919 866 4260
david.zipparo@avisonyoung.com

EMILY BOSTIC

Transaction Manager

+1 919 866 4274
emily.bostic@avisonyoung.com

ARNOLD SIEGMUND

Principal | Landlord Representation

+1 919 420 1573
arnold.siegmund@avisonyoung.com

ANGELO DONATO

Associate

+1 919 420 1571
angelo.donato@avisonyoung.com

ELISABETH LEGG

Marketing Associate

+1 919 420 1551
liz.legg@avisonyoung.com