

GIDEON CREEK COMMERCIAL

310 & 311 GIDEON CREEK WAY, 3340 DURHAM DRIVE | RALEIGH, NC

NC STATE
FARMERS
MARKET



DOROTHEA
DIX PARK



DOWNTOWN
RALEIGH



±2.81-Acre Commercial Development Opportunity



South Raleigh Commercial Development Opportunity
Within Established Durham Drive Professional Park

TRYON ROAD

SOUTH WILMINGTON STREET

401

70



DURHAM DRIVE

HAMMOND ROAD

FOUNDRY
COMMERCIAL

INVESTMENT HIGHLIGHTS

ADDRESS 310 & 311 Gideon Creek Way
3340 Durham Drive

WAKE COUNTY PIN 1702502916, 1702502766, and 1702502564

JURISDICTION City of Raleigh

GROSS ACRES ±2.81 acres

UTILITIES Municipal Water and Sewer to the site

ACCESS Durham Drive/Gideon Creek Way

ZONING IX-3-PL

PRICING Call for Pricing

[CLICK FOR ACCESS TO THE DUE DILIGENCE FOLDER](#)

EXECUTIVE SUMMARY

GIDEON CREEK COMMERCIAL | THE OPPORTUNITY

Foundry Commercial, a North Carolina broker, has been retained as the exclusive agent for the owner of Gideon Creek Commercial (the "Property"), a ±2.81-acre commercial development opportunity consisting of Lots 1, 6, and 7 within the Durham Drive Professional Park located 0.4 miles from the Tryon Road (10,000 VPD) and S. Wilmington Street (65,000 VPD) intersection in South Raleigh. Gideon Creek Commercial offers a unique commercial development opportunity within an established business park in the rapidly growing South Raleigh submarket.

Currently zoned IX-3-PL (2.81 acres) and IX-3 (0.66 acres) the site can be developed for all permitted uses allowed within the Raleigh Unified Development Ordinance (UDO) for the IX zoning district. The properties are subject to the Durham Drive Professional Park Property Owners Association (POA) which includes additional prohibited uses. The POA documents have been recorded with the Wake County Register of Deeds as Book 010480 Page 02225-02254 and the First Amendment as Book 017451 Page 01247-01254. Permitted uses allowed within the [Raleigh UDO](#) can be found here (Section 6.1.4 Page 167 – 170). Lot 5, located at 321 Gideon Creek Way, is currently utilized as a stormwater retention basin which serves Lots 1-4 and Lot 7. Additional stormwater management may not be needed, unless impervious surfaces exceed 70% of the lot area.

The South Raleigh submarket has experienced immense growth in the last few years, evidenced by the Downtown South development by Kane Realty. Phase I of the 140-acre mixed-use development is currently underway and will include 180,000 SF of office space, 280 apartment units, and 14,000 SF of retail space. The recent large announcements have sparked a development boom which has resulted in a significant amount of supporting residential and commercial development. Gideon Creek Commercial provides a unique opportunity for commercial development within the South Wilmington Street/Tryon Road corridor in South Raleigh.

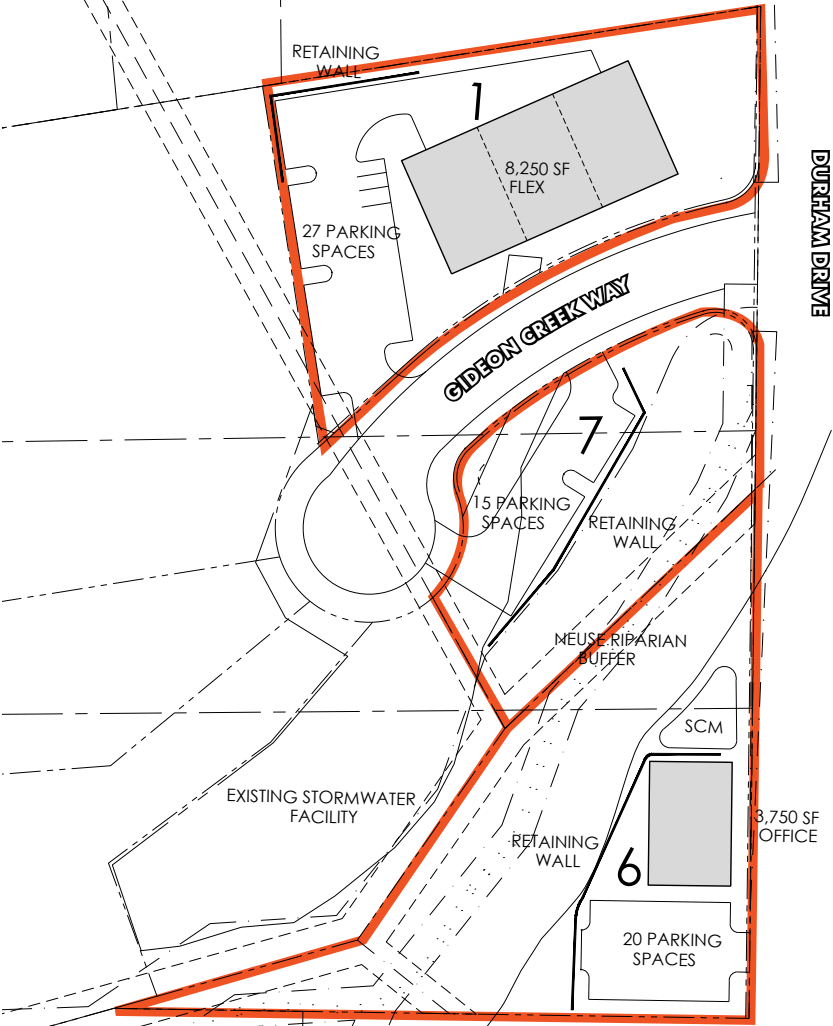
INVESTMENT HIGHLIGHTS

- Development opportunity within established business park
- In-place zoning for commercial development
- 5 minutes/3 miles to I-440

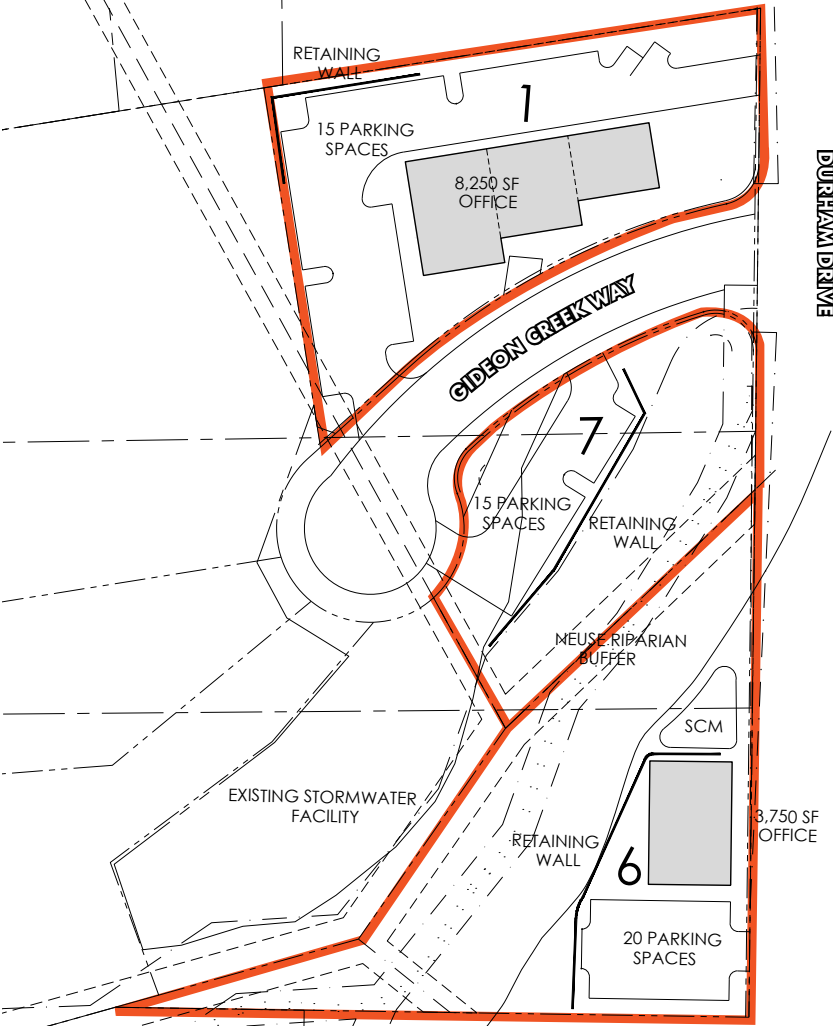


GIDEON CREEK COMMERCIAL | CONCEPT PLANS

CONCEPT PLAN #1 | FLEX/OFFICE



CONCEPT PLAN #2 | PROFESSIONAL CENTER

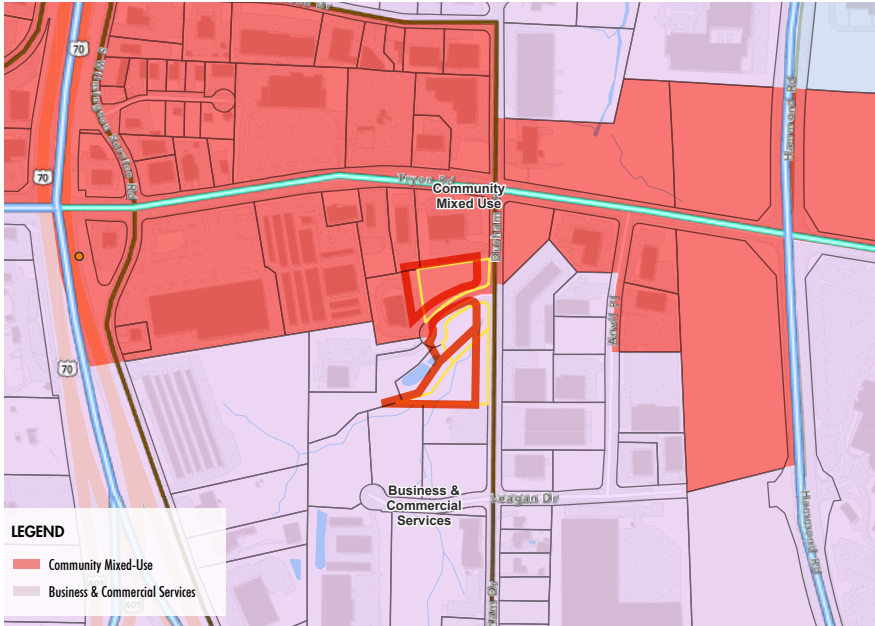


NEARBY BUSINESSES

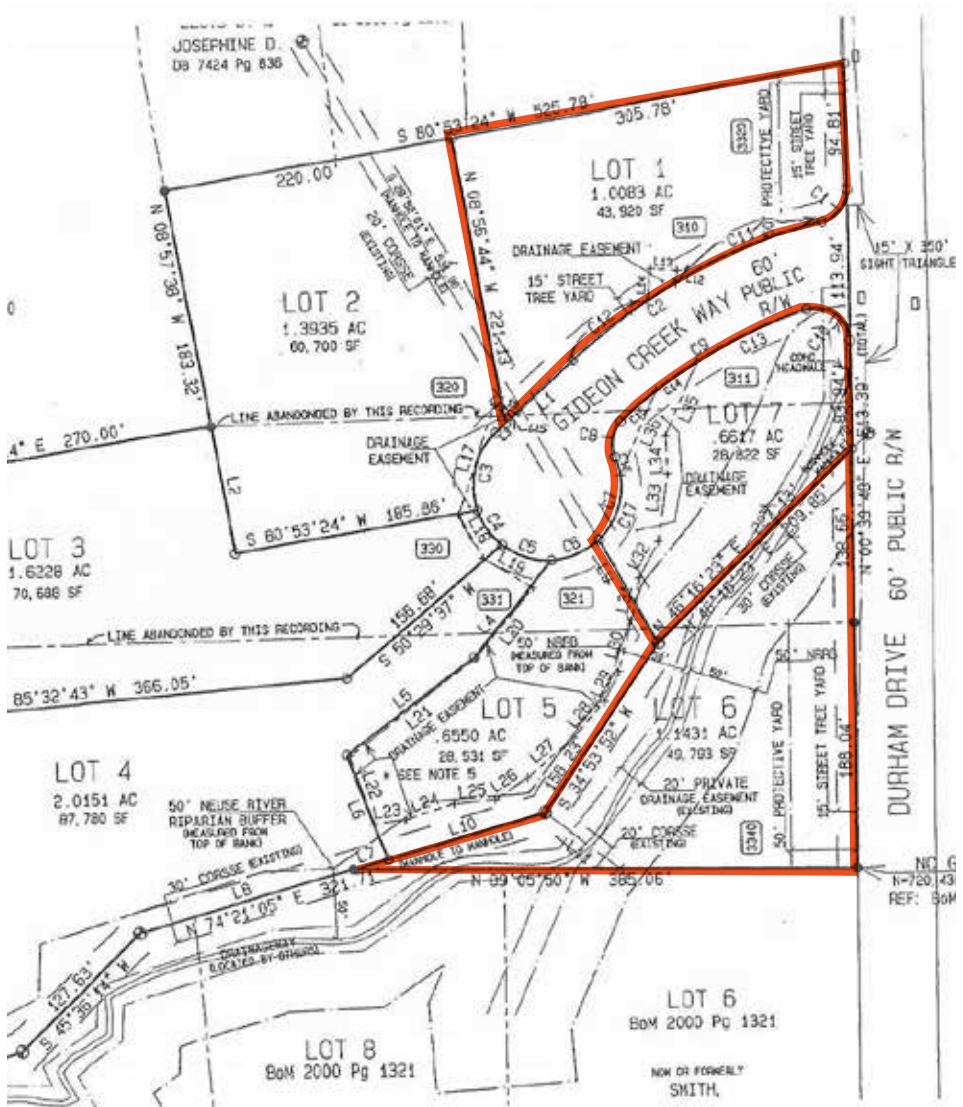


GIDEON CREEK COMMERCIAL | ZONING AND PERMITTED USES

ZONING



SURVEY



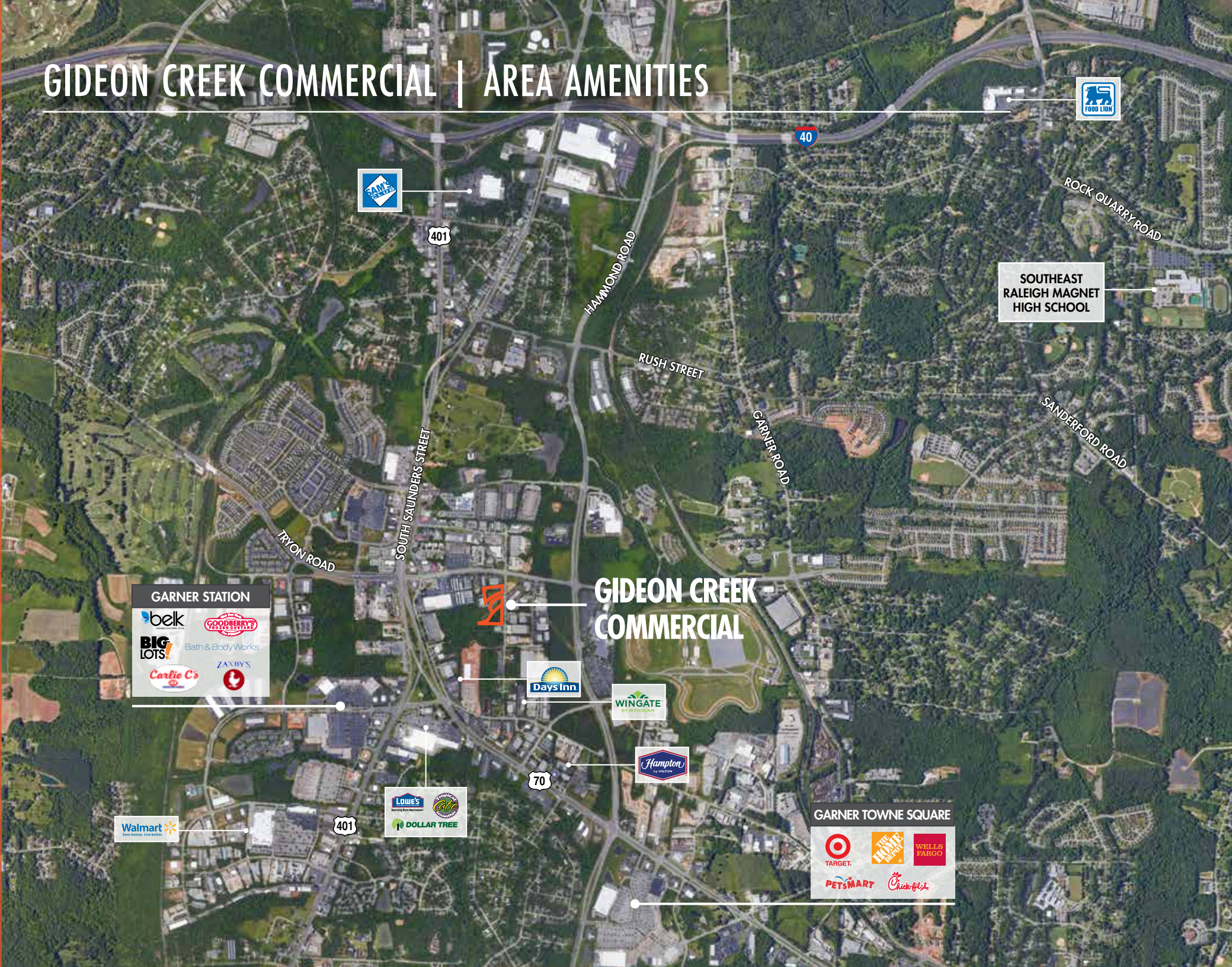
SELECT PERMITTED USES

- Continuing care retirement community
- Dance, martial arts, music studio, or classroom
- Health club
- Sports academy
- Medical office
- Eating establishment
- Brewery, winery, distillery, cidery
- Light manufacturing
- Research & development

FULL LIST OF PERMITTED USES WITHIN THE IX ZONING DISTRICT ARE IN THE RALEIGH UDO (SECTION 6.1.4 PAGE 167 - 170)

Prohibited uses outlined within the POA covenants are recorded in the Wake County Register of Deeds as Book 010480 Page 02225-02254 and the First Amendment as Book 017451 Page 01247-01254

GIDEON CREEK COMMERCIAL | AREA AMENITIES



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GIDEONI CREEK WAY

DURHAM DRIVE

ANVIL PLACE

FOUNDRY
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