

NEEDHAM & BUFFALOE

0 NEEDHAM ROAD | RALEIGH ETJ, NC 27616

±5.08-Acre Commercial Development Opportunity

High Visibility Commercial Development Opportunity
at I-540 & Buffalo Road Signalized Interchange



540

23,500 VPD

BUFFALOE ROAD

62,500 VPD

NEEDHAM ROAD

FORESTVILLE ROAD

FOUNDRY
COMMERCIAL

INVESTMENT HIGHLIGHTS

ADDRESS 0 Needham Road
Raleigh, NC 27616

WAKE COUNTY PINS 1746220744

JURISDICTION City of Raleigh ETJ

ACRES ±5.08 acres

ZONING Agricultural Productive (AP)

FUTURE LAND USE Community Mixed Use

OTHER Located within Voluntary Agricultural District

ACCESS Needham Road

PRICING \$1,350,000

EXECUTIVE SUMMARY

NEEDHAM & BUFFALOE | THE OPPORTUNITY

Foundry Commercial, a North Carolina broker, has been retained as the exclusive agent for the owner of Needham & Buffalo (the "Property"), a ±5.08 acre commercial development opportunity located at the I-540 (62,500 VPD)/Buffalo Road (23,500 VPD) interchange within the City of Raleigh ETJ. The site is zoned for Agricultural Productive (AP) with a favorable future land use of Community Mixed Use, which allows for a wide range of commercial uses. Access to the property is to be provided from Needham Road and the adjacent residential/commercial development to the east.

Needham & Buffalo is located adjacent to the future Buffalo Road Apartments (421 units) and future Publix anchored shopping center. Additionally, the property is located at the I-540/Buffalo Road signalized interchange with nearly 200 feet of frontage onto Buffalo Road providing ample visibility to over 23,500 VPD. The site is supported by strong demographics with estimated average annual household income of \$119,631 within one mile of the site. The Needham & Buffalo site provides a strong interstate adjacent location supported by a large density of residential and commercial developments.

The existing AP zoning does allow for select by-right uses however, most commercial uses will require a rezoning. The Community Mixed Use Future Land Use primarily corresponds with the CX zoning designation which allows for a wide variety of commercial uses and densities.

INVESTMENT HIGHLIGHTS

- ±200' of frontage on Buffalo Road (23,500 VPD)
- Favorable Future Land Use supporting commercial development
- High visibility location adjacent to I-540 with over 62,500 VPD
- Significant nearby development of over 2,400 residential units and an adjacent future Publix-anchored shopping center

~200 FEET OF FRONTAGE ALONG BUFFALO ROAD AND ADJACENT TO I-540

NEEDHAM & BUFFALOE | PROXIMITY AERIAL



NEEDHAM & BUFFALOE | ZONING & FUTURE LAND USE

ZONING



SELECT PERMITTED USES:

- Single-unit living
- Civic Uses
- Parks and Open Space
- Minor Utilities
- Outdoor sports or entertainment
- Agriculture

Source: City of Raleigh GIS

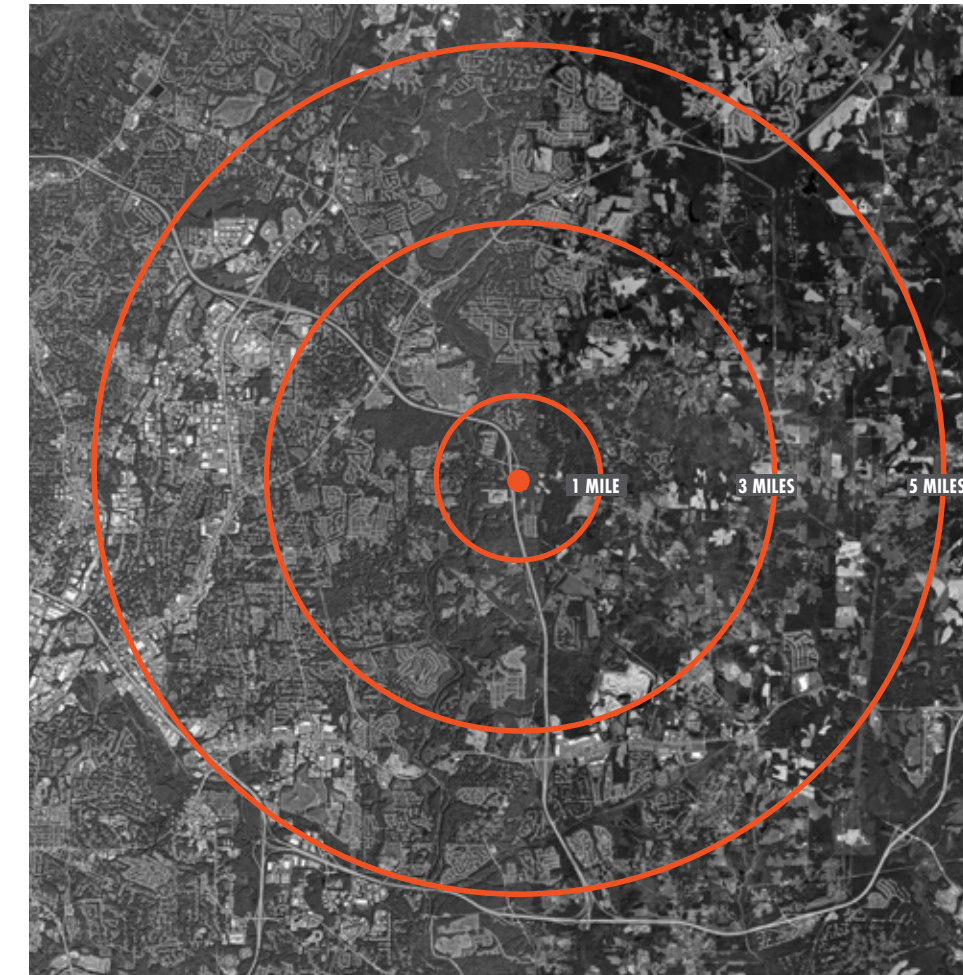
FUTURE LAND USE



The City of Raleigh has identified the future land use of the property as Community Mixed Use. This designation applies to medium-sized shopping centers and larger pedestrian-oriented retail districts and allows for a wide variety of commercial uses. The primary corresponding zoning district for this future land use is CX.

Source: [City of Raleigh UDO](#)

NEEDHAM & BUFFALOE | AREA DEMOGRAPHICS



HIGHLIGHTS

- Average household income of \$119,481 within one mile
- Over 2,400 planned residential units within two miles

	1 MILE	3 MILES	5 MILES
2024 ESTIMATED POPULATION	4,212	51,781	148,442
2029 PROJECTED POPULATION	4,945	57,713	160,288
2024 ESTIMATED HOUSEHOLDS	1,556	20,140	58,392
2029 PROJECTED HOUSEHOLDS	1,860	22,774	63,902
2024 ESTIMATED AVERAGE HH INCOME	\$119,481	\$108,523	\$99,049
2024 ESTIMATED MEDIAN HH INCOME	\$103,894	\$87,446	\$82,350
2024 ESTIMATED TOTAL BUSINESSES	58	1,245	6,730
2024 ESTIMATED TOTAL EMPLOYEES	245	5,866	48,289

Source: REGIS

NEEDHAM & BUFFALOE | NEARBY AMENITIES

1 BUFFALO ATHLETIC PARK AND AQUATIC CENTER

- 165.3 acres
- Aquatic Center
- 400 meter asphalt track
- Dog Park
- 5 baseball fields
- Connected via Neuse River Greenway Trail

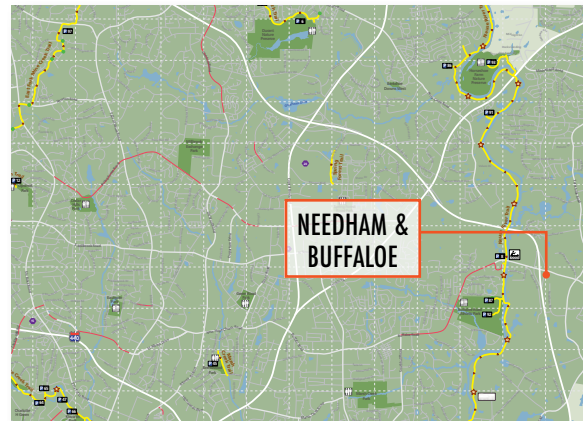
2 Miles
4 Minute Drive



2 NEUSE RIVER GREENWAY

- 27.5 miles of paved greenway
- Scenic views of the Neuse River
- Connects Johnston County, Knightdale, and Wake Forest

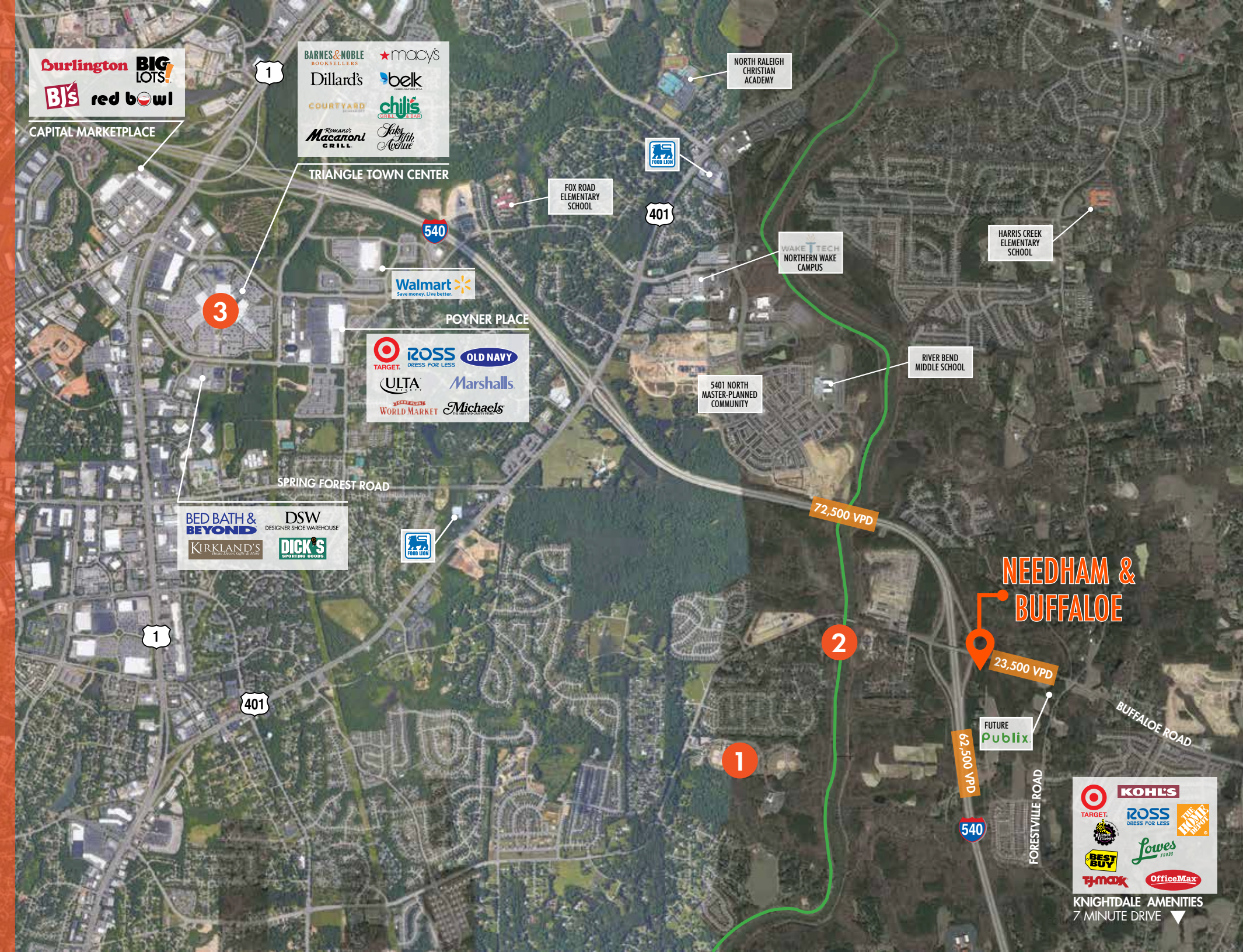
0.7 Miles
1 Minute Drive




3 TRIANGLE TOWN CENTER AREA

- 2M+ SF Retail
- Prominent tenants include:
 - Macy's
 - Belk
 - Walmart Supercenter
 - Saks Fifth Avenue

5 Miles
5 Minute Drive





LAND SERVICES

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