

Bickett-Fairview

MIXED-USE DEVELOPMENT

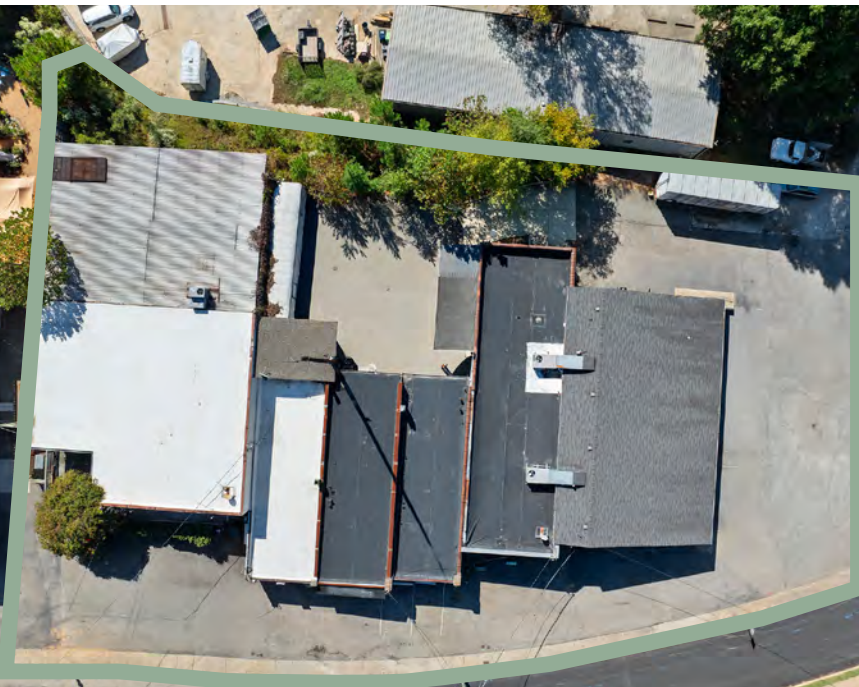


Investment Opportunity

PRIME MIXED-USE DEVELOPMENT OPPORTUNITY IN RALEIGH'S COVETED FIVE POINTS NEIGHBORHOOD

Positioned at the intersection of Bickett Boulevard and Fairview Road, this seven-parcel assemblage on 1.01 acres offers an exceptional mixed-use development opportunity just minutes from Downtown Raleigh's vibrant core. Located within the highly sought-after Five Points neighborhood, the site is ideally situated to capitalize on Raleigh's ongoing urban revitalization and upward wealth mobility trends.

CALL FOR PRICING



PROPERTY DETAILS

- » **Address:** 219, 221, 225, 229, 233 & 239 Bickett Boulevard | Raleigh, NC 27608
1316 Fairview Road | Raleigh, NC 27608
- » **Zoning:** NX-4 — permitting a diverse range of uses, including multifamily or condominium development, retail, restaurant, and other compatible commercial opportunities
- » **Approved Development:** Zoning conditions permit residential condominiums (not to exceed 48 units) and upto 20,000 SF of retail space
- » **Acreage:** 1.01 acres, seven-parcel assemblage


DEMOGRAPHICS



1-MILE

 ± 4,000
 Residents

 \$150K +
 Avg. HH Income

3-MILE

 ± 25,000
 Residents

 \$130K +
 Avg. HH Income

5-MILE

 ± 150,000
 Residents

 \$120K +
 Avg. HH Income



Growing Market

Raleigh stands as one of the **fastest-growing metros in the U.S.**, fueled by innovation, education, and an exceptional quality of life.

Located in a **thriving, established neighborhood**, this site benefits from strong demand for **upscale residences, dynamic retail, and local amenities**. New and planned restaurants, cafés, and boutique shops continue to elevate the area's energy and appeal.

Powered by the **Research Triangle's world-class universities and workforce**, Raleigh has become a **global leader in life sciences and technology**—a magnet for corporations, talent, and investment.

With growth that has **consistently outpaced the nation for over 30 years**, Raleigh offers an unmatched environment for **sustained development success**.



#2 America's Top States for Business
(CNBC, 2025)

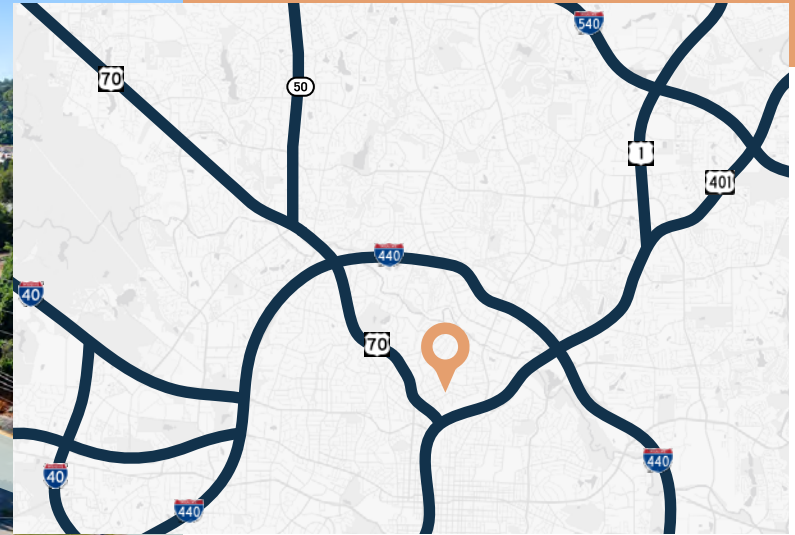
#1 Best Performing Large Metro Area
(Milken Institute, 2025)

#3 Best State Capital to Live In
(WalletHub, 2025)

#2 Best Performing Large City (Raleigh)
(Milken Institute, 2024)

#3 U.S. Cities (Raleigh) Jobs Growing Fastest
(Quartz, 2024)

Location



Strategically located to leverage existing transportation infrastructure and proximity to affluent demographics, the site is **poised to deliver strong rental and occupancy performance.**



Community Appeal

This rare opportunity invites investors and developers to create a **vibrant, high-profile destination** that blends **residential, retail, and lifestyle experiences** in one of **Raleigh's most desirable urban districts.**

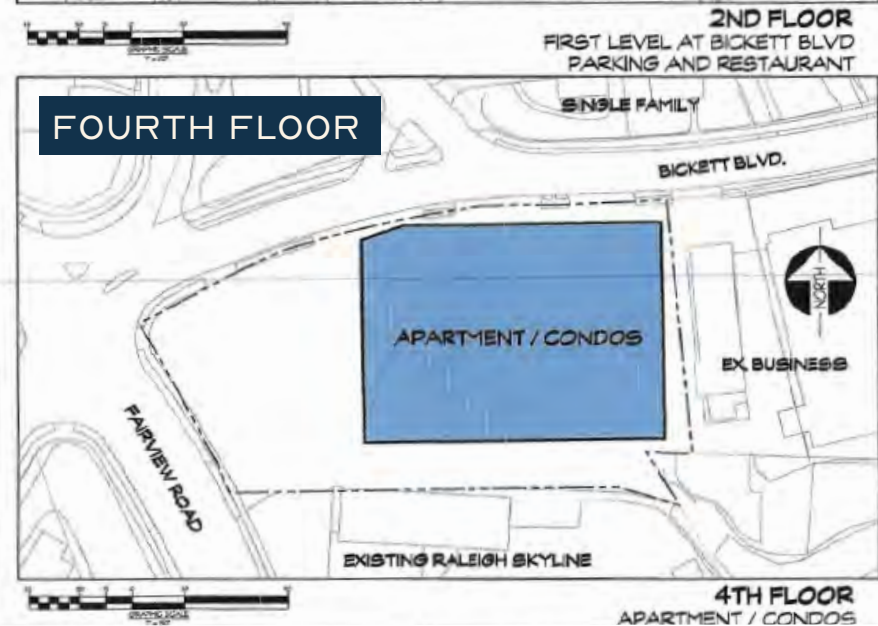
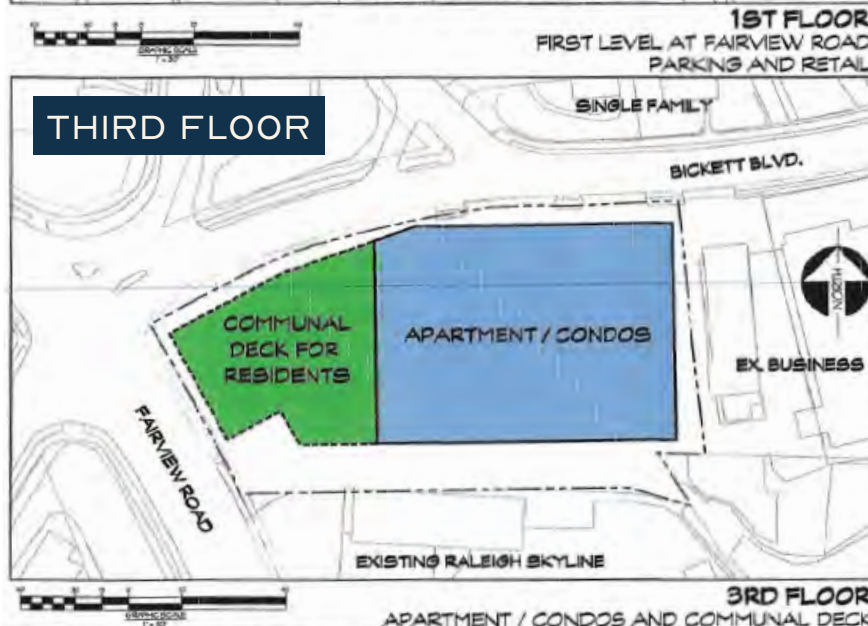
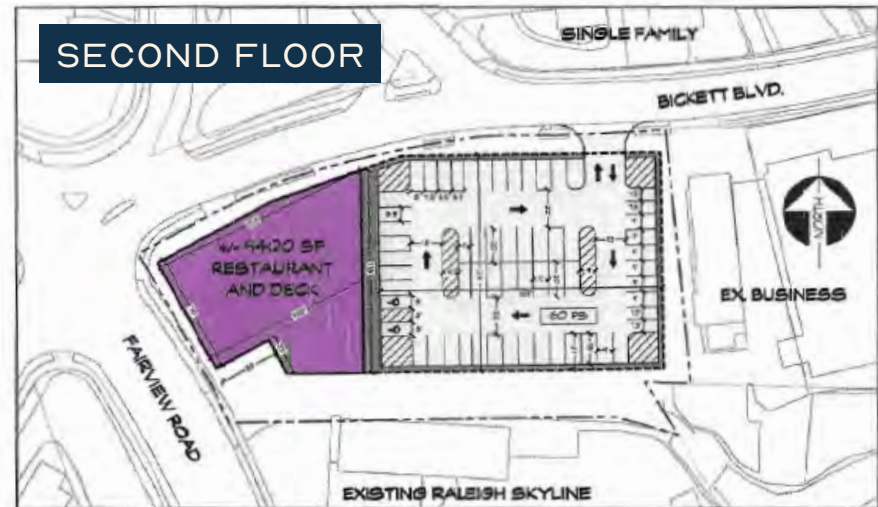
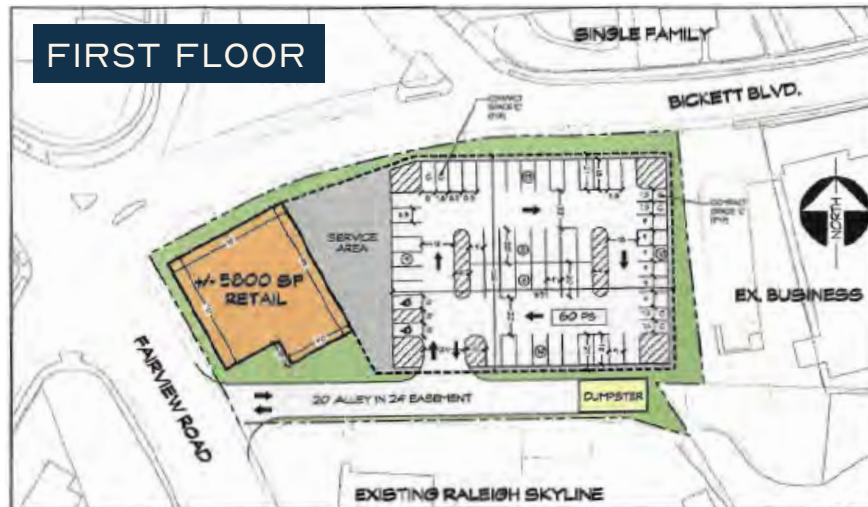
Surrounded by **new high-end apartments, townhomes, and thoughtfully renovated single-family homes**, the neighborhood continues to evolve while maintaining its timeless character.

Walkable, mature tree-lined streets and historic architecture define the area's charm—complemented by local parks, boutique shopping, diverse dining, and lively entertainment just steps away.

With **strong community engagement** and steady foot traffic, the district provides an **ideal environment** for thriving retail, dining, and hospitality establishments.



Conceptual Development Plans

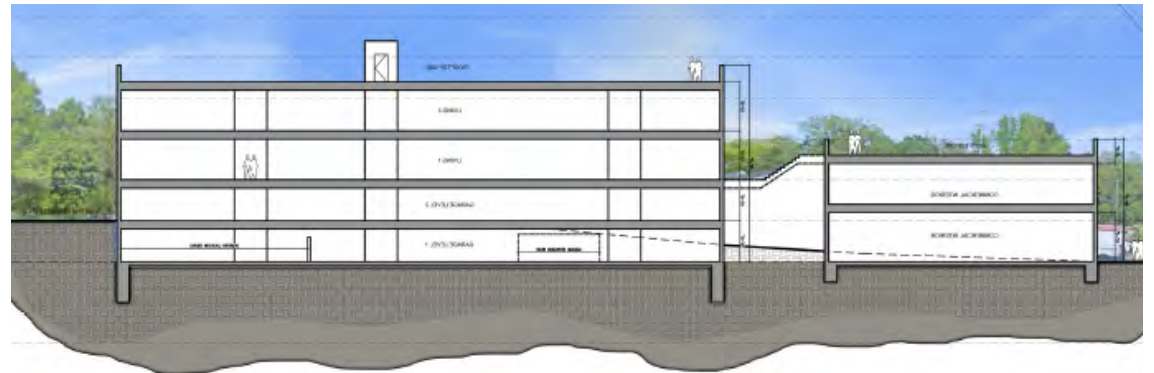
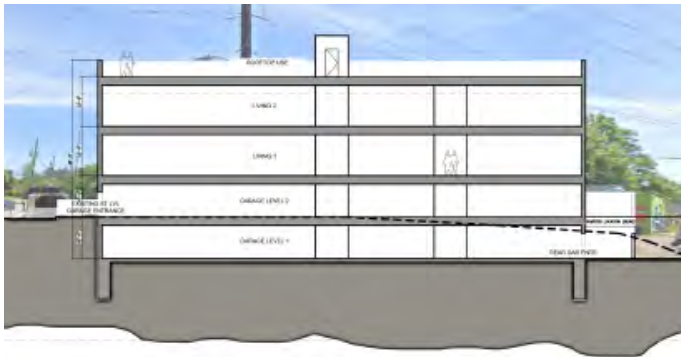


Elevations

BICKETT BLVD. ELEVATION



FAIRVIEW RD. ELEVATION



Existing Site Layout



Bickett-Fairview

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For more info,



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