



EVEREST
COMMERCIAL GROUP

Presenting

5013 MEMORY RD

Fully Entitled Development Opportunity



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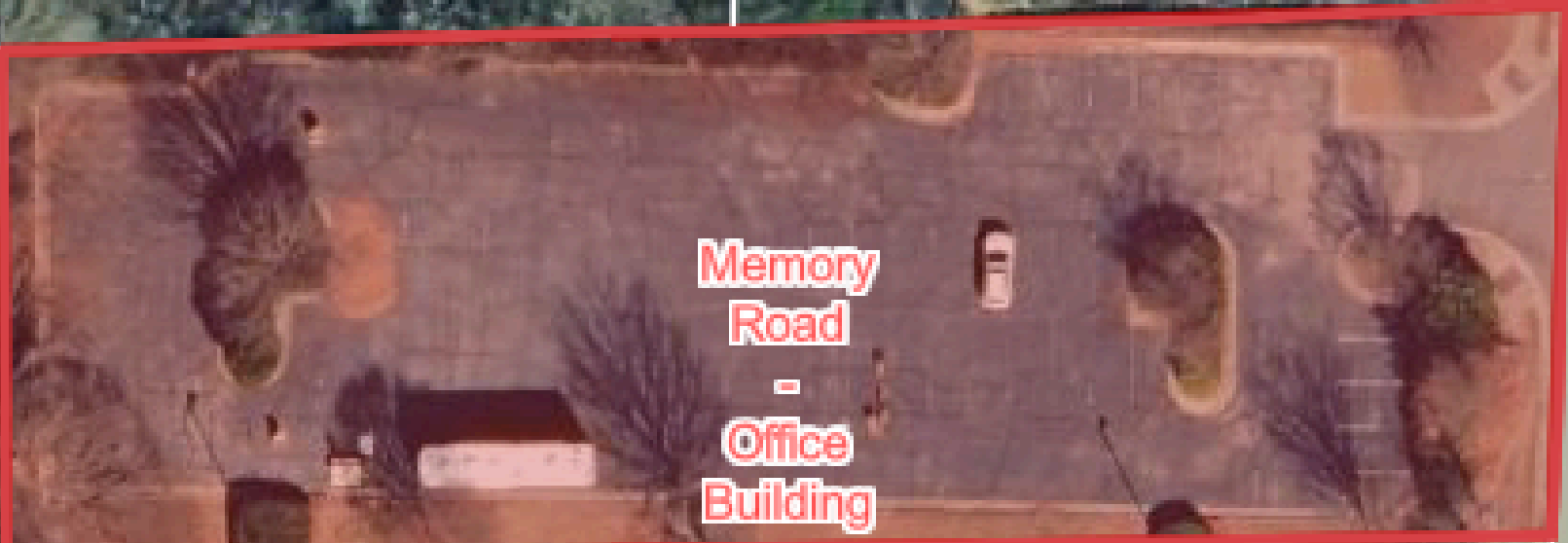
Brokerage Team

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About Everest

PROPERTY INFORMATION

ADDRESS: 5013 Memory Rd, Raleigh, NC
PIN: 1716438912
SITE SIZE: .81 Acres
ZONING: OX-3-PL
SITE PLAN: 6,720 sf Medical Office

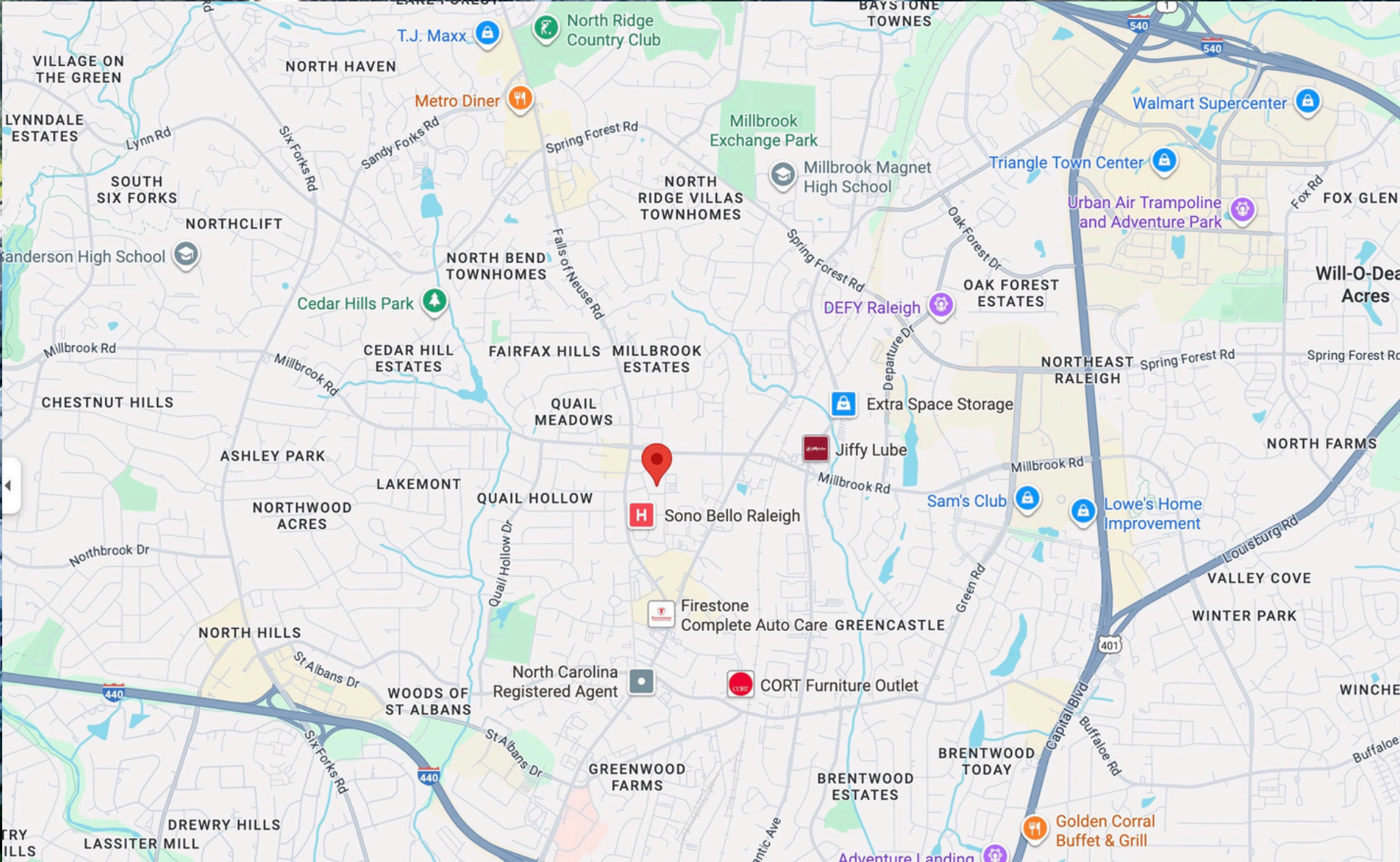


Traffic

Collection Street	Cross Street	Traffic Volume	Count Year	Distance from Property
Falls of Neuse Rd	Cedarhurst Dr S	31,062	2025	0.14 mi
E Millbrook Rd	Falls of Neuse Rd W	13,861	2025	0.17 mi
Falls of Neuse Rd	Paddock Dr N	34,224	2023	0.21 mi
East Millbrook Road	Falls of Neuse Rd E	13,500	2023	0.23 mi
Falls of Neuse Road	Paddock Dr N	34,393	2025	0.24 mi

LOCATION

North Hills:	3.1m
Downtown Raleigh:	6.2m
Iron Works:	4.2m
I440:	2.7m
I540:	4.5m

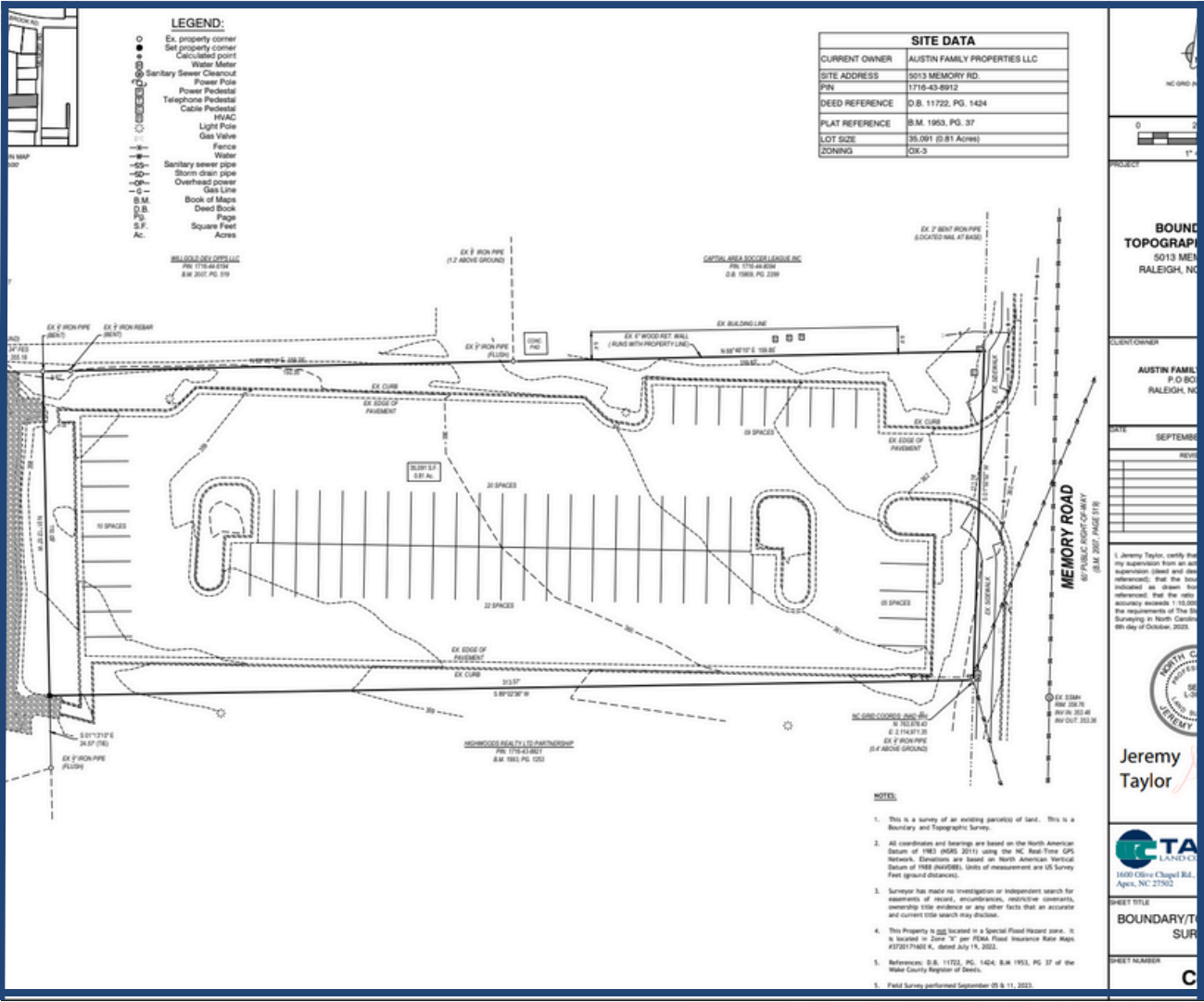
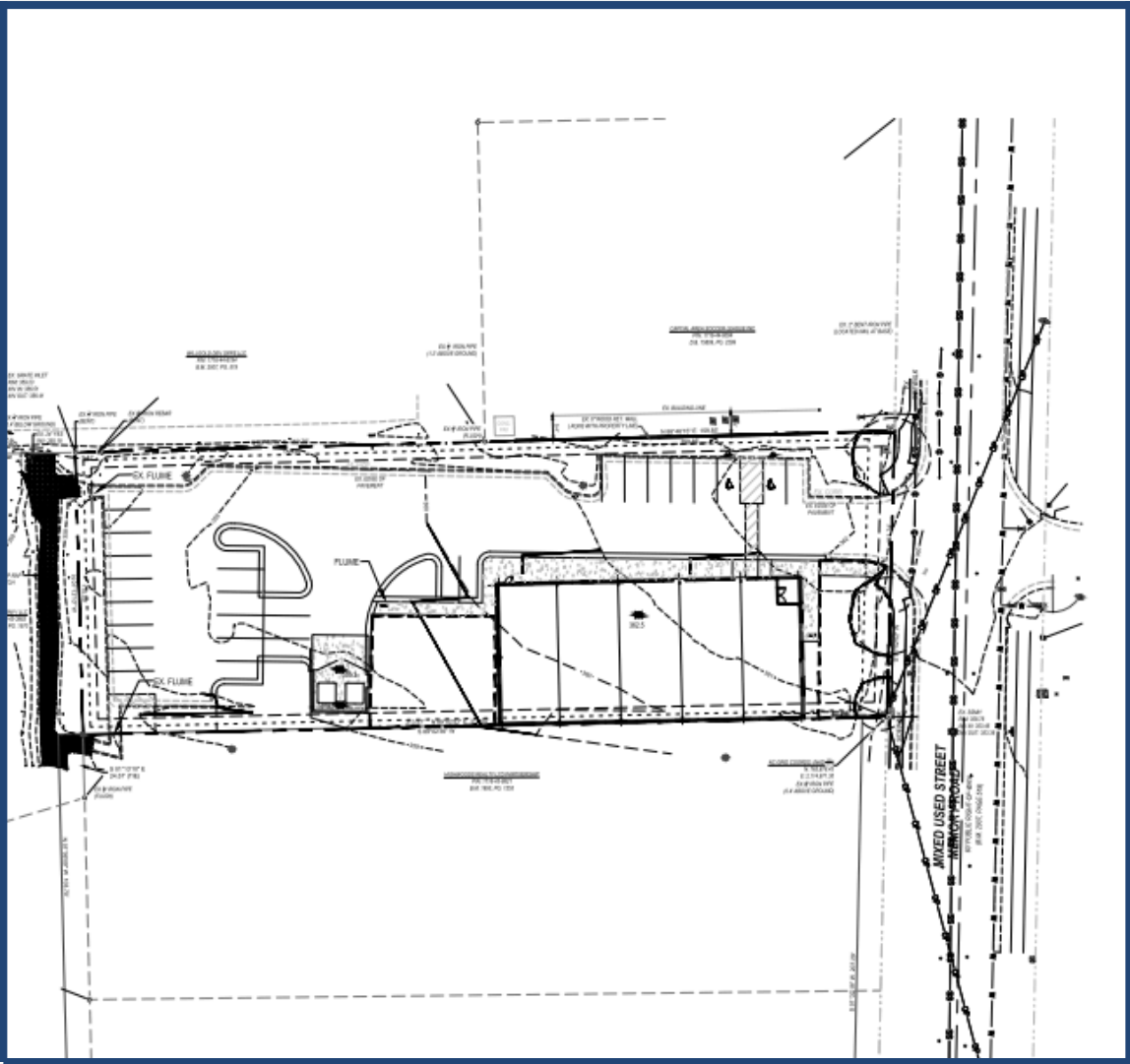


ZONING: OX-3-PL

- 01** OX-3-PL zoning allows an Office Mixed-Use development up to three stories tall with Parking-Limited frontage.
- 02** Plan Number: **SPR-0132-2025**
Construct a 6,720 (+/-) sq ft office building on an existing site.
- 03** Allowed Principal Use Table:
<https://udo.raleighnc.gov/sec-614-allowed-principal-use-table>



SITE PLAN / SURVEY



DEMOGRAPHICS

Household Income

2 Miles: \$91,332

5 Miles: \$108,676

Population

5 Miles: 242,202

**Annual Growth
2020-2024: 1.5%**

**Annual Growth
2024-2029: 1.8%**

Median Home Value

27609: \$612,000

**12-Month Growth:
2%**

Surrounding Businesses

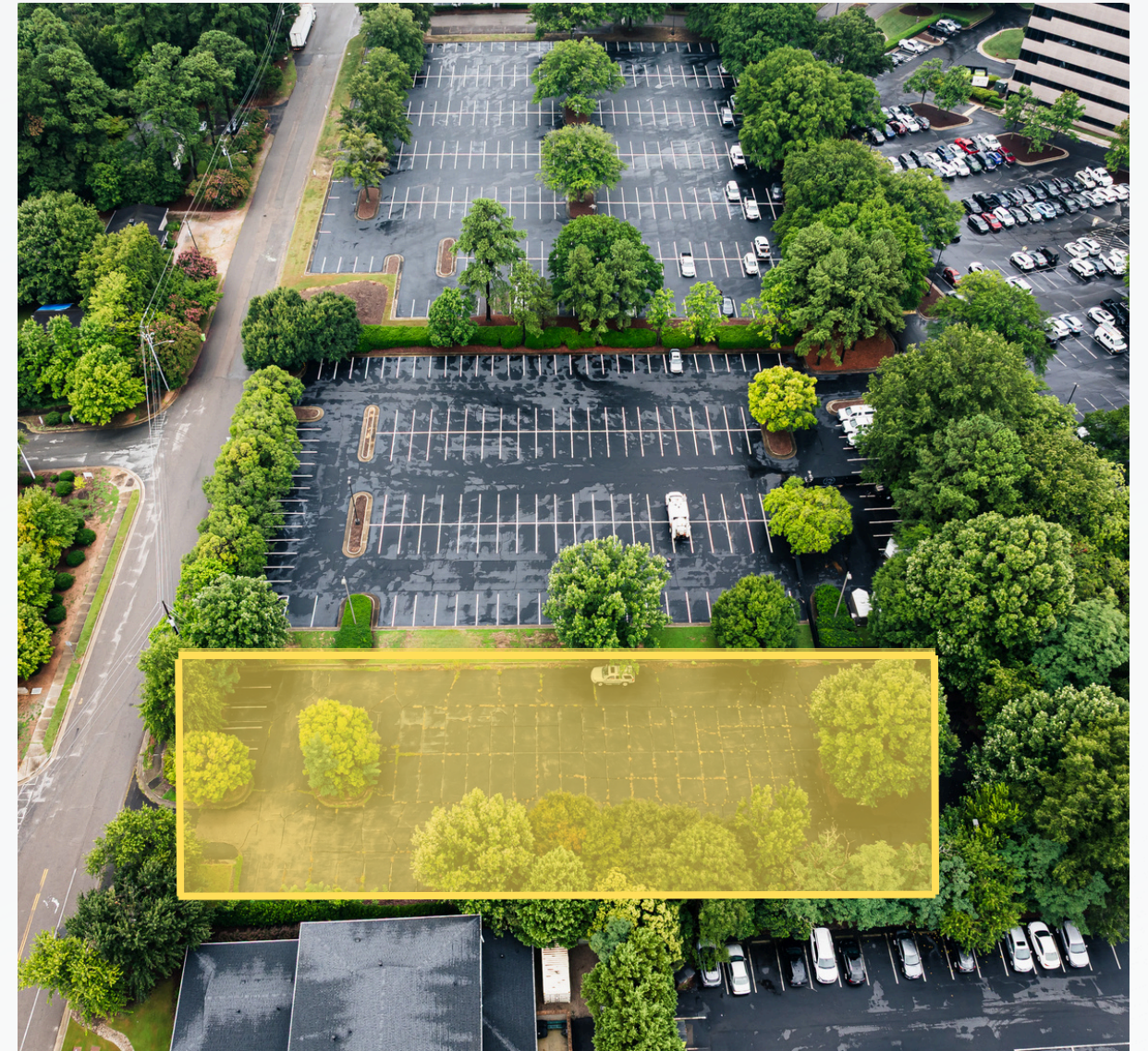
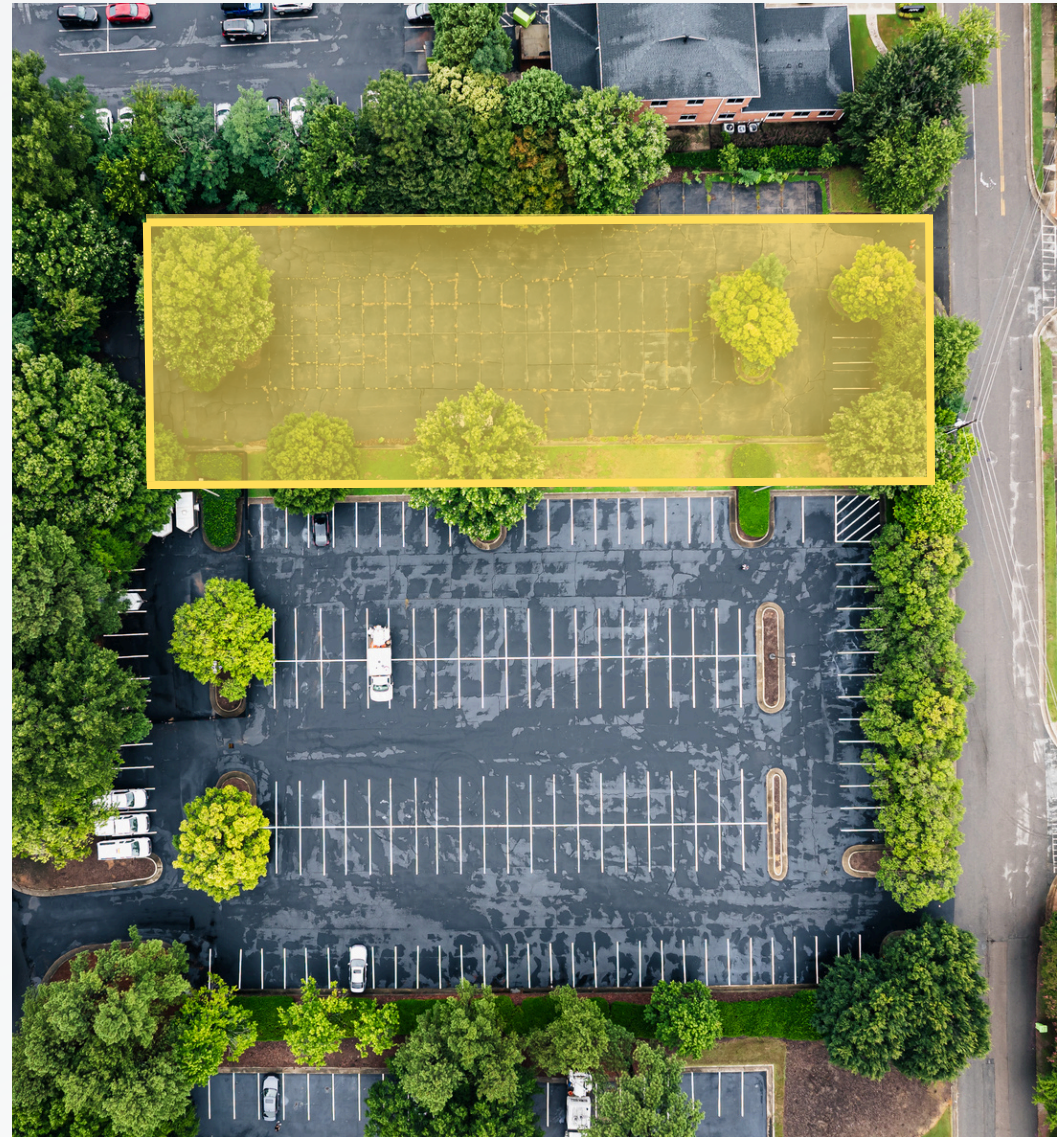
2 Miles: 6,468

5 Miles: 21,074



CoStar™

PHOTOS



BROKERAGE TEAM



Faysal Merhi, MRED

Co-Founder, Managing Partner



(919) 760-0048



faysal@everestcommercialgroup.com



Owen Drugan

Co-Founder, BIC



(919) 279-3803



owen@everestcommercialgroup.com

ABOUT EVEREST

Everest Commercial Group is a premier commercial real estate brokerage based in Raleigh, North Carolina, specializing in land, multifamily, and industrial/warehouse properties across the state. With a deep understanding of North Carolina's dynamic real estate landscape, we provide tailored brokerage services that help investors, developers, and business owners navigate complex transactions with confidence.

Our team combines local market expertise with strategic insight to uncover high-value opportunities and deliver results that align with our clients' short- and long-term goals. Whether it's securing prime land for development, acquiring income-producing multifamily assets, or finding the right industrial space for logistics and distribution, Everest Commercial Group is committed to elevating every deal.

At Everest, we don't just broker properties—we build long-term relationships, drive economic growth, and help shape the communities we serve.

