



LAKE
JOHNSON

4020
TRYON ROAD
RALEIGH, NC 27606

EXCLUSIVE LISTING BROKERS
BILLIE REDMOND & JONATHAN M. BASSI



SITE

DEVELOPMENT OPPORTUNITY

PROPERTY INFORMATION

The site is approximately 6.61 acres of commercial land conveniently located at the corner of Lake Dam Road and Tryon Road (23,500 AADT) in Raleigh. The property is a half mile from the intersection of Gorman Street (28,000 AADT) and Tryon Road providing direct access to I-440 (112,000 AADT). The ability to access the Beltline means easy travel to Cary, downtown Raleigh and eastern Wake County. This property is not impacted by the Swift Creek Watershed restrictions that follow the south side of Tryon Road.



SUMMARY	
TOTAL ACREAGE	~6.61
PIN #	0782782208
UTILITIES	Municipal Water and Sewer

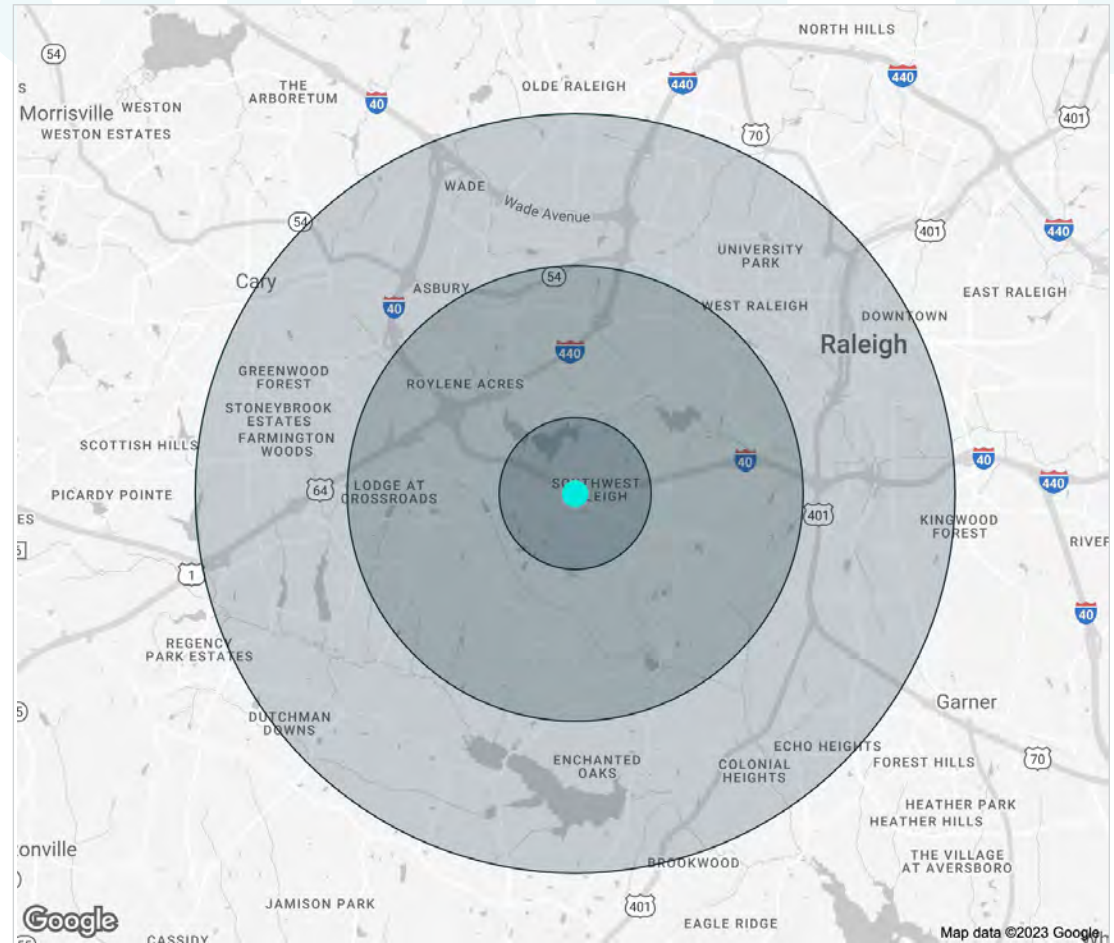
CALL BROKER
FOR DETAILS

DEMOGRAPHICS

	1 MILE	
	2023 (Estimated)	2027 (Projected)
POPULATION	7,746	8,299
AVGERAGE HOUSEHOLD INCOME	\$82,511	\$74,658

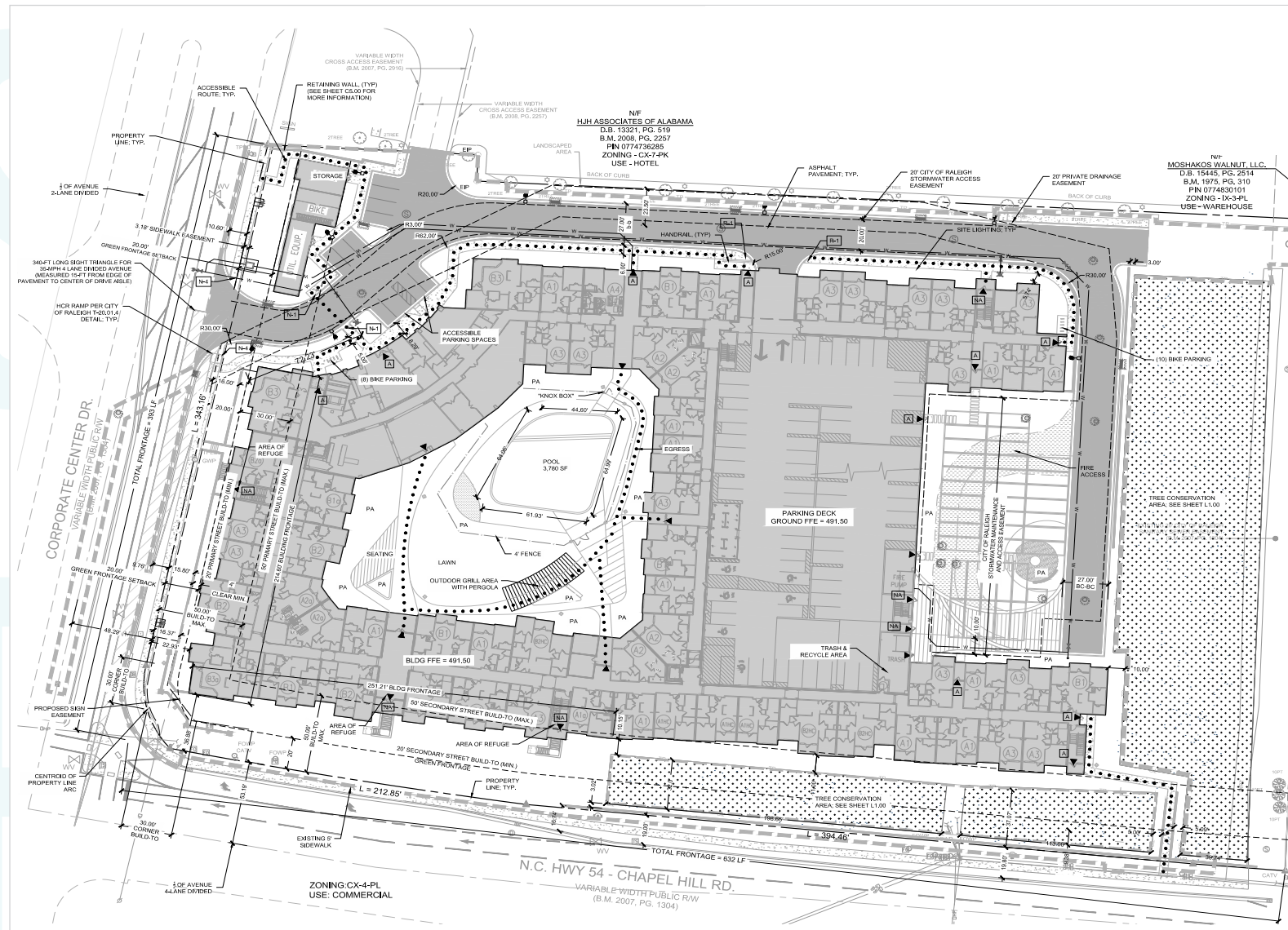
	3 MILE	
	2023 (Estimated)	2027 (Projected)
POPULATION	72,653	78,593
AVGERAGE HOUSEHOLD INCOME	\$89,729	\$80,754

	5 MILE	
	2023 (Estimated)	2027 (Projected)
POPULATION	183,933	201,421
AVGERAGE HOUSEHOLD INCOME	\$117,211	\$105,825

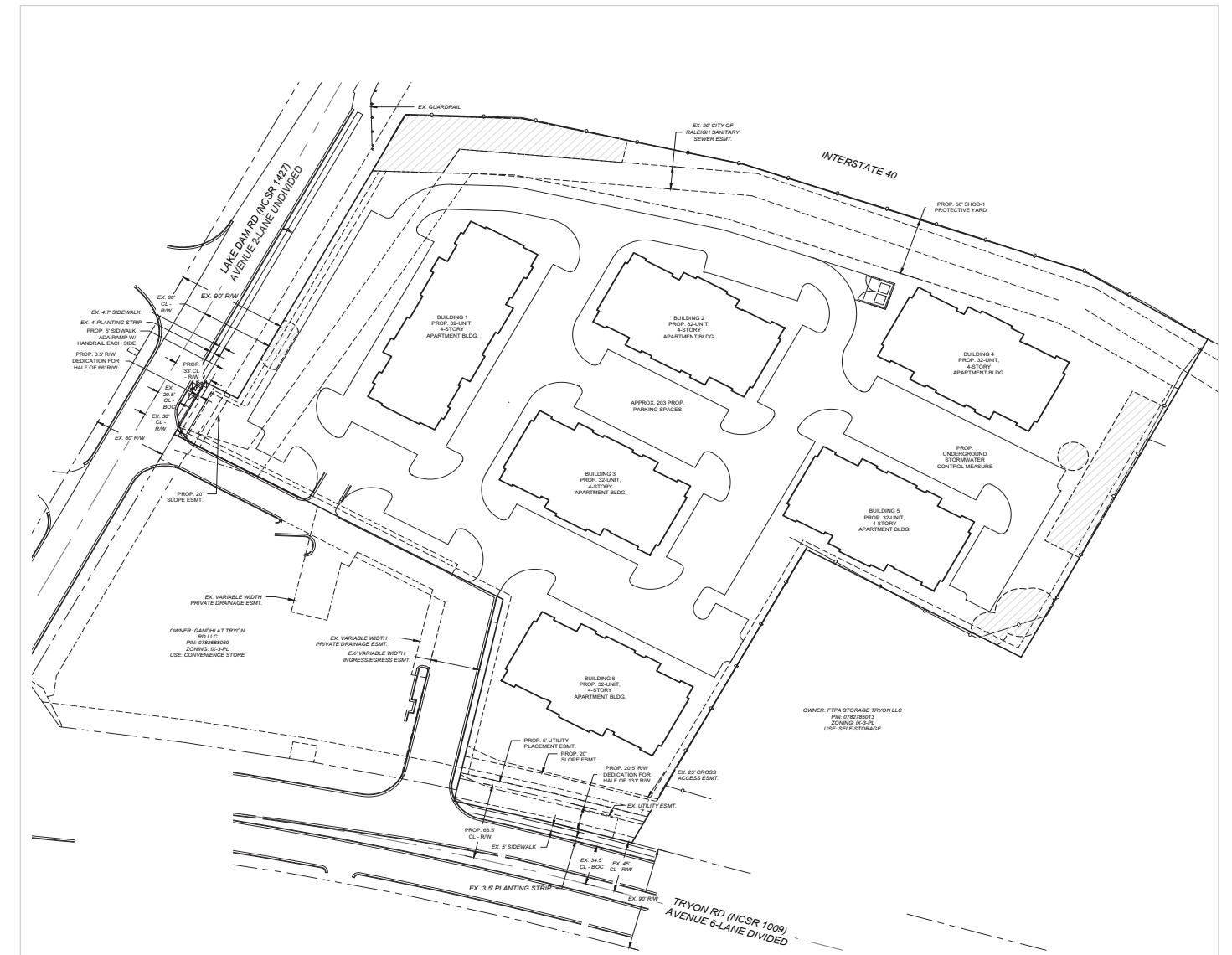


APARTMENT SITE PLAN

If re-zoned to a zoning in line with the Future Land Use Plan, the site could accommodate a range of uses, included apartments with structured parking and apartments with surface parking. Below are examples of potential developments in line with the Future Land Use for visual purposes.



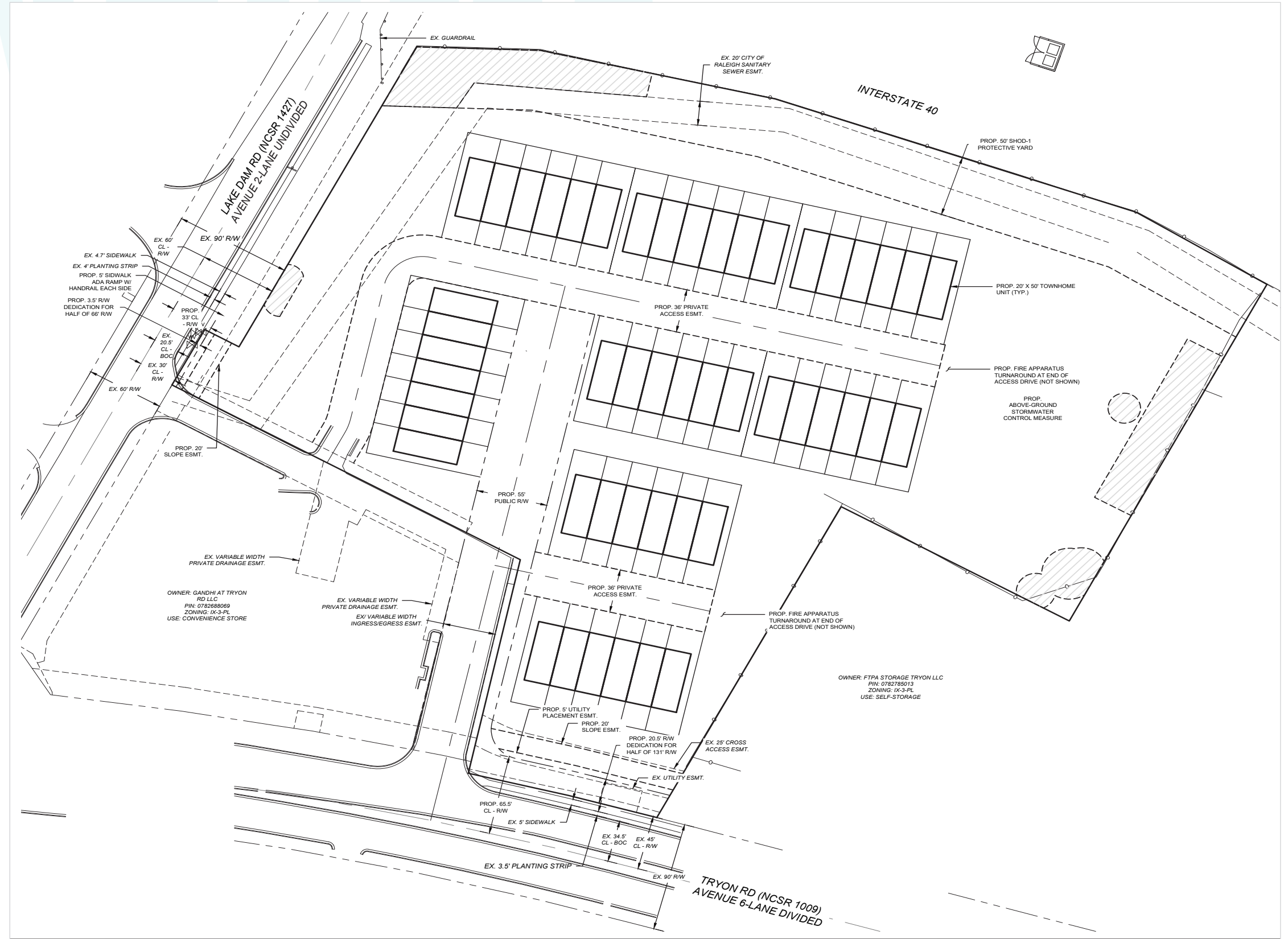
Parking Deck Site Plan Example Site with Similar Acreage



Surface Parking Preliminary Sketch Plan on Subject Property

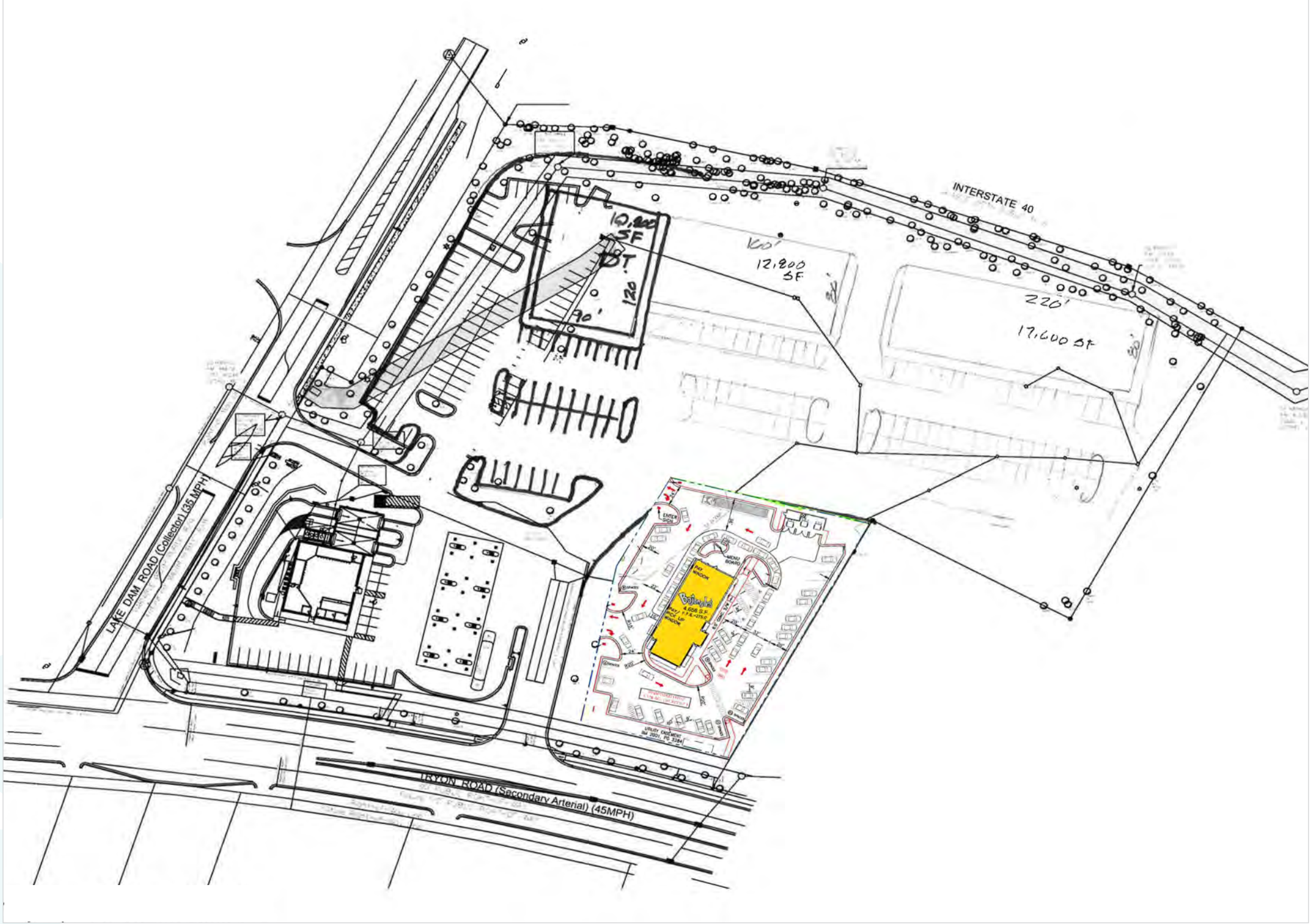
TOWNHOME SITE PLAN

Residential development is allowed on the top floors under current zoning. In theory townhomes could be developed with parking on the bottom floor and living space above. Presented here is a preliminary example of a townhome site.



RETAIL OPTION PLANS

Various retail options are available. A retail layout example with a QSR outparcel and shopping center is shown here.



AERIAL



AERIAL



I-40

LAKE DAM RD

SITE

TRYON RD



FUTURE ZONING

CURRENT ZONING:

INDUSTRIAL MIXED-USE (IX-) UP TO THREE (3) STORIES

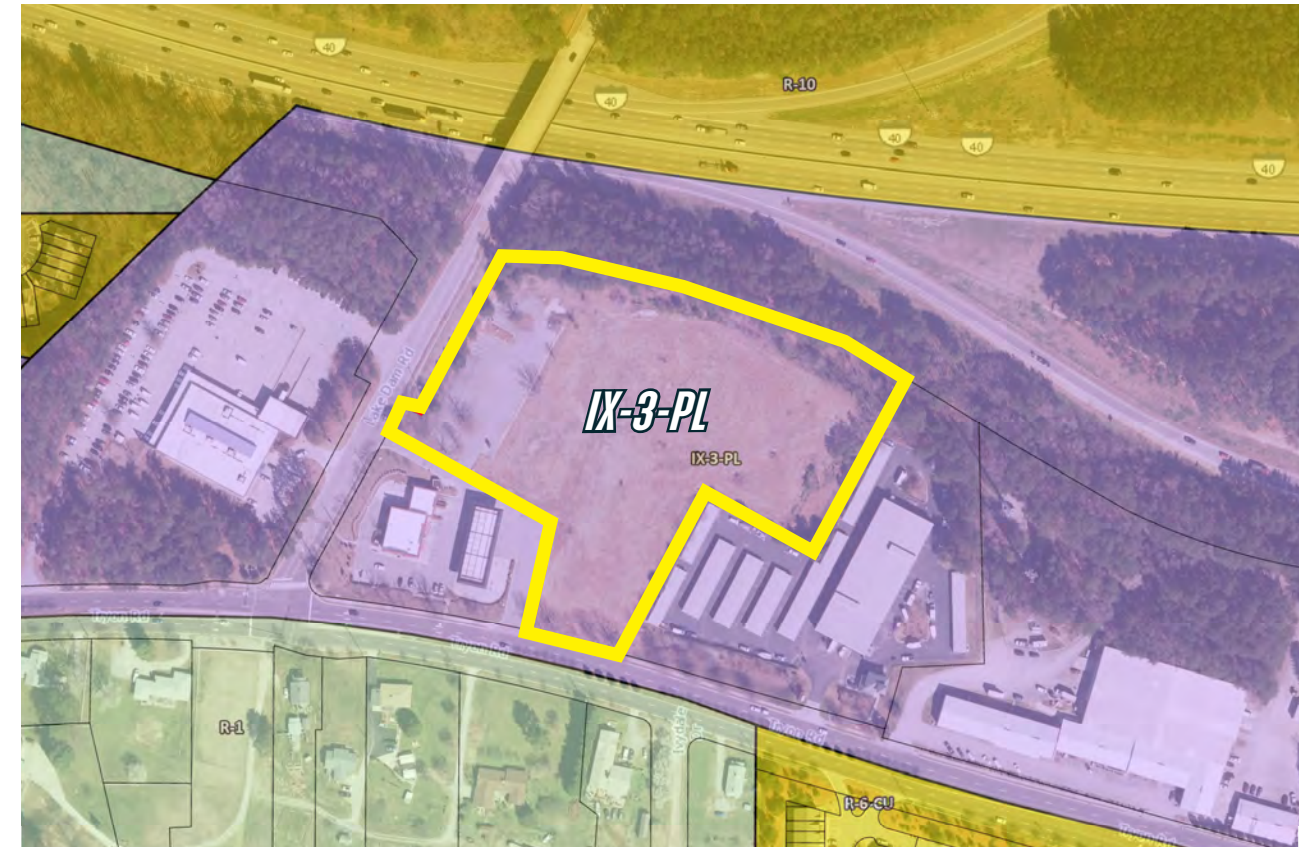
1. IX- is intended to provide for a variety of light industrial and manufacturing uses while allowing for retail, service and commercial activity and limited housing opportunities. To help ensure that land is reserved for manufacturing and employment, residential uses are limited to the upper stories of mixed use buildings.
2. IX- is not intended to provide for areas exclusively dominated by light industrial or manufacturing but provide for developments that incorporate commercial uses with housing, retail and service-related activity.
3. IX- can serve as a land use transition between heavy industrial areas and mixed use districts.

FUTURE ZONING:

COMMUNITY MIXED-USE

This category applies to medium-sized shopping centers and larger pedestrian-oriented retail districts such as Cameron Village. Typical commercial uses include large-format supermarkets, larger drug stores, department stores and variety stores, clothing stores, banks, office, restaurants, movie theaters, hotels, and similar uses that draw from multiple neighborhoods. Development intensities could be higher than in Neighborhood Center areas, with mid-rise buildings as well as low rise buildings. Where residential development occurs, ground floor retail would be encouraged and minimum building heights might be applied in transit-rich areas. Heights would generally be in the three- to five-story range, although additional height up to 12 stories would be appropriate in TOD areas and at the core of mixed-use centers.

CX is the primary corresponding zoning district for these areas. Appropriate urban form standards for frontage should be applied, recognizing that some of the designated areas are established neighborhood "main streets" and others are suburban auto-oriented shopping plazas or strip centers fronting and high-volume arterial roadways. For both this category and Neighborhood Mixed-Use, greater height should include appropriate transitions and be accompanied by a pedestrian-friendly relationship to the public realm.

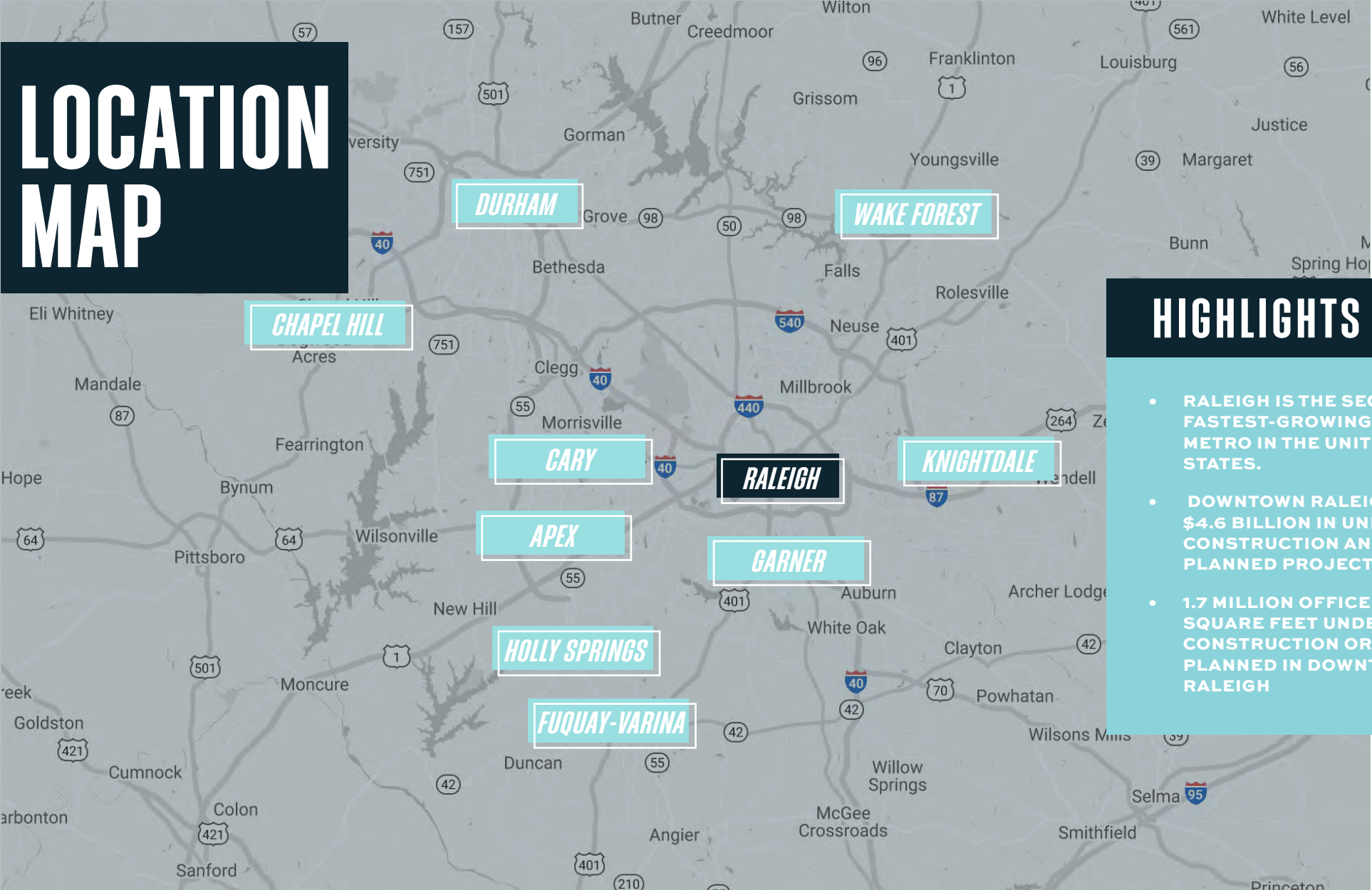


Current Zoning



Future Zoning

LOCATION MAP

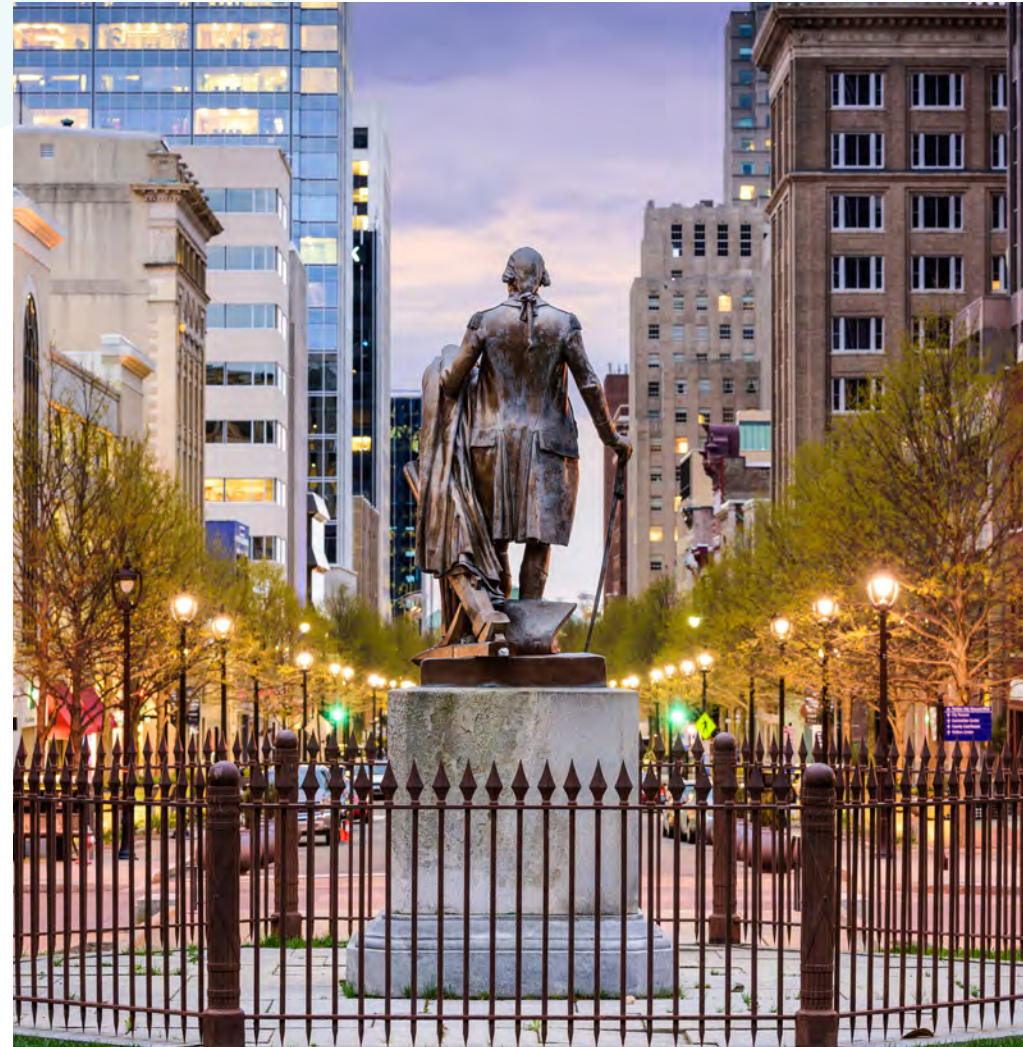


HIGHLIGHTS

- RALEIGH IS THE SECOND-FASTEST-GROWING LARGE METRO IN THE UNITED STATES.
- DOWNTOWN RALEIGH HAS \$4.6 BILLION IN UNDER CONSTRUCTION AND PLANNED PROJECTS
- 1.7 MILLION OFFICE SQUARE FEET UNDER CONSTRUCTION OR PLANNED IN DOWNTOWN RALEIGH

RALEIGH ACCOLADES

- **#1 Most Livable City**
- *Far & Wide (2023)*
- **Best Metro Areas for Growth**
- *American Growth Project Report (2023)*
- **#3 Hottest Job Markets in America**
- *Wall Street Journal (2022)*
- **#1 Best City for Working Women**
- *ApartmentList (2022)*
- **America's Top State for Business**
- *CNBC (2022)*
- **#1 America's Best Place to Live**
- *Bankrate (2021)*
- **#3 Among Safest Large Cities**
- *AdvidsorSmith (2021)*



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