

# 2710 - 2730 TOXEY DRIVE

**RALEIGH, NC 27609**

EXCLUSIVE LISTING BROKERS  
JONATHAN M. BASSI & SANDRA SIMPSON

**FIVE POINTS**

**NORTH HILLS  
2 MILES**

**CHARLOTTE H  
GREEN PARK**

**SITE**

**CAROLINA  
COUNTRY CLUB**

**INSIDE THE BELTLINE RESIDENTIAL  
DEVELOPMENT OPPORTUNITY**



# RESIDENTIAL DEVELOPMENT OPPORTUNITY

TradeMark Properties is pleased to offer for sale approximately 9.64 acres of land for residential development. This is one of the last remaining parcels located Inside the Beltline (ITB) between St. Mary’s Street and White Oak Drive. This property offers easy access to Historic Five Points, North Hills, (an award-winning, mixed-use development), and one of Raleigh’s favorite neighborhood shopping and dining centers, The Village District.

A dream come true for an individual that requires an estate lot in order to enjoy privacy within a prestigious community or a luxury builder whose clients require a charming setting in one of Raleigh’s most established neighborhoods.

For trips to the RDU Airport or Research Triangle Park, residents find easy access to nearby Interstate 40 West or east on Glenwood for quick access Downtown Raleigh.

TOXEY DRIVE	ZONING & ACREAGE		PIN #
	R2	R4	
2730 (1)	5.01		0449404
2730 (2)		0.95	0449404
2722		0.98	0458507
2718		1.26	0458508
2714		0.75	0458509
2710		0.69	0023998
TOTAL ACRES*	5.01	4.63	
COMBINED ACREAGE*	9.64		

SALES PRICE

CALL BROKER  
FOR DETAILS

*\*Acreage based on City of Raleigh tax records.*

*\*\*Property is priced and transaction to occur under the current zoning.*

*\*\*\*Parcels will not be sold separately.*

# YIELD STUDY SUMMARY

## LARGE ESTATE LOT

The Seller designed this property with Louis Cherry Architecture for a sizable 5.96-acre estate lot with four (4) additional lots. The Seller spent over \$500,000 on home architecture, lighting, landscaping, engineering, etc. The larger house design resembled a home suitable for Bruce Wayne. Attached following this page are two drawings by Louis Cherry for estate lots. One is a large-scale lot for a large luxury modern home, and the other shows the four (4) additional homes designed by the architect. Additional drawings depicting interior and exterior design and layouts are available upon request.

## ADDITIONAL OPPORTUNITIES FOR DEVELOPMENT

In addition to the estate lots designed by Louis Cherry, there are several preliminary designs and opportunities for additional layouts.

**For additional designs and layouts, please email [ssimpson@trademarkproperties.com](mailto:ssimpson@trademarkproperties.com).**



# LARGE LUXURY MODERN ESTATE LOT



Designed by:  
*Louis Cherry Architecture*





# FOUR ADDITIONAL MODERN ESTATES



*Designed by:*  
**Louis Cherry Architecture**



CAROLINA  
COUNTRY CLUB

ST. MARY'S ST

ST. DAVID'S  
SCHOOL

WHITE OAK RD

ST. MARY'S ST

TOXEY DR

WHITE OAK RD

ST. MARY'S ST

TOXEY DR

SITE  
APPROXIMATELY  
9.64 ACRES

ROTHCEB DR

W LAKE DR

CHARLOTTE H.  
GREEN PARK

E LAKE DR

WHITE OAK RD





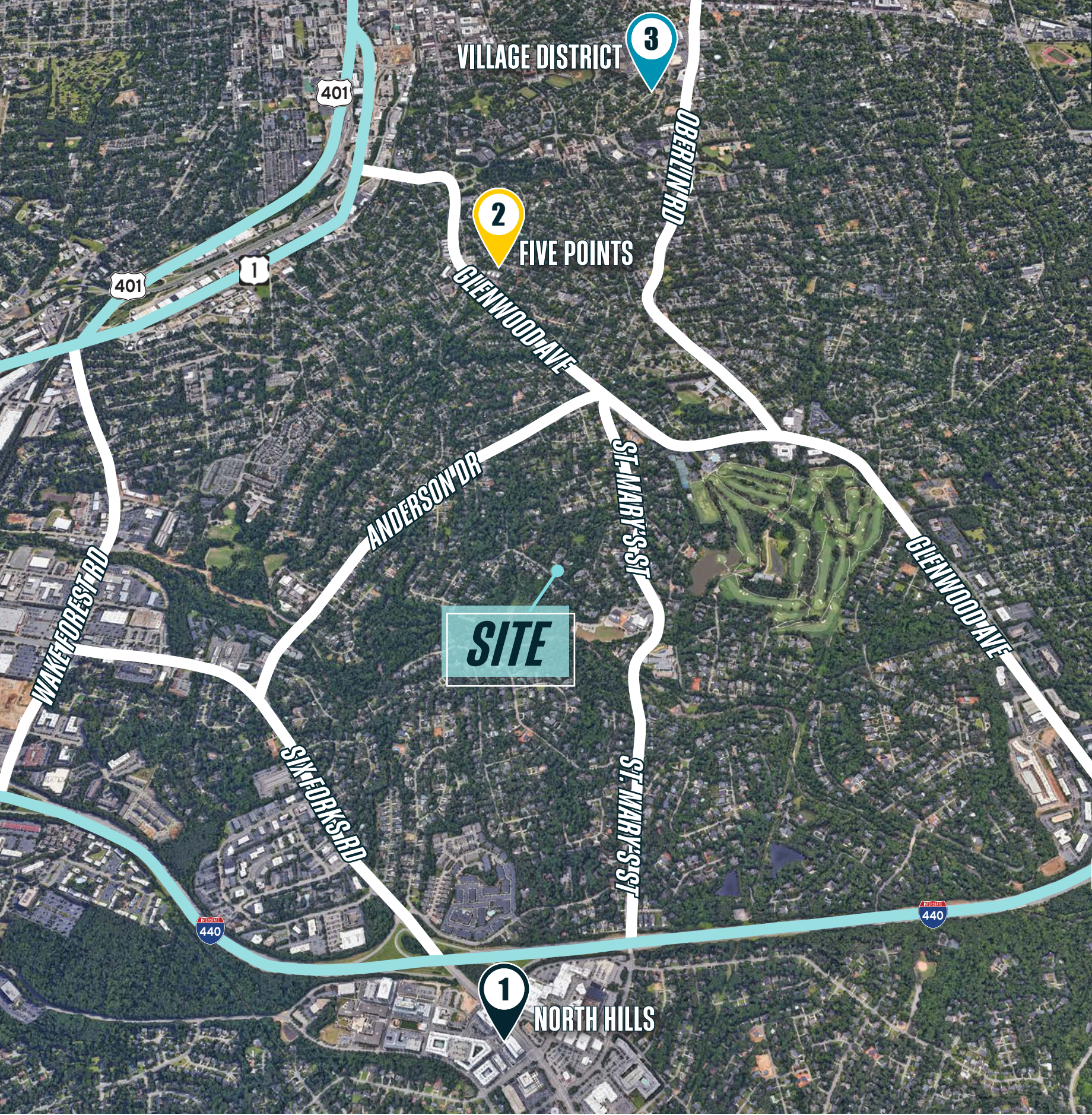




**SITE  
APPROXIMATELY  
9.64 ACRES**



# SHOPPING + DINING



1

41Hundred  
Aladdin's Eatery  
Alara + Zane  
Amazing Lash Studio  
Anthropologie  
Another Broken Egg Cafe  
Arrow Haircuts  
Bartaco  
BBQ Lab  
Ben & Jerry's  
Blown Away Blow Dry Bar  
Bluemercury  
Bonefish Grill  
Bononbos  
Brighton Collectibles  
Bul Box  
Capital Grille  
Cariloha Bamboo  
Chick-fil-A  
Chipotle  
Chuy's  
Coquette Brasserie  
Cowbar  
Cowfish  
Cuccilo Terrazza  
CycleBar  
Edible Art Bakery & Dessert

Cafe  
Ethan Allen  
Everything But Water  
Fink's Jewelers  
Firebirds Wood Fired Grill  
Five Guys Famous Burgers & Fires  
Fleur Boutique  
Flower Power Kids Cooking Studio  
Giorgio Pizza Bar  
Glo de Vie Med Spa  
Happy & Hale  
iCRYO  
Ideal Image  
J.McLaughlin  
Kendra Scott  
Kilwins  
Kings Dining & Entertainment  
Lamb's Ear Children's Clothing & Shoes  
Las Ramblas  
Learning Express  
Liles Clothing Studio  
Lilly Pulitzer  
Lululemon Athletica  
Marta's

Massage Envy Spa  
Monkee's of Raleigh  
Mason's Famous Lobster Rolls  
Orangetheory Fitness  
Paintbase Nail Bar  
Panera Bread  
Peloton  
Peter Millar  
Pieology Pizzeria  
PrimoHoagies  
Pure Barre  
REI  
Rosewater  
Salon Blu  
STIR Raleigh  
Sur La Table  
Target  
The Spectacle  
Total Wine & More  
Uniquities  
Vermillio  
Vineyard Vines  
Vita Vite  
Vivace  
Voda Boutique  
Warby Parker  
Yard House

2

Avail Aesthetics  
Barre 3  
Bloomsbury Bistro  
Booth Custom Jewelers  
Davenport  
Gallery 5

Gretchen Quinn Pottery  
Iyla's Southern Kitchen  
Hayes Barton Pharmacy & Grill  
Hayes Barton Place  
Lilly's Pizza  
Lola's Beach Bar

Lonerider at Five Points  
Mark Christopher Salon  
NOFO @ the Pig  
Raleigh Pilates  
Party Studios  
Tao Day Spa

3

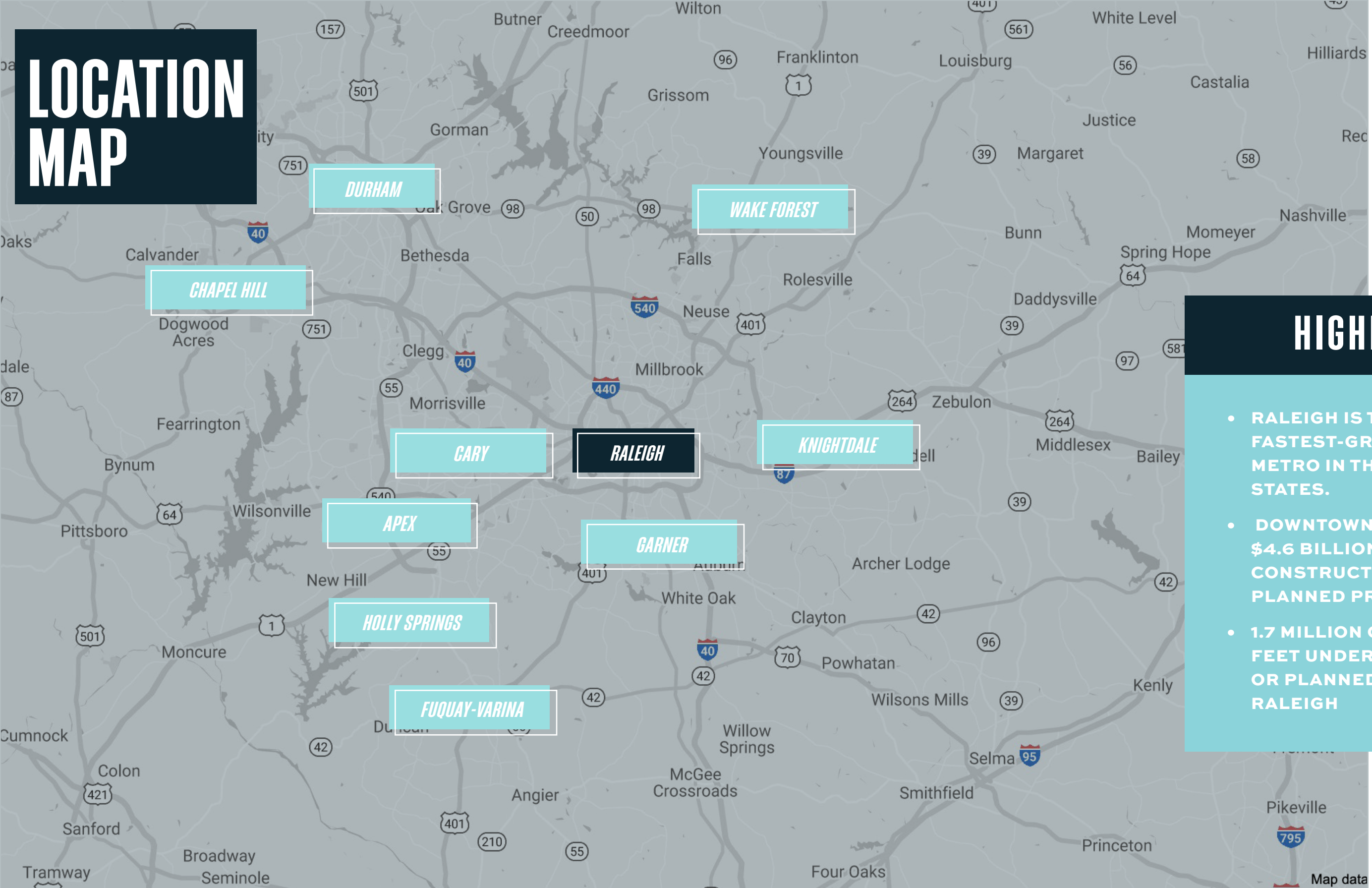
Aillea Beauty  
Ajisai Japanese Fusion  
Alton Lane  
Bailey's Fine Jewelry  
Barnes & Noble  
Benelux Coffee  
Cantina 18  
Cape Fear Seafood Company  
Capital RunWalk  
Cava  
Charlotte's  
Chick-fil-A  
CHOPT  
Corepower Yoga  
Crunch Fitness  
C.T. Weekends  
European Wax Center  
Fab'rik

Flying Biscuit Cafe  
Fox and Bailey  
Francesca's  
Goodberry's  
Goodnights Comedy Club  
Great Outdoor Provision  
Hand & Stone Spa  
Impeccable Pig  
Iso Iso Ramen  
Ivy & Leo  
Jos. A. Bank  
Kale Me Crazy  
Light Years Jewelry  
Lorena Luca Skin & Spa  
Lori + Lulu  
Madison  
Moe's Southwest Grill  
Nadeau

Noodles & Company  
Piccola Italia  
Restore Hyper Wellness  
Rise Biscuits Chicken  
Sephora  
Shepard's Way Farms  
Starbucks  
Sweat Lab  
Talbots  
Tazza Kitchen  
Tiff's Treats  
Tin Roof Teas  
Uniquities  
Village Deli & Grill  
Village Draft House  
Wihich Wich  
Winestore.  
Woof Gang Bakery



# 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**  
- *AdvisorSmith (2021)*





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