

# ITB Land For Sale

0 Gorman St,  
Raleigh, NC 27606







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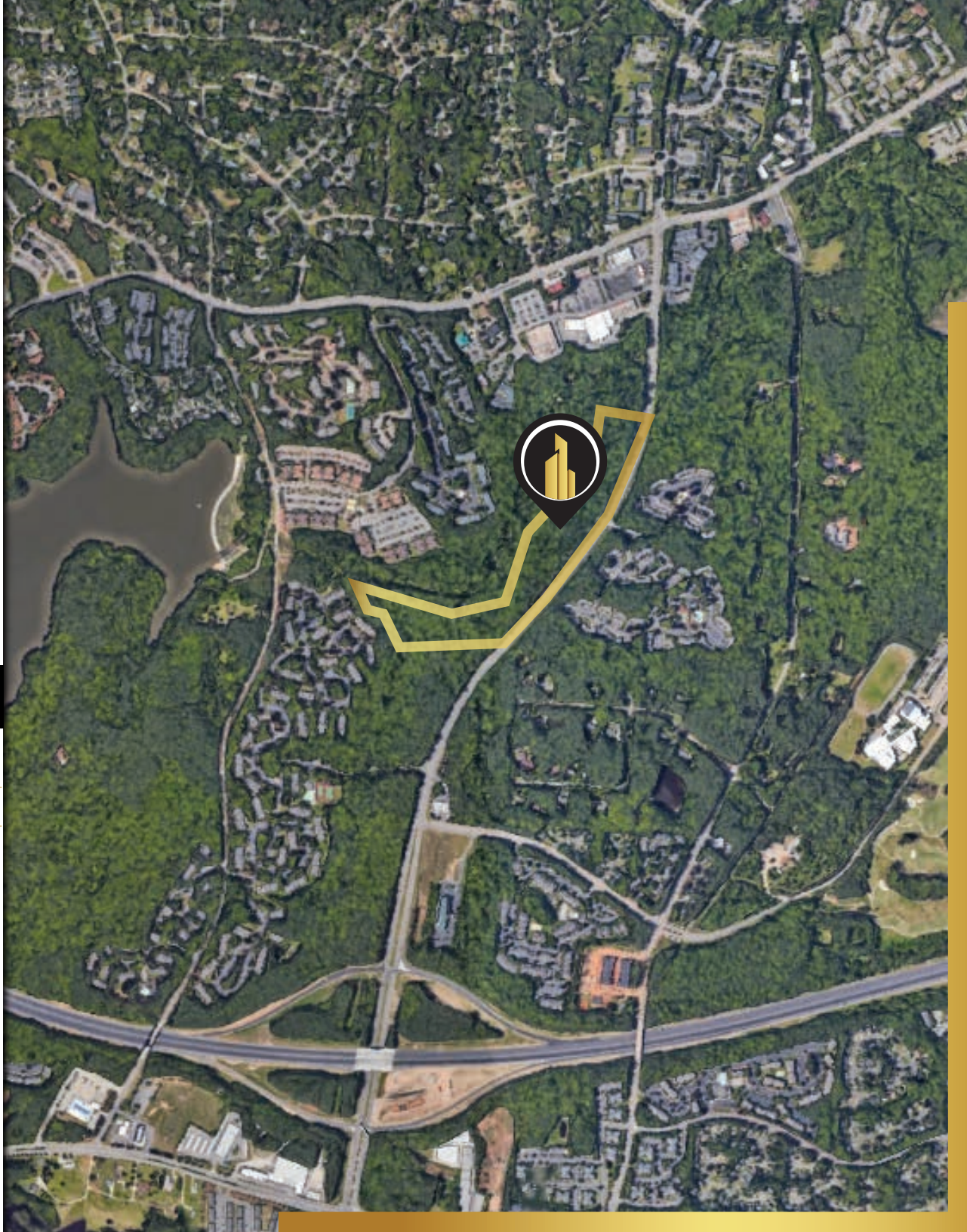


## KEY HIGHLIGHTS

- Right off I-40 exit 295
- Minutes from NCSU Centennial campus
- Will consider a trade or exchange for other real estate
- Owner Financing Available

## PROPERTY HIGHLIGHTS

<b>Sale Price</b>	\$600,000
<b>Lot Size</b>	17.88 acre
<b>Parcel Pin</b>	0793023945

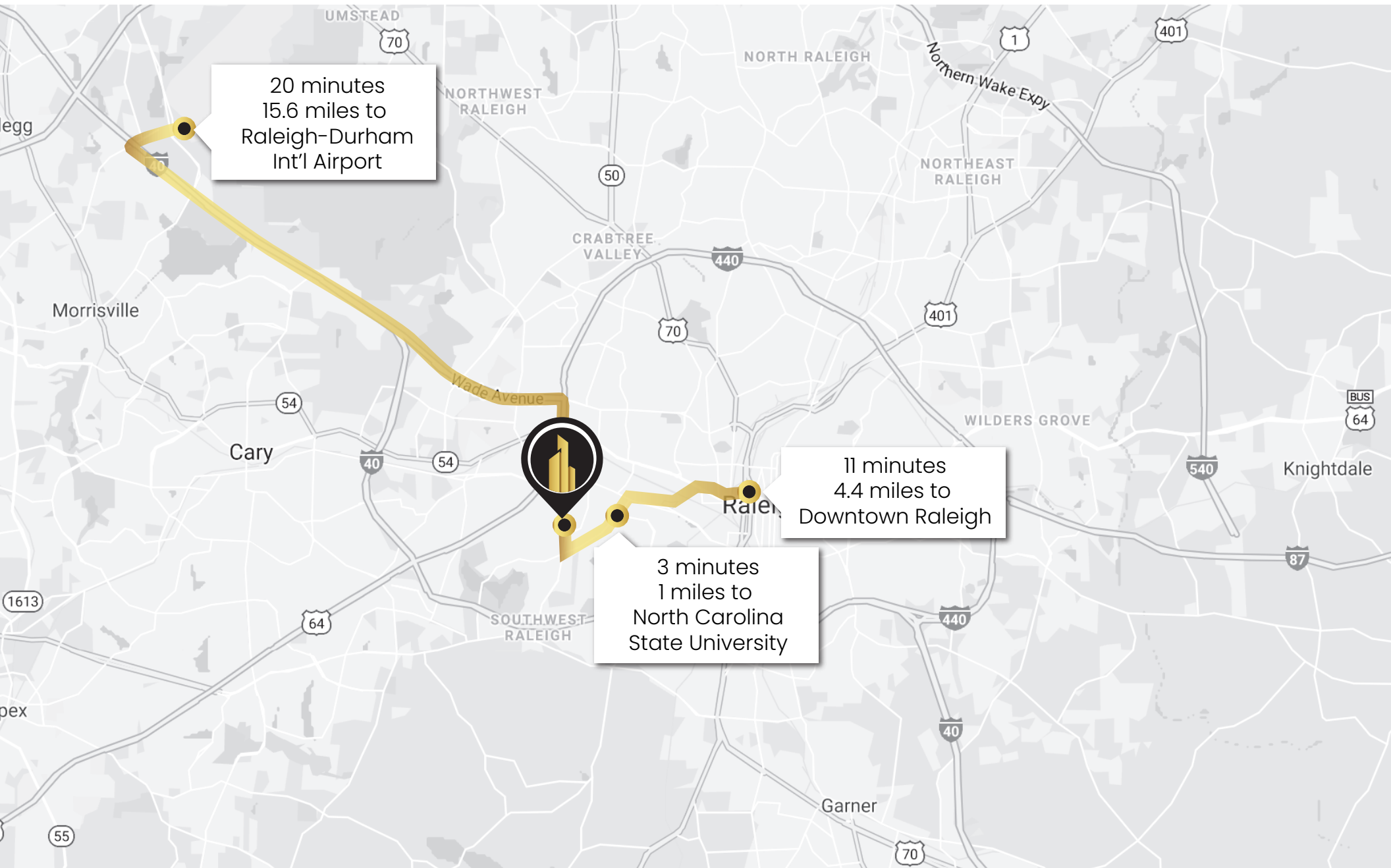




PARCEL MAP

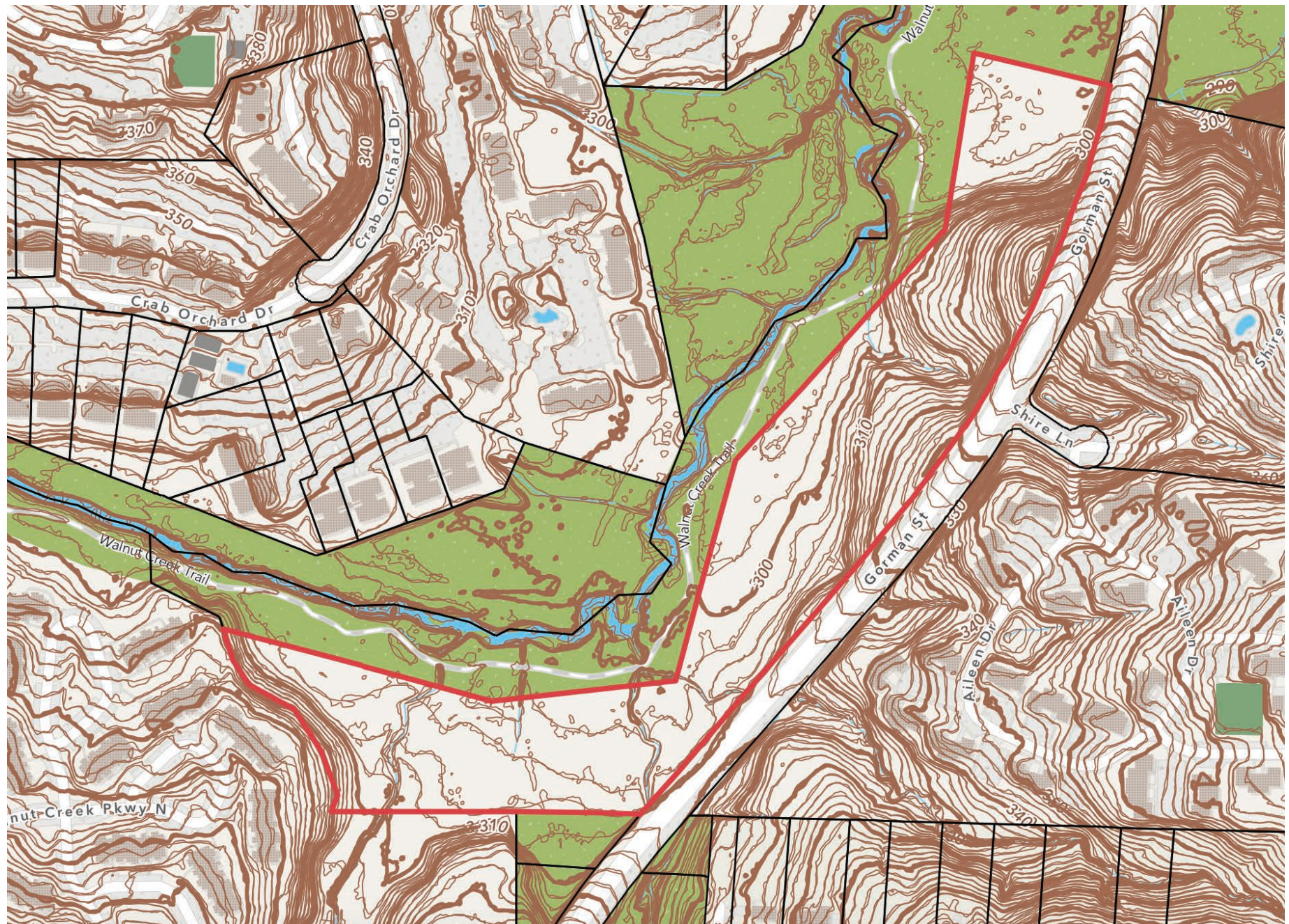


## AREA MAP





# TOPOGRAPHY MAP





# ZONING MAP

## A. Conservation Management (CM)

1. The CM District is intended to preserve and enhance land as permanent open space to meet the passive and recreational needs of the City.
2. All property within the district must be predominately unoccupied by buildings or other impervious surfaces.

## Article 4.2. Conservation Management (CM)

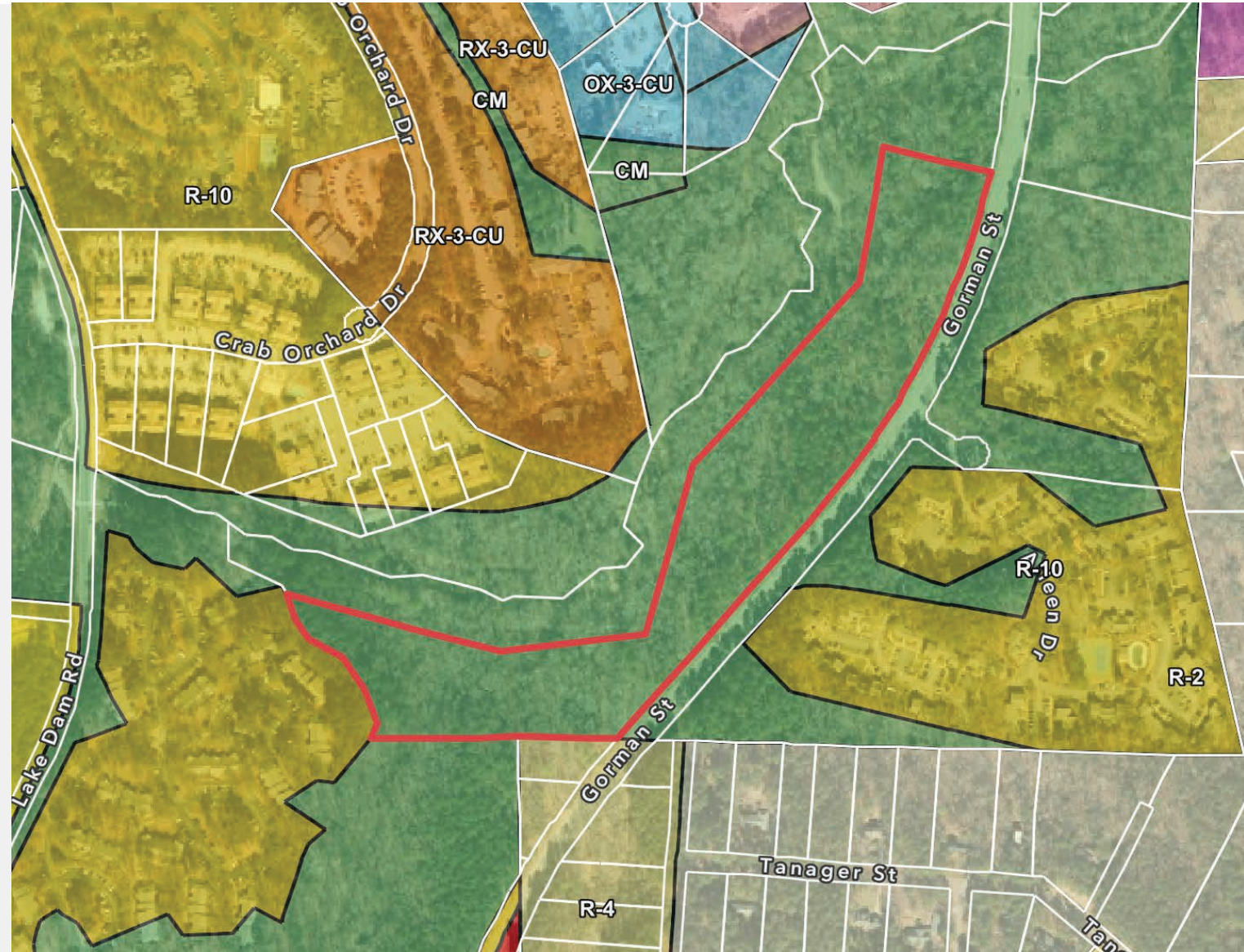
### Sec. 4.2.1. General Provisions

A. Prior to the approval of subdivision plan or Tier 2 or Tier 3 site plan on a site 2 acres or greater in size, whichever occurs first, the property owner shall delineate a minimum of 30% of CM-zoned land as primary tree conservation area.

B. The remaining 70% of the CM-zoned land not in a tree conservation area may either be developed pursuant to this section or part or all of the remaining 70% may, at the election of the owner, be established as primary tree conservation area.

C. All CM-zoned primary tree conservation areas shall have tree cover by either preserving existing trees with a basal area of at least 30 square feet per acre as determined by increments of 50 feet in length, or if such trees are not present, shall be planted with shade trees in accordance with Sec. 9.1.9.A.6.

D. Watercourse buffers under Sec. 9.2.3. must be established along all primary and secondary watercourses.





# CONCEPTUAL DRAWINGS



## **GORMON TOWNHOMES**

Total 43 Units  
129 Parking Spaces & 13 Guest Spaces  
Scale 1"=50' 0"



# CONCEPTUAL DRAWINGS

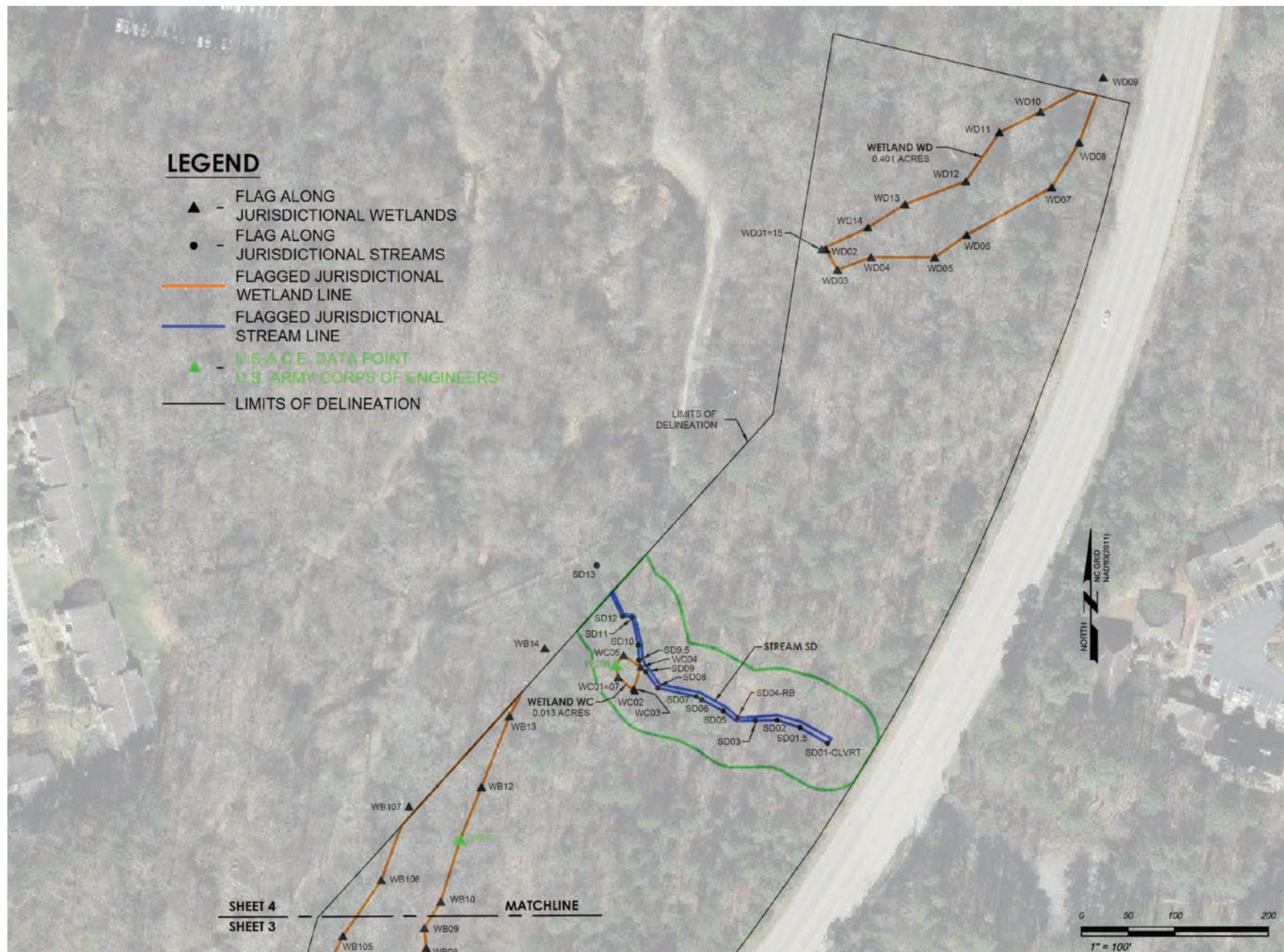


## **GORMON TOWNHOMES**

Total 72 Units  
108 Parking Spaces  
Scale 1" = 50' 0"

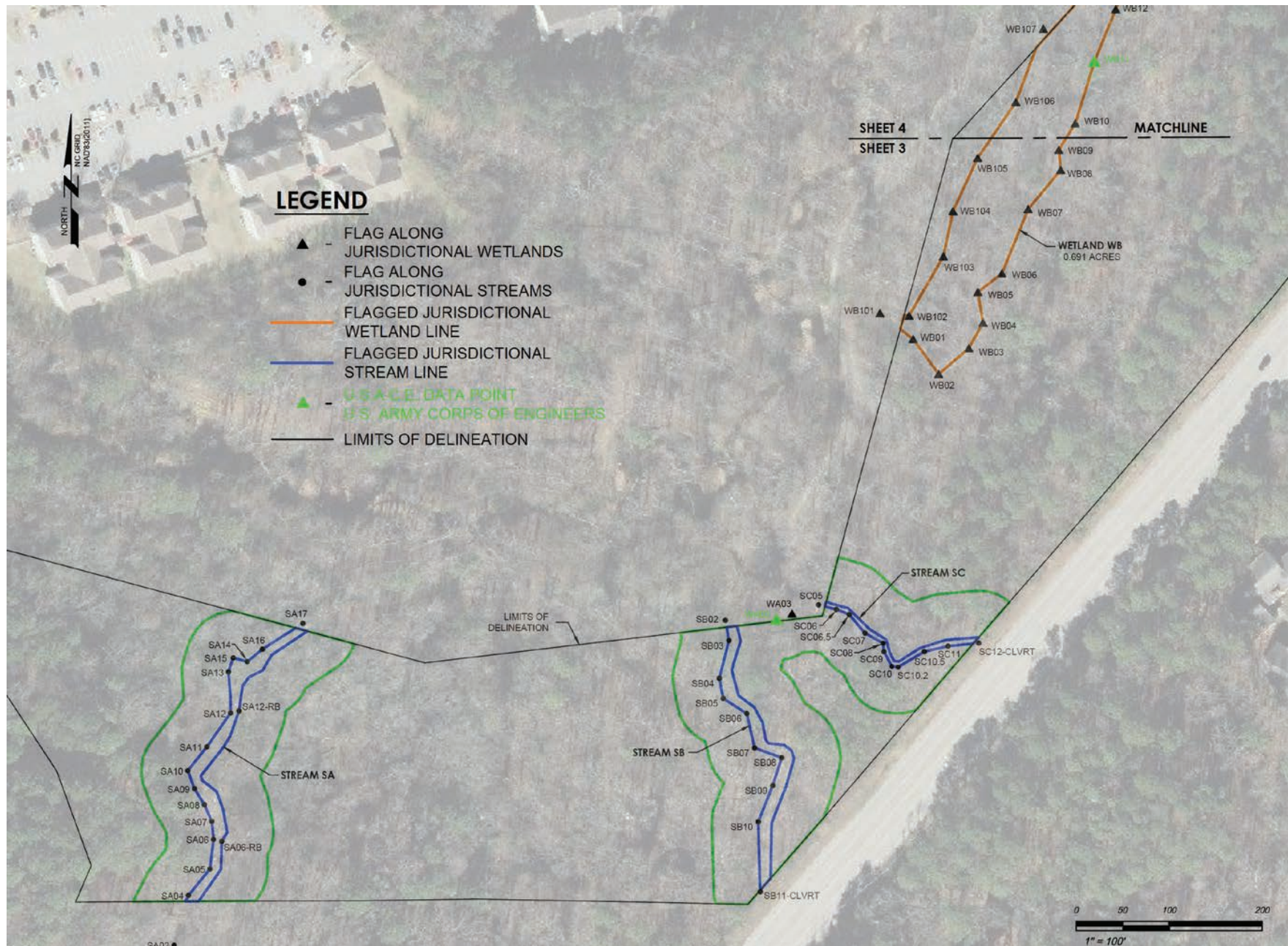


# WETLAND PLAT



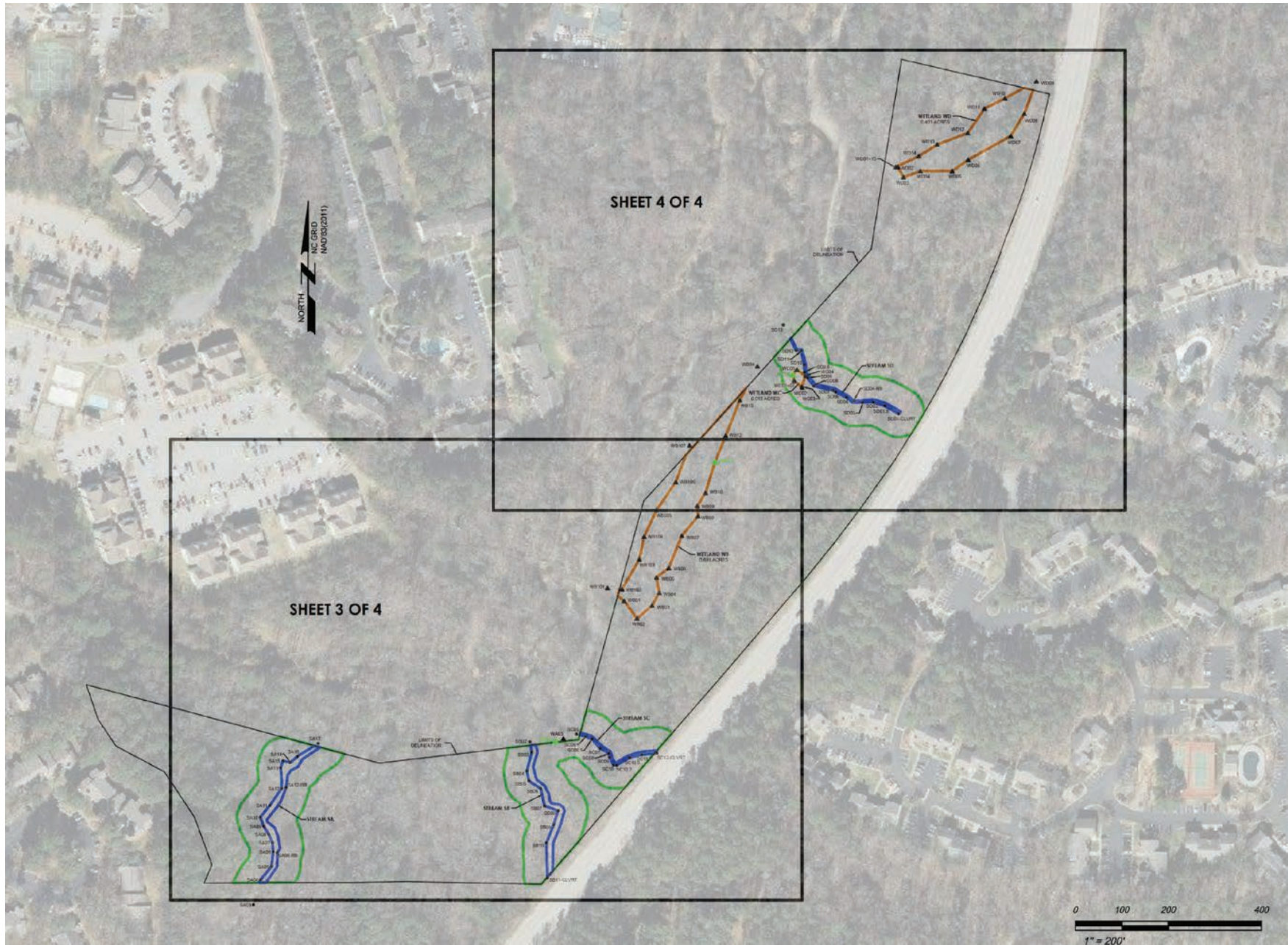


# WETLAND PLAT





# WETLAND PLAT





JC RAULSTON  
ARBORETUM



Hillsborough St



LAKE  
JOHNSTON



DILLARD DRIVE  
MIDDLE SCHOOL

DILLARD DRIVE  
ELEMENTARY SCHOOL





# NC STATE UNIVERSITY **OVERVIEW**



**24,437**  
Undergraduates

**9,516**  
Graduate and  
professional  
students

North Carolina State University, commonly known as NCSU or NC State, is a public, coeducational, research university in Raleigh, NC. As the largest university in the state, it is known for its leadership in education and research, and globally recognized for its science, technology, engineering and mathematics leadership. NC State is home to 12 undergraduate colleges, a graduate school, two professional schools, and over 2,000 faculty members.



**60**  
Doctoral  
Programs

**120**  
Master's  
Programs

**100**  
Undergraduate  
Programs

**#1**

Largest public  
university in North  
Carolina

**100+**

Startups and spin offs based on  
NC State research, attracting a  
total of \$1.6 billion in venture  
capital

**\$300 + Million**

In new sponsored research awards and the only  
university in the nation leading two National Science  
Foundation Engineering Research Centers

- > Average starting salary for graduates out of all NC public colleges | [onlinecollegesdatabase.org](http://onlinecollegesdatabase.org)
- > Best Value College among North Carolina universities | [SmartAsset.com](http://SmartAsset.com)
- > College of Veterinary Medicine in the nation | U.S. News & World Report
- > Best value among U.S. public universities | Princeton Review
- > Best value among U.S. public universities | U.S. News & World Report
- > On-campus includes all college owned, operated or affiliated properties.



# RALEIGH NC



**Raleigh** is the capital of the state of North Carolina and the seat of Wake County in the United States. Raleigh is the second-largest city in the state, after Charlotte. Raleigh is known as the "City of Oaks" for its many oak trees, which line the streets in the heart of the city. The city covers a land area of 142.8 square miles. The U.S. Census Bureau estimated the city's population as 479,332 as of July 1, 2018. It is one of the fastest-growing cities in the country.

Raleigh is home to North Carolina State University (NC State) and is part of Research Triangle Park (RTP), together with Durham (home of Duke University and North Carolina Central University) and Chapel Hill (home of the University of North Carolina at Chapel Hill). The "Triangle" nickname originated after the 1959 creation of the Research Triangle Park, located in Durham and Wake counties, among the three cities and their universities. The Research Triangle region encompasses the U.S. Census Bureau's Raleigh-Durham-Chapel Hill Combined Statistical Area.

Most of Raleigh is located within Wake County, with a very small portion extending into Durham County. The towns of Cary, Morrisville, Garner, Clayton, Wake Forest, Apex, Holly Springs, Fuquay-Varina, Knightdale, Wendell, Zebulon, and Rolesville are some of Raleigh's primary nearby suburbs and satellite towns.

## **RALEIGH-CARY and WAKE COUNTY ACCOLADES 2020/2021**

#3 Happiest Cities in America poll - Men's Health, January 2021

#3 Best State Capitals - WalletHub, January 2021

#3 Best State Capitals for Safety and More - WalletHub, January 2021

#5 Best-performing City Index in the United States - Milken Institute, February 2021

#7 Best City for STEM workers - WalletHub, February 2021

Raleigh tops list of best places to retire early - Triangle Business Journal, May 2021

#4 Top Mid-sized Americas City of the Future 2021/22 - FDI Intelligence, June 2021

#2 Best Place to Live - U.S. News & World Report, July 2021

#8 Top City for Fastest Growing Metros - Business Facilities, August 2021

#2 Top City for Millennial Magnet - Business Facilities, August 2021

#3 Top City for Large Airport for Traveler Satisfaction - JD Power, September 2021

#10 Safest Large City in America - AdvisorSmith, October 2021

#1 Top Place to Start a Small Business - Lending Tree, October 2021

#4 Best Large Metros for Families with Children - Lending Tree, October 2021

#2 Top Real Estate Market to Watch in 2022 - PwC US, October 2021



## RALEIGH ACCOLADES





## RALEIGH ACCOLADES

**#1**

Best Place to Live  
BANKRATE

**#1**

Top Place to  
Start a Small  
Business  
LENDING TREE

**#5**

Best-Performing  
Economy in the US  
MILKEN INSTITUTE

**#4**

Top City  
Tech Hub  
BUSINESS  
FACILITIES

**#7**

Best City for  
STEM Workers  
WALLETHUB

**#4**

Top Life Sciences  
Market in  
the U.S.  
JLL

Since 2005, Downtown Raleigh has seen \$3.9 billion in development completed and under construction, adding new residences and office space and even more amenities including new restaurants, hotels, retail, and entertainment venues. There is currently \$4.9 billion in development projects completed since 2015, under construction, and planned in Downtown Raleigh.

**- Downtown Raleigh Alliance, State of Downtown Raleigh 2021**

COMPARED TO THE U.S. WORKFORCE AS A WHOLE:

**96%**

Higher share of  
computer and  
mathematical  
occupations

**40%**

Higher share of  
architecture &  
engineering  
occupations

**156%**

Higher share of  
software & app  
developers

**105%**

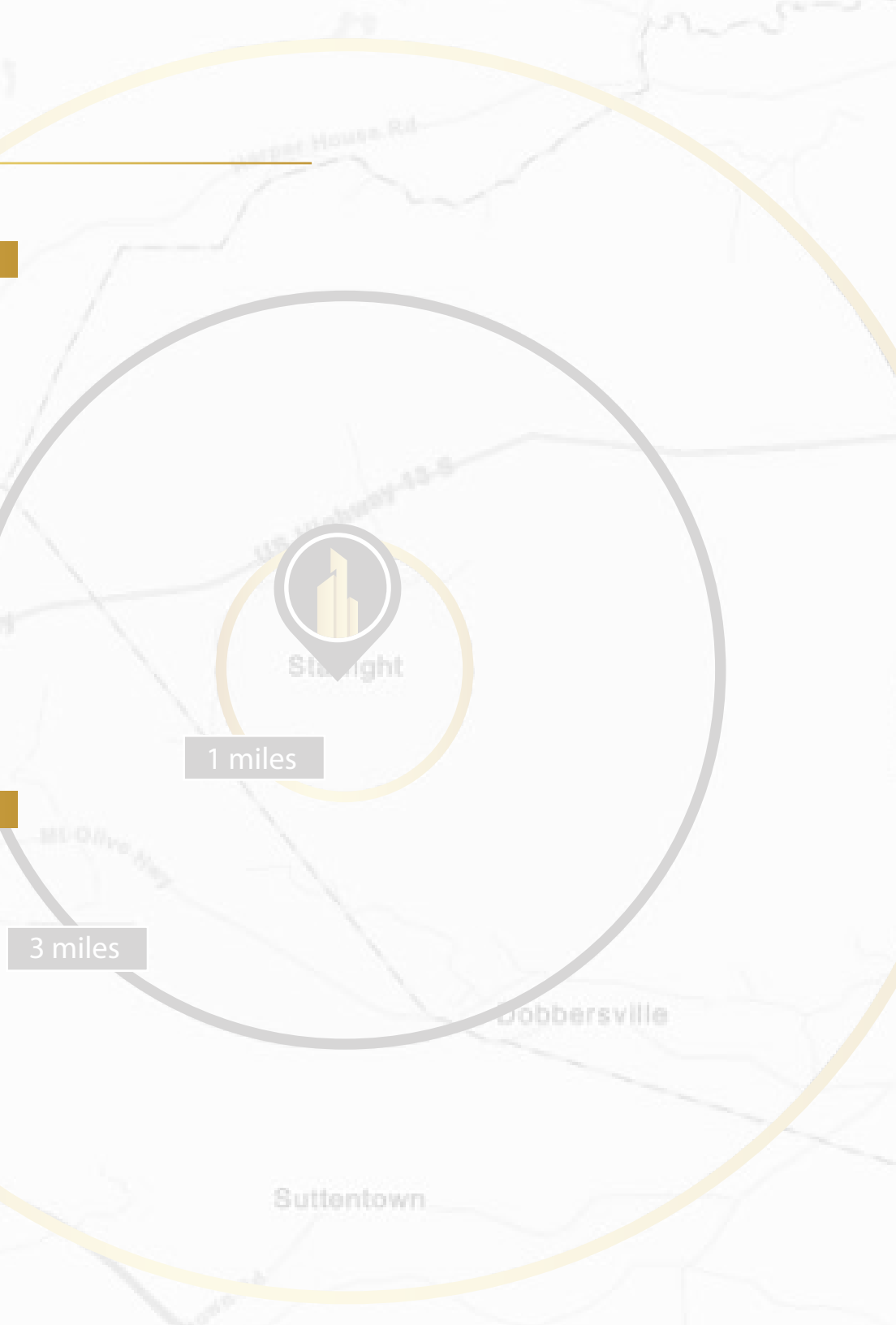
Higher share of  
civil engineers



# DEMOGRAPHIC OVERVIEW

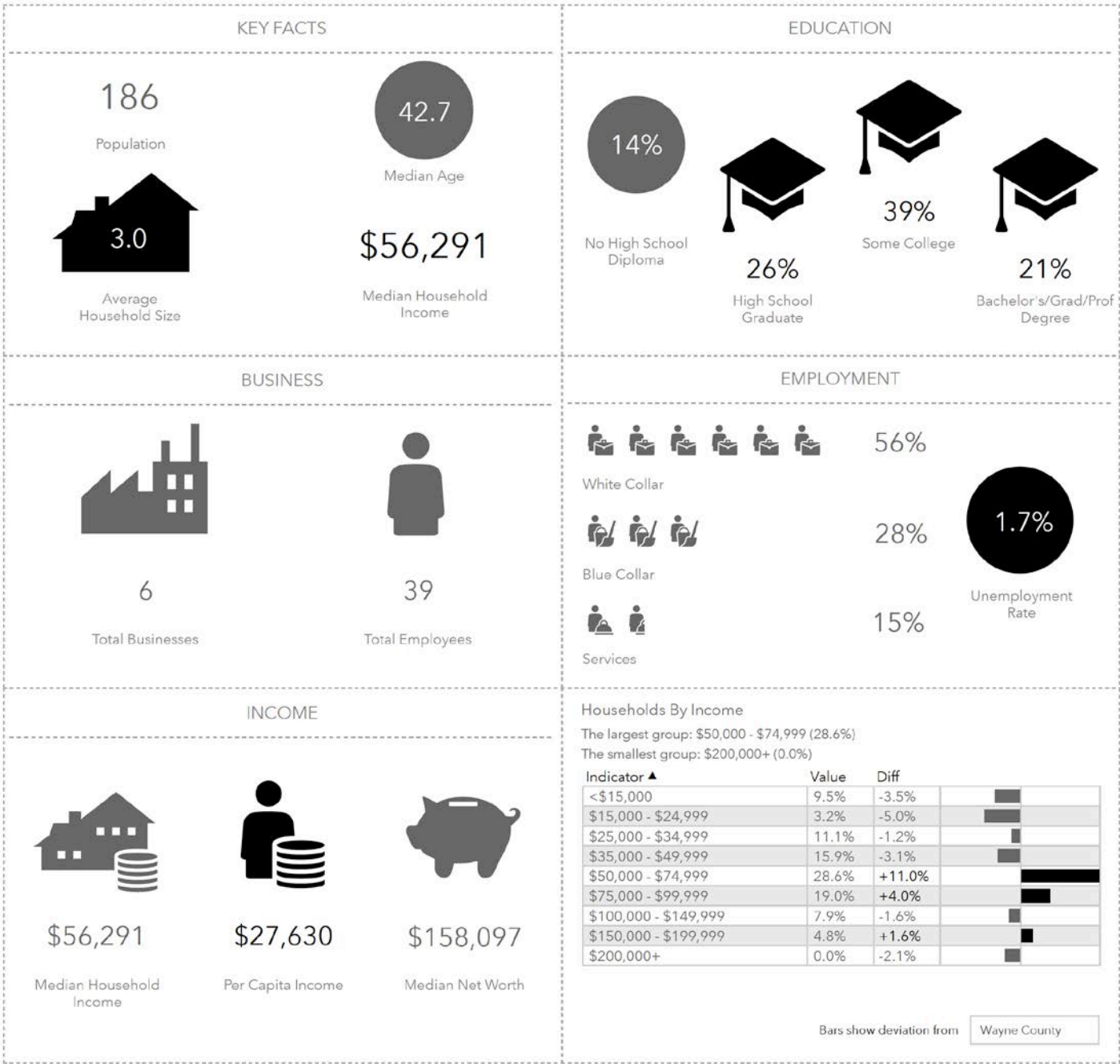
2022 Summary	1 Mile	3 Miles	5 Miles
Population	186	1,159	3,178
Households	63	442	1,275
Families	42	298	872
Average Household Size	2.95	2.61	2.47
Owner Occupied Housing Units	50	330	925
Renter Occupied Housing Units	13	112	350
Median Age	42.7	42.3	41.2
Median Household Income	\$56,291	\$50,477	\$48,384
Average Household Income	\$67,223	\$62,208	\$66,884

2027 Summary	1 Mile	3 Mile	5 Mile
Population	182	1,132	3,138
Households	62	434	1,261
Families	41	291	859
Average Household Size	2.94	2.60	2.47
Owner Occupied Housing Units	49	331	936
Renter Occupied Housing Units	13	103	325
Median Age	44.1	43.7	42.7
Median Household Income	\$70,730	\$65,013	\$60,501
Average Household Income	\$81,942	\$77,178	\$81,326





# DEMOGRAPHIC OVERVIEW





# CONTACT

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This Offering has been prepared to provide a summary of unverified information to prospective purchasers, and to establish only a preliminary level of interest in the subject property. The information contained herein is not a substitute for a thorough due diligence investigation.

CityPlat, LLC has not made any investigation, and makes no warranty or representation, with respect to the income or expenses for the subject property, the future projected financial performance of the property, the size and square footage of the property and improvements, the presence or absence of contaminating substances, PCB's or asbestos, the compliance with state and federal regulations, the physical condition of the improvements thereon, or the financial condition or business prospects of any tenant, or any tenant's plans or intentions to continue its occupancy of the subject property.

The information contained in this Offering has been obtained from sources we believe are reliable; however, CityPlat, LLC has not verified, and will not verify, any of the information contained herein, nor has CityPlat, LLC conducted any investigation regarding these matters and makes no warranty or representation whatsoever regarding the accuracy or completeness of the information provided.