

Prime Development Opportunity Across from NC State

BAGWELL AVE. & HILLSBOROUGH ST.



Table Of Contents

3	<i>Property Dashboard</i>
4	<i>The Opportunity</i>
5	<i>Nearby Student Housing</i>
6	<i>Aerial View</i>
9	<i>Location Map</i>
10	<i>Parcel Map</i>
11	<i>Market Overview</i>
12	<i>Demographics</i>

Property *Dashboard*

Please Inquire for Sale Price

1.05

Total Acreage

85

Walk Score
Very Walkable

CX-5-SH-CU

Zoning

Owner Financing Terms:

- 30% down payment
- 70% owner financing
- 7.5% interest 25 year amortisation, 5 year balloon

DEMOGRAPHICS

	1-MILE	3-MILE	5-MILE
<u>2022 POPULATION</u>	19,222	102,581	217,116
<u>2022 AVERAGE HOUSE HOLD INCOME</u>	\$84,168	\$94,036	\$92,290

PROPERTY HIGHLIGHTS

- **Prime Location:** Perfectly situated across from NC State University, offering high visibility and easy access to the student population.
- **Ample Space:** The 1.05-acre land provides significant space for a mixed-use development, allowing for student housing with retail spaces underneath.
- **Student-Focused Market:** The proximity to the university makes this land an ideal location for student housing, fulfilling the demand for accommodation in the area.
- **Retail Potential:** Adding retail beneath the student housing benefits both the residents and the local community, creating a vibrant and convenient living environment.
- **High Demand:** The continuous growth of the student population pairs well with the need for more student-friendly housing options, ensuring a steady demand for the proposed development.
- **Investment Opportunity:** Investing in this land offers the potential for long-term returns, given the strong market demand for student housing and the development growth in the area.

Prime Development Opportunity

Student Housing Across from NC State University

**NC STATE
UNIVERSITY**

Discover an unparalleled investment prospect in Raleigh, North Carolina—an ideal plot of land situated directly across from prestigious NC State University. With a robust demand for quality student housing, this location offers developers an extraordinary opportunity to capitalize on the university's thriving ecosystem.

Market Potential

NC State University draws a large and diverse student population from around the world, creating a strong demand for modern, well-designed student housing options near campus. This presents developers with a lucrative market ready to be tapped, ensuring a successful financial venture.

Strategic Location

Strategically positioned across from NC State University, this plot of land provides unmatched convenience and accessibility for students. Its proximity to academic buildings, libraries, and athletic facilities simplifies daily routines, while the vibrant city of Raleigh offers abundant entertainment, dining, and shopping options just moments away.

Collaboration with NC State

Forge a valuable partnership with NC State University, gaining access to valuable resources, expert insights, and potential collaborations. The university actively fosters strong community ties, making it an ideal collaborator on development projects. Explore shared facilities, joint initiatives, and a mutually beneficial relationship that enhances the overall development value.

Modern and Sustainable Design

Differentiate your student housing development by prioritizing modern and sustainable design elements. Thoughtfully blend contemporary aesthetics, functional layouts, and eco-friendly features to create an exceptional living experience. Offer amenities such as study lounges, fitness centers, communal areas, and green spaces to cater to the evolving needs of students.

High Return on Investment

With the increasing demand for quality student housing near NC State University, investing in this prime plot of land promises a high return on investment. Develop a well-managed student housing community that generates steady rental income while adding long-term value to your portfolio.

Seize the Opportunity

Don't miss out on the chance to make an impact on Raleigh's real estate landscape and provide much-needed student housing across from NC State University. Discover the potential of this strategic location and unlock the countless possibilities that come with investing in this thriving educational ecosystem.

NEARBY STUDENT HOUSING

APARTMENT	YEAR BUILT	STUDIO	1BR	2BR	3BR	4BR	5BR
105 FRIENDLY	2016	—	\$1,750	\$1,210	—	\$910	—
THE STANHOPE 3001 HILLSBOROUGH ST	2014	\$1,480	\$1,825	\$1,249	\$1,179	\$1,150	—
1301 HILLSBOROUGH	2013	\$1,475	\$1,730	\$1,724	\$2,695	—	—
2604 HILLSBOROUGH	2016	—	\$1,095	\$1,776	\$2,175	—	—
THE HILLSBOROUGH 2304 HILLSBOROUGH ST	2022	—	—	\$2,550	\$1,700	—	—
UNCOMMON RALEIGH 3020 HILLSBOROUGH ST	2020	\$1,459	\$1,799	\$1,199	\$1,209	\$1,189	\$1,159
VALENTINE COMMONS 3009 M.E VALENTINE DR	2013	—	—	\$1,710	\$2,295	\$2980	—
THE STANDARD 3101 HILLSBOROUGH ST	2018	\$1,225	\$1,250	\$1,990	\$3,375	\$4,900	—
SIGNATURE 1505 1505 HILLSBOROUGH ST	2018	—	\$1,770	\$1,050	\$1,025	\$3,960	—



Downtown
Raleigh

NC State
Main Campus

Holy Name of
Jesus Cathedral

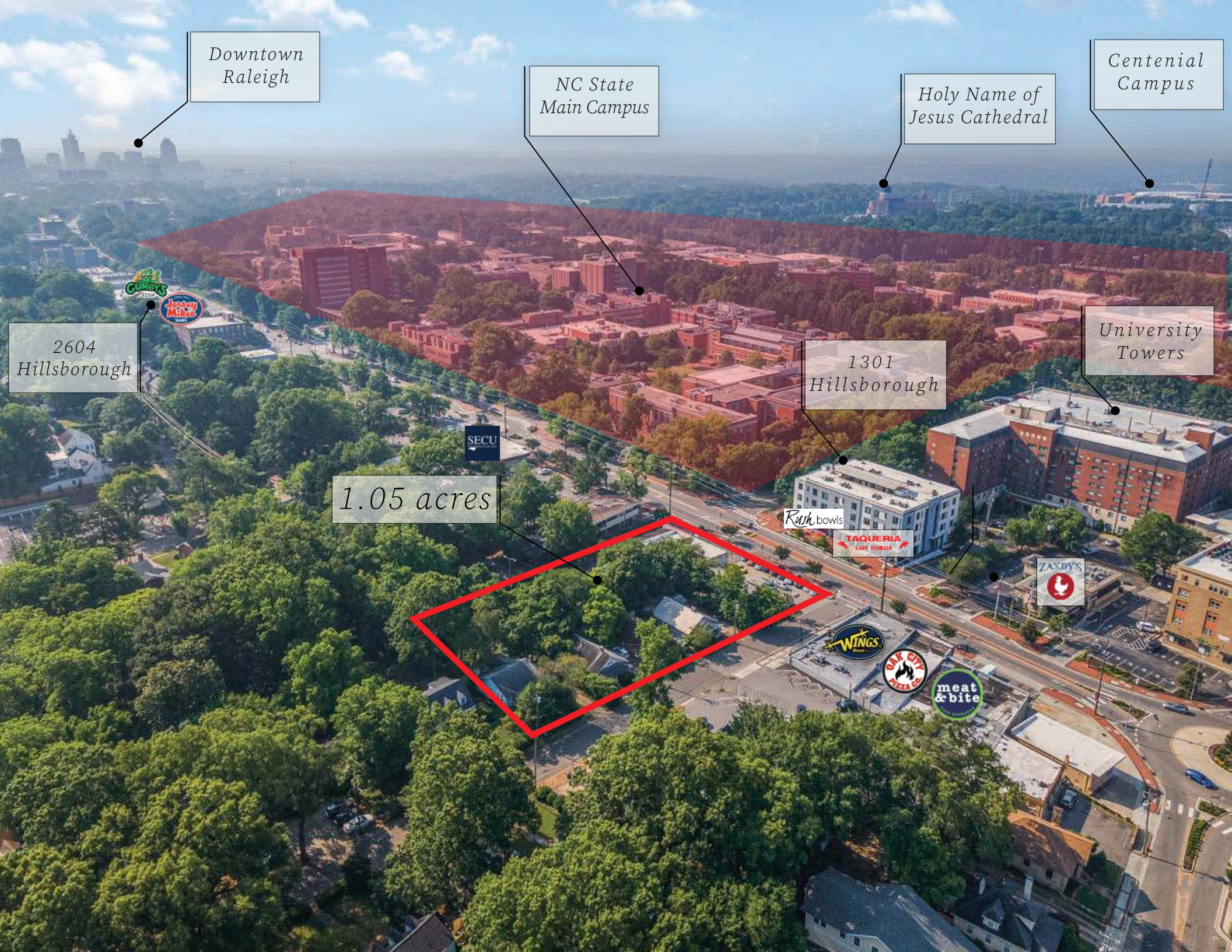
Centennial
Campus

2604
Hillsborough

1301
Hillsborough

University
Towers

1.05 acres





Downtown
Raleigh

2110
Hillsborough

2604
Hillsborough

NC State
Main Campus

NCSU
Business School

2811
Hillsborough

MEREDITH
COLLEGE

UNCOMMON

S

STANHOPE
STUDENT APARTMENTS

105 Friendly
APARTMENTS

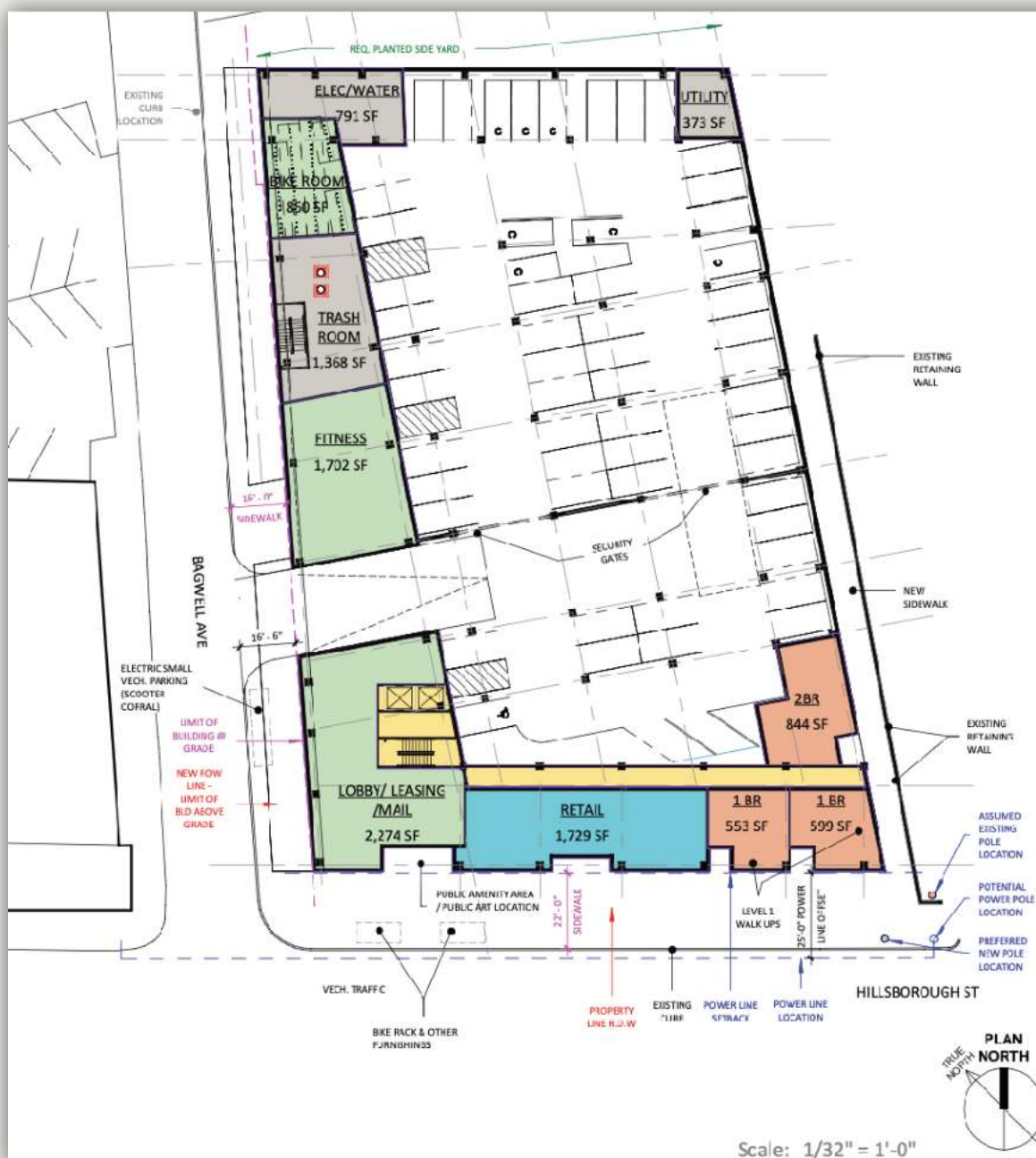
University
Towers

1301
Hillsborough

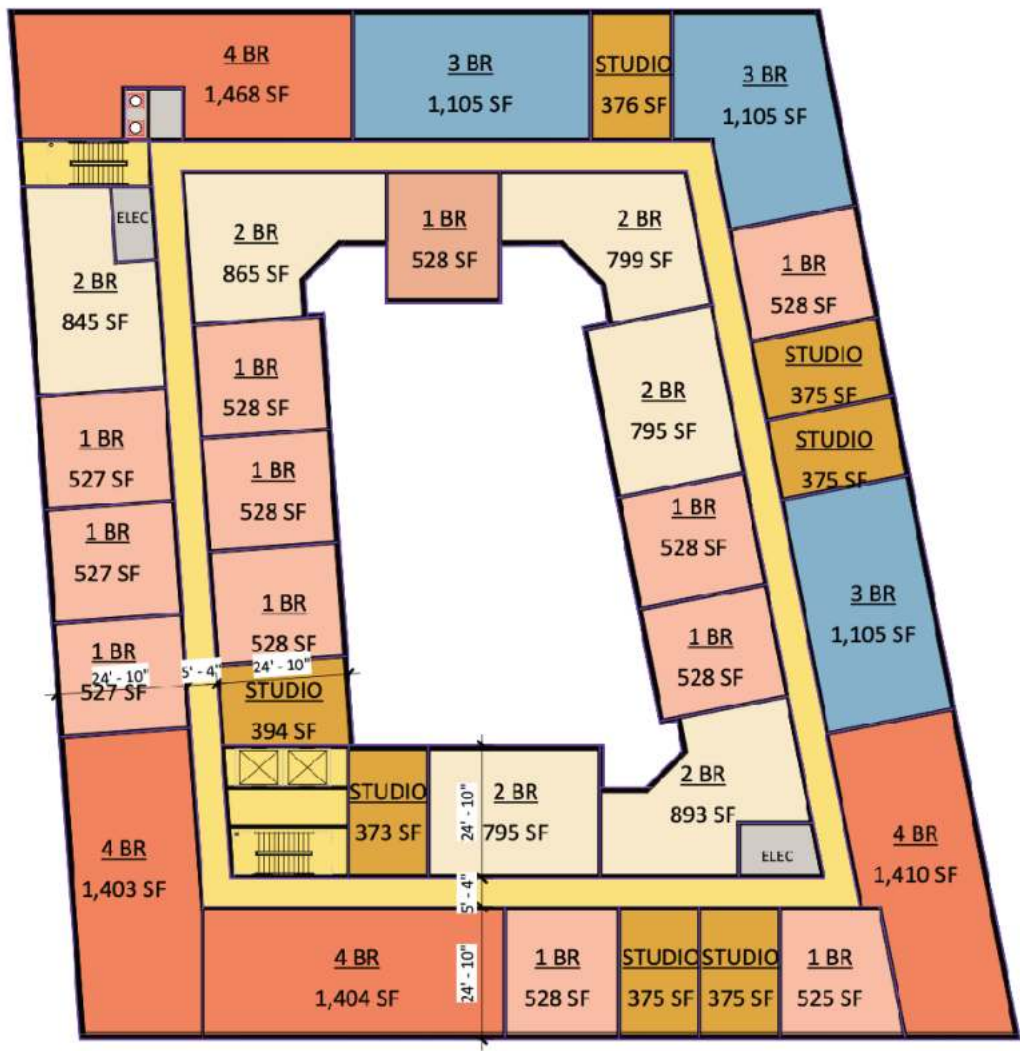
1.05 acres



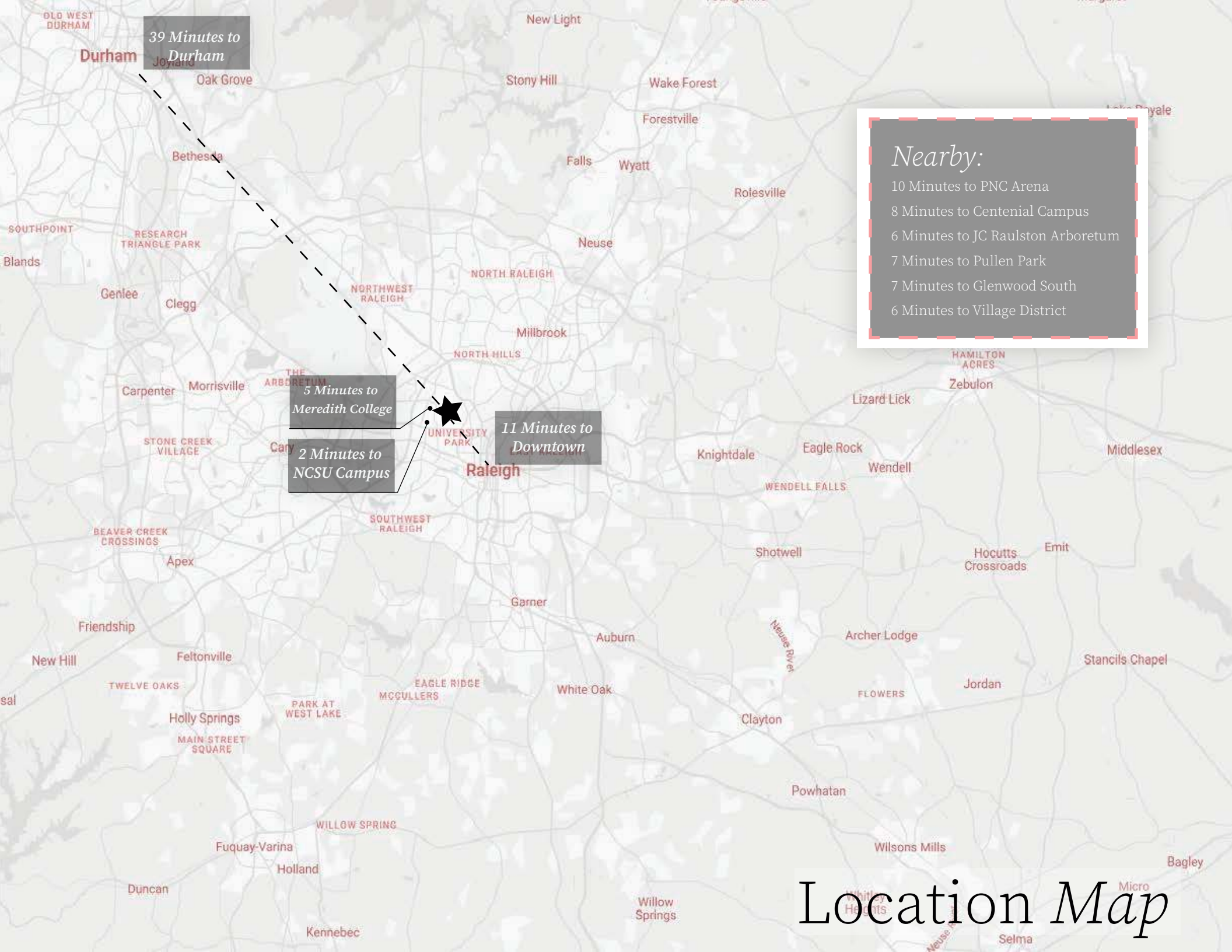
Level One



Level Five



1 **LEVEL 5**
MP1.3 1/32" = 1'-0"



39 Minutes to
Durham

Nearby:

10 Minutes to PNC Arena

8 Minutes to Centennial Campus

6 Minutes to JC Raulston Arboretum

7 Minutes to Pullen Park

7 Minutes to Glenwood South

6 Minutes to Village District

5 Minutes to
Meredith College

2 Minutes to
NCSU Campus

11 Minutes to
Downtown

Location Map

Parcel Map



Market Overview - *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.

#1

Best City To Start A Tech Career
(Raleigh-durham-chapel Hill, Nc)
- *Go Banking Rates*

Most Liveable City in the U.S
- *Far & Wide*

#2

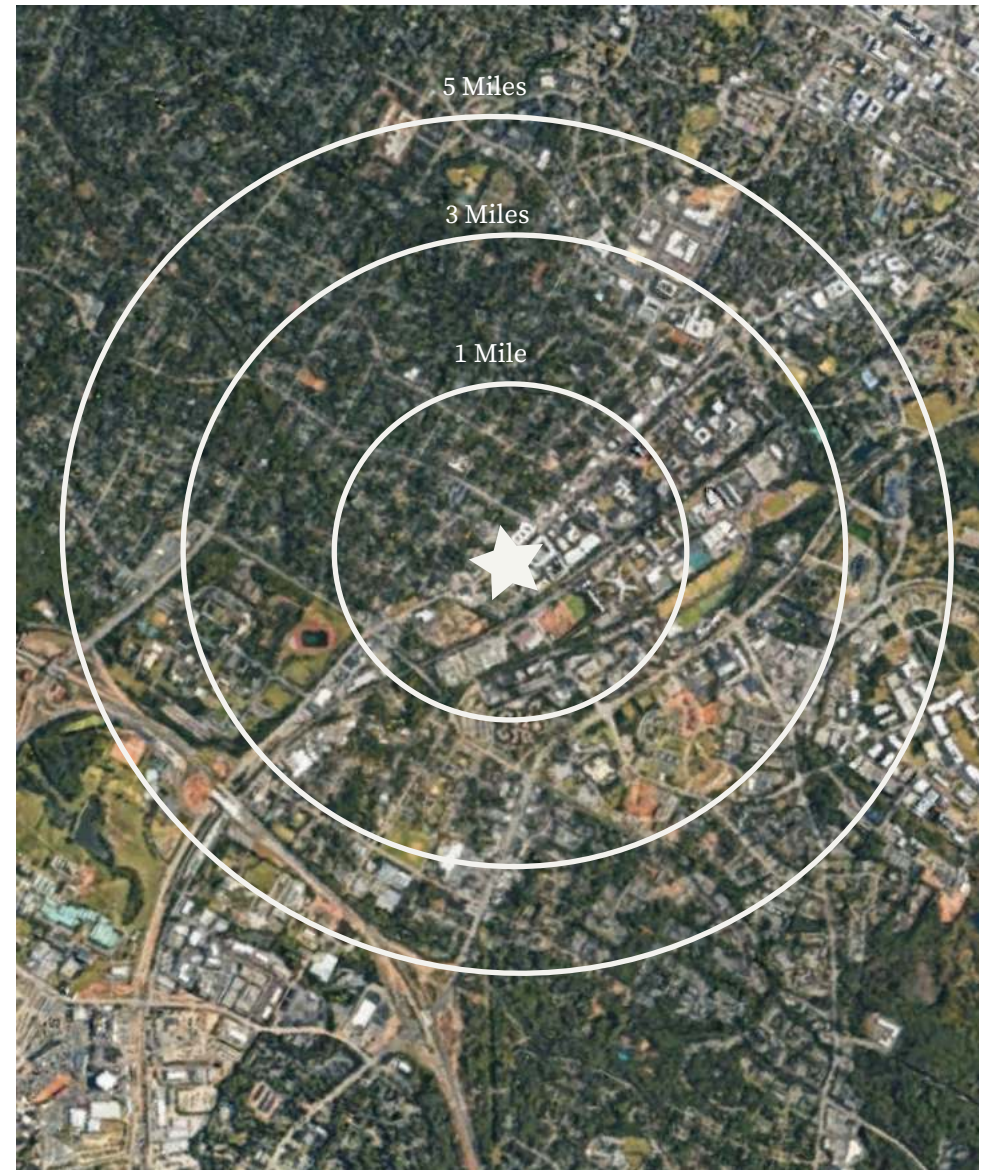
Fastest Growing Metro In The U.s
- *Inspection Report Network*

Among The South's Best Cities
On The Rise 2022
- *Southern Living*

Surrounding *Demographics*

2022 Summary	1 Mile	3 Miles	5 Miles
Population	19,222	102,581	217,116
Households	4,792	41,615	89,566
Families	1,527	15,927	41,351
Average Household Size	2.16	2.12	2.22
Owner Occupied Housing Units	1,356	15,571	36,941
Renter Occupied Housing Units	3,435	26,044	52,625
Median Age	22.3	28.6	31.6
Median Household Income	\$53,629	\$59,285	\$60,679
Average Household Income	\$84,168	\$94,036	\$92,290

2027 Summary	1 Mile	3 Mile	5 Mile
Population	20,204	111,973	237,419
Households	5,241	46,255	98,965
Families	1,645	17,351	44,992
Average Household Size	2.16	2.11	2.22
Owner Occupied Housing Units	1,509	16,929	40,793
Renter Occupied Housing Units	3,732	29,325	58,172
Median Age	22.5	29.2	31.9
Median Household Income	\$58,423	\$66,065	\$69,285
Average Household Income	\$90,547	\$102,740	\$103,189



CONFIDENTIALITY DISCLAIMER

The information contained in this Offering Memorandum is proprietary and strictly confidential. It is intended to be reviewed only by the party(ies) receiving it from CityPlat, LLC and should not be made available to any other person or entity without the written consent of CityPlat, LLC. If you are not the intended recipient, you are hereby notified that any retention, dissemination, duplication, forwarding, copying or taking any action in reliance on the contents of this information is strictly prohibited. If you receive this Offering Memorandum in error, whether in electronic or printed form, please notify the sender and destroy the document.

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.





COMMERCIAL REAL ESTATE

NIKITA ZHITOV

Principal

919.888.1285

Nikita@CityPlat.com

107 FAYETTEVILLE ST.

SUITE 400

RALEIGH, NC 27601

WWW.CITYPLAT.COM