



SUBJECT PROPERTY

**±294 APARTMENT UNITS
UNDER CONTRACT
±10.6 ACRES**

**AVAILABLE
FUTURE MIXED USE
±18.99 ACRES**

**AVAILABLE
FUTURE DEVELOPMENT
±6.5 ACRES**

**UNDER CONSTRUCTION
±160 TOWNHOME UNITS (BTR)
RESIDENTIAL DEVELOPMENT
±12.04 ACRES**

SUNRISE VALLEY PLACE

**UNDER CONTRACT
COMMERCIAL RETAIL |
NEIGHBORHOOD CENTER
±2.22 ACRES**

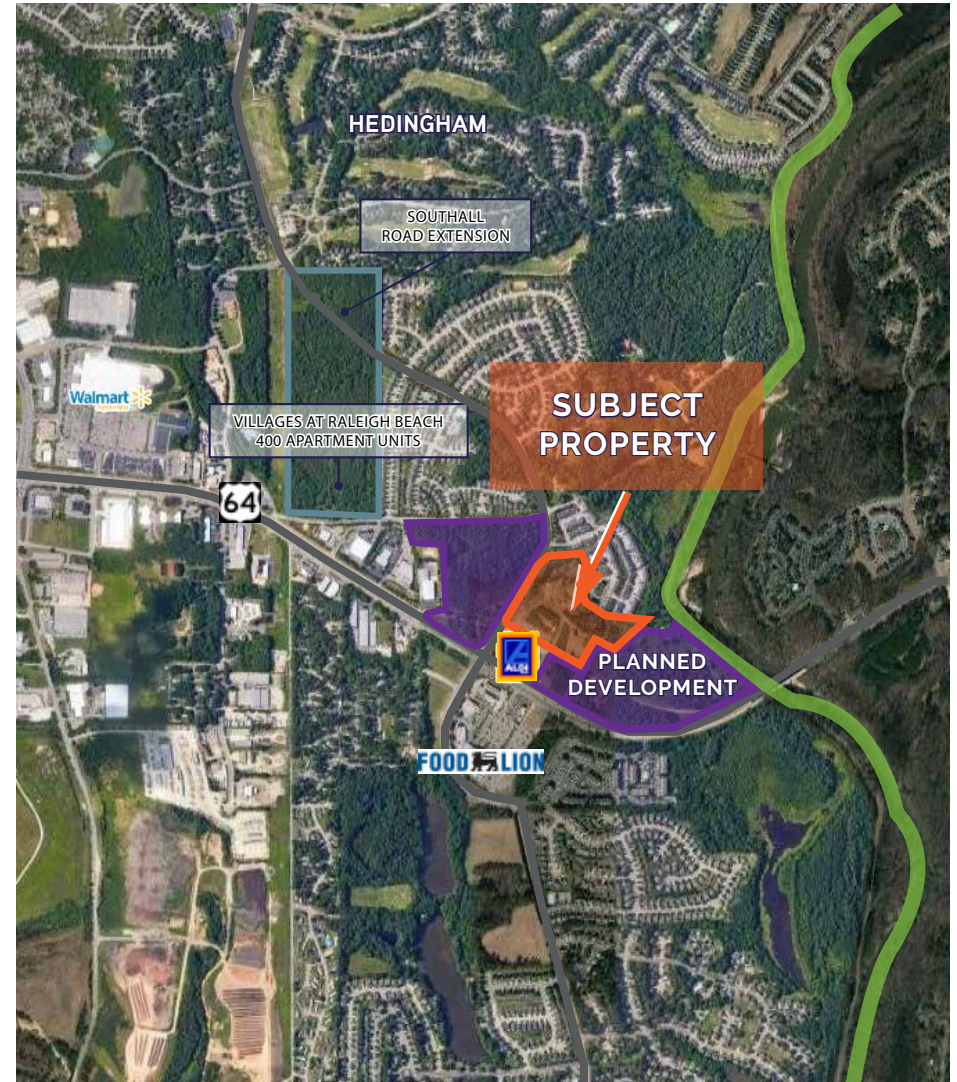


**1110 NORTH ROGERS LANE
Raleigh, NC 27610**

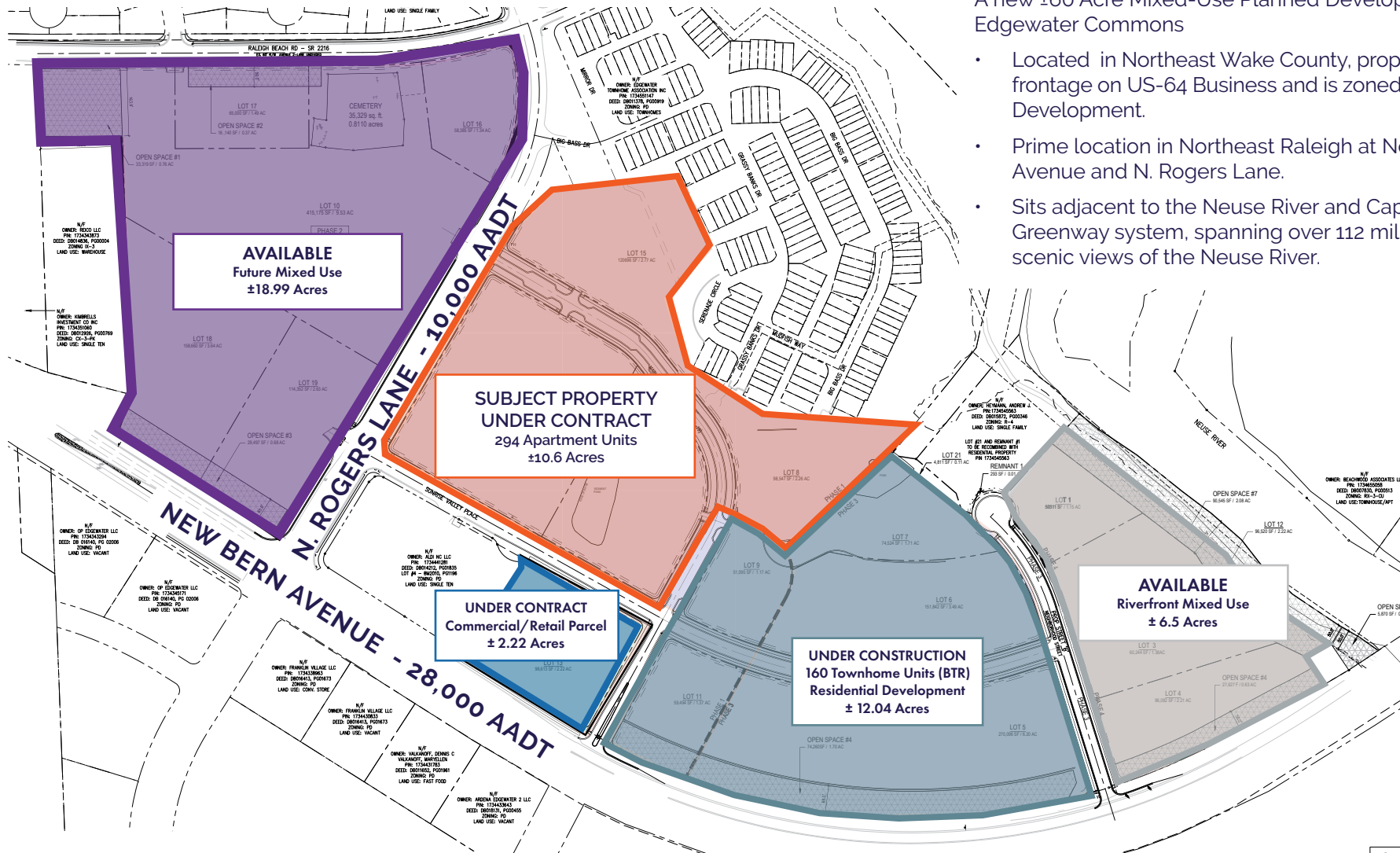
Property Features

Address	1110 North Rogers Lane, Raleigh, NC
Site	±10.6 AC - Multifamily Development
Site Plan	Approved
Infrastructure	Roads, Utilities, and Sidewalks to site
Location	Sits in a prime location in Northeast Raleigh at the intersection of New Bern Avenue and North Rogers Lane, Just 10 minutes from downtown Raleigh with convenient access to both I-440 and I-540.
Zoning	PD- Planned Development
Frontage	New Bern Avenue, with 27,500 AADT
Asking Price	Contact Broker
Due Diligence	Available upon request

DISCLAIMER: No warranty or representation, express or implied, is made to the accuracy of the information contained herein, and same is submitted subject to errors, omissions, change of price, rental or other conditions, withdrawal without notice, and to any special listing conditions imposed by principals.



60-Acre Mixed Use Community



A new ±60 Acre Mixed-Use Planned Development - Edgewater Commons

- Located in Northeast Wake County, property has frontage on US-64 Business and is zoned for Planned Development.
- Prime location in Northeast Raleigh at New Bern Avenue and N. Rogers Lane.
- Sits adjacent to the Neuse River and Capital Area Greenway system, spanning over 112 miles with scenic views of the Neuse River.



Property Photos



Zoning

PD - Planned Development

A planned development district is a customized zoning district that must be approved along with a Planned Development Master Plan.

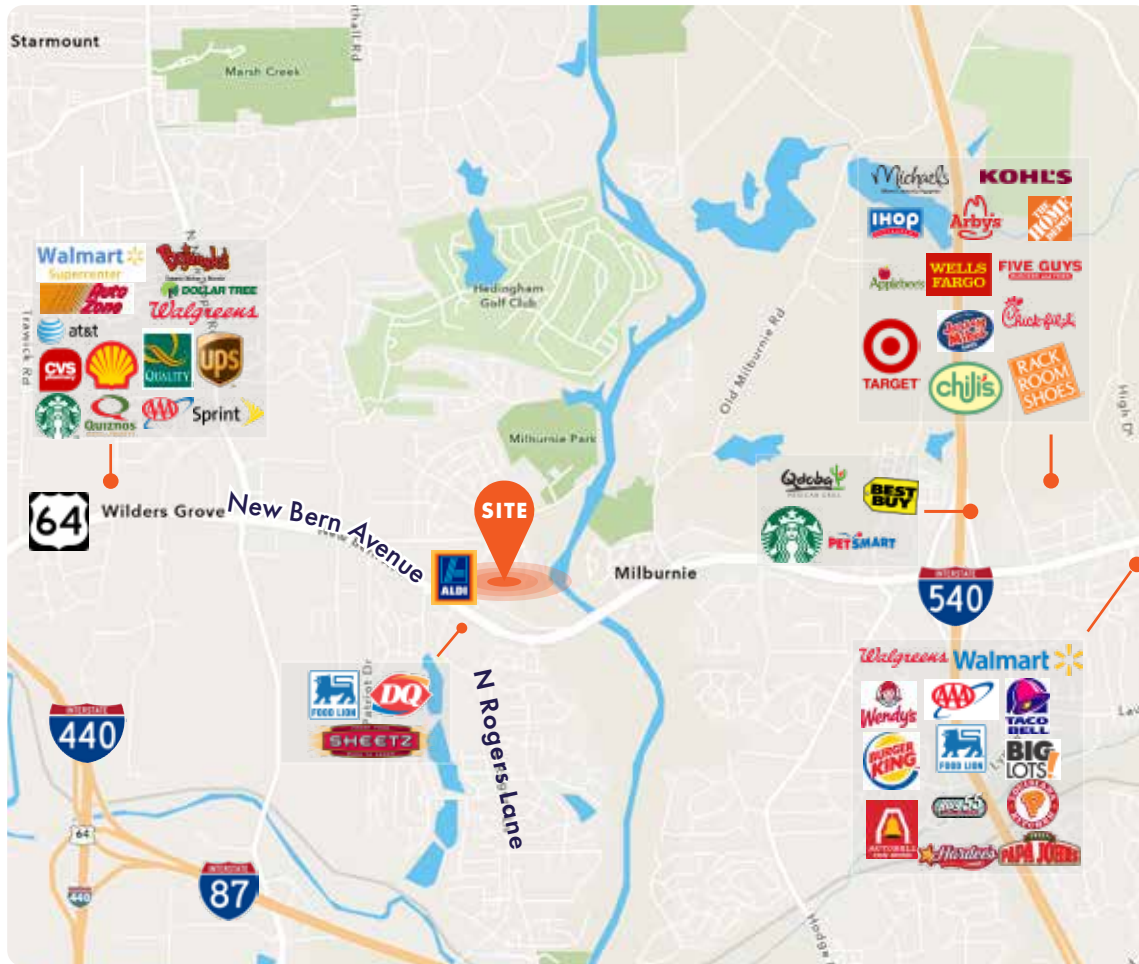
A PD District may be of any size. A PD District that specifies a single structure must include a mixed use building type. A PD District that includes multiple buildings must include at least one of the following building types: townhouse, apartment, mixed-use building or a general building. For a PD District with multiple buildings, at least 2 building types must be included in the first phase of development.

Each Planned Development is required to provide at least 10% of the gross site area as open space.



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Location Map



LINKS

[Raleigh Planning & Development](#)
[Raleigh Land/Site Development](#)
[Raleigh Inspections](#)
[Raleigh Permits - Residential](#)
[Park and Ride](#)
[Public Transportation](#)
[Chamber of Commerce](#)

EASE OF ACCESS

WakeMed	3 miles
Downtown Raleigh	5 miles
RDU Int'l Airport	19.9 miles
Research Triangle Park	23.5 miles

2024 SUMMARY	1 MILE	3 MILES	5 MILES
POPULATION	9,321	60,088	175,546
AVG. HOUSEHOLD INCOME	\$93,505	\$86,831	\$86,208
HOUSEHOLDS	3,457	22,719	66,330

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Visit our website for more information.

About Raleigh

Raleigh

Downtown Raleigh has emerged as a vibrant center of activity that continues to welcome historic growth and investment. As an apex of commerce and government, it is also home to a thriving creative culture with artists, musicians, innovative tech companies, award-winning chefs, and cutting-edge makers working to create the Downtown Raleigh experience.

- Downtown Raleigh Alliance

[Link: Downtown Raleigh Alliance](#)



#1

Most Spacious Living in an Urban Environment

StorageCafe, July 2023



#1

Most Livable Cities in the US

FAR & Wide, March 2023



#2

Best Places to live in America

StudyFinds, February 2023



#1

Hottest Housing Market in the US

U.S. News & World Report, February 2023



#3

Best Business Climate in the US

Business Facilities, August 2023

