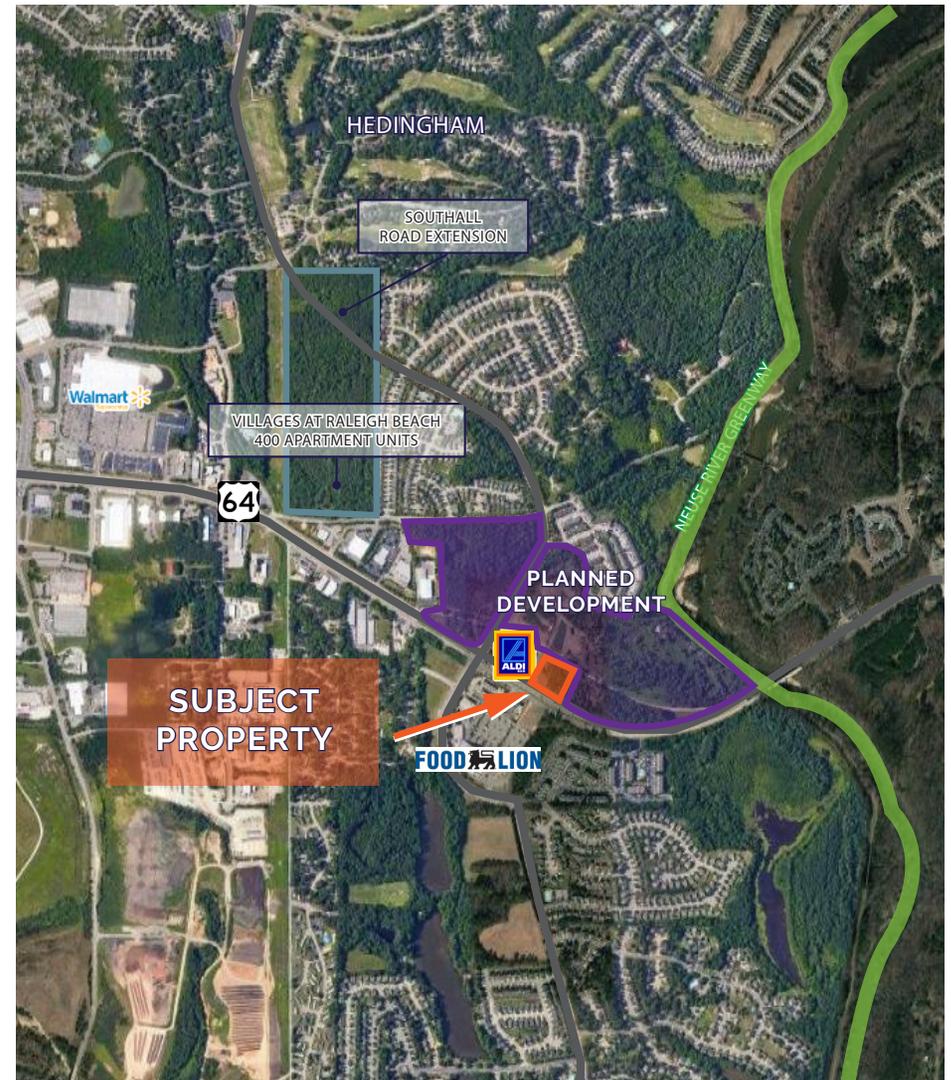


2908 SUNRISE VALLEY PLACE
Raleigh, NC 27610

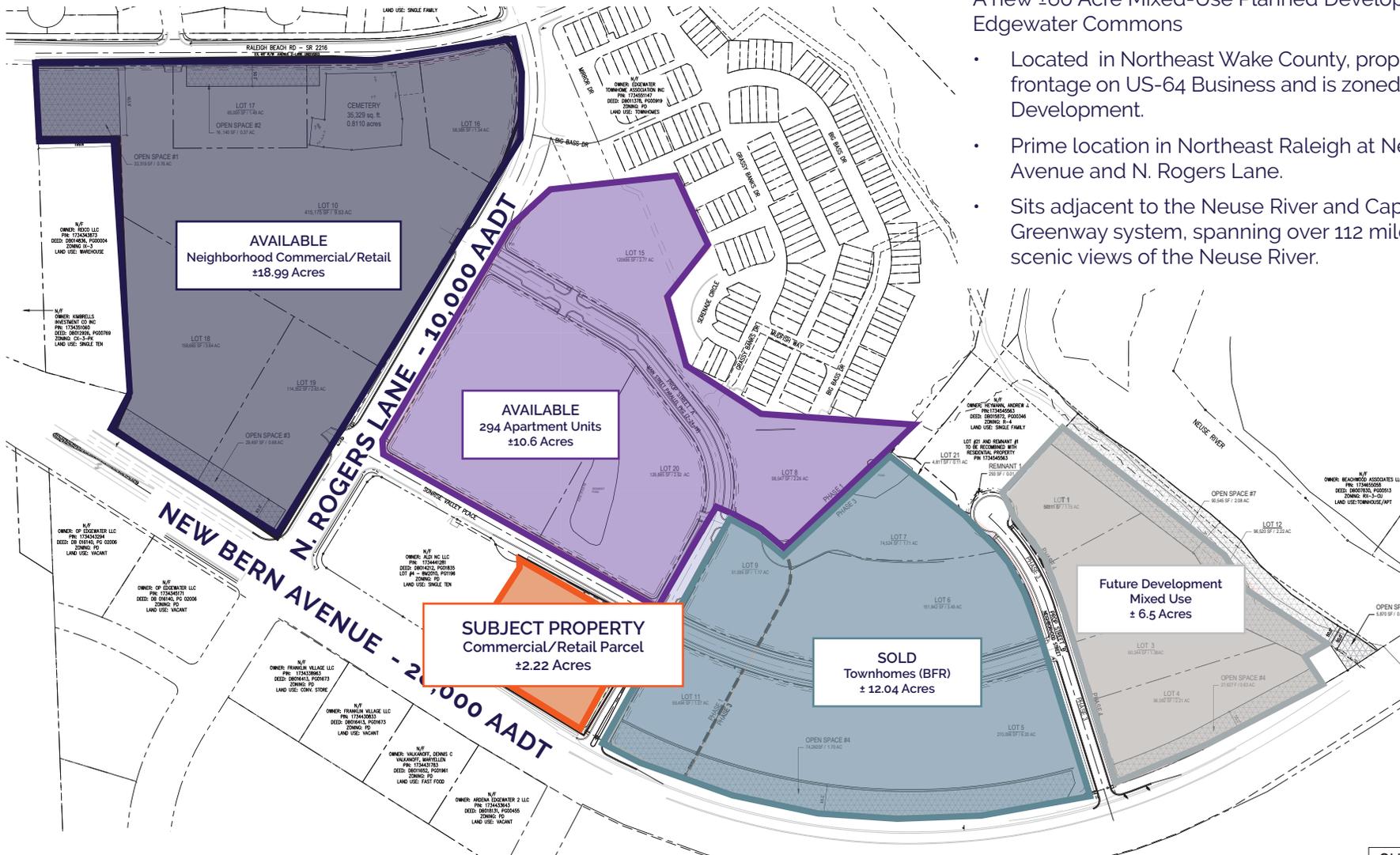
Property Features

Address	Retail Office Outparcel: 2908 Sunrise Valley Place, Raleigh, NC
Site	±2.22 AC Retail Office Outparcel
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	\$2,900,000

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



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Visit our website for
more information.

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.



Demographics & Amenities



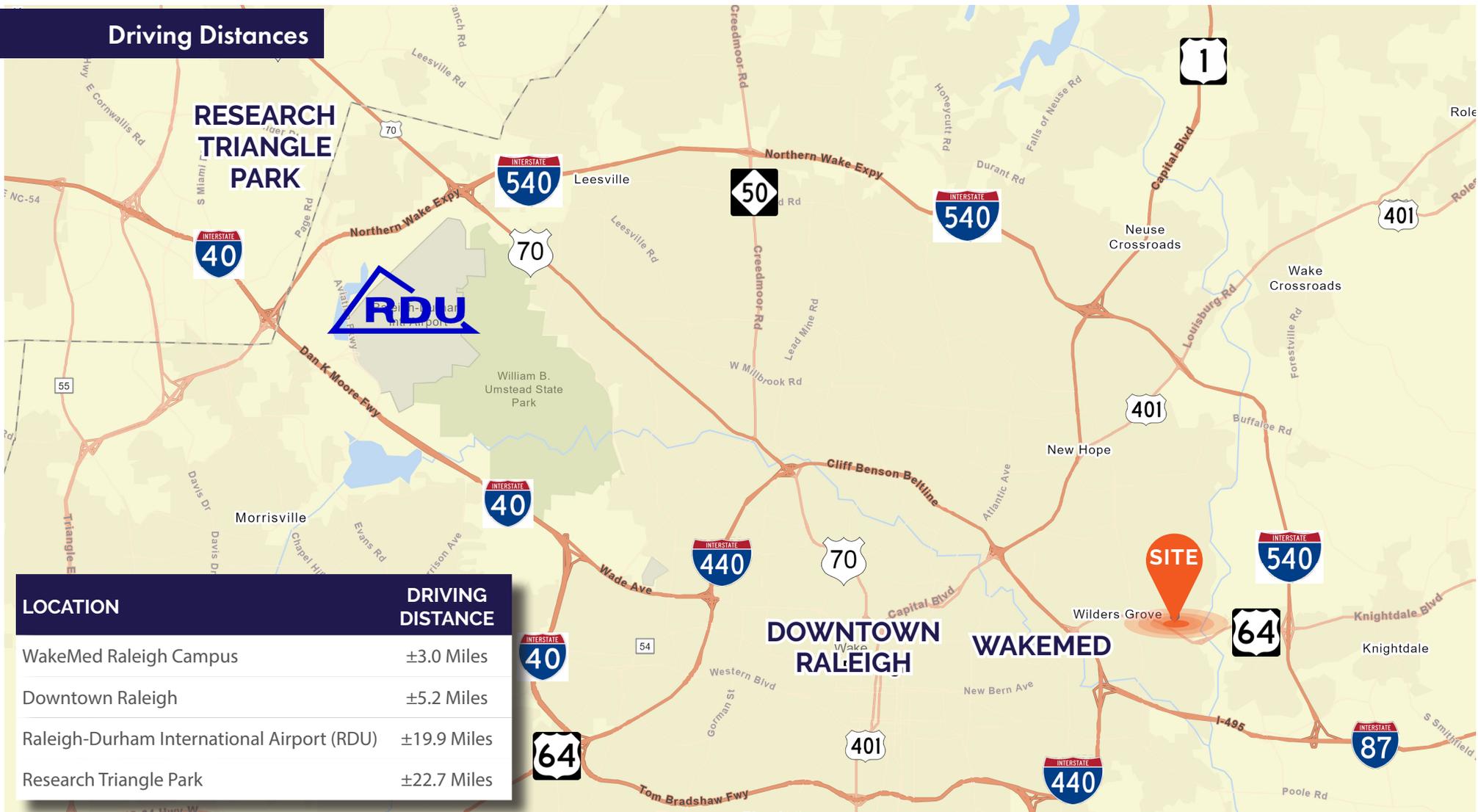
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Driving Distances



RALEIGH QUICK FACTS

Coined the “City of Oaks”, Raleigh is the capital of North Carolina and the seat of Wake County. It is the second most populous city in the state, the largest city of the greater Research Triangle metro area, and the 40th most populous city in the U.S.

[PwC’s Emerging Trends in Real Estate 2022](#) highlights the Raleigh-Durham region as being one of the top three fastest-growing metro areas in the U.S.; an interestingly titled new category: Supernovas.

“The Supernova markets are on a tear. In astronomy, a supernova is the explosion of a star that creates unusual brilliance, but more generally the term refers to things that explode into prominence or popularity. So, it is with the metro areas in this new category. All are affordable smaller markets with between 1 million and 2 million residents. But their defining attribute is their tremendous and sustained population and job growth, which is well above national averages. These are true magnet markets, particularly for educated millennials. Over the past two years, the number of residents in these metro areas has grown by an average of 3.6 percent, more than four times the U.S. population growth of 0.8 percent over the same period.

Despite their relatively modest size, all the Supernovas have above-average levels of economic diversity and white-collar employment, factors that explain their strong investor appeal and should help them sustain further high growth in the years ahead.”



#1

**Quality of Life Index
(worldwide)**

Numbeo, January 2022



#1

Top State for Business

CNBC, July 2023



#1

**Fastest Growing Large
City since 2000**

24/7 Wall Street, 2022



#2

**Top Real Estate Market
to Watch in 2022
(Raleigh-Durham)**

(PwC US, 2021)

Demographics

Population	489,761
Labor Force	275,429
Unemployment Rate	3.5%
Bachelors Degree or Higher	49.19%
Raleigh Land Area	148.54 Sq Mi
2024 Housing Units	244,870
Owner-Occupied Housing Units	46.0%
Renter-Occupied Housing Units	47.4%
Vacant Housing Units	6.6%
2024 Average Household Income	\$121,006
Average Work Commute Time	22 minutes

