



**SUBJECT PROPERTY**  
**RIVERFRONT MIXED USE ±6.5 ACRES**

**AVAILABLE**  
**FUTURE MIXED USE**  
**±18.99 ACRES**

**PLATTE RIVER DR**  
**UNDER CONTRACT**  
**±260 APARTMENT UNITS**  
**RESIDENTIAL DEVELOPMENT**  
**±10.6 ACRES**

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

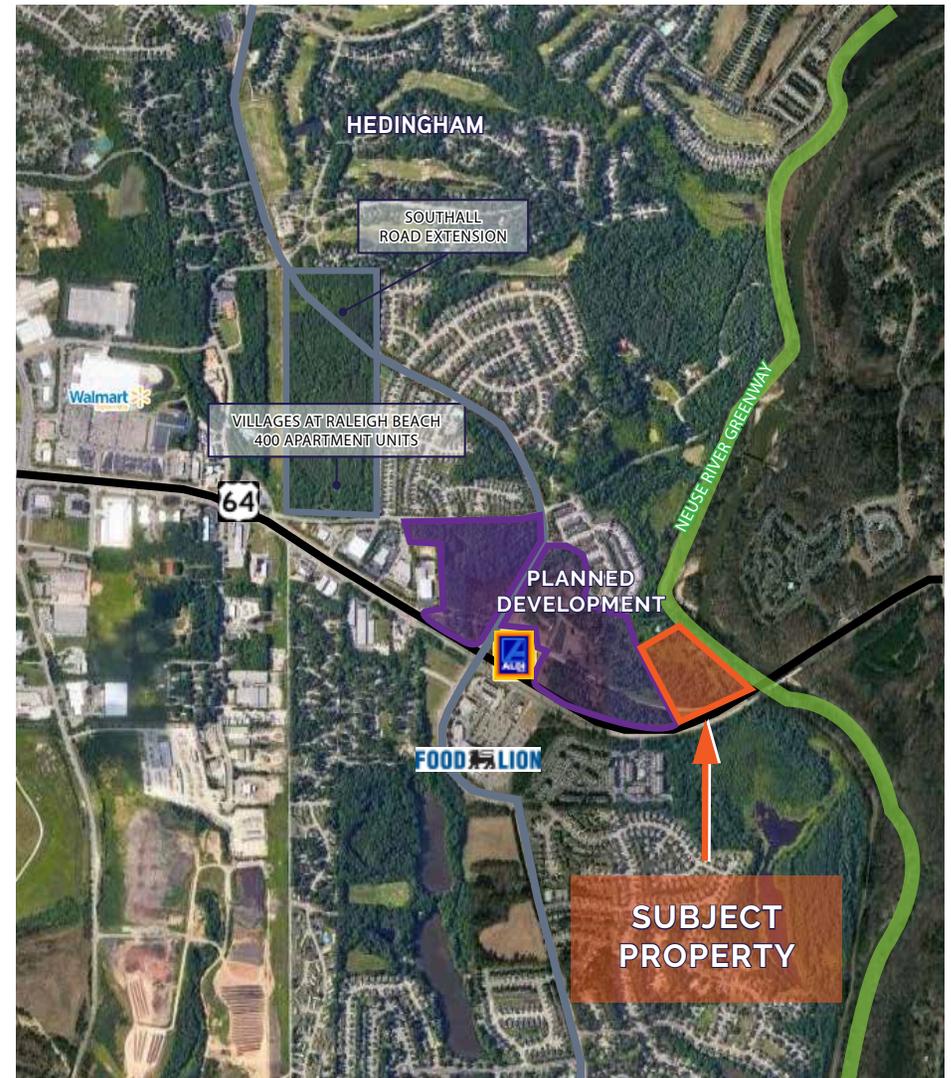
**SUNRISE VALLEY PLACE**  
**UNDER CONTRACT**  
**COMMERCIAL RETAIL |**  
**NEIGHBORHOOD CENTER**  
**±2.22 ACRES**

**COLUMBIA RIVER LANE**  
Raleigh, NC 27610

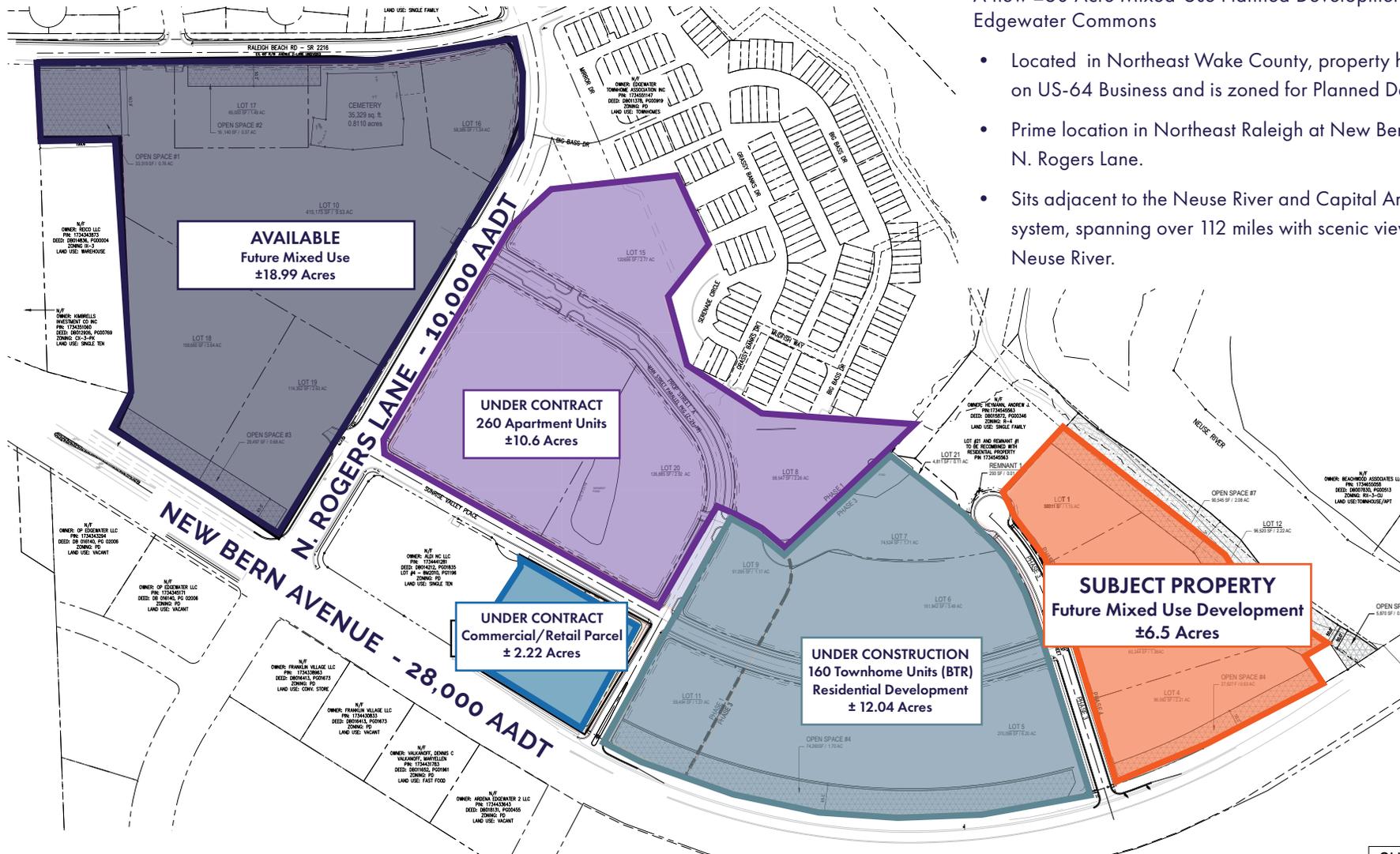
## Property Features

<b>Address</b>	3101, 3111, 3201 Columbia River Lane Raleigh, NC 27610
<b>Site</b>	±6.5 AC Riverfront Mixed Use
<b>Location</b>	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.
<b>Zoning</b>	PD - Planned Development
<b>Frontage</b>	New Bern Avenue, with 28,000 AADT
<b>Asking Price</b>	Contact Broker

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.



## Concept Plan



THIS PLAN IS PRELIMINARY AND IS SUBJECT TO CHANGE.

## Concept F2

Option I  
 5/4 Split Bldg.  
 1BR - 106 (77%)  
 2BR - 31 (23%)  
 137 Parks Req'd.  
 158 Parks Prv'd.

**137 TOTAL UNITS**

Option II  
 6/5 Split Bldg.  
 1BR - 126 (76%)  
 2BR - 40 (24%)  
 166 Parks Req'd.  
 166 Parks Prv'd.

**166 TOTAL UNITS**



## Property Photos



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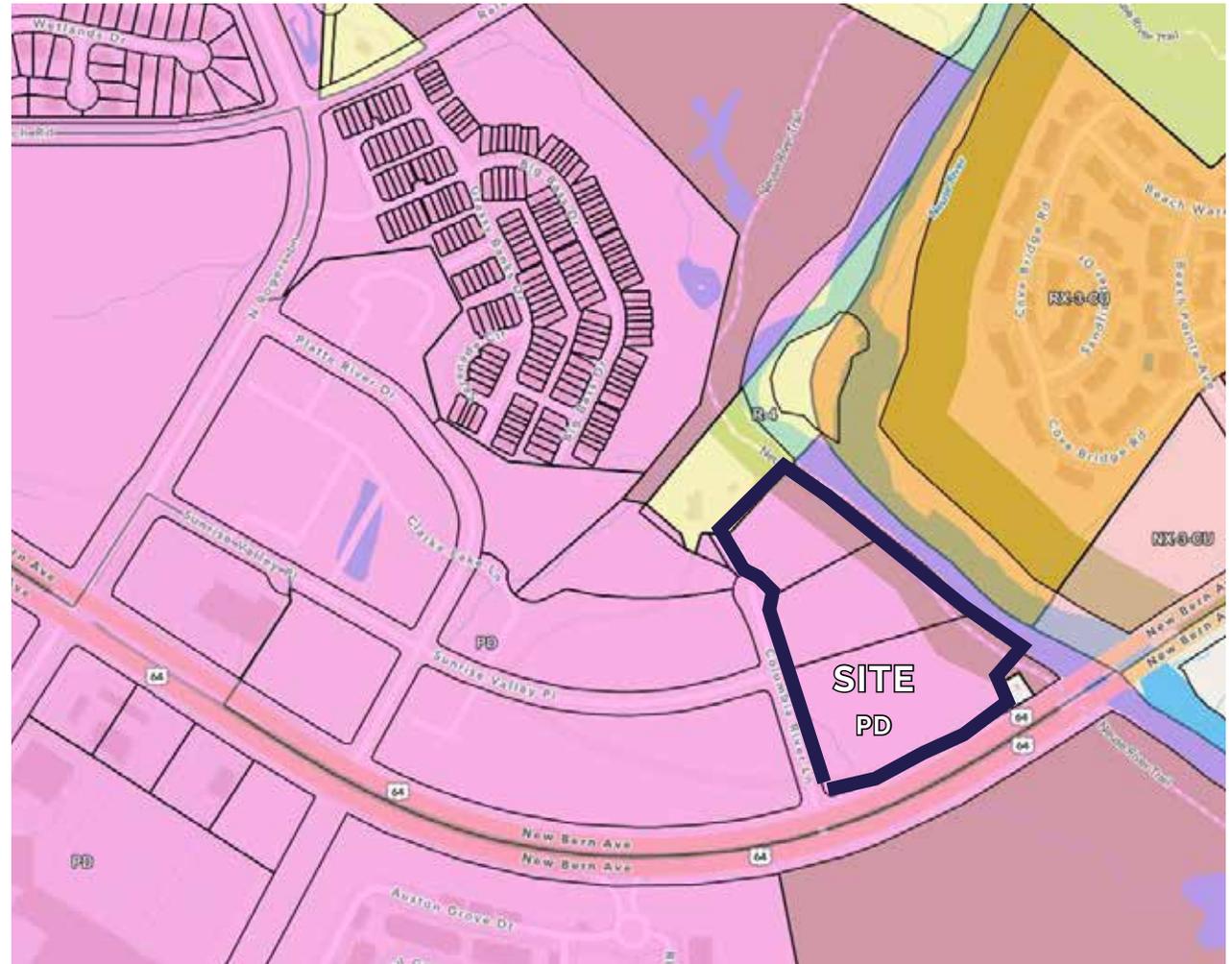
## Zoning

### PD - Planned Development

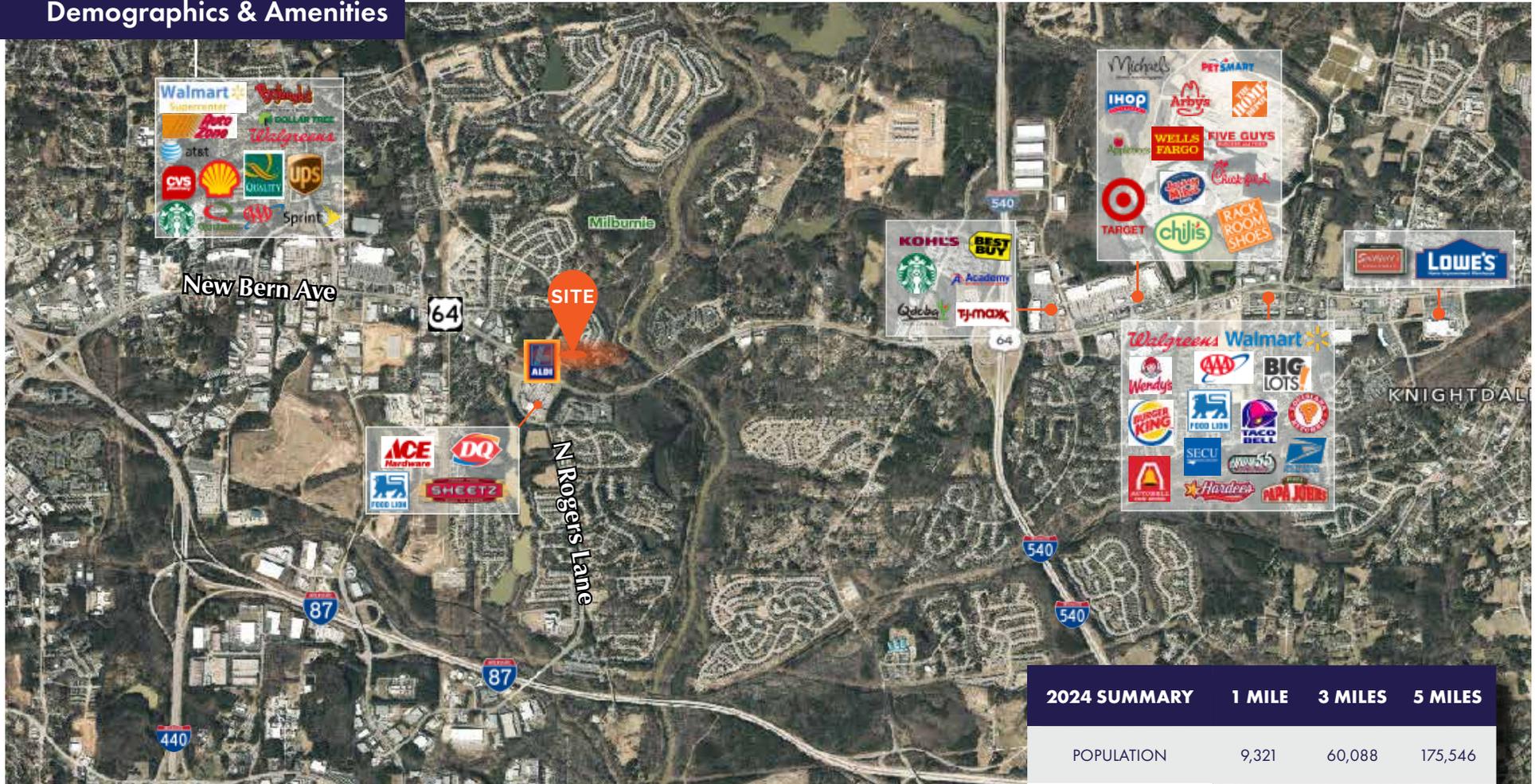
A planned development district is a customized zoning district that must be approved along with a Planned Development Master Plan.

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



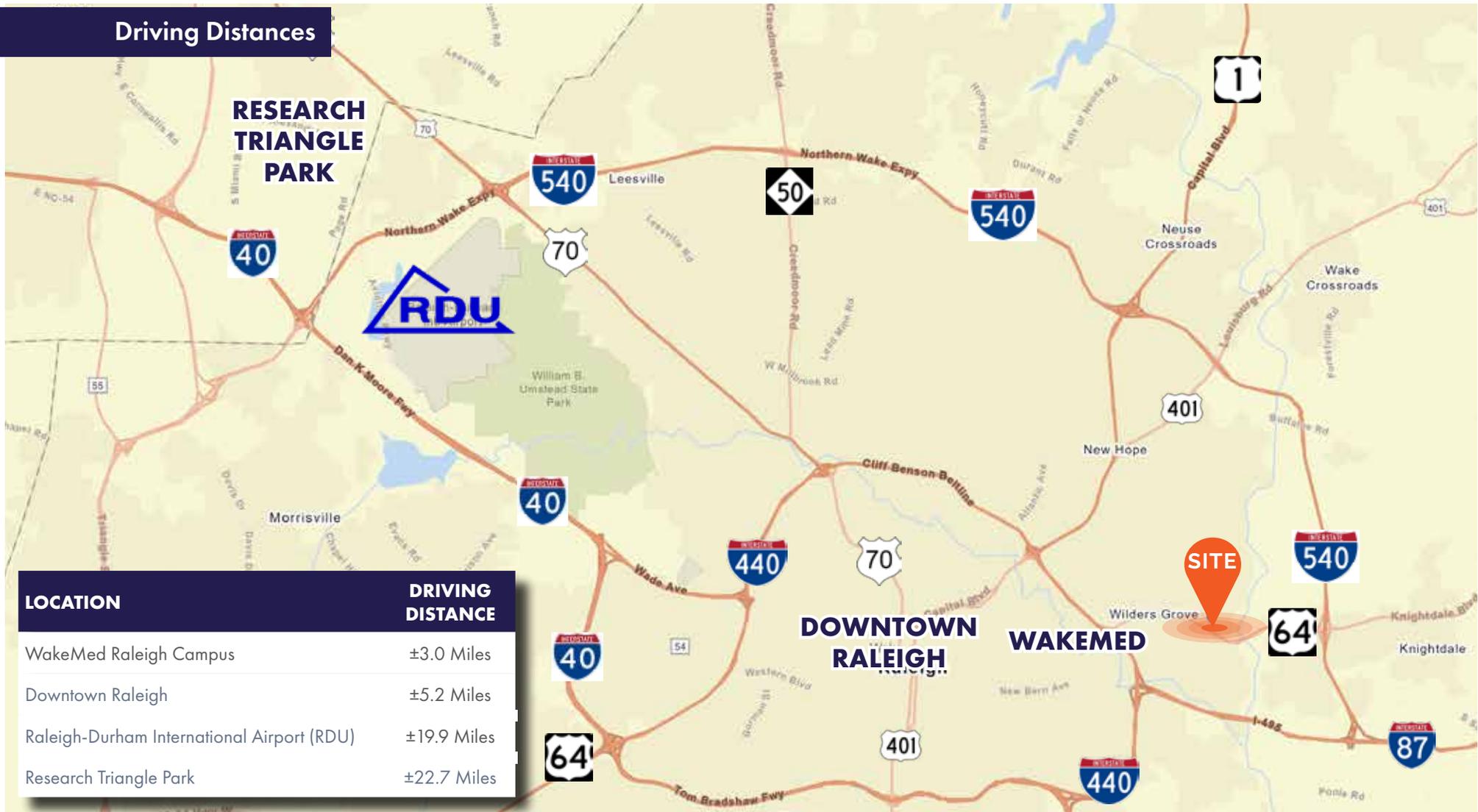
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## Driving Distances



## RALEIGH QUICK FACTS

### REGIONAL GROWTH

#### THE REGION BY THE NUMBERS

**NO. 1**  
Top State for Business  
(North Carolina)  
*CNBC, 2023*

**NO. 2**  
Top State for Best Business  
Climate (North Carolina)  
*Business Facilities, 2023*



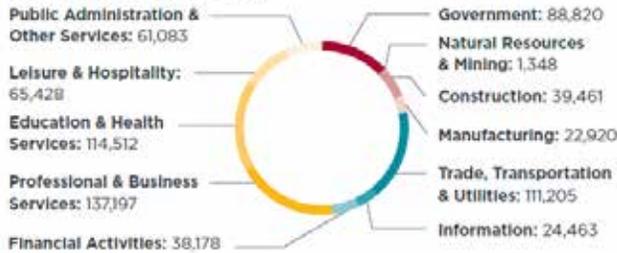
**56 people**  
added to population per day

**19** are born here  
**37** move here

Source: U.S. Census Bureau, Population Division, 2023

#### Wake County Employment by Industry Sector 2023

Total Employment: 704,615



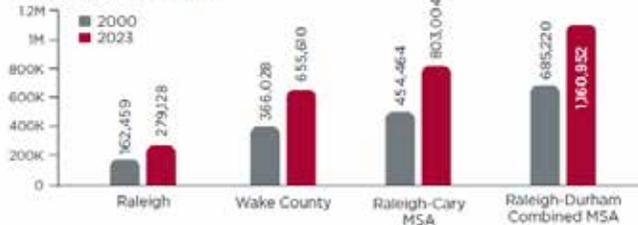
Source: Bureau of Labor Statistics (BLS) Quarterly Census of Employment and Wages (QCEW)

#### Population Growth



Source: U.S. Census Bureau, Population Estimates Program (PEP)

#### Labor Force Growth



Source: Bureau of Labor Statistics (BLS) Local Area Unemployment Statistics (LAUS)

Sources: [raleigh-wake.org](http://raleigh-wake.org), [zoomprospector.com](http://zoomprospector.com)



**Best Places to Live in the US**

US News & World Reporter, 2025



**5 Great Cities for Renters**

US News & World Reporter, January 2025



**City Where Millennials Are Buying Homes**

SmartAsset, July 2024



**Best City for Renters**

Forbes, June 2024

### Demographics

<b>Population</b>	489,761
<b>Labor Force</b>	292,503
<b>Unemployment Rate</b>	3.1%
<b>Bachelors Degree or Higher</b>	49.2%
<b>Raleigh Land Area</b>	147.6 Sq Miles
<b>2024 Housing Units</b>	222,503
<b>Owner-Occupied Housing Units</b>	46%
<b>Renter-Occupied Housing Units</b>	47%
<b>Vacant Housing Units</b>	7%
<b>2024 Average Household Income</b>	\$121,006
<b>Average Work Commute Time</b>	21 minutes

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