

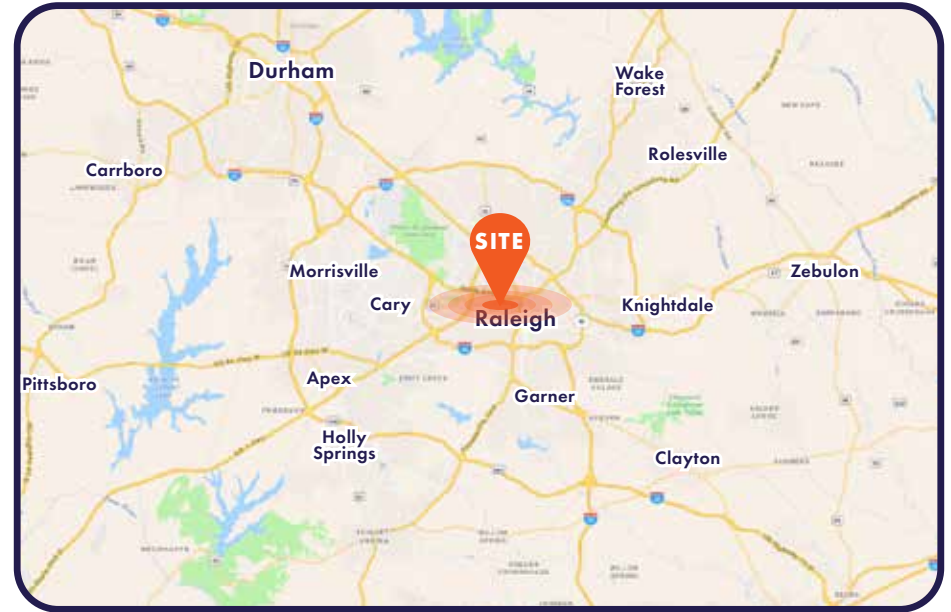


±0.39 ACRE DEVELOPMENT OPPORTUNITY

802 OBERLIN ROAD
Raleigh, NC 27605

SALE INFORMATION

Address	802 Oberlin Road Raleigh, NC 27605	
County	Wake	
Acreage	±0.39 acres	
Parcel Number	1704044293	
Zoning	OX-3-UL - Office Mixed Use - 3 Stories Max - Urban Limited HOD-G - Historic Overlay District	
Utilities	Electric: Available	Gas: Available
	Sewer: Available	Water: Available
	Telecom: Available	
Price	\$1,650,000	
Description	<p>802 Oberlin Road presents a rare ±0.39-acre urban infill redevelopment opportunity in one of Raleigh’s most desirable corridors. Located along Oberlin Road near the Village District and Downtown Raleigh, the property offers excellent access to surrounding retail, dining, employment centers and major transportation routes.</p> <p>Positioned within a highly sought-after urban corridor experiencing continued investment and redevelopment activity, the site is well-suited for residential, office or mixed-use development.</p>	



NEARBY ATTRACTIONS

- The Village District
- NC State University
- Pullen Park
- Meredith College
- Glenwood South

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.



Location Map



LINKS

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

EASE OF ACCESS

Glenwood Ave/US-70	1.5 miles
Capital Blvd/US-401	1.9 miles
Interstate 440	2.5 miles

	1-Mile	3-Mile	5-Mile
Population	21,756	112,663	251,282
Average Household Income	\$ 121,683	\$ 125,649	\$ 113,142
Median Age	32.7	34.0	35.0

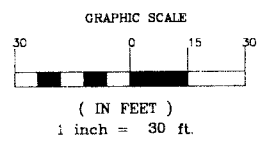
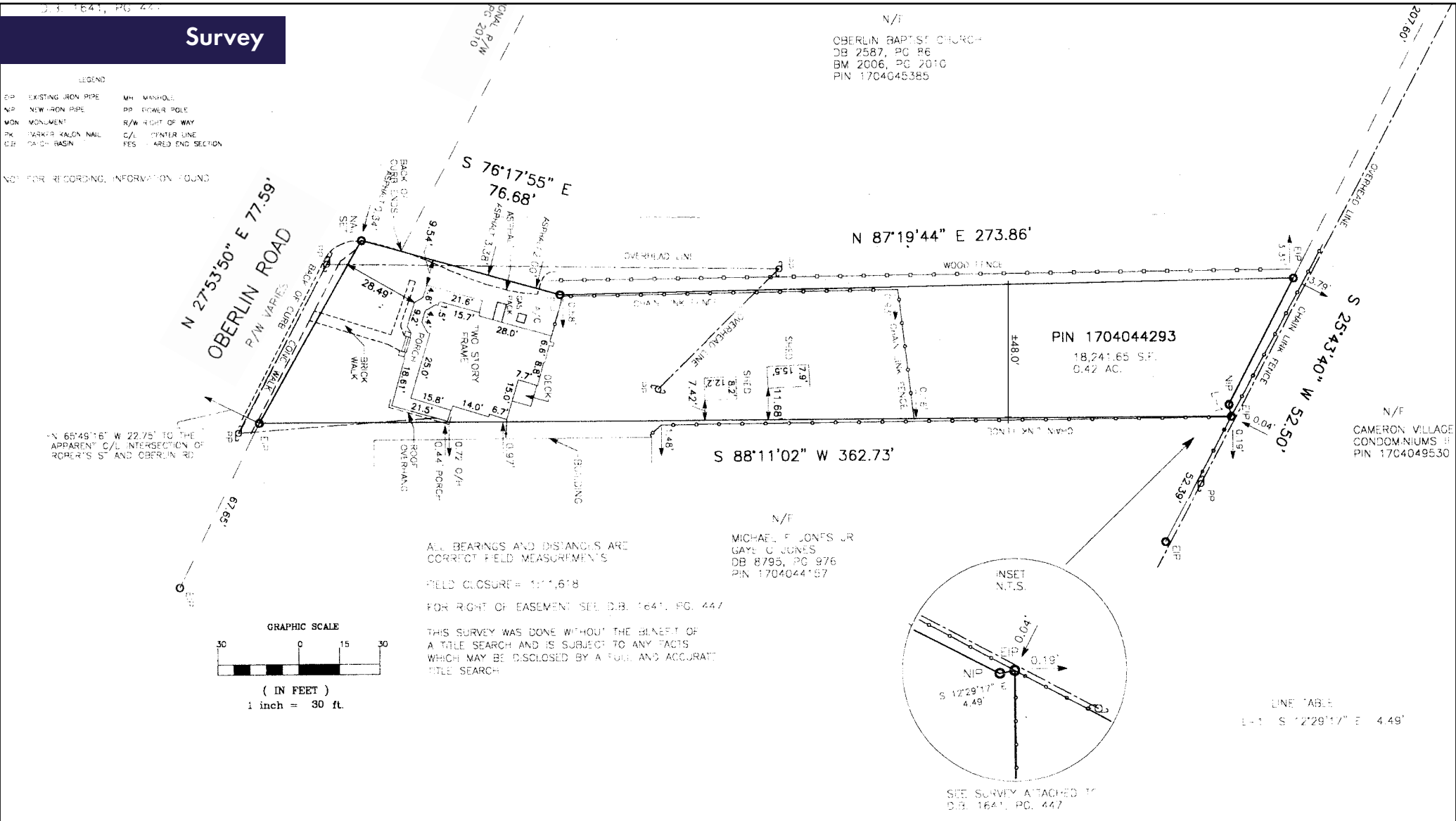


D.B. 1641, PG. 447

Survey

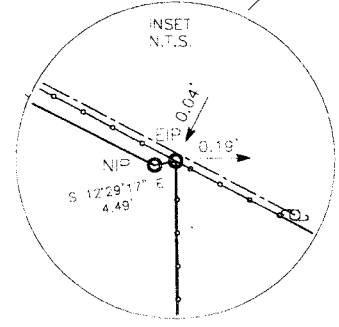
- LEGEND
- IRP EXISTING IRON PIPE
 - MR MANHOLE
 - NR NEW IRON PIPE
 - DR POWER POLE
 - MON MONUMENT
 - R/W RIGHT OF WAY
 - PK PARKER KALON NAIL
 - C/L CENTER LINE
 - CB CURB BASIN
 - FES FARED END SECTION

NOT FOR RECORDING, INFORMATION FOUND



ALL BEARINGS AND DISTANCES ARE CORRECT FIELD MEASUREMENTS
 FIELD CLOSURE = 1'-1.618
 FOR RIGHT OF EASEMENT SEE D.B. 1641, PG. 447
 THIS SURVEY WAS DONE WITHOUT THE BENEFIT OF A TITLE SEARCH AND IS SUBJECT TO ANY FACTS WHICH MAY BE DISCLOSED BY A FULL AND ACCURATE TITLE SEARCH

N/F
 MICHAEL F. JONES JR
 GAYL C. JONES
 DB 8795, PG 976
 PIN 1704044187



SEE SURVEY ATTACHED TO D.B. 1641, PG. 447

LINE TABLE
 L-1 S 12°29'17" E 4.49'



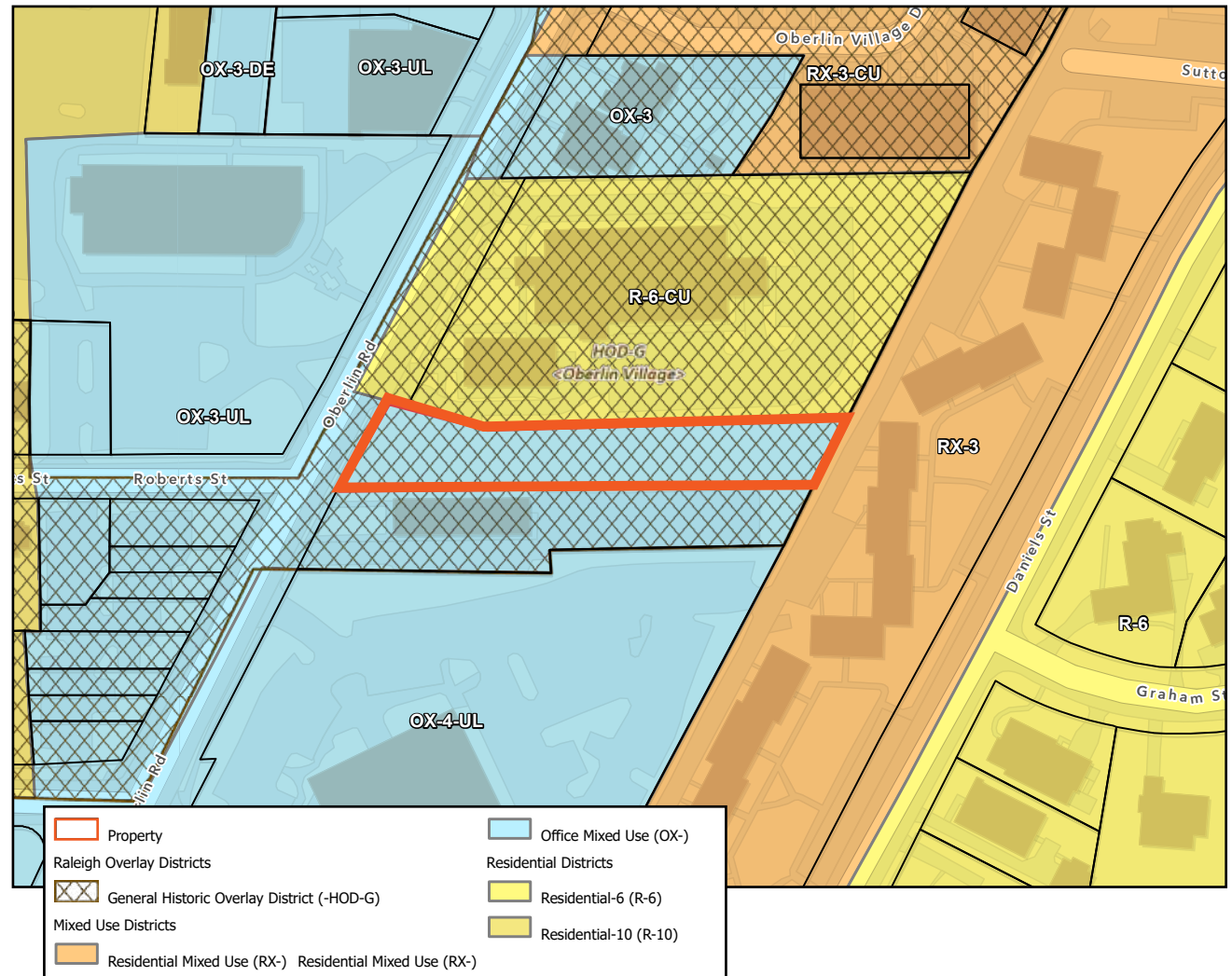
Zoning

OX-3-UL - Office Mixed Use - 3 Stories Max - Urban Limited

OX- is intended to provide for a variety of office and employment uses while allowing for housing and limited retail and service-related options. Limited retail and service-related options are allowed subject to use standards that restrict the size and scale of each use. OX- is not intended to provide for areas exclusively dominated by office or employment uses but provide for developments that balance employment and housing options with access to convenience retail services and goods. OX- can serve as a land use transition between other mixed use districts and residential neighborhoods.

HOD-G - Historic Overlay District

The -HOD-G is intended to preserve the historic significance of properties that are formally designated by the City. Locally designated historic districts are areas which are deemed to be of special significance in terms of their history, prehistory, architecture, archeology or culture, and to possess integrity of design, setting, aterials, feeling and association.



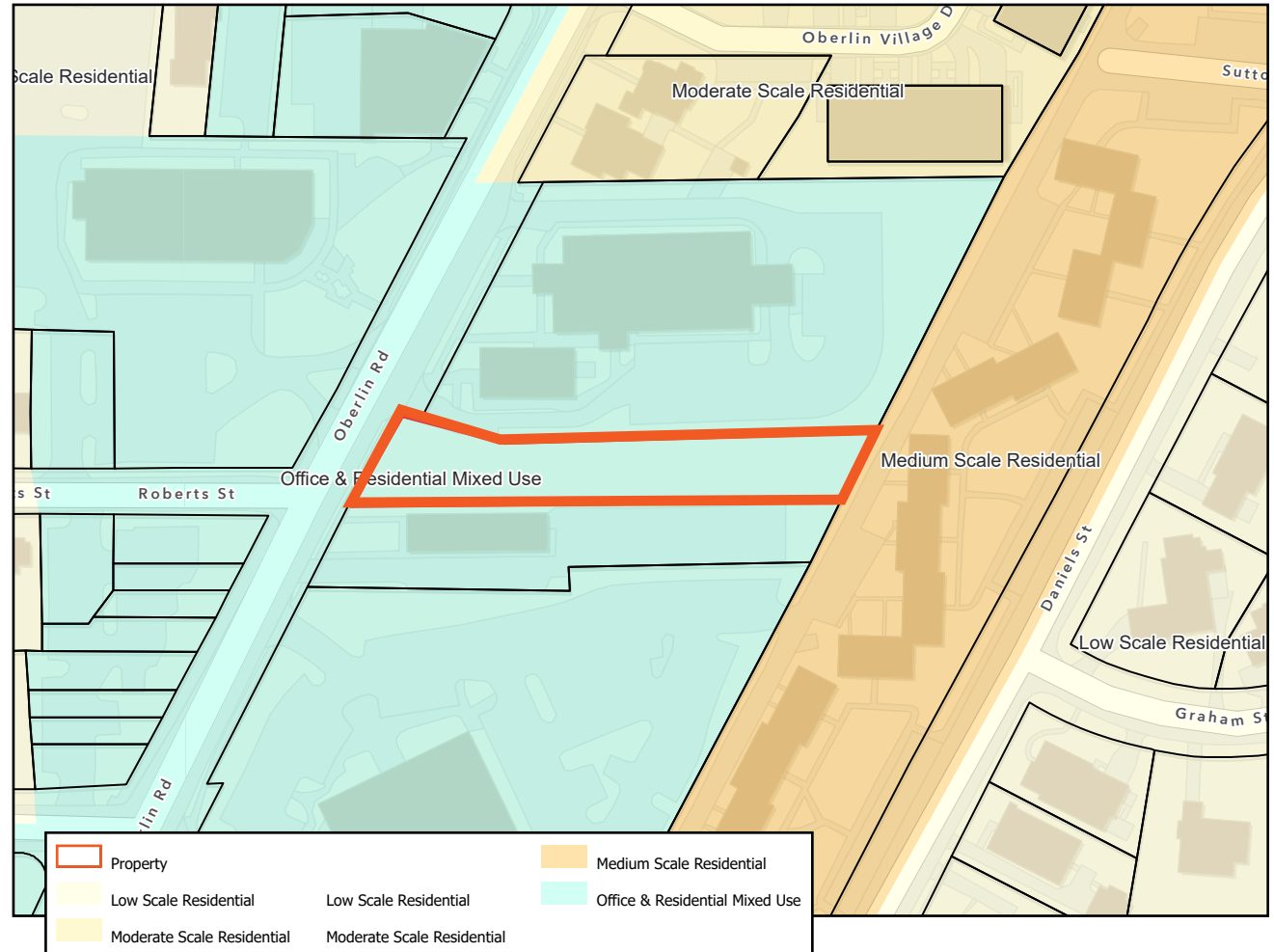
Source: [Raleigh UDO Chapter 3. Mixed Use District](#)



Future Land Use

Office & Residential Mixed Use

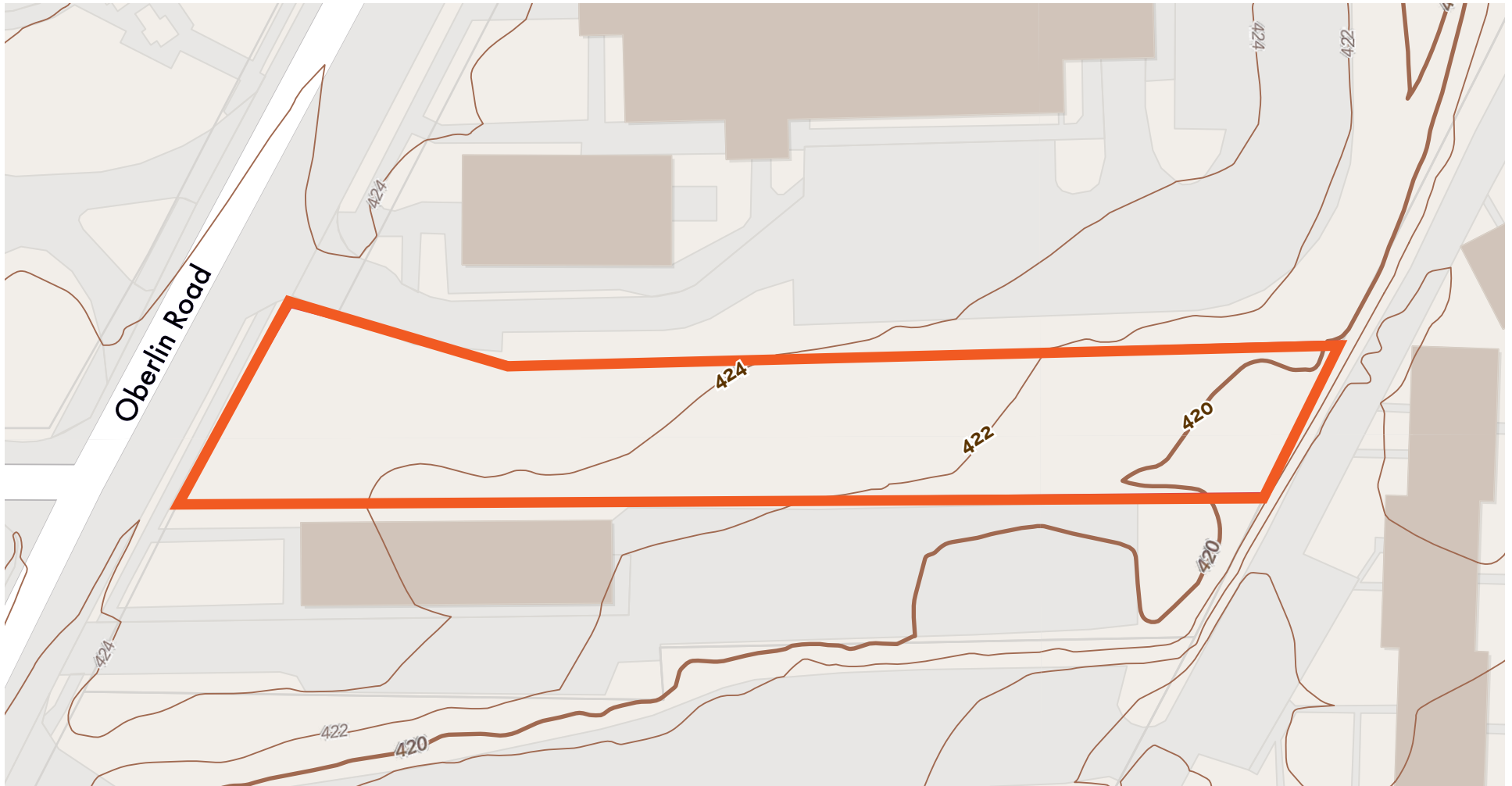
This category is applied primarily to frontage lots along major streets where low-density residential uses are no longer appropriate, as well as office parks and developments suitable for a more mixed-use development pattern. This category encourages a mix of residential and office use. Retail not ancillary to employment and/or residential uses is discouraged so that retail can be more appropriately clustered and concentrated in retail and mixed-use centers at major intersections and planned transit stations. OX is the closest corresponding zoning district. Heights would generally be limited to four stories when near neighborhoods, with additional height allowed for larger sites and locations along major corridors where adjacent uses would not be adversely impacted. Higher impact uses such as hotels and hospitals are not contemplated or recommended in this land use category except as limited uses in appropriate locations.



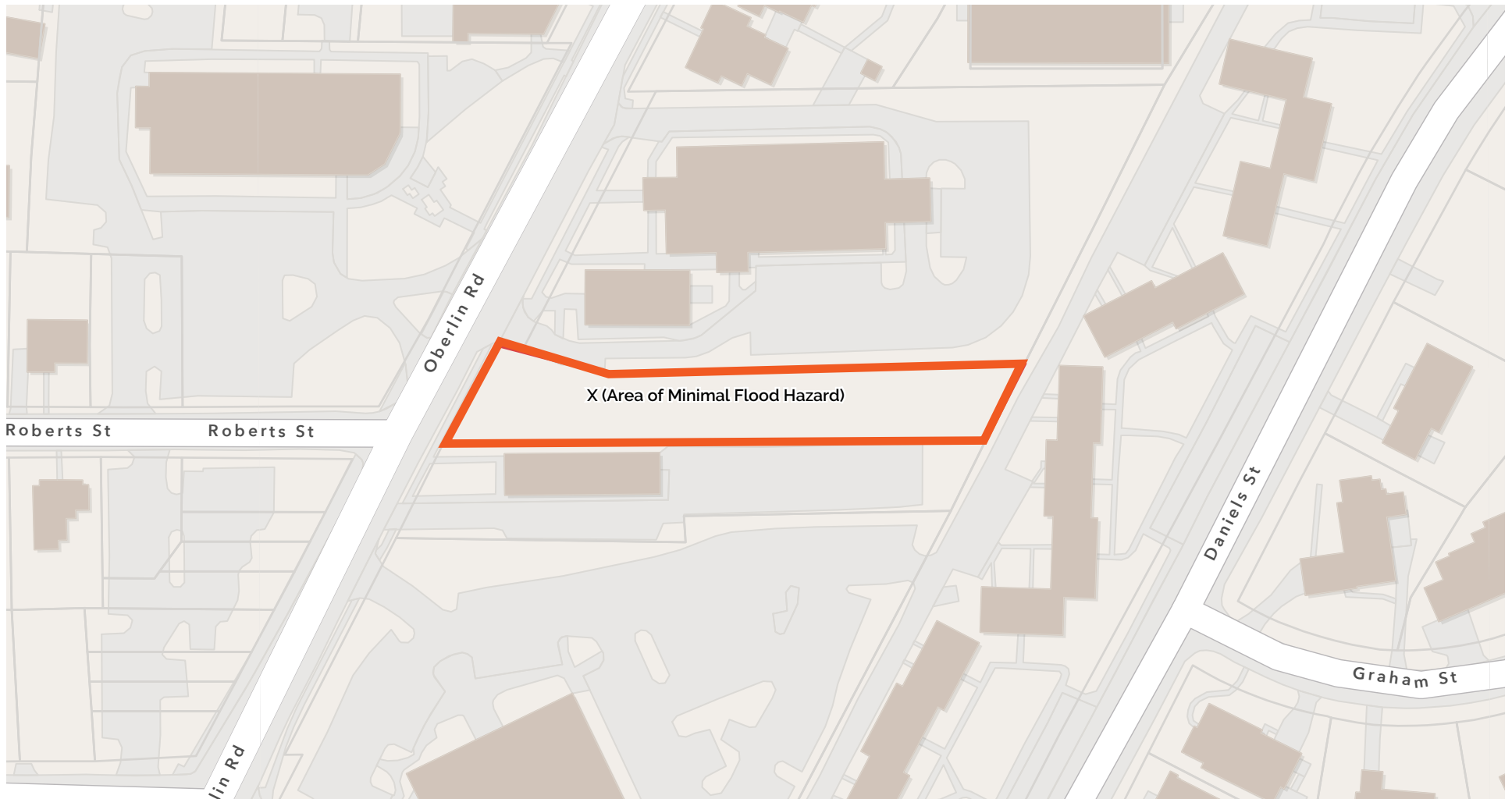
Source: [Raleigh's 2030 Comprehensive Plan Update](#)



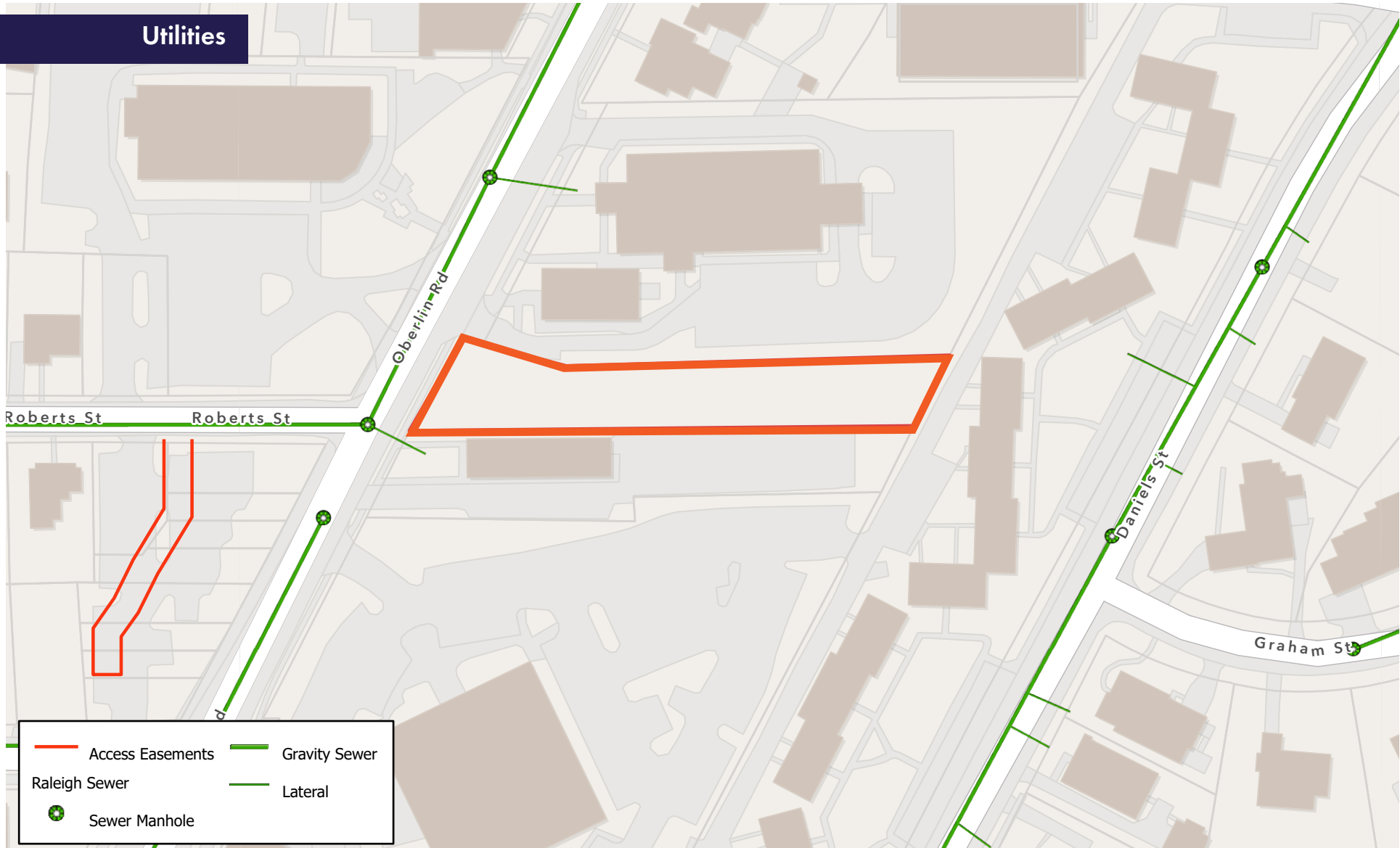
Topography Map



Floodplains & Flood Prone Soils



Utilities



Proximity Map



Minutes from the Village District & Downtown Raleigh

Located along Oberlin Road in one of Raleigh's most established urban corridors, the property offers immediate access to Downtown Raleigh, the Village District, premier museums, parks, dining, and entertainment destinations. Positioned just minutes from NC State University, Dorothea Dix Park, and Glenwood South, the site benefits from exceptional connectivity and proximity to some of the city's most sought-after lifestyle amenities.



Welcome to Raleigh

Raleigh — It's a Smart Move.

With space to breathe and room to grow, this #1 Best Performing Large City is anchored by a strong economy and a business-friendly mindset.

#1

Best Business Climate
(Raleigh/Cary)

Business Facilities, 2025

#1

Best Performing Cities

Milken, 2025

#3

Top Cities People Are
Moving To

PODs, 2025

#3

Resident
Satisfaction

Axios, 2025

#4

Best Work-Life
Balance

CoworkingCafe, 2025

#5

Best City for
Headquarters

Site Selection, 2025

