

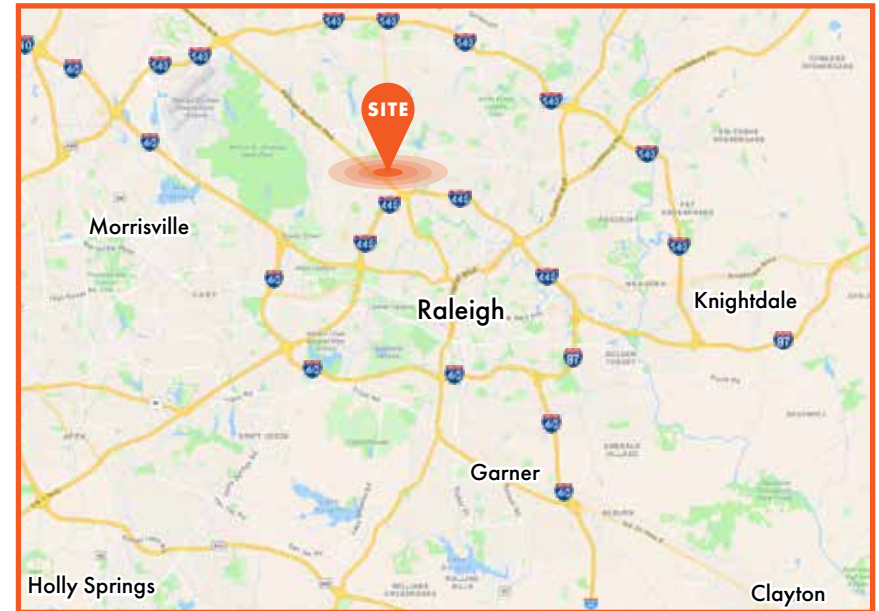
RARE NORTH RALEIGH INFILL DEVELOPMENT OPPORTUNITY**±4.71 ACRES • FREQUENT TRANSIT AREA • MINUTES TO CRABTREE VALLEY MALL & NORTH HILLS***Creedmoor Road**Mifflin Street**Sugar Bush Road***4800 CREEDMOOR ROAD**
Raleigh, NC 27612

WHY THIS SITE?

- Infill North Raleigh location
- ±4.71-acre development opportunity
- Frequent Transit Area designation
- Surrounded by recent multifamily and mixed-use rezonings
- Strong apartment market fundamentals
- Public utilities available
- Minutes from Crabtree Valley Mall, North Hills and Downtown Raleigh

SALE INFORMATION

Address	4800 Creedmoor Road, Raleigh, NC 27612
County	Wake
Pin Number	0796531336
Ownership	Benson Memorial Methodist Church
Acreage	±4.71 acres
Current Zoning	R-4
Future Land Use	Institutional
Topography	Rolling terrain
Existing improvements	Existing cell tower and related equipment
Proposed Use	Multifamily
Price	Contact broker



4800 Creedmoor Road is well positioned within North Raleigh, one of the Triangle's most established and desirable submarkets. It offers convenient access to Creedmoor Road, I-440, I-540, Glenwood Avenue and the Raleigh-Durham International Airport.

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.



Market Location & Overview

Location Advantage

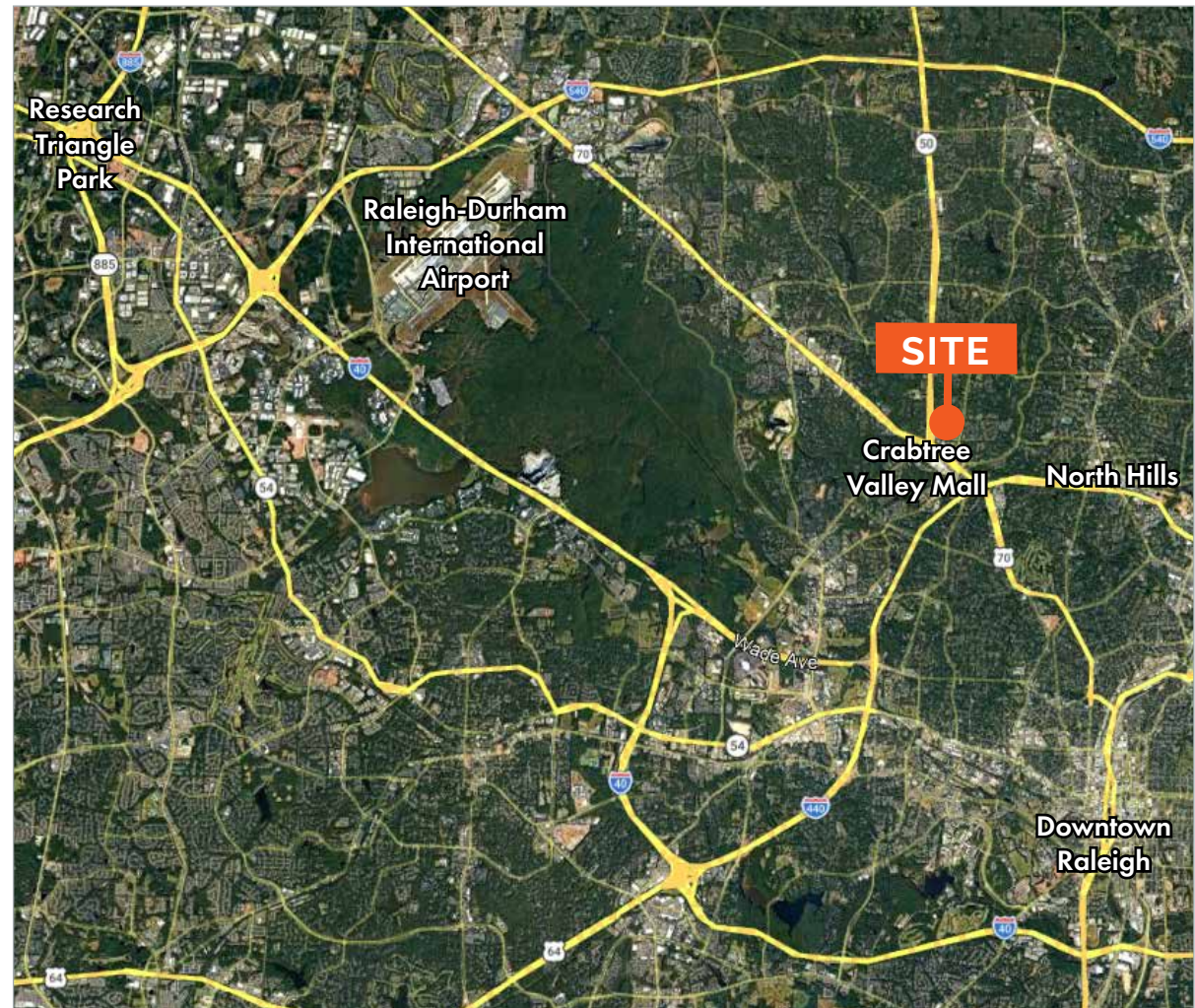
4800 Creedmoor Road is positioned within one of North Raleigh's most established and desirable residential corridors, with convenient access to North Hills, Crabtree Valley, Downtown Raleigh, Research Triangle Park, I-440, I-540, premier retail, healthcare and regional amenities.

Development Momentum

The surrounding Creedmoor Road corridor continues to evolve as recent rezonings and new residential development reshape the area into a higher-density, mixed-use environment. The property's Institutional Future Land Use designation with proven rezoning pathway for Community Mixed-Use, combined with its Frequent Transit Area status and proximity to existing infrastructure, strongly positions it to benefit from this ongoing transformation.

Long-Term Market Fundamentals

Raleigh's multifamily market continues to be supported by strong population growth, high household incomes, a diverse employment base, and sustained corporate investment. While construction activity has moderated, long-term demand for well-located infill development remains favorable.



Immediate Area and Connectivity



LINKS

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

EASE OF ACCESS

US 50 / Creedmoor Rd	±0.0 miles
US 70 / Glenwood Ave	±0.8 miles
I-440	±1.2 miles
I-540	±2.3 miles

NEARBY ATTRACTIONS

Crabtree Valley Mall	±0.9 miles / ±5 minutes
North Hills	±3.0 miles / ±9 minutes
Umstead State Park	±6.1 miles / ±10 minutes
RDU Inter'l Airport	±12.6 miles / ±15 minutes
Downtown Raleigh	±6.5 miles / ±17 minutes
Research Triangle Park	±14.1 miles / ±18 minutes



Retail & Amenities Map



Grocery

FOOD LION

HARMONY FARMS
FRESH FOOD STORE

Harris Teeter
Your Neighborhood Food Market

Dining



CHOPSTICKS

menchie's
Frozen Yogurt



Retail

DXL
MEN'S APPAREL

The Container Store

J.P.S. A. BANK

belk

★ macy's



Brooks Brothers

lululemon



Apple

H&M

GameStop

KAY JEWELERS



H&R BLOCK



ATHLETA



Madewell

AMERICAN EAGLE OUTFITTERS

SEPHORA

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DANIEL WADSWORTH

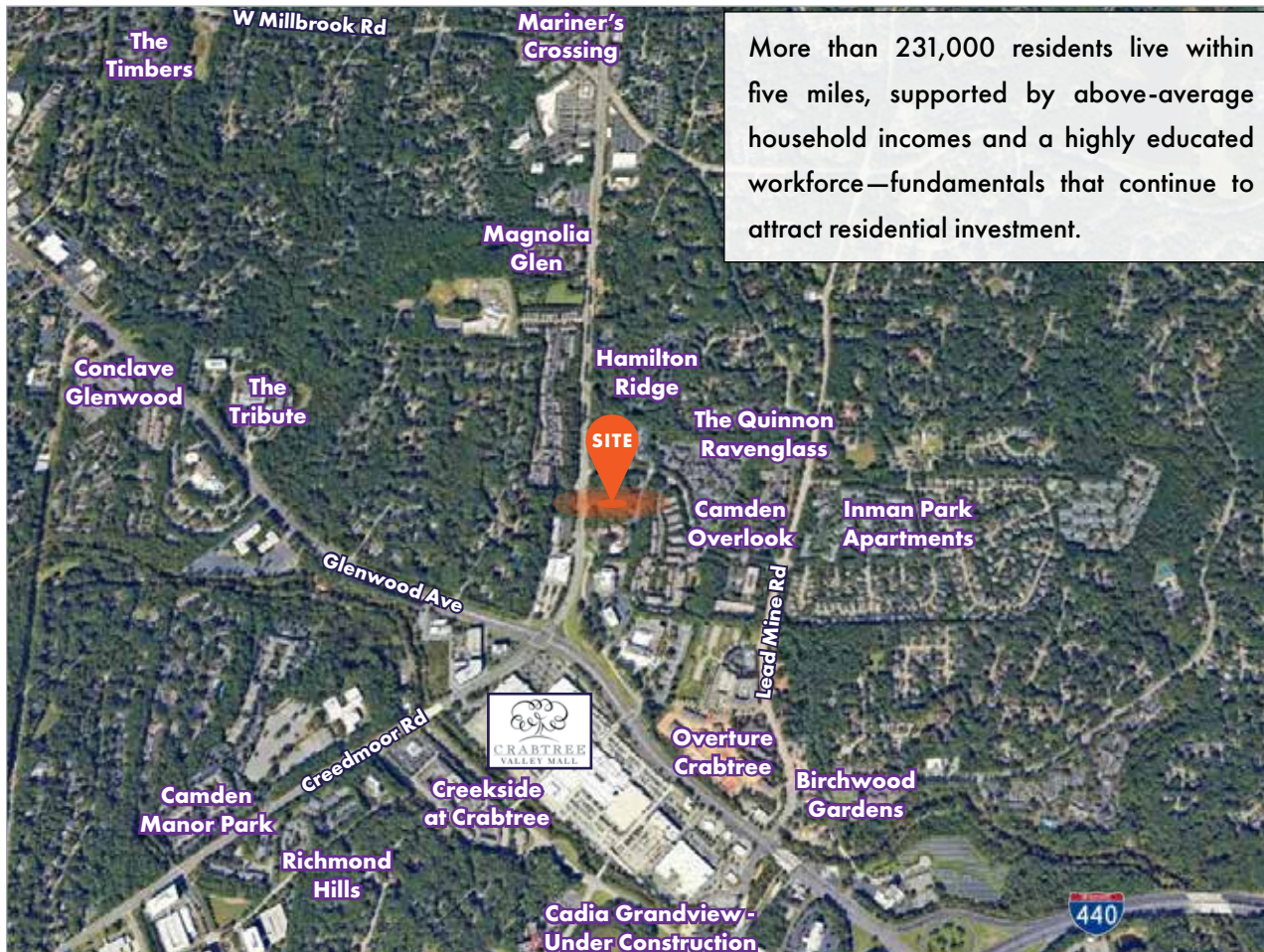
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Visit our website for more information.

www.apgcre.com

Multifamily Map & 5-Mile Demographics



Demographics Source: stdb.com

KEY FACTS

231,134

Population

37.5

Median Age



105,695

2025 Households

\$3.5B

Total Specified
Consumer Spending

EDUCATION

5%

No High
School
Diploma



10%

High School
Graduate



25%

Some College/
Associate's
Degree



60%

Bachelor's/
Advanced Degree

INCOME



\$94,975

Median Household Income



\$128,642

Average Household Income

EMPLOYMENT



79.6%

White Collar



Blue Collar



Service

6.8%

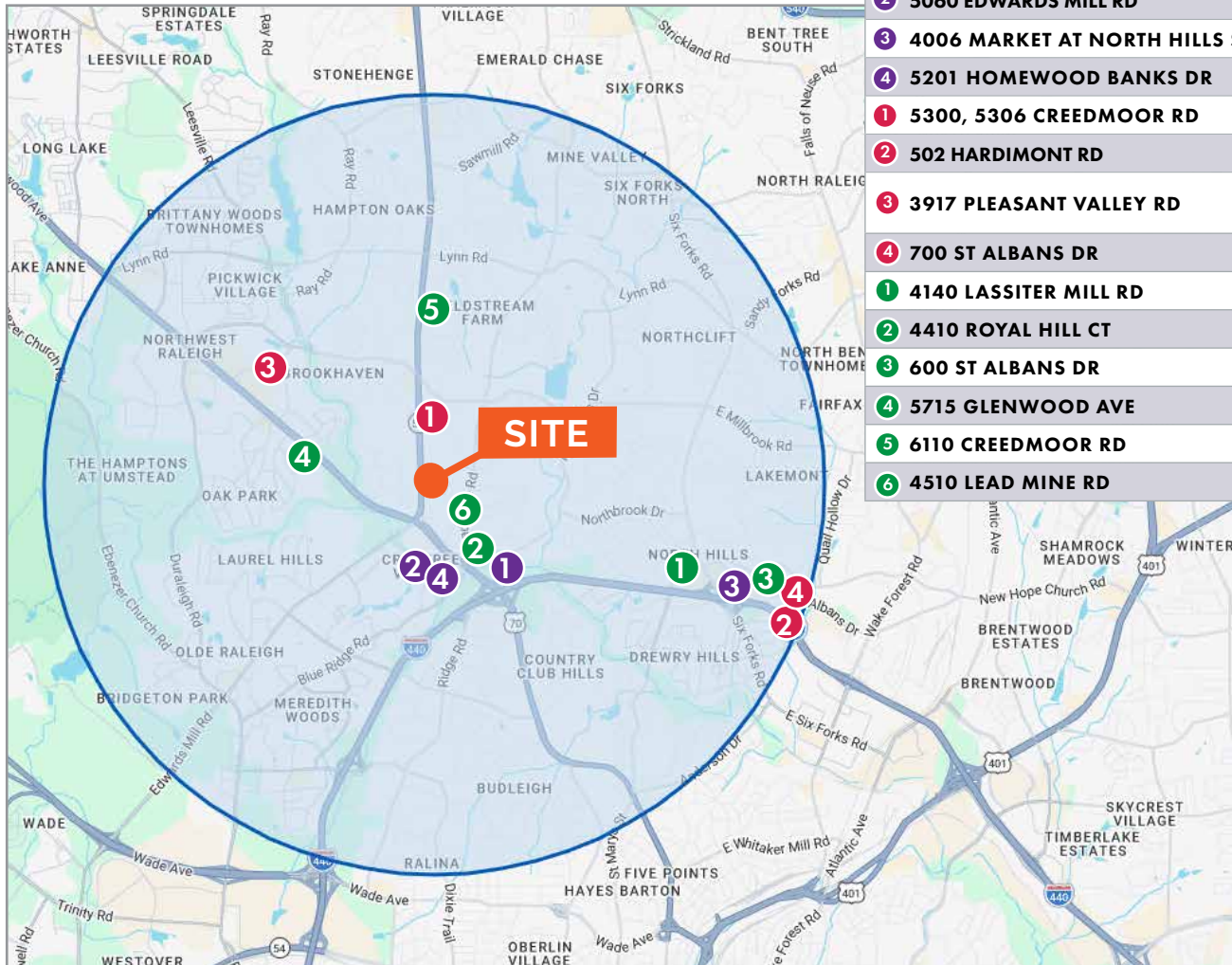
13.6%

180,619

Total Daytime
Employment



Active Development Projects



Project Address	Type	Property Name	Units
1 2051 CENTURY DR	Hotel	Home2 Suites by Hilton Raleigh Crabtree	120
2 5060 EDWARDS MILL RD	Multifamily	Alexan Reserve	395
3 4006 MARKET AT NORTH HILLS ST	Multifamily	The Strand	365
4 5201 HOMEWOOD BANKS DR	Multifamily	Cadia Grandview	65
1 5300, 5306 CREEDMOOR RD	Office Mixed Use	Crabtree North Professional Building	-
2 502 HARDIMONT RD	Multifamily	Tributary Apartments	332
3 3917 PLEASANT VALLEY RD	Multifamily	Pleasant Valley Promenade - Site Plan Approved	372
4 700 ST ALBANS DR	Multifamily	North Hills Tower	357
1 4140 LASSITER MILL RD	Multifamily	Highland North Hills	287
2 4410 ROYAL HILL CT	Multifamily	Clairmont at Crabtree	253
3 600 ST ALBANS DR	Multifamily	St. Albans Lofts	396
4 5715 GLENWOOD AVE	Self Storage	CubeSmart	-
5 6110 CREEDMOOR RD	Self Storage	ExtraStorage	-
6 4510 LEAD MINE RD	Assisted Living	Waltonwood Lead Mine	-

LEGEND	
●	UNDER CONSTRUCTION
●	PROPOSED
●	EXISTING

Collectively, these projects illustrate the scale and diversity of investments reshaping the broader Creedmoor and Glenwood corridors.



Recent Rezoning



Address	Previous Zoning	Zoning Requested	Outcome	Status
1 5715 GLENWOOD AVE	OX-5-PK	CX-5-CU	Approved	Completed
2 5306, 5310 & 5300 CREEDMOOR RD	R-4	OX-3-CU	Approved	In Development
3 5114, 5118, 5120, 5200 & 5206 CREEDMOOR RD	R-4	RX-5-PL-CU	Approved	Entitled
4 4601 CREEDMOOR RD	CX-3-PL-CU	CX-3-PL-CU (Amend Zoning Conditions)	In Process	Public Hearing July 2026
5 4409 CREEDMOOR RD	OX-4	CX-7-CU	Approved	Entitled
6 4800 EDWARDS MILL RD (ASSEMBLAGE)	R-6	RX-7-PL-CU & OX-7-PL-CU	Approved	Entitled
7 4424 LEAD MINE RD	R-4	OX-4-PL	Approved	Completed
8 4510 LEAD MINE RD	R-4	RX-4-PL-CU	Approved	Completed

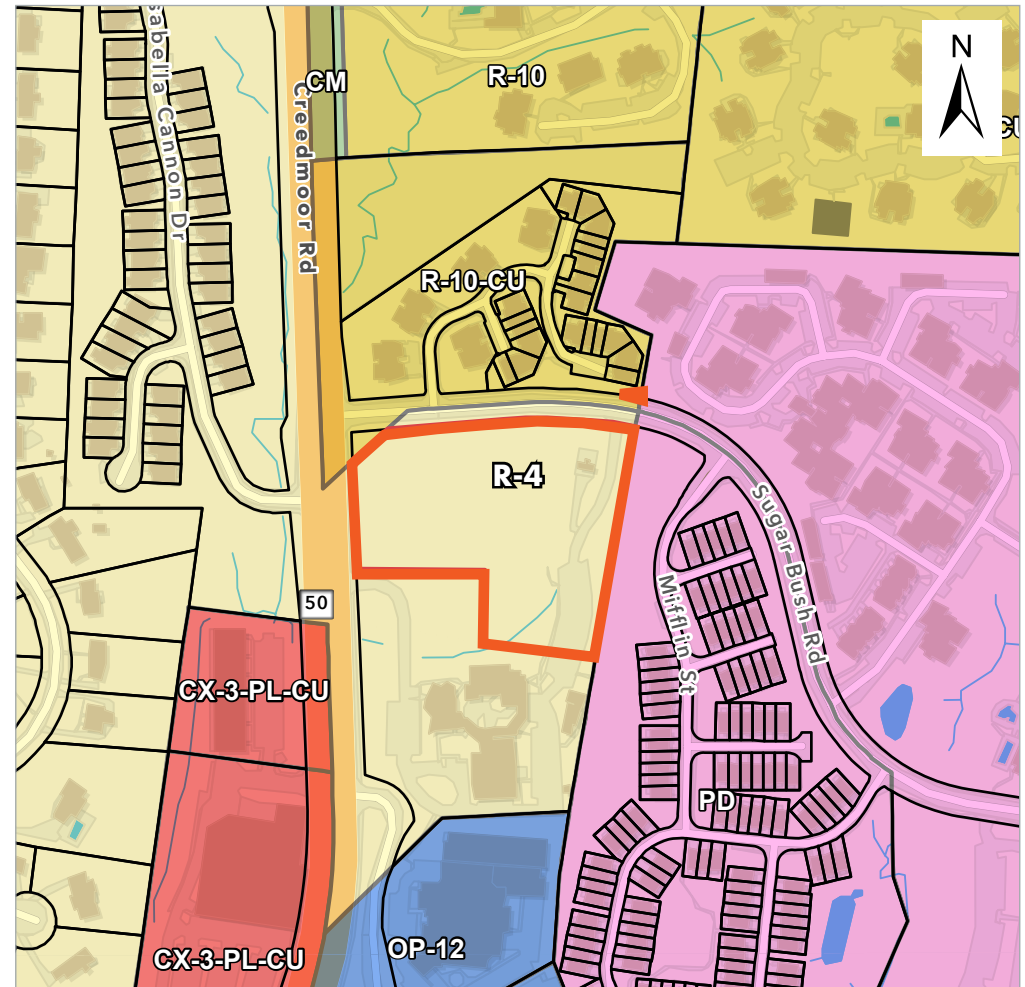


Current Zoning & Planning Context

R-4 - Residential-4

The property's existing R-4 zoning supports a variety of residential housing types. Recent planning initiatives continue to increase housing flexibility throughout Raleigh while the surround corridor experiences ongoing development.

- Existing R-4 Residential Zoning
- Missing Middle Housing Reforms
- Transit Oriented Planning & Initiatives Nearby
- Continued Corridor Reinvestment



Future Land Use

Institutional

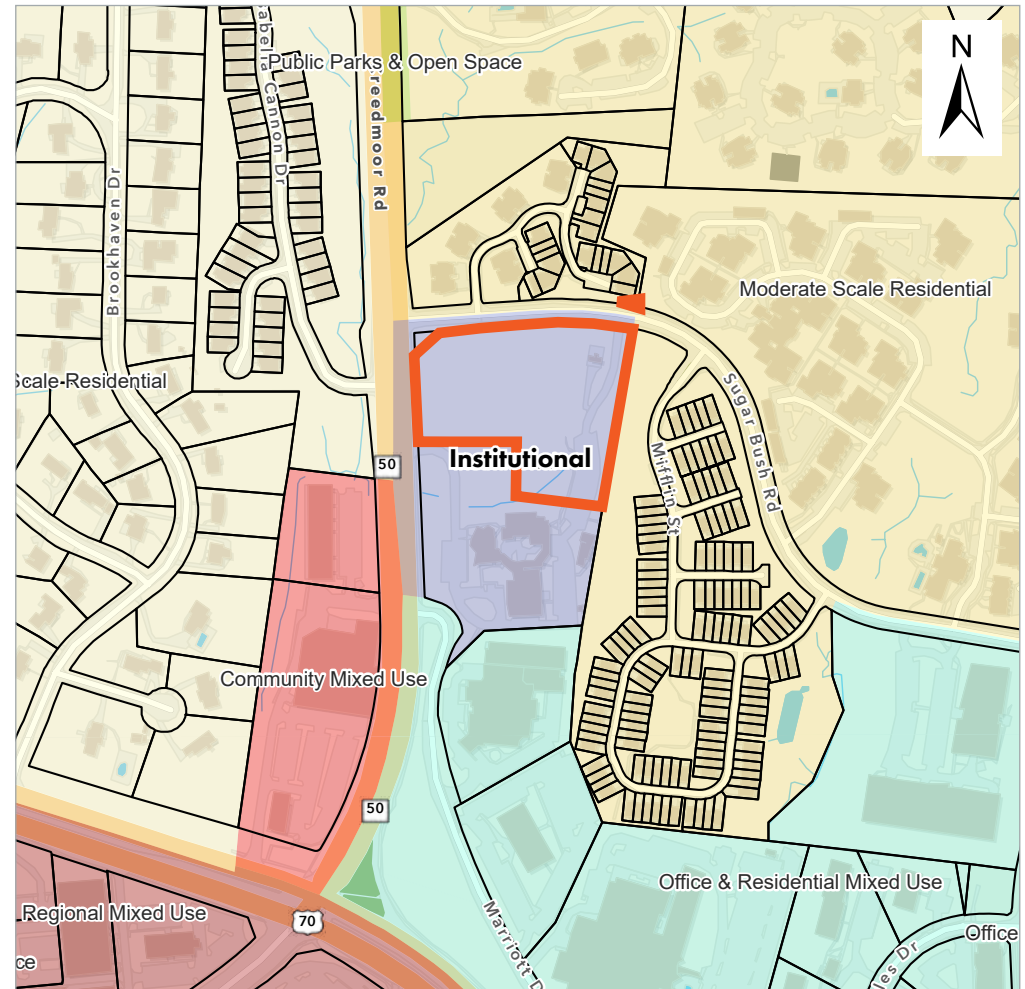
This category identifies land and facilities occupied by colleges and universities, large private schools, hospitals and medical complexes, religious organizations and similar institutions. Smaller institutional uses such as churches are generally not mapped unless they are sites that are more than two acres in size. Institutional properties may be public or private. While institutional uses are permitted in a variety of zoning districts, large institutions in a campus setting such as universities and major hospitals are appropriately zoned CMP.

Community Mixed Use

This category applies to medium-to-larger scale mixed-use areas with a blend of retail, office, services, restaurants, residential, and civic uses. It supports higher development intensities with mid-rise buildings and is the primary designation driving recent rezonings along the Creedmoor corridor (typically corresponding to CX zoning districts).

Note for this Site:

While the official Future Land Use designation for 4800 Creedmoor Road is Institutional, the property is located in a transitioning corridor with strong precedent and momentum for Community Mixed Use development.



Source: [City of Raleigh Future Land Use Map](#)

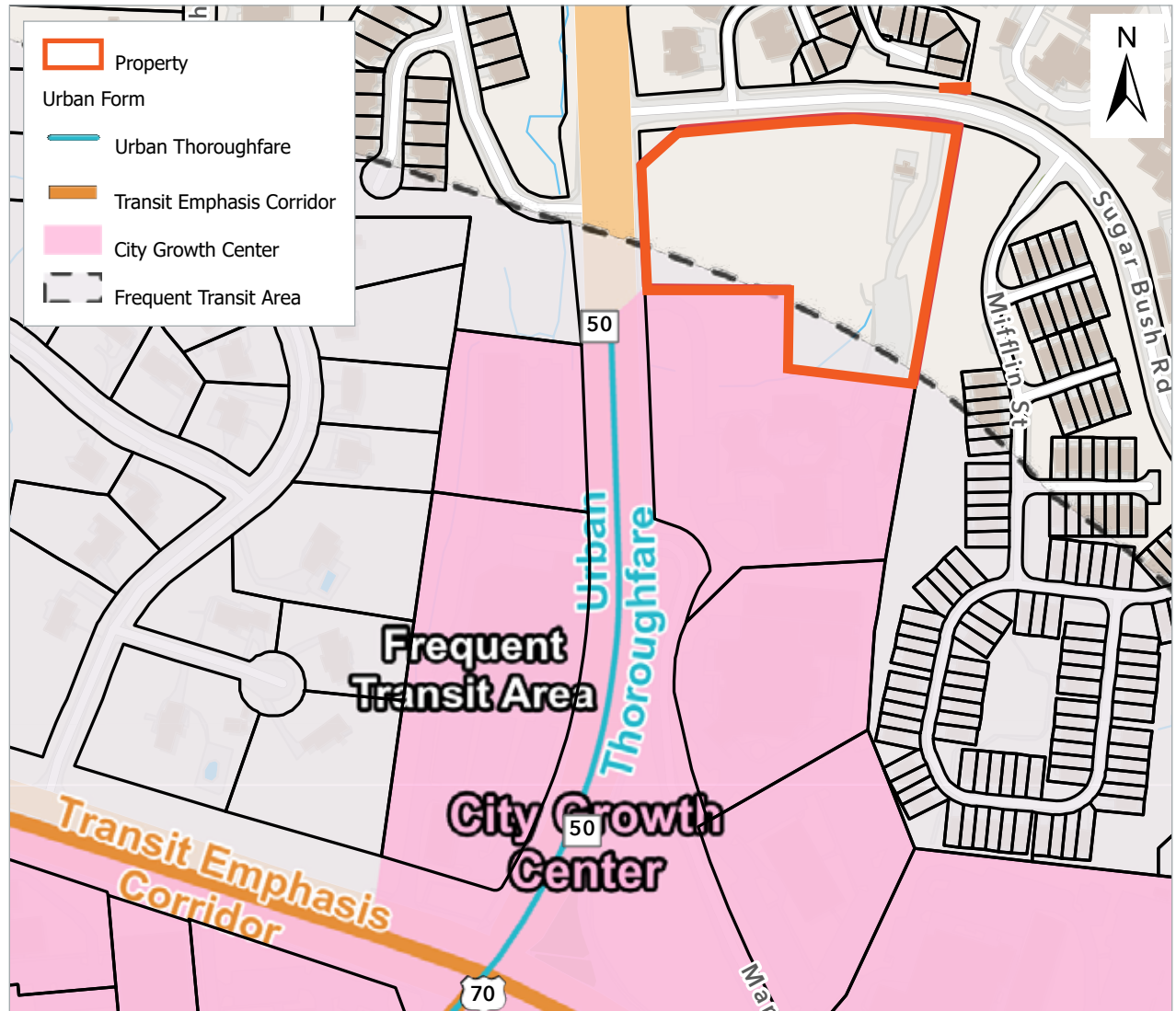


Urban Form Map

The Urban Form Map organizes Raleigh's growth into designated centers and corridors, guiding how development should be designed and how buildings relate to the street. It identifies areas where more urban, walkable, and mixed-use development patterns are encouraged, particularly in key activity centers and along major corridors.

The map is informed by multiple planning tools, including area plans, transit investments, and the City's Growth Framework, and continues to evolve as additional studies are completed. Within these designated areas—such as City Growth Centers, Transit-Oriented Districts, and Transit Emphasis Corridors—higher-intensity, pedestrian-oriented development is prioritized, while areas outside follow more general development standards.

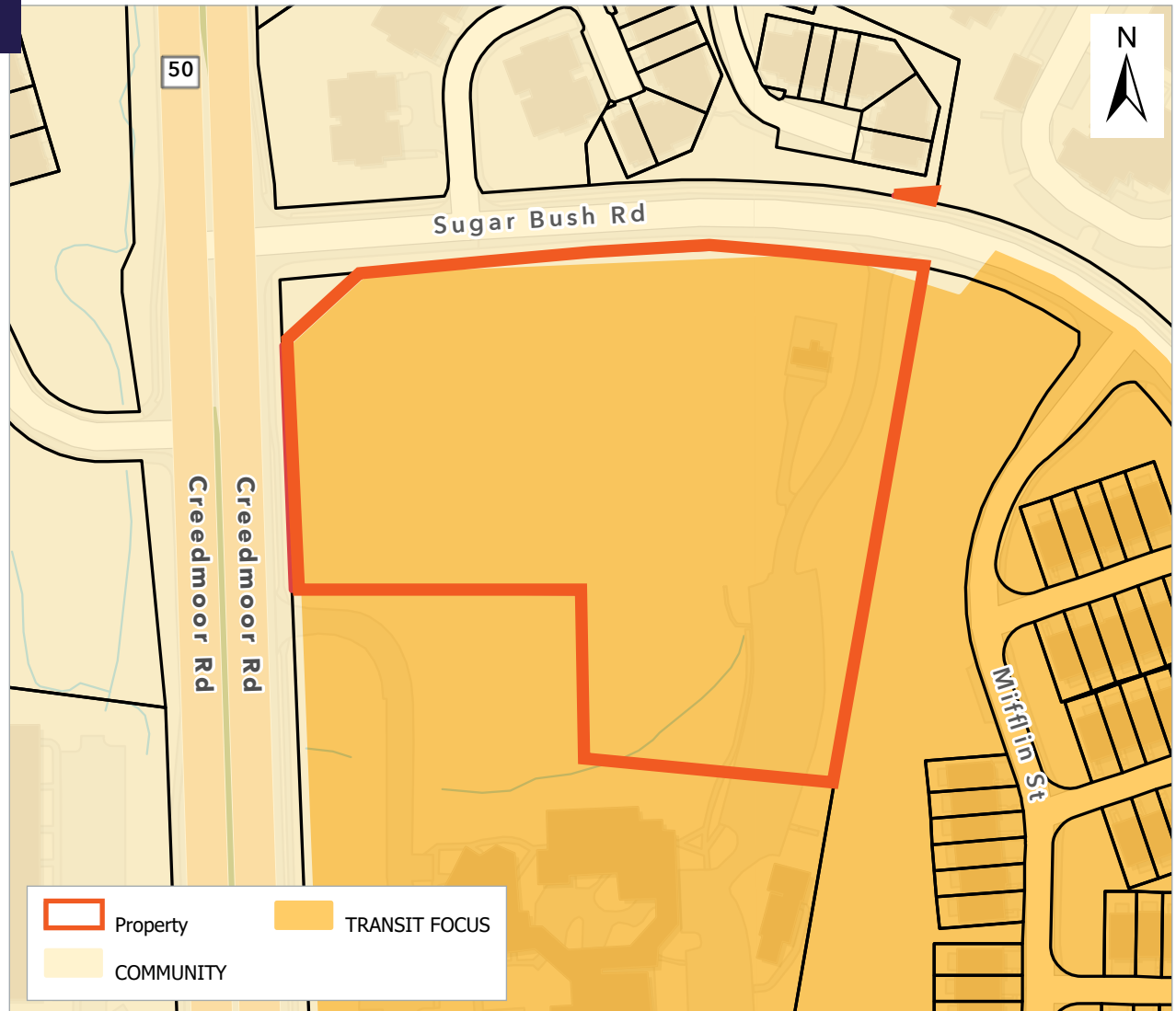
Source: [2030 Comprehensive Plan for the City of Raleigh](#)
- Urban Design



Wake County PLANWake Framework

Transit Focus Areas are Wake County's highest-density growth zones, designated for immediate high-density redevelopment along planned bus rapid transit corridors in and around Central Raleigh. These areas support 4–12 story mixed-use projects at 20–40 units per acre, with full municipal utilities in place. Intended to increase the number of residents and jobs near transit, they encourage walkable, urban development, reduce reliance on personal vehicles, and promote infill and redevelopment. Transit Focus Areas also benefit from proximity to future regional transit connections, including potential commuter rail, and represent approximately 2% of the county, all located within municipalities.

Source: [Wake County Comprehensive Plan - Article 6 - PLANWake Development Framework - Plan Together](#)



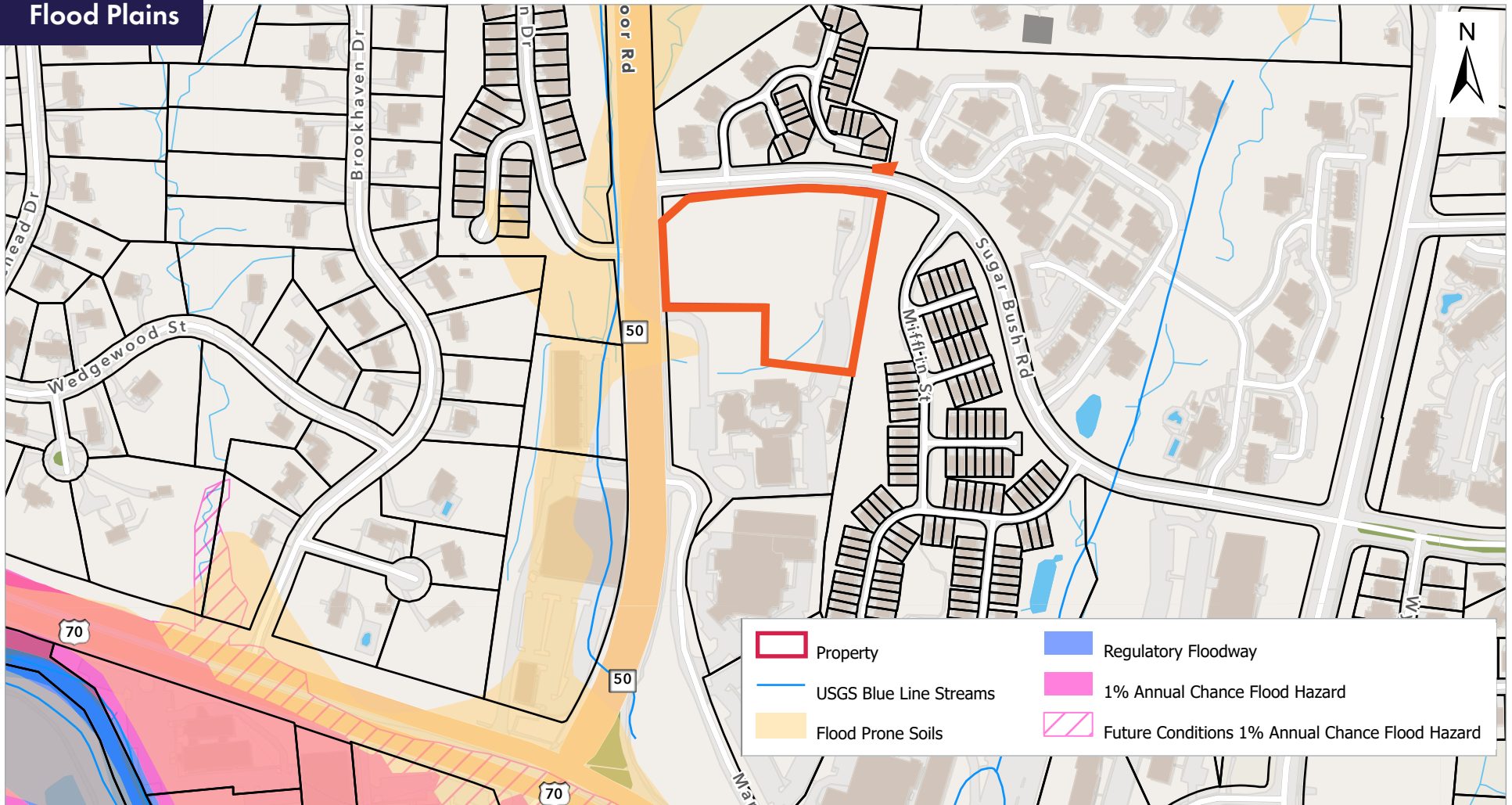
Topography Map



The site exhibits approximately 40 feet of elevation change (roughly 280 to 320+ ft contour), sloping from the road edge down toward the western boundary.



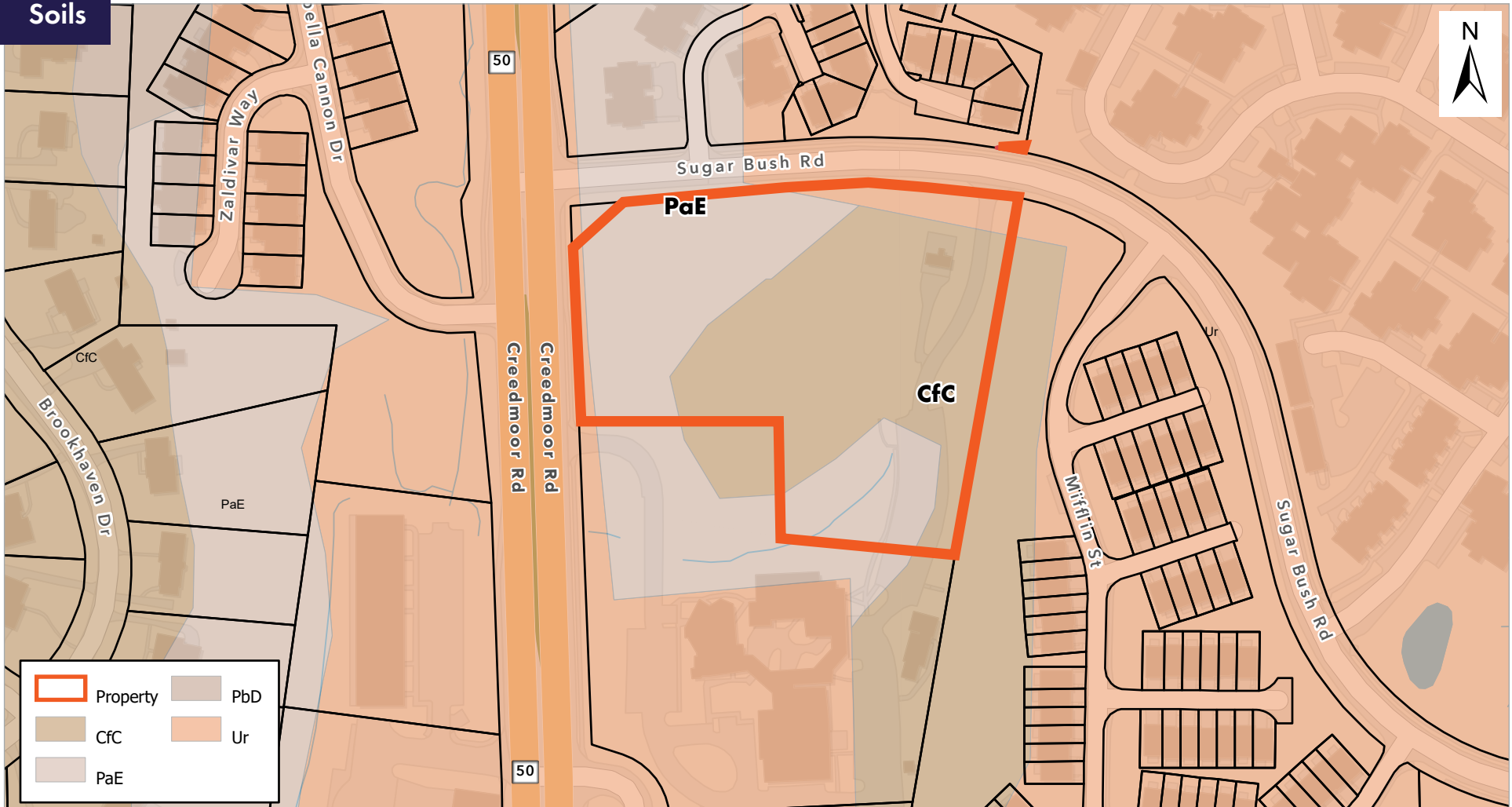
Flood Plains



USGS Blue Line Stream runs along the western boundary, triggering Raleigh riparian buffer requirements (typically 50–100 ft).



Soils

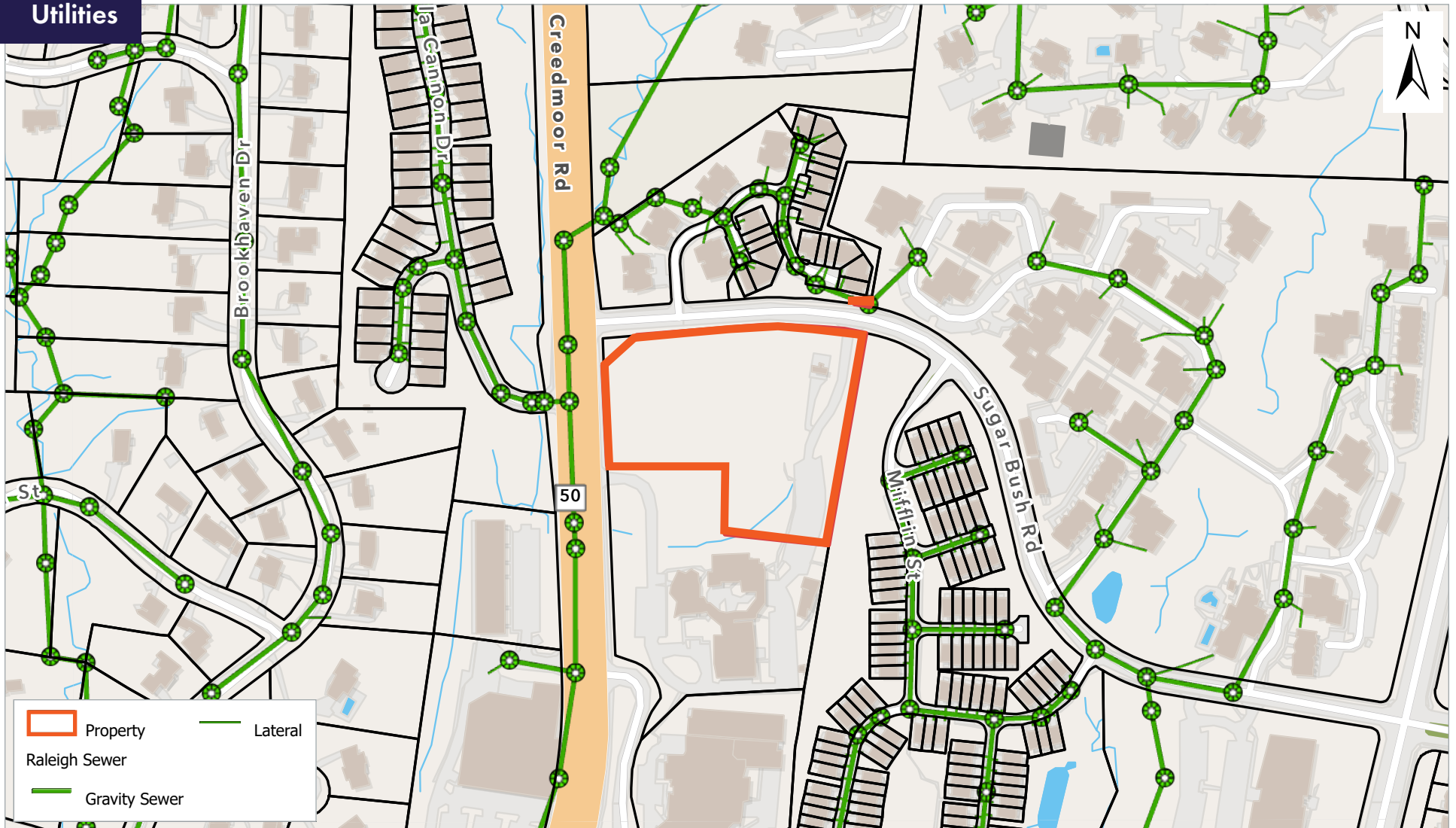


PaE - Upland soils with steep slopes that may require additional grading and erosion control.

Cfc - Predominantly upland soils with moderate slopes, generally favorable for development with customary site grading.



Utilities



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



INVESTMENT HIGHLIGHTS

- Rare ±4.71-acre infill opportunity
- Frequent Transit Area designation
- Public utilities available
- Strong multifamily fundamentals
- Minutes from Crabtree Valley Mall, North Hills and Downtown Raleigh and Raleigh-Durham International Airport.



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Jim Anthony began his real estate career in 1979 as an industrial broker in California, quickly earning "Rookie of the Year" honors. After relocating to Raleigh in 1983, he took on a leadership role in leasing and property management before founding Anthony & Co. in 1987, which grew into one of Eastern North Carolina's largest commercial real estate firms.

He later expanded into development, leading projects across multiple U.S. markets. Over a 40+ year career, Jim has completed more than \$1 billion in transactions. Today, he leads APG Companies, focusing on investment, development, and community-building across the Southeast.



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Daniel Wadsworth began his real estate career in Florida and international markets, spending his first 10 years in residential and new construction real estate. After relocating to the Triangle 18 years ago, he built a strong reputation in land development, working closely with landowners, developers, and production and custom builders throughout the region.

With nearly 30 years of experience, Daniel has managed projects from land acquisition and development strategy through completed residential communities, providing clients with deep market insight and expertise across the Raleigh-Durham area.

