

VACANT  
LAND  
FOR SALE!



# HIGH VISIBILITY SITE FOR SALE

1380 CAPITAL BLVD

±4.45 ACRE LAND FOR SALE  
IN RALEIGH, NC

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# PROPERTY DETAILS

1380 Capital Blvd

## AVAILABILITY

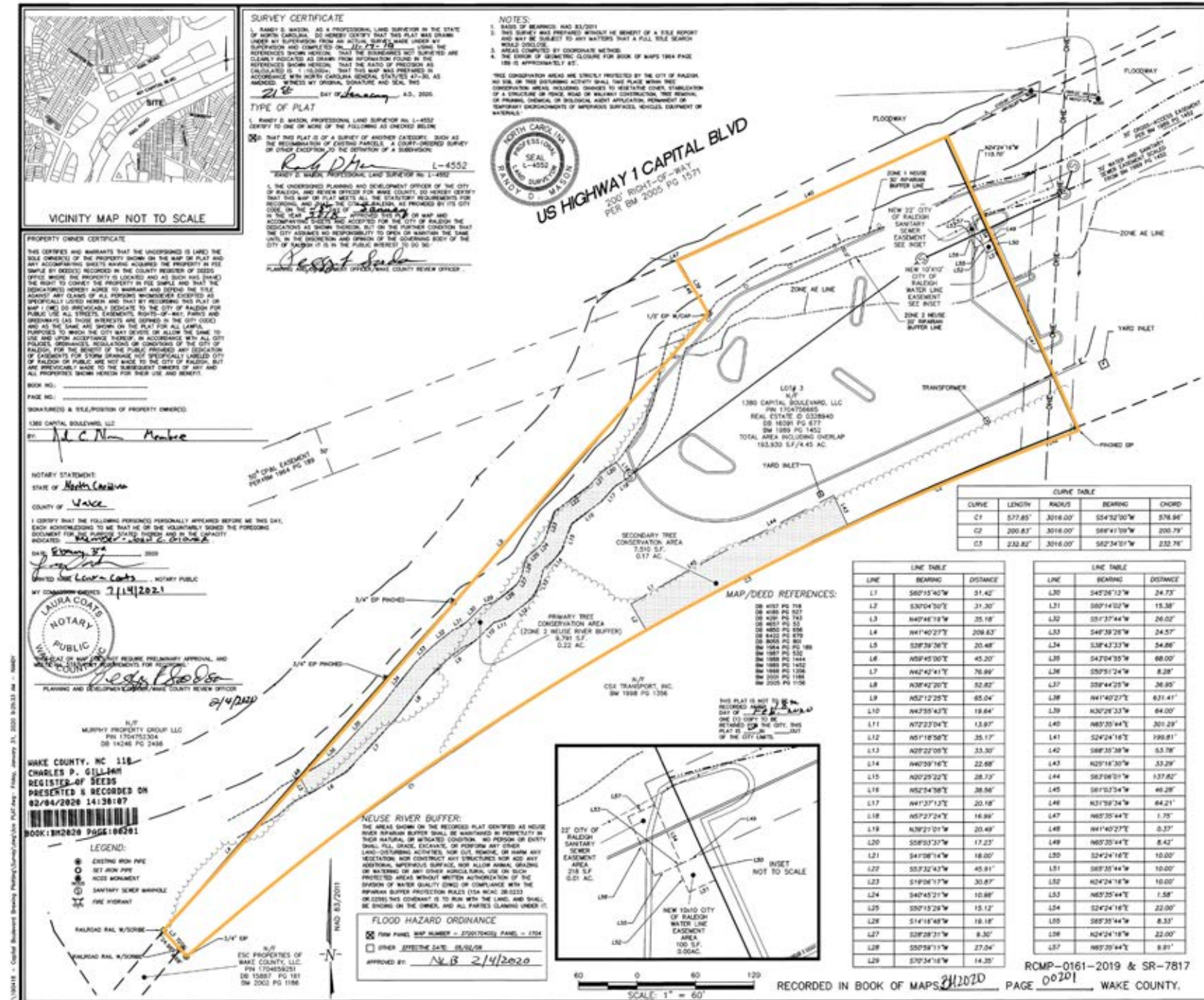
- ± 4.45 Acres
- ± 2.95 useable acres

## SALES PRICE

\$2,875,000

## DETAILS

- Rare land development opportunity inside the beltline near Downtown Raleigh
- High visibility
- Pin: 1704756665
- Zoned IX-5 (Industrial Mixed Use, up to 5 stories)
- Lot improved with paved parking of 82 spaces
- Access is at Public Storage to north of site
- 27,500 SF flex/retail building previously laid out on site
- Capital Blvd traffic count: 54,320 cars per day



# PROPOSED SITE PLAN

## DETAILS

- 27,000 SF flex/retail building previously laid out on site
- Lot improved with paved parking of 82 spaces

**PERKINS + WILL**  
 1105 South Tryon St.  
 Charlotte, NC 28203  
 704.333.3000  
 www.perkinswill.com

**CONSULTANTS**  
 GROUNDWORK ENGINEERING  
 910 BOX 37102, RALEIGH, NC 27617  
 919.876.1100  
 www.groundwork.com

**PROJECT**  
 1380 CAPITAL BLVD  
 CONCURRENT SITE REVIEW 15 January 2018

**ISSUE CHART**

REVISION	DATE	BY	CHKD
1.			
2.			
3.			

**CONCURRENT REVIEW APPROVAL**

**Site Plan**  
 SHEET NUMBER  
**L-201**  
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**obs**  
 landscape architects

**HARRISPARK PROPERTIES**

**york**

**PARKING REQUIREMENTS:**

Light Industrial:	Required	Total Parking Spaces
Office: 4,011sf		28/74 (30)
1 vehicle space / 600sf of office	6,856	43
Indoor area: 14,091sf		2
1 vehicle space / 3,000sf indoor area	4,697	2
1 long-term bike space / 40,000sf, min. 4		4
<b>Warehouses:</b>	<b>Required</b>	
Gross floor area: 7,041sf		4
1 vehicle space / 3,000sf indoor area	2,347	4
1 long-term bike space / 40,000sf, min. 4		4 (inside building)
<b>Restaurant / Bar:</b>	<b>Required</b>	
Gross floor area: 2,377		15/4
1 vehicle space / 150sf	15.84	
1 short-term bike space / 50,000sf, min. 4	1	
1 long-term bike space / 25,000sf, min. 4	1	
<b>Accessible Vehicle Parking:</b>		
1 accessible space / 25 vehicle spaces		

**LAYOUT SCHEDULE**

SYMBOL	DESCRIPTION	DETAIL
L-01	24" Concrete Curb & Gutter	4D-100
L-02	Wipe Down Curb	9D-100
L-03	Pavement markings	6D-100
L-04	Accessible parking space striping	8D-100
L-05	Concrete paving - Standard Duty on Stone	1D-100
L-06	Concrete paving - Heavy Duty	2D-100
L-07	Concrete paving - Standard Duty	3D-100
L-08	8" High screening wall. Refer to Architectural Plans on Sheet A30-02.	
L-09	Concrete Wheel Stops	5D-100
L-10	Metal industrial stairs. Refer to Architectural Plans.	
L-11	Retaining wall. Refer to Architectural Details.	
L-12	Steel bollard with sleeve.	10D-100

**GENERAL LAYOUT NOTES:**

- Any discrepancies in layout should be brought to the Landscape Architect's attention prior to construction.
- Written dimensions supercede scaled dimensions. Do not scale drawings. All dimensions are referenced to back of curb or edge of pavement unless otherwise noted.
- All staking work to be done by a licensed surveyor registered in the state of North Carolina.
- All proposed pavement to meet existing flush. Provide expansion joints where proposed concrete paving meets existing.
- Access to all driveways and all businesses shall be maintained at all times.
- All signage shall adhere to MUTCD standards and specifications.
- No placement of equipment or materials is allowed outside of the approved area.
- All sidewalks and curb ramps shall meet current City of Raleigh accessibility standards.

**CONCURRENT REVIEW APPROVAL**

**CITY OF RALEIGH - PLANS AUTHORIZED FOR CONSTRUCTION**

These plans have been reviewed and approved for construction by the City of Raleigh. The approved plans and specifications shall be used for construction. The contractor shall be responsible for obtaining all necessary permits and for complying with all applicable laws, codes, ordinances, and regulations. The contractor shall be responsible for obtaining all necessary permits and for complying with all applicable laws, codes, ordinances, and regulations. The contractor shall be responsible for obtaining all necessary permits and for complying with all applicable laws, codes, ordinances, and regulations.

**TRANSPORTATION SERVICES**

DATE UTILIZED: \_\_\_\_\_  
 FOR: \_\_\_\_\_  
 DRAWING NUMBER: \_\_\_\_\_  
 SHEET NUMBER: \_\_\_\_\_  
 SHEET TOTAL: \_\_\_\_\_  
 SITE ACCESSIBILITY: \_\_\_\_\_

SKY HOUSE  
RED HAT  
PNC TOWER  
TRUIST CENTER

400 H  
THE DILLON

### SEABOARD STATION

Seaboard Station is an engaging and active neighborhood that sits between the historic railroad station and William Peace University. Here you'll find vibrant shops and restaurants, apartments and a dynamic hotel.



### SMOKY HOLLOW

A mixed-use, urban district revitalizing the northern gateway to downtown Raleigh. The project includes Class A office space, 700 urban apartments, Publix grocery store and an energetic pedestrian promenade.



### VILLAGE DISTRICT

Cozy neighborhood restaurants, friendly shop owners, and a lush landscape. Village District is a convenient destination where you can get almost anything you need while finding fun things you want—a safe place where it's easy to feel at home.



## 1380 CAPITAL BLVD

CAPITAL BLVD

CAPITAL BLVD

## RALEIGH ACCOLADES

### #1 BEST-PERFORMING LARGE METRO AREA

Milken Institute · January 2025

### #1 MOST LIVABLE CITY

Far & Wide · December 2024

### #5 BEST CITY FOR JOB SEEKERS

Indeed · December 2023

### #7 FASTEST GROWING CITIES IN THE US

U-Haul · January 2025

### #1 BEST QUALITY OF LIFE ON THE US EAST COAST

Travel & Leisure · September 2024

### #1 TOP SPOT TO LAUNCH A SMALL BUSINESS IN NC

Lending Tree · November 2023

## RALEIGH PROFILE

**53.9%**

Batchelor's Degree or Higher

**53%**

Owner-Occupied Housing Unit Rate

**217,866**

Number of Housing Units

**\$74,612**

Median Household Income

**194,917**

Number of Households

**2.3**

Number of Persons Per Household

**21.6** min.

Mean Time Travel to Work

**20.6%**

Moved since previous year

**35**

Median Age

**\$340,000**

Median Home Price

**5.4%**

Veteran Status

**469,502**

Total Population

## MAJOR GROWTH ON THE HORIZON

### APPLE UPDATES ON RTP CAMPUS · JUNE 2023

"Apple has revealed new site plans for the construction of its Research Triangle Park campus that could house more than 3,000 workers. The plans include six buildings with a total of more than 700,000 square-feet of office space and 3,000 parking spaces all on 41 acres."

<https://wraltechwire.com/2023/06/30/apple-files-plans-for-324000-square-feet-of-office-space-at-rtp-campus/>

### GOOGLE'S NEW ENGINEERING HUB · JANUARY 2022

Google sweetly welcomed employees into its new Google Cloud office in Durham for the first time on Tuesday – but with much less fanfare than the company hoped."

<https://wraltechwire.com/2022/01/11/google-opens-new-office-in-durham-with-a-sweet-touch-no-champagne/>

### AMAZON SIGNS NEW LEASES · MARCH 2021

"After opening its massive fulfillment center in Garner last year, Amazon (Nasdaq: AMZN) has signed the leases for two new delivery stations in the Triangle, one in Garner and the other in Raleigh.

The goal is to power Amazon's 'last-mile delivery capabilities,' said spokeswoman Ashley Lansdsale. The e-commerce giant said the move will create hundreds of jobs, but didn't give an exact amount. Already, the company employs about 600 full-time associates at existing delivery stations in the Triangle. It opened new delivery stations in Cary and Durham last year."

<https://www.bizjournals.com/triangle/news/2021/03/03/amazon-new-delivery-stations-raleigh-garner-jobs.html>

## 1380 CAPITAL BLVD DEMOGRAPHICS



MILE RADIUS



POPULATION



HOUSEHOLDS



HOUSEHOLD INCOME



DAYTIME POPULATION

1

14,539

7,477

\$191,296

11,340

3

102,093

46,637

\$155,587

108,909

5

251,799

112,209

\$126,155

183,598

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# 1380 CAPITAL BLVD

## RALEIGH, NC

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### LEASING

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### MARKETING

Gardenia Buendia  
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### YORK PROPERTIES

Brokerage · Property Management · Security  
Maintenance · Association Management · Construction  
Landscaping · Accounting

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