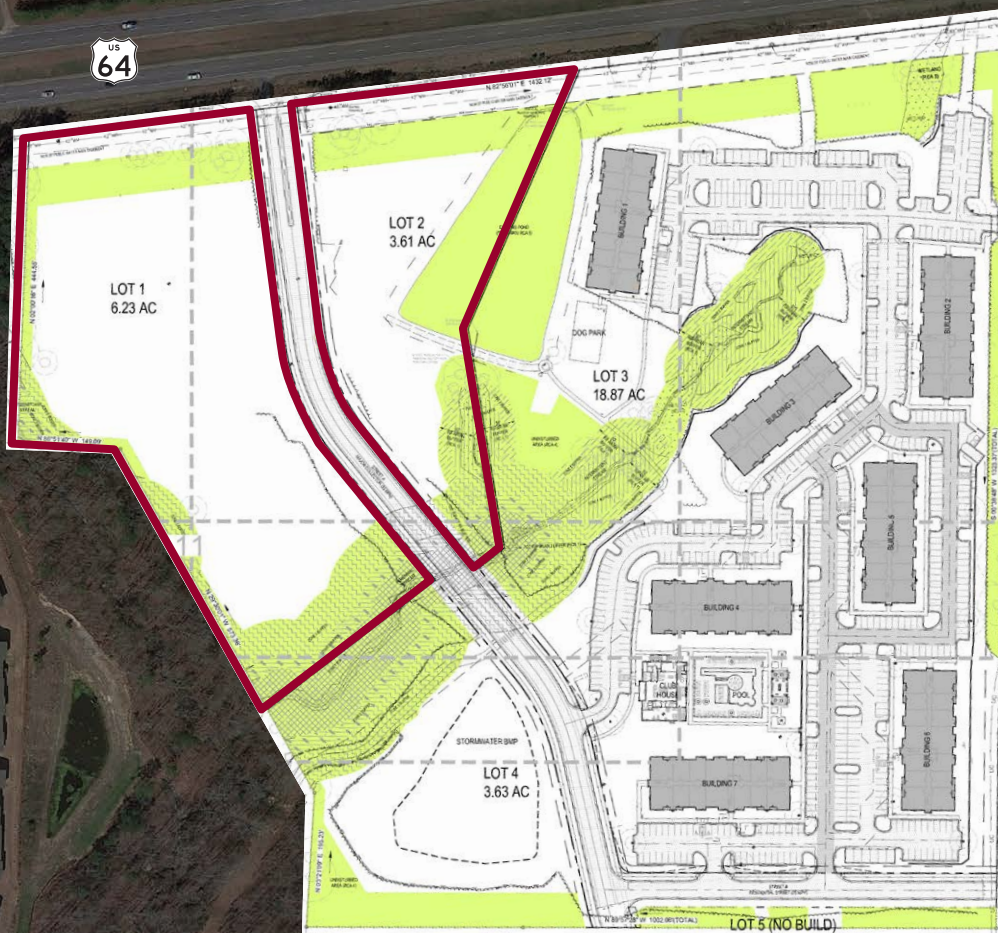


RETAIL/COMMERCIAL LAND FOR SALE

Elevate 64 West

3809 US 64 HWY W, APEX, NC 27523



MOSS WITHERS, SIOR, MBA
CEO & Principal
O: 919.576.2501
mwithers@lee-associates.com

CHRISTINA COFFEY
Vice President
C: 919.522.9915
ccoffey@lee-associates.com

LEE & ASSOCIATES
COMMERCIAL REAL ESTATE SERVICES
RALEIGH • DURHAM • WILMINGTON

All information furnished regarding property for sale, rental or financing is from sources deemed reliable, but no warranty or representation is made to the accuracy thereof and same is submitted to errors, omissions, change of price, rental or other conditions prior to sale, lease or financing or withdrawal without notice. No liability of any kind is to be imposed on the broker herein.

Elevate 64 West

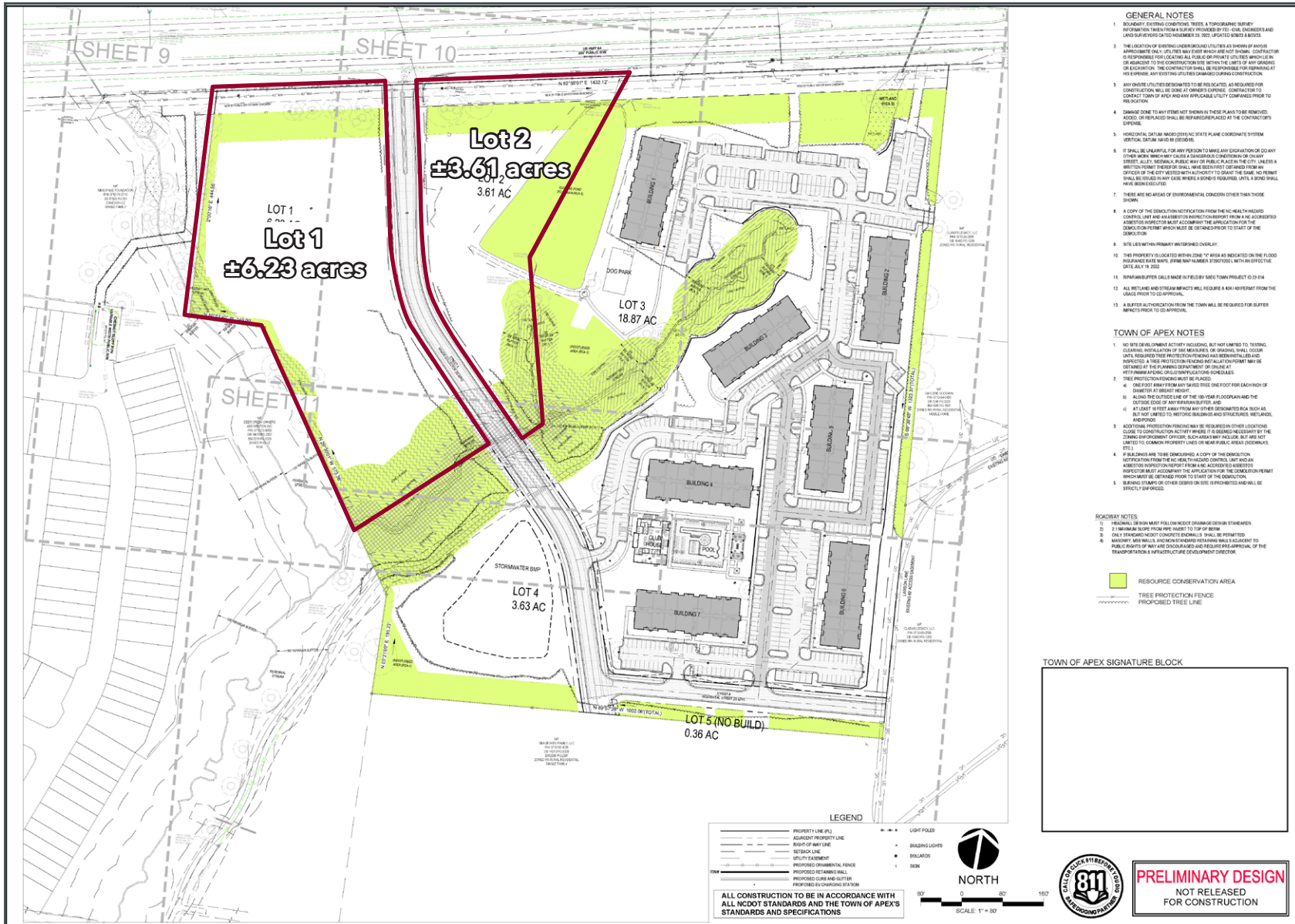
Elevate 64 West is a planned mixed-use development in Apex, North Carolina. Spanning more than 35 acres, the community will include up to 392 high-density luxury multifamily units and nonresidential development opportunities with highway frontage.

Address	3809 US 64 Hwy W Apex, NC 27523
GIS PINs	0712749870 and 0712842430
Acres	9.84 acres
Stormwater	Self-managed BMP
Site Conditions	Site delivered pad ready with utilities and offsite improvements in place
Traffic Count	28,000 vehicles per day (2022)
County	Wake
Planning Jurisdiction	Apex
Current Zoning	PUD-CZ (Planned Use Development - Conditional Zoning)
Maximum Building Height (Nonresidential)	40' two-stories
Sale Price	\$8,364,000 (\$850,000/acre)



Preliminary Master Plan

ELEVATE 64 WEST
APEX, NORTH CAROLINA



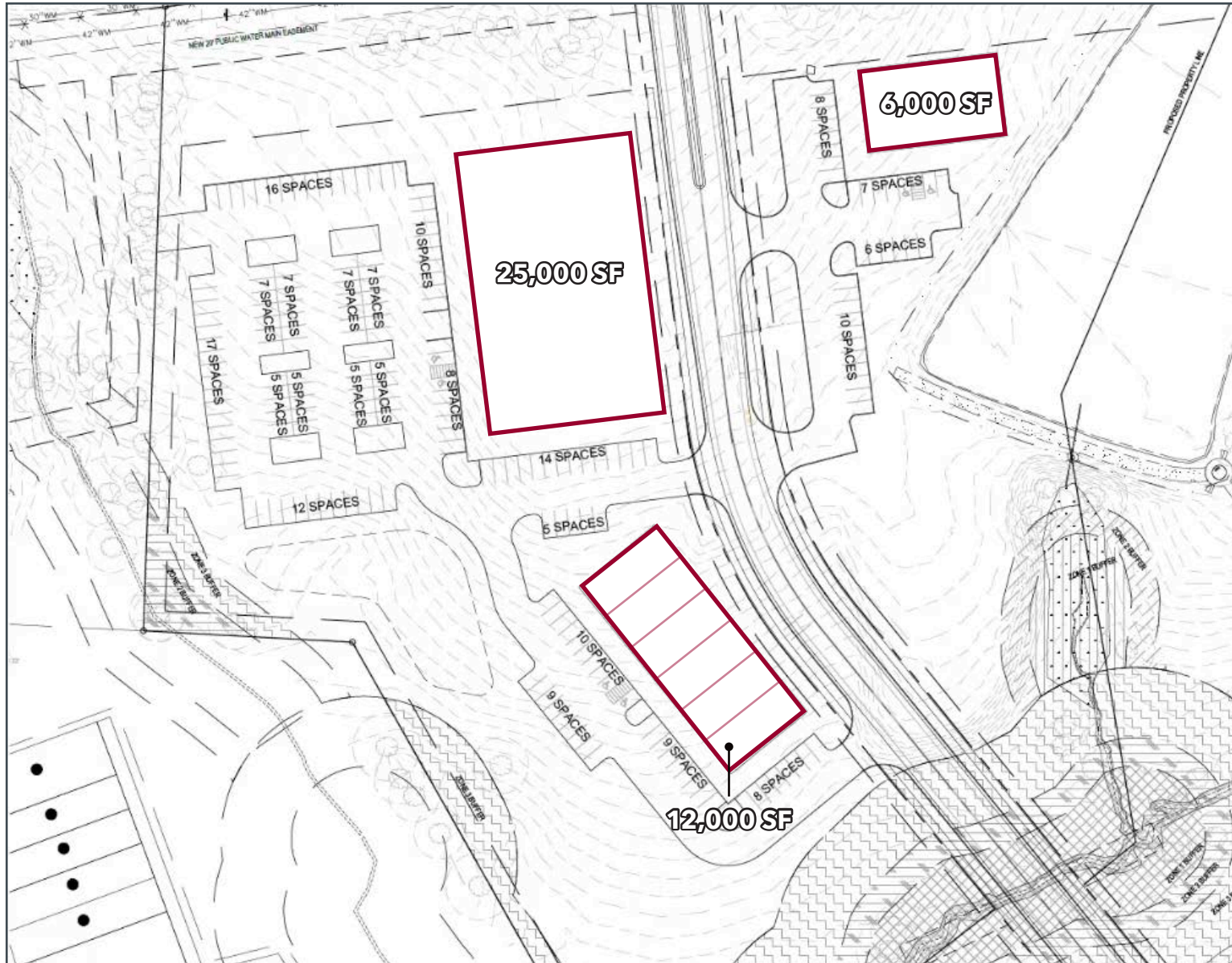
Moss Withers, SIOR, MBA
O: 919.576.2501
mwithers@lee-associates.com

Christina Coffey
C: 919.522.9915
ccoffey@lee-associates.com

LEE & ASSOCIATES
COMMERCIAL REAL ESTATE SERVICES
RALEIGH • DURHAM • WILMINGTON

Conceptual Retail Site Plan

ELEVATE 64 WEST
APEX, NORTH CAROLINA



Moss Withers, SIOR, MBA
O: 919.576.2501
mwithers@lee-associates.com

Christina Coffey
C: 919.522.9915
ccoffey@lee-associates.com

Permitted Uses

ELEVATE 64 WEST
APEX, NORTH CAROLINA

The following uses are permitted in the Elevate 64 West PUD-CZ:

Day care facility	Book store
Drop-in or short term day care	Convenience store
Government Service	Dry cleaners and laundry service
Veterinary clinic or hospital	Financial institution
Botanical garden	Floral shop
Greenway	Health/fitness center or spa
Park, active	Personal Service
Park, passive	Pharmacy
Recreational facility, private	Studio for art
Restaurant, general (drive-thrus are not permitted)	Tailor shop
Medical or dental office or clinic	Pet services
Medical or dental laboratory	Microbrewery
Office, business or professional	Microdistillery
Publishing office	Grocery, general
Hotel or motel	Grocery, specialty
Artisan studio	Retail sales, general
Barber and beauty shop	Real estate sales

Non-Residential Architectural Requirements

The predominant exterior building materials shall be high quality materials, including:

- » Brick masonry
- » Decorative concrete block (either integrally colored or textured)
- » Stone accents
- » Aluminum storefronts with anodized or pre-finished colors.
- » EIFS cornices, and parapet trim
- » Precast concrete
- » EIFS or synthetic stucco shall not be used in the first forty inches above grade.

The building exterior shall have more than one material color.

The building shall have more than one parapet height.

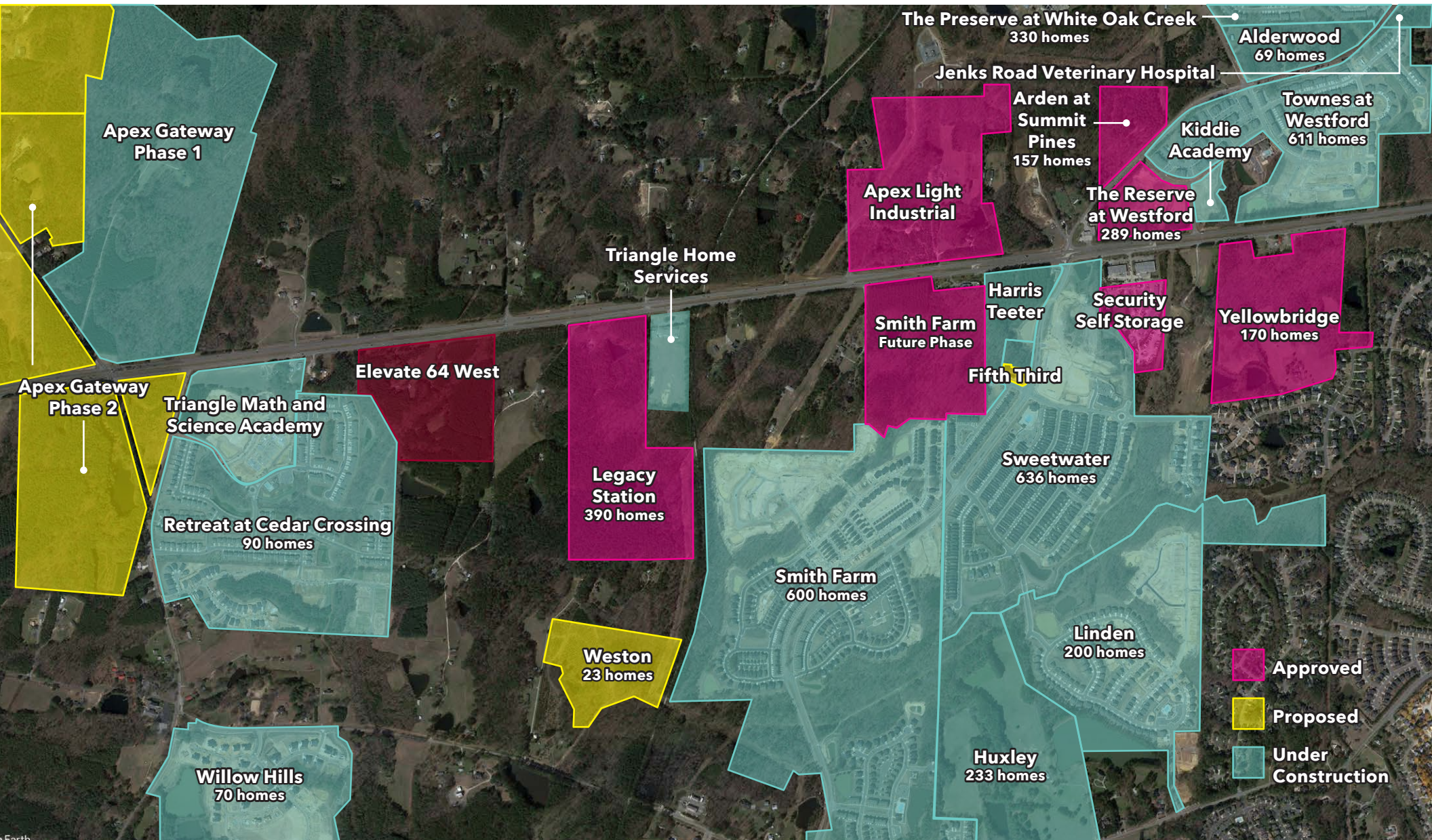
The main entrance to the building shall be emphasized.

Only full cut-off lighting fixtures and fixtures with external house-side shields shall be allowed where non-residential properties are adjacent to residential properties.

Additional building materials may be included with administrative staff approval. Substitute materials shall be allowed by staff as long as they are determined by the Planning Director to be substantially similar.

Nearby Development

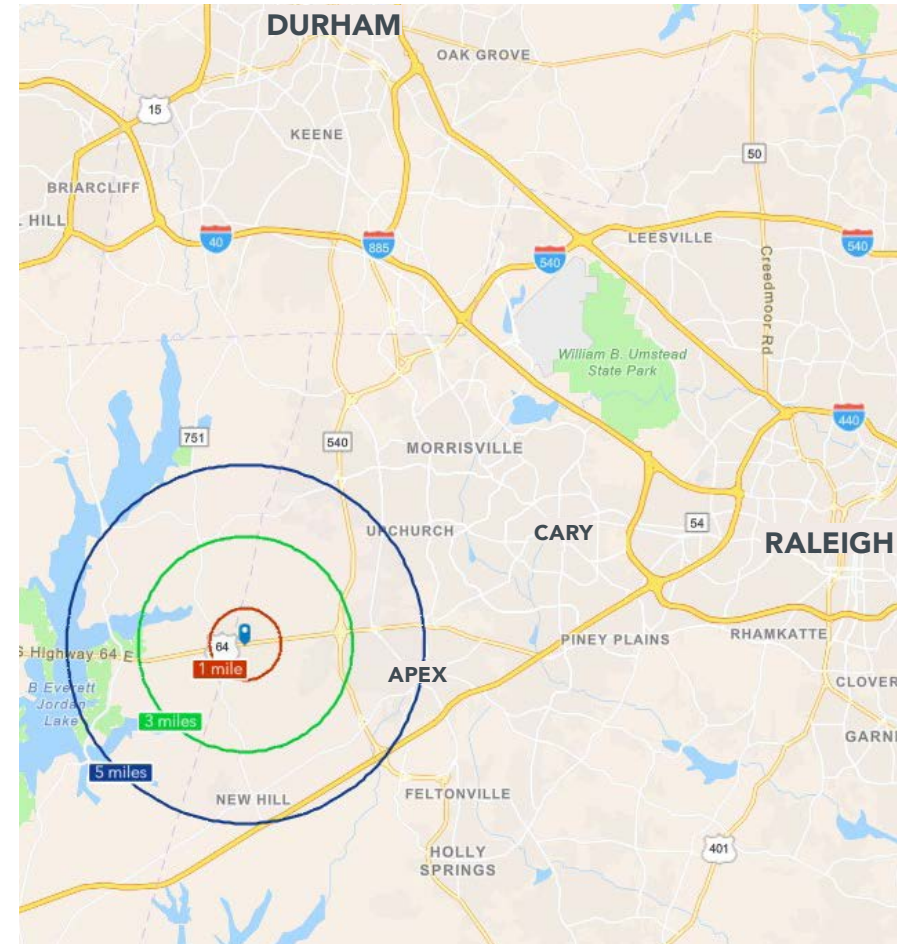
ELEVATE 64 WEST
APEX, NORTH CAROLINA



Demographics

ELEVATE 64 WEST
APEX, NORTH CAROLINA

	1 MILE	3 MILES	5 MILES
2028 Projection	1,889	30,167	80,152
2023 Estimate	1,635	28,160	75,204
Daytime Population	1,051	19,417	56,617
Average Home Value	\$578,306	\$574,769	\$546,284
Average Household Income	\$218,163	\$193,954	\$182,610
Median Age	35.7	35.6	37.3
Bachelor's Degree or Higher	72.9%	74.6%	72.0%



#3 Best Places to Live in the US (Raleigh-Durham)
US News & World Report, 2023

#6 Top Real Estate Market to Watch in 2023 (Raleigh-Durham)
PwC US, 2022

#2 Top Real Estate Market for Homebuilding Prospects in 2023 (Raleigh-Durham)
PwC US, 2022

Moss Withers, SIOR, MBA
O: 919.576.2501
mwithers@lee-associates.com

Christina Coffey
C: 919.522.9915
ccoffey@lee-associates.com

LEE & ASSOCIATES
COMMERCIAL REAL ESTATE SERVICES
RALEIGH • DURHAM • WILMINGTON

All information furnished regarding property for sale, rental or financing is from sources deemed reliable, but no warranty or representation is made to the accuracy thereof and same is submitted to errors, omissions, change of price, rental or other conditions prior to sale, lease or financing or withdrawal without notice. No liability of any kind is to be imposed on the broker herein.