



720 S SAUNDERS ST
RALEIGH, NC 27603

FOR SALE

LISTING BROKERS:

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**~1,820 SF BUILDING LOCATED
IN ONE OF RALEIGH'S
FASTEST GROWING DISTRICT**



PROPERTY DESCRIPTION

This approximately 1,820 square foot freestanding building sits on a rare 0.16-acre lot just outside Downtown Raleigh, offering a strategic investment opportunity in one of the city's fastest-growing areas. The property features an open floor plan, two private restrooms, and on-site parking, making it adaptable for a wide range of commercial uses. Its freestanding nature provides operational flexibility and visibility that is increasingly rare in this dense, high-demand corridor.

Positioned on S Saunders Street, the building benefits from strong street presence and direct access to major thoroughfares, including I-40 and Downtown Raleigh. The property lies within close proximity to several key redevelopment zones, positioning it well for long-term appreciation and strong tenant demand. The surrounding area is experiencing a surge of commercial and residential investment activity, enhancing the asset's potential for both immediate use and future growth.

This prime location also offers unparalleled access to some of Raleigh's most popular destinations, including Red Hat Amphitheater, CAM Raleigh, Transfer Co. Food Hall, and The Dillon mixed-use development. Additionally, it is within walking distance to Dorothea Dix Park, the city's 300+ acre urban green space currently being transformed into a Central Park-style destination. The combination of location, accessibility, and surrounding amenities makes this property an attractive option for both users and investors seeking a high-quality asset in an evolving market.

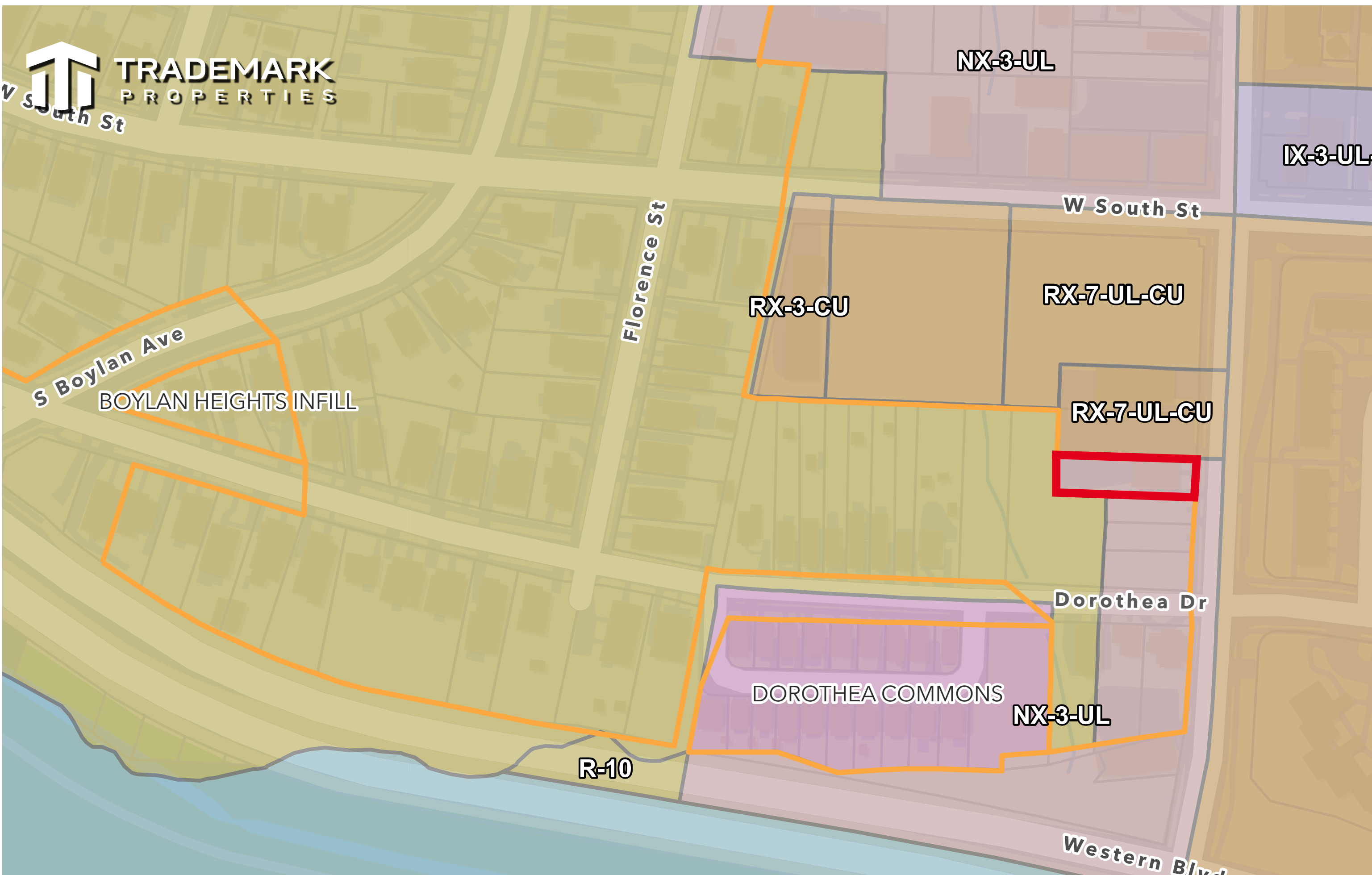
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SALE PRICE: \$895,000



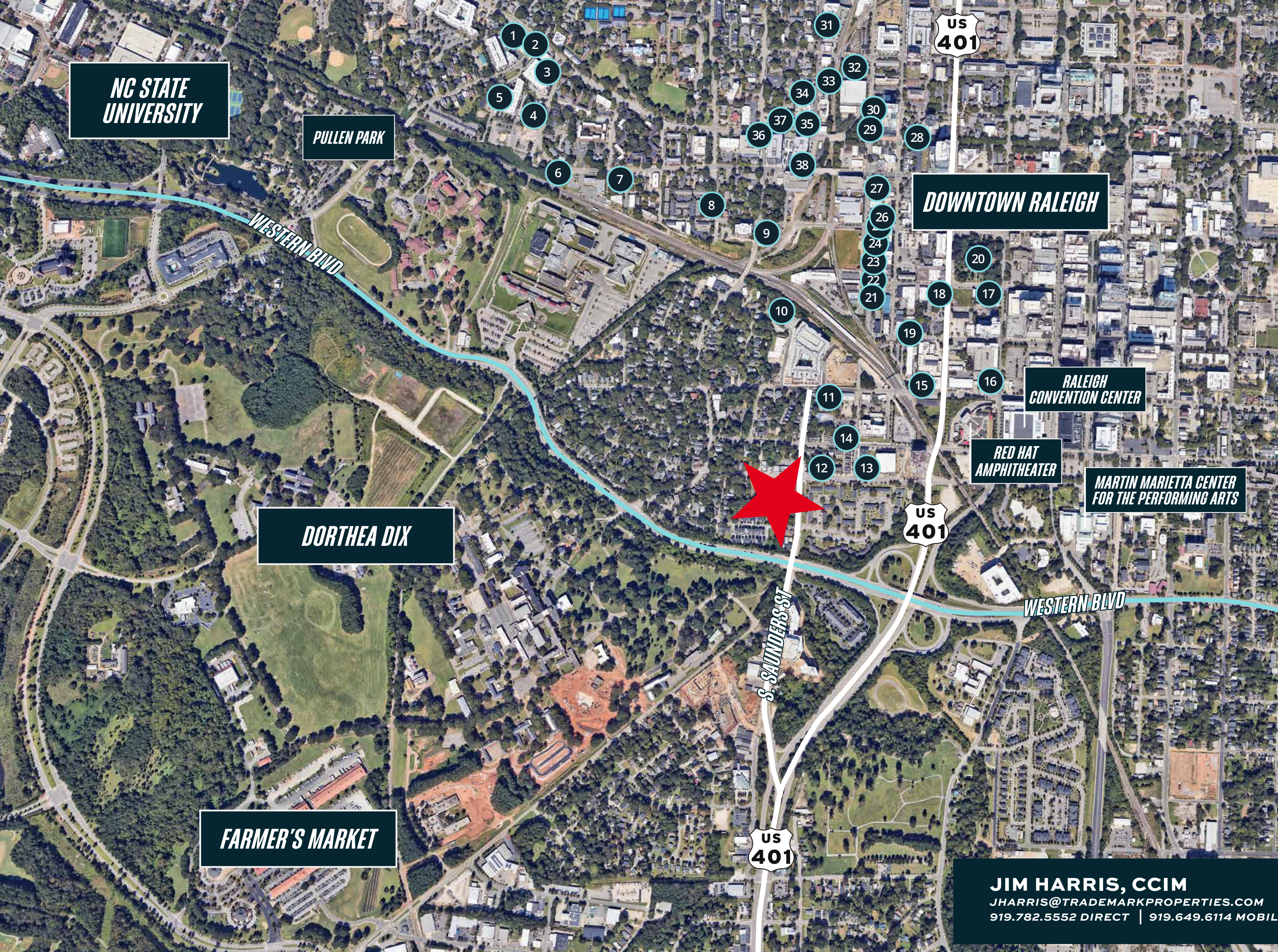
Subdivisions	Downtown Mixed Use (DX-)	Downtown Mixed Use (DX-)
RALEIGH	Industrial Mixed Use (IX-)	Industrial Mixed Use (IX-)
Mixed Use Districts		
Residential Mixed Use (RX-)	Residential Mixed Use (RX-)	Residential-10 (R-10)
Office Mixed Use (OX-)	Office Mixed Use (OX-)	Residential-10 (R-10)
Neighborhood Mixed Use (NX-)	Neighborhood Mixed Use (NX-)	Special Districts
		Planned Development (PD)
		Planned Development (PD)

PROPERTY SUMMARY

Address	720 S Saunders Street
Pin Number	1703453904
Total Acreage	0.16
Building Size	~1,820 SF
Year Built	1940
Zone	NX-3-UL
Zoning Type	Neighborhood Mixed Use - Urban Limited
By Right Usage	Small businesses and supporting residential communities.
Max Stories	3
Land Class	Commercial
Utilities	City of Raleigh
Municipality	Raleigh
Frontage	Parkway (Requires a heavily landscaped buffer between buildings and the roadway to ensure a continuous green corridor along the street.)

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NEARBY SHOPPING AND DINING

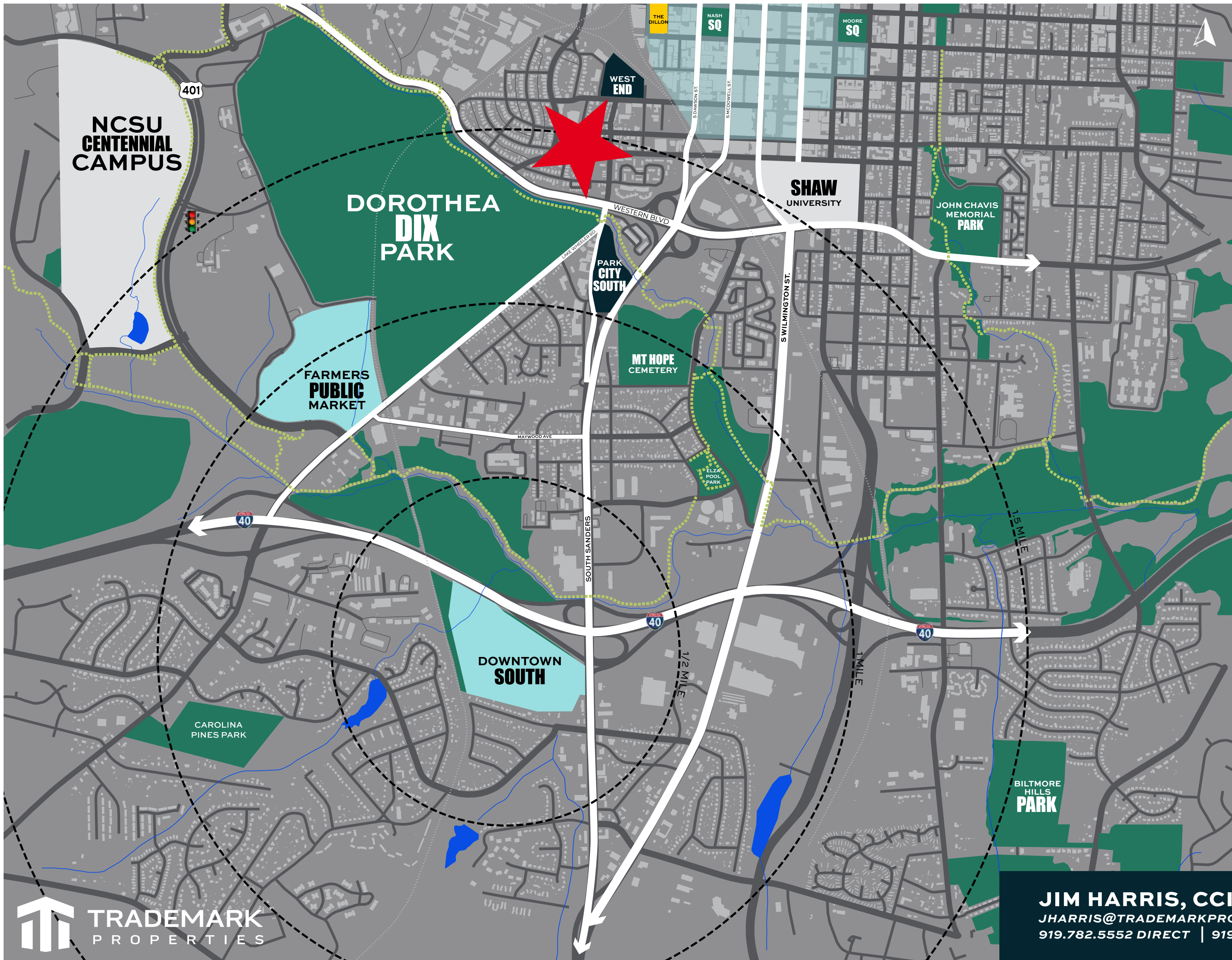


1. Alpaca Peruvian Chicken
2. Wake N Bakery Raleigh
3. Raleigh Pharmacy and Market
4. The Holy Rose
5. Irregardless Cafe
6. The Bend Bar
7. Trophy Brewing & Pizza
8. Joel Lane Museum House
9. Wye Hill Kitchen & Brewing
10. Boulted Bread
11. Designed for Joy
12. Vault Craft Beer
13. The Night Rider
14. Sam Jones BBQ
15. Berkeley Cafe
16. Poole's
17. Whiskey Kitchen
18. Parkside Restaurant
19. The Pit Authentic Barbecue
20. Nash Square
21. CAM Raleigh
22. Barcelona Wine Bar
23. Heirloom
24. La Terrazza
25. Oak Steakhouse
26. Weaver Street Market
27. Morgan Street Food Hall
28. Taverna Agora
29. PRESS Coffee, Crepes Cocktails
30. The Brass Tap
31. Sushi O Bistro & Sushi Bar
32. Tobacco Road Sports Cafe & Brewery
33. The Cupcake Shoppe Bakery + Coffee
34. Anthony's La Piazza Prime
35. The Avenue Raleigh
36. First Watch
37. Char Grill
38. Dram & Draught

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DOWNTOWN'S SOUTHERN GATEWAY



Rapid transformation & major expansions underway to the area between core of Downtown Raleigh & I-40.

With developable area restricted to the east, north & west, the explosive growth of Raleigh's downtown core is quickly heading south.

Transformative 308-acre Dorothea Dix Park has provided significant momentum for a rapidly filling development pipeline in the area.

Unparalleled access to primary arteries & significant multi-modal connectivity is a demand driver.



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DOROTHEA DIX PARK MASTER PLAN

In 2017, the City of Raleigh and Dix Park Conservancy launched an ambitious plan to transform Dorothea Dix Park into one of the nation's premier public parks. Led by Michael Van Valkenburgh Associates and involving over 65,000 residents, this project prioritized community engagement to shape the park's future.

On February 19, 2019, Raleigh City Council officially adopted the Dorothea Dix Park Master Plan, marking a major milestone. The plan focuses on seven key projects, including a vibrant plaza and play area, and the preservation of historic stone houses to make them accessible and functional while honoring their legacy.

Guided by three core principles—"Open Up and Connect, Build from What is There, and Offer Something for Everyone"—the plan aims to enhance community connections, preserve the park's landscapes, and create diverse, inclusive spaces.



SURROUNDING GROWTH



GIBSON PLAY PLAZA

18.5 Acres

\$67M Investment

Expected Opening: Spring 2025

"There will be no other playground like it in the southeast United States, if not on the east coast, that will combine water elements, and stone, and slides, three-story climbing towers."

- Stephen Bentley, Director of Raleigh Parks

Phase I of Dorothea Dix Master Plan is the design of the new welcome plaza and play area along Lake Wheeler. Breaking ground in 2022, The Gibson Play Plaza, will include works of art, a civic plaza, waterfall fountain, public play spaces, and a picnic grove. The play area will feature a swing terrace, sensory maze, water play mountain and an adventure playground.

"It's less a mile from downtown, and we are the last large city in America to be able to build a destination park this close to downtown."

- Orage Quarles, the Chairman of the Dix Park Conservancy Board

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LAKE WHEELER ROAD IMPROVEMENT PROJECT

The City of Raleigh is reconstructing Lake Wheeler Road to improve mobility for pedestrian, bicycle and vehicular traffic. With a focus on pedestrian connectivity the design calls for large sidewalks, separate bike paths, crosswalks, improved intersections, new roundabouts, added medians.

This infrastructure project will drastically improve the walkability of the Park District and specifically connectivity between Park City South, Dorothea Dix Park, the State Farmers Market, Centennial Campus, and more.

The project was fully funded for construction via the 2022 Parks Bond and the estimated total cost for the project is \$21M. Construction began in Q2 of 2023 with expected completion in Q2 of 2025.



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MAJOR IMPROVEMENTS



NC STATE CENTENNIAL CAMPUS

1,314 Acres

1.4M SF in Office, Lab & Residential

One of the premier research parks in North America, N.C. State's Centennial Campus continues to expand, with new developments moving further south towards I-40.

A recently approved rezoning request includes towers up to 28 stories tall across nine different sections of land.

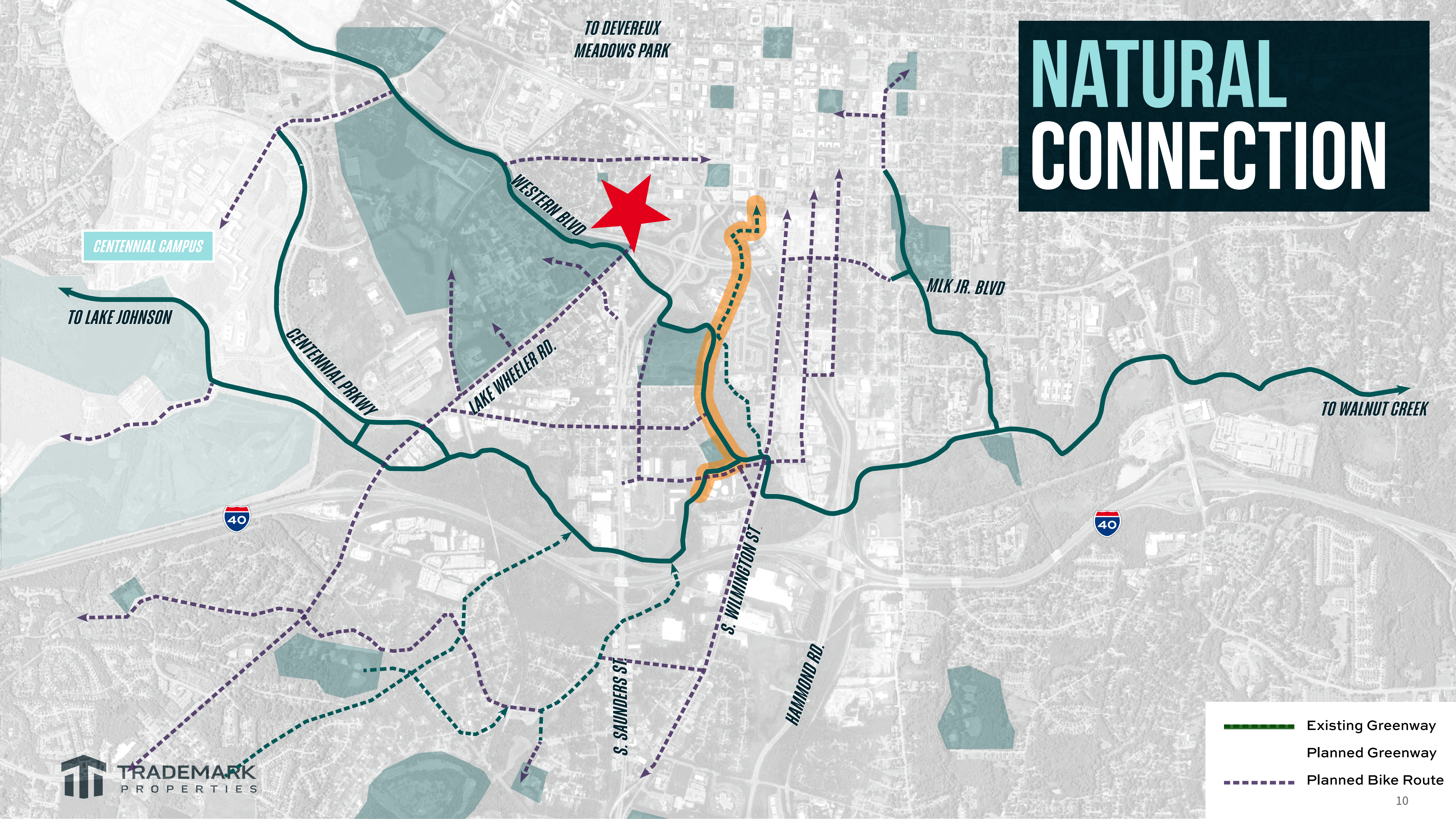
Located within a half-mile from the site and connected via greenway access, there will be a considerable draw for students and faculty looking for housing and retail options.



UNPARALLELED CONNECTION



NATURAL CONNECTION



GENTENNIAL CAMPUS

TO LAKE JOHNSON

TO DEVEREUX MEADOWS PARK

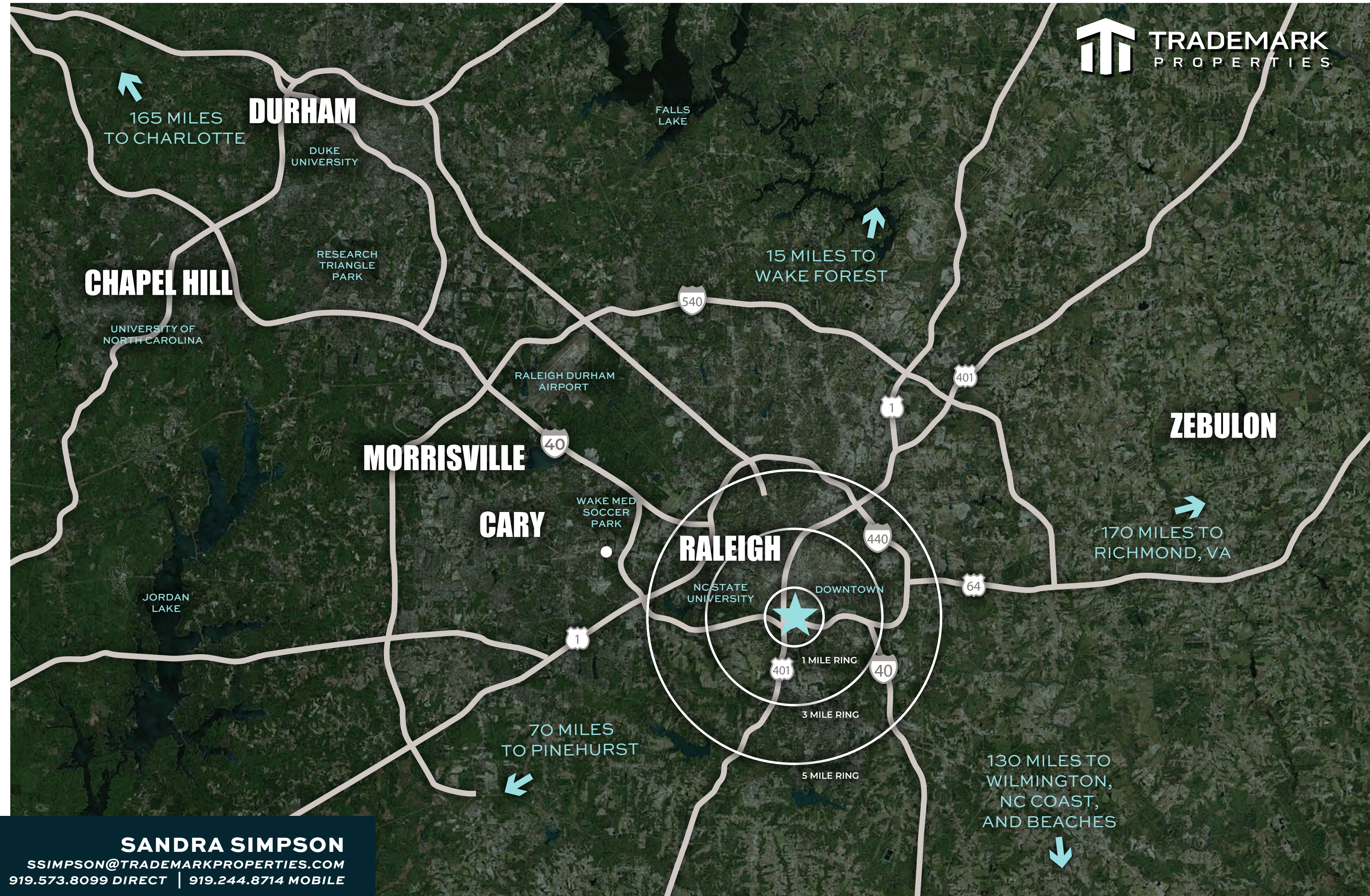
TO WALNUT CREEK

STRATEGIC LOCATION

The City of Oaks is thriving. Ranked the third hottest job market in the United States by the Wall Street Journal, North Carolina's capital city is a hotbed for technology, entrepreneurship, and culture.

The influx of creatives and up-and-comers in their respective fields numbers over 30,000 new residents moving to Raleigh in the last year. For businesses, students, residents and visitors alike—Raleigh is a great place to be.

Raleigh draws folks who like to work hard and play hard. It's home to craft breweries, James Beard-award winning chefs, and five major museums covering art, natural sciences and history. Sports fans can take their pick of hockey, baseball, soccer, basketball, football, and the list goes on. Plus, with over 180 miles of greenways and 9,000 acres of parks, Raleigh is full of opportunities to explore the great outdoors.



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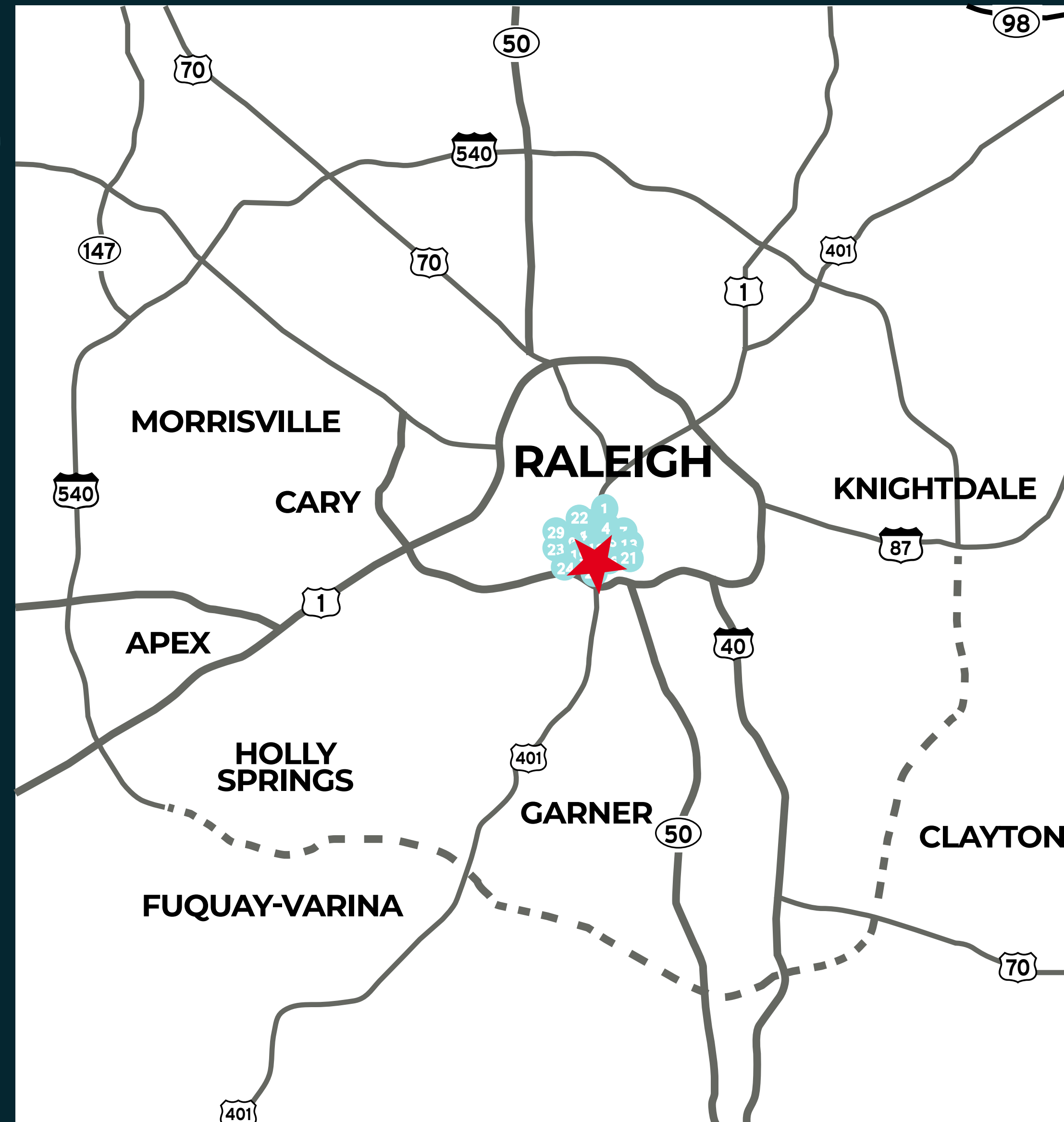
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GROWTH TO THE SOUTH

PUBLIC AND PRIVATE INVESTMENTS MOVING SOUTH OF CBD

- | | |
|---|---|
| 1. Wilmorite 40-story Redevelopment | 16. Fuller St Assemblage |
| 2. RUSBUS Redevelopment | 17. Baker Roofing Assemblage & Rezoning |
| 3. CAM Raleigh Redevelopment | 18. Caraleigh Townhomes |
| 4. Platform Apartments | 19. Dumont Assemblage |
| 5. West End Phase 2 | 20. Robertson Assemblage |
| 6. The Fairview Condominium Development | 21. Cargill Redevelopment |
| 7. The Acorn Multi-Family Development | 22. Triangle Commuter Rail (City/County) |
| 8. City of Raleigh Convention Hotel | 23. Lake Wheeler Road Improvements (City) |
| 9. The Lynde Townhome Development | 24. I-40 Widening (DOT) |
| 10. Heritage Redevelopment | 25. Major Roundabout (City) |
| 11. Salisbury Square Redevelopment | 26. Bus Rapid Transit Station (City) |
| 12. Gateway Plaza Development | 27. South Saunders Re-Alignment (City) |
| 13. Shaw University Rezoning | 28. Dorothea Dix Park (City) |
| 14. Park City South Mixed-Use Development | 29. 30-acre Mixed-Use Development at Centennial |
| 15. SLI Capital Mixed-Use Development | |



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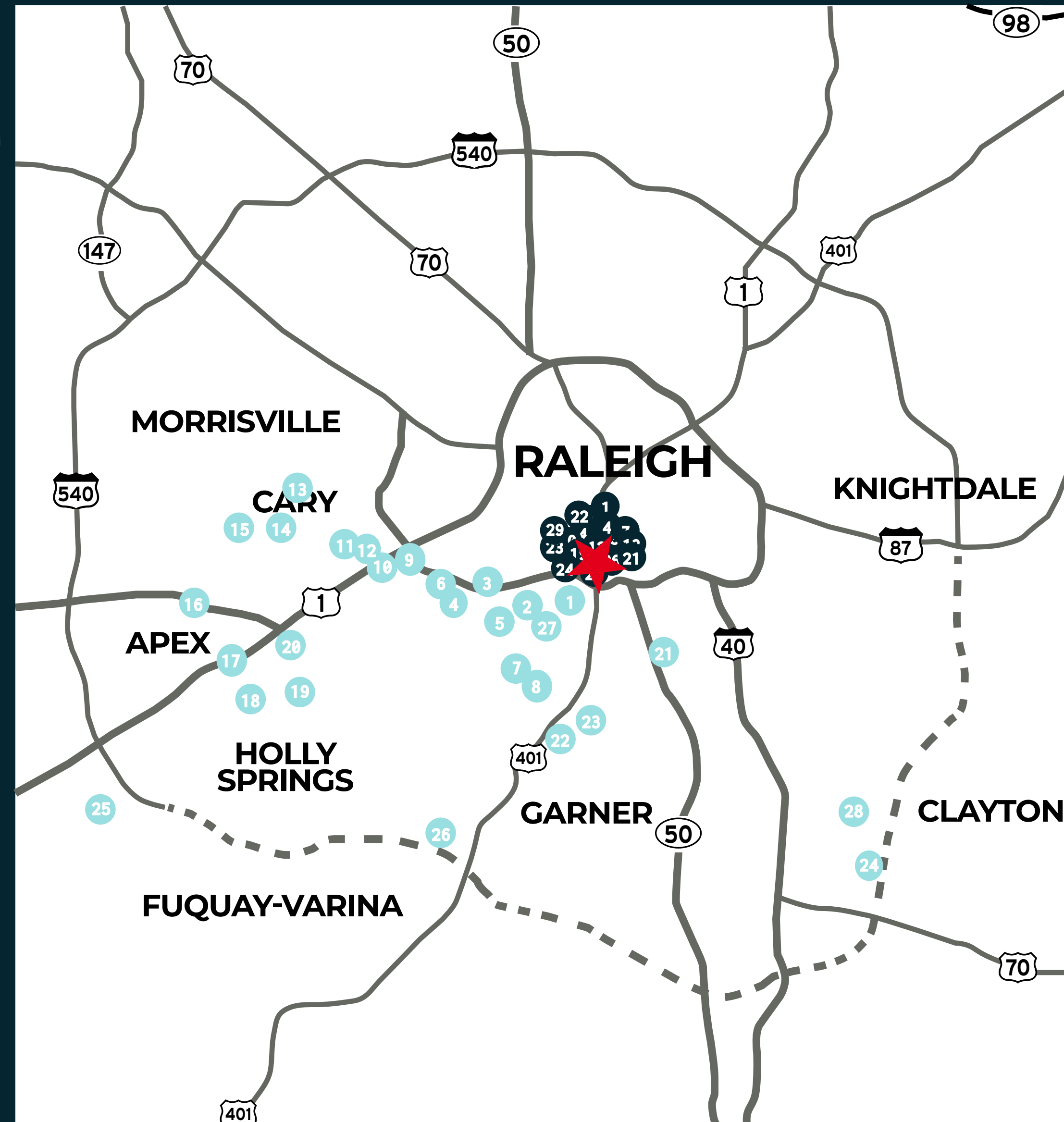
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GROWTH TO THE SOUTH

NEW DEVELOPMENT SOUTH OF I-40

1. Knowles Street Apts: 350 Units (Trammel Crow Residential)
2. Carolina Pines Apts: 115 Units (Shail Investors)
3. Greens at Tryon Apts: 264 Unit Acquisition (Preiss/Crow Holdings)
4. Tryon Rd Apts: 300 Units (Trammel Crow Residential)
5. The NinetyNine Apts: 222 Units (Craig Davis Properties)
6. 601 Tryon Apts: 339 Units (Zimmer Development)
7. INQ 4300: Life Sciences Redevelopment (Mainstreet/DRA)
8. Orchard Pointe Apts: 100 Unit Acquisition (Hallmark Group)
9. ARIUM Trailwood: 302 Unit Acquisition (Starwood)
10. ARIUM Lake Johnson: 576 Unit Acquisition (Starwood)
11. Centerview Crossroads: 374 Unit Acquisition (Starlight Investments)

12. South Hills: 50 Acre Mixed-Use Redevelopment (Northpond Partners/Loden)
13. Fenton: 2.5M SF Mixed-Use (Hines/USAA)
14. Cary Pines Apartments: 217 Unit Acquisition (Beacon Real Estate Group)
15. Bell Preston Reserve Apartments: 360 Unit Acquisition (Blackstone)
16. Bell Apex Apartments: 208 Unit Acquisition (Blackstone)
17. ARIUM Kildaire: 332 Unit Acquisition (Starwood)
18. Swift Creek Apts: 250 Units (KDM Development)
19. Villages at Sunnybrook: 360 Units (Halle Companies)
20. Eastern Wake Innovation Park: 300K SF Office (Trustwell Property Group)
21. E District: 225 Acre Mixed-Use (Wycliff Dev)
22. Elevate at White Oak Apartments: 288 Units (Signature Property Group)
23. Reserve at White Oak Apartments: 248 Unit Acquisition (RST Development)
24. The Copper District: 69 Acre-Mixed Use (Craig Davis Properties)
25. The Yield: 2M SF Life Sciences Campus (Crescent/Nuveen)
26. Rand Village: 150k SF Retail Center (Cambridge)
27. Pines at Peach Road: 119 Units (Oppidan)
28. Flowers Multifamily: 330 Units (Ardmore Capital)



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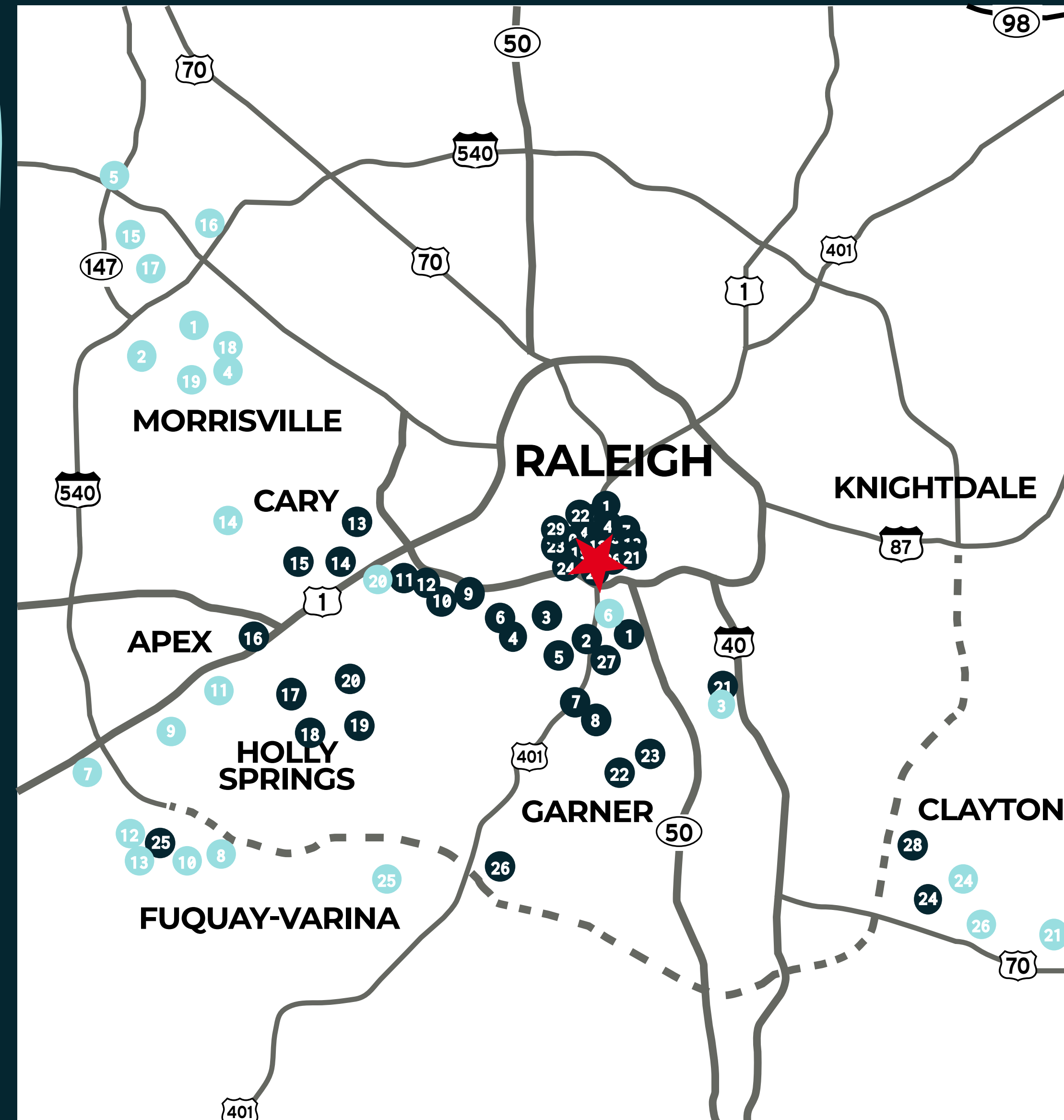
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GROWTH TO THE SOUTH

JOB GROWTH & INVESTMENTS

1. Apple Software Information Technology
3,000 Jobs, \$1B Investment
2. Fujifilm DionSynth Biotechnologies:
\$2B Investment
3. Amazon Expansion of Logistics Center:
500 Jobs, \$32M Investment
4. Spark LS: \$1B Life Sciences Campus
(Starwood/Trinity Capital)
5. Glaxo Smith Kline Expansion: 140 Jobs
6. US Veterans Affairs Healthcare Facility:
400 Jobs
7. AMGEN Life Science Advanced Manufacturing:
355 Jobs, \$550M Investment
8. CCL Label Advanced Manufacturing:
150 Jobs, \$34M Investment
9. Crecent Communities Oakview Innovation Park
Life Sciences Complex
10. My Computer Career:
150 Jobs, \$24M Investment

11. Enviroflight AG Tech:
50 Jobs, \$9.5M Investment
12. ROVISYS Life Sciences Automation:
135 Jobs
13. Biologics Biotech: 300 Jobs
14. Pennymac Fin Tech: 322 Jobs
15. Fidelity Fin Tech: 1,500 Jobs
16. Protolabs Advanced Manufacturing:
170 Jobs, \$25M Investment
17. RTP has Grown by 10,000 Jobs & 2M SF
Office Space Since 2020
18. Clinipace Worldwide Biotech:
375 Jobs, \$114M Investment
19. Invitae Financial Services: 400 Jobs
20. Epic Games Tech:
2,000 Jobs, \$1B Investment
21. Novo Nordisk:
700+ Jobs, \$100M Investment
22. Smithfield Life Sciences Facility:
\$30M Investment
23. Becton Dickison: \$30M expansion
24. BioRealty "Project Life Dust"
25. Berk-Tek Fiber Optic Facility:
100 Job Expansion
26. Eurofins Scientific Regional Testing Lab:
\$1.2M Expansion



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#3

**BEST STATE
CAPITAL TO
LIVE IN**

- WALLETHUB, 2025

#1

**MOST
LIVABLE
CITY**

- US NEWS & WORLD REPORT, 2024

#3

**BEST
PLACE
TO LIVE**

- US NEWS & WORLD REPORT, 2024

#1

**MOST
LIVABLE
CITY**

- AMERICAN GROWTH PROJECT REPORT, 2023

#4

**BEST
CITIES FOR
HEADQUARTERS**

- TRIANGLE BUSINESS JOURNAL, 2025

#2

**HOTTEST
HOUSING
MARKET**

- US NEWS & WORLD REPORT, 2024

#5

**BEST CITY
FOR JOB
SEEKERS**

- INDEED, 2024

**BEST
METRO AREA
FOR
GROWTH**

- AMERICAN GROWTH PROJECT REPORT, 2023

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