

# 2601 Spring Forest Road & 2702 Discovery Drive

±2.86-Acre Industrial/Commercial Development Opportunity Within the I-540 Beltline



# Property Highlights

CBRE is pleased to present a ±2.78-acre industrial/commercial development opportunity in the US-1/Capital Boulevard submarket. The property is strategically located near the intersection US Highway 1 (58,000 VPD) and Interstate 540 (76,000 VPD), offering excellent visibility and convenient access. Zoned Industrial Mixed Use (IX-3) (City of Raleigh ETJ), the site permits a variety of light industrial and manufacturing uses while also allowing for retail, service and commercial activity. The property is directly neighbored by a number of industrial flex spaces, self-storage facilities and warehousing operations to the west and some retail to the east. Its proximity to key transportation routes is unmatched, with easy access to I-540 Exit 17 (2.4 miles) and I-440 (3 miles), as well as numerous arterial roads leading directly to Downtown Raleigh.

Site Size	±2.86 acres
Submarket	US-1/Capital Boulevard
Current Zoning	IX-3
Future Land Use	Office/R&D
Permitted Uses	Light industrial and manufacturing uses
Utilities	Municipal water and sewer
PIN #	1716985135 & 1716985477
Sales Price	\$1,400,000



# Raleigh Spotlight



## POPULATION

5 Mins | 32,912  
10 Mins | 132,815  
15 Mins | 319,631



## LABOR FORCE

5 Mins | 23,437  
10 Mins | 102,922  
15 Mins | 228,464



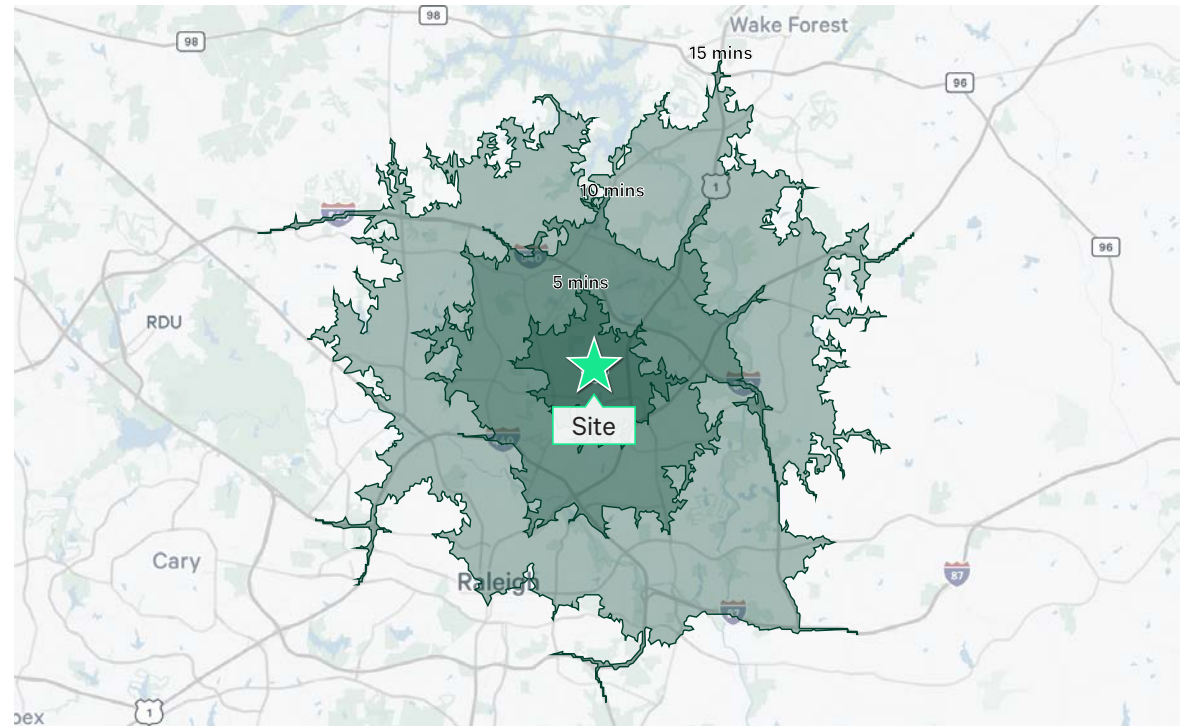
## AVG. INCOME

5 Mins | \$92,283  
10 Mins | \$113,392  
15 Mins | \$136,851



## HOUSING UNITS

5 Mins | 14,661  
10 Mins | 58,502  
15 Mins | 139,738



**#1 Best U.S. City for Job Opportunities**

NEW YORK POST, 2025

**#1 Best City for Recent College Grads**

ADP RESEARCH, 2025

**#3 Fastest-Growing Market in the U.S.**

U.S. CENSUS BUREAU, 2025

**#3 Happiest City in the U.S.**

SMARTASSET, 2025

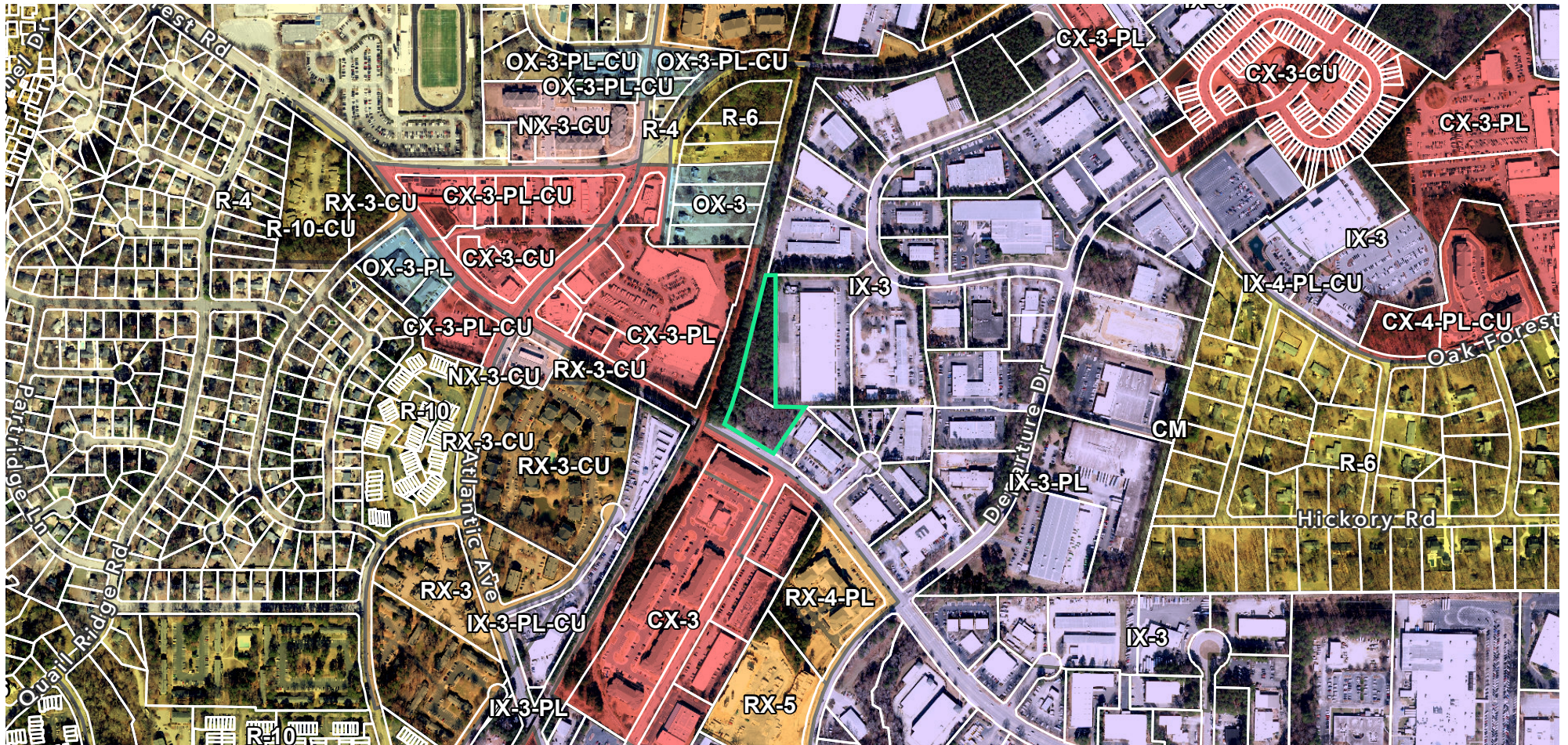
**#4 Most Economically Resilient Metro**

CARDRATES, 2026

**#4 Best City for Headquarters**

SITE SELECTION, 2025





## Contact Us

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