

**HARVEST**  
CHURCH PROPERTY

3500 Buffaloe Rd  
Raleigh, NC 27604



**Jose Cruz, Commercial Broker**

Phone: 9842398452

Email: [Jose.cruzCommercial@gmail.com](mailto:Jose.cruzCommercial@gmail.com)

License: 312455



**Pat Flanagan, SVP of CRE**

Phone: (919) 302-3298

Email: [Pat.flanagan@email.com](mailto:Pat.flanagan@email.com) License:

295126

# CENTURY 21 COMMERCIAL.

Triangle Group

## TABLE OF CONTENTS

Property Info & Disclaimer	2	Property Description	3
Property Photos	4	Demographic Analysis	8
Aerial & Location Report	19		



### Harvest

Church Property

3500 Buffaloe Rd  
Raleigh, NC 27604



# HARVEST CHURCH PROPERTY

## PROPERTY INFORMATION

<b>Purchase Price</b> <i>\$2,800,000.00</i>
<b>Property Address</b> <i>3500 Buffaloe Rd Raleigh, NC 27604</i>
<b>Year Built</b> <i>2001</i>
<b>Property Size</b> <i>7,872 Sq. Ft.</i>
<b>Land Size</b> <i>4.01 Acres</i>

### COMPANY DISCLAIMER

This information has been obtained from sources believed reliable. We have not verified it and make no guarantee, warranty or representation about it. Any projections, opinions, assumptions or estimates used are for example only and do not represent the current or future performance of the property. You and your advisors should conduct a careful, independent investigation of the property to determine to your satisfaction the suitability of the property for your needs. Photos herein are the property of their respective owners and use of these images without the express written consent of the owner is prohibited. .

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## PROPERTY OVERVIEW

3500 Buffaloe Rd presents a rare opportunity to acquire a well-situated institutional property on  $\pm 4.01$  acres in Northeast Raleigh. The site features a  $\pm 7,872$  SF building currently operating as a church with an on-site daycare, offering an ideal setup for continued religious, educational, or community-oriented use.

Zoned R-4 (Residential-4), the property allows for a variety of low-density residential and compatible institutional uses, making it attractive for owner-users, nonprofits, or investors seeking land with existing improvements. The expansive acreage provides ample parking, outdoor activity space, and potential for future expansion (subject to zoning and approvals).

## HARVEST

### CHURCH PROPERTY

3500 Buffaloe Rd  
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# PROPERTY PHOTOS

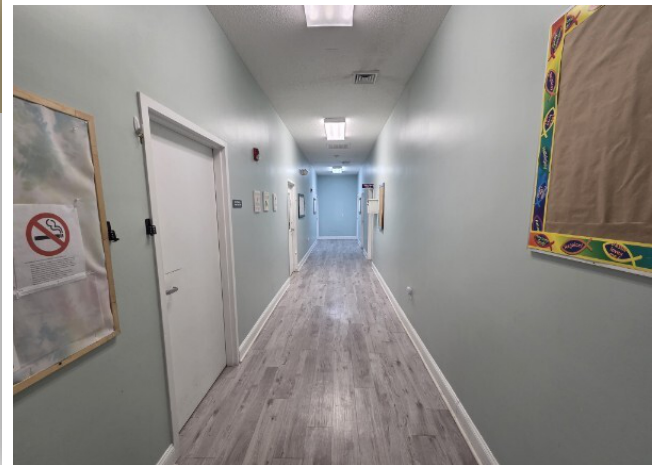


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# PROPERTY PHOTOS



**HARVEST  
CHURCH PROPERTY**



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# PROPERTY PHOTOS



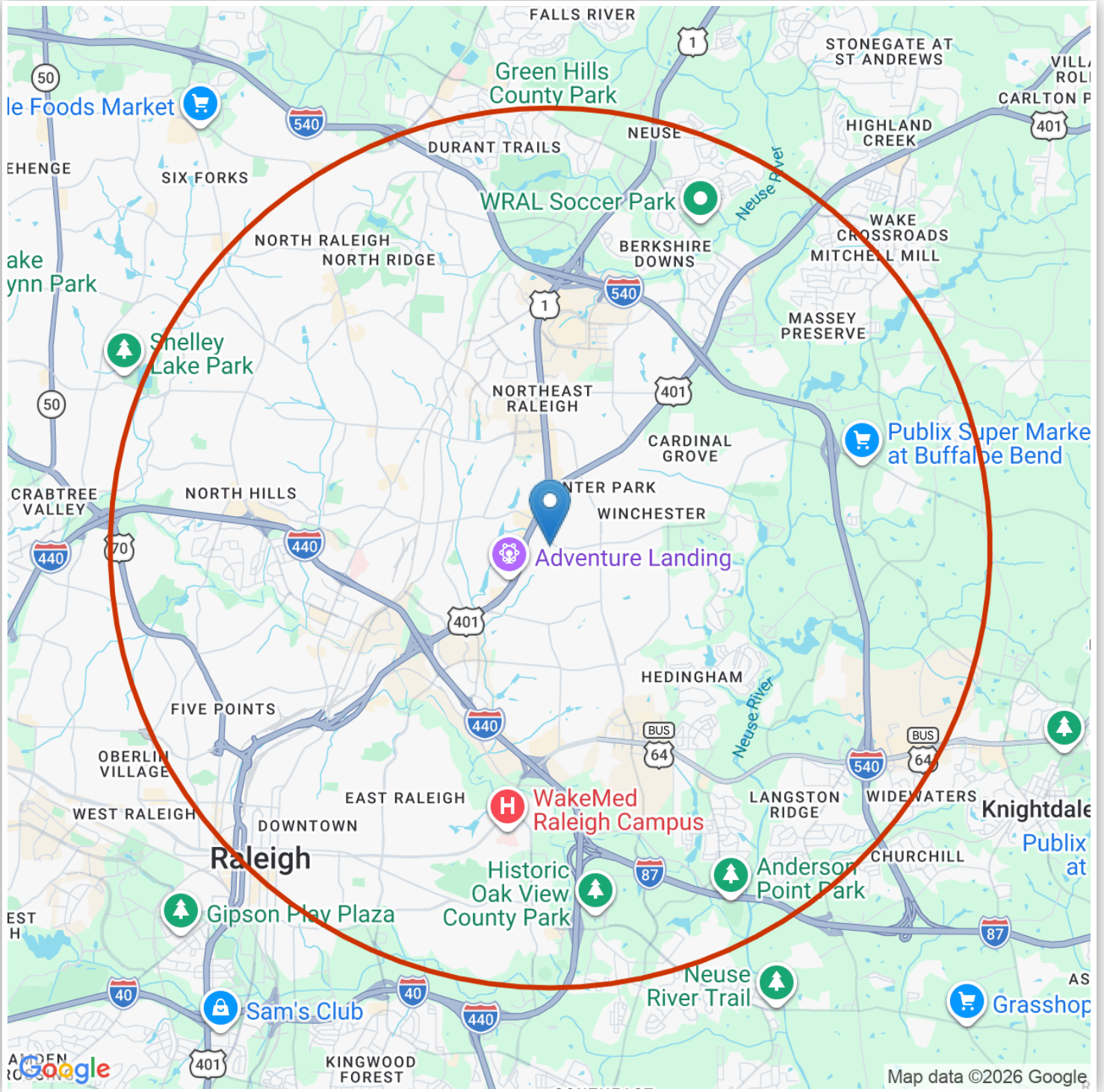
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## PROPERTY PHOTOS



## HARVEST CHURCH PROPERTY

### LOCATION/STUDY AREA MAP (RING: 5 MILE RADIUS)



Jose Cruz  
Commercial Broker  
Century 21 Triangle Group  
9842398452  
License: 312455  
Jose.cruzCommercial@gmail.com  
<https://jclcommercial.com/>

## INFOGRAPHIC: KEY FACTS (RING: 5 MILE RADIUS)

### KEY FACTS

**218,724**  
Population

**36.4** Median Age



**2.32**  
Average Household Size

**86,808**  
Total Households

### EDUCATION

**3.71%**

No High School Diploma



**18.51%**  
High School Graduate



**14.12%**  
Some College



**33.75%**  
Bachelor's/ Grad

### BUSINESS



**13,332**

Total Businesses



**187,425**

Total Employees

### EMPLOYMENT

**3,620**

Manufacturing Employees

**30,841**

Retail Trade Employees

**9,589**

Eating & Drinking Employees

**11,881**

Finance/Ins/Real Estate Emp

**3.8%**

Unemployment Rate

### INCOME



**\$81,937**

Median Household Income



**\$50,138**

Per Capita Income



**\$165,231**

Median Net Worth

### Households by Income

The largest group : \$50,000 - \$74,999 (19.17%) ■

The smallest group : \$15,000 - \$24,999 (4.14%) ■

Indicator	Value(%)	
< \$15,000	6.43	■
\$15,000 - \$24,999	4.14	■
\$25,000 - \$34,999	6.19	■
\$35,000 - \$49,999	9.69	■
\$50,000 - \$74,999	19.17	■
\$75,000 - \$99,999	12.99	■
\$100,000 - \$149,999	18.18	■
\$150,000 - \$199,999	9.83	■
\$200,000+	13.37	■



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# INFOGRAPHIC: POPULATION TRENDS (RING: 5 MILE RADIUS)


## POPULATION TRENDS AND KEY INDICATORS 5 Miles Ring

<b>218,724</b> Population	<b>92,901</b> Households	<b>36.4</b> Median Age
<b>2.32</b> Avg Size Household	<b>\$81,937</b> Median Household Income	<b>\$407,212</b> Median Home Value
<b>94</b> Wealth Index	<b>80</b> Housing Affordability	<b>76.2</b> Diversity Index

## HISTORICAL & FORECAST POPULATION


2019-2024  
Historic  
Growth Rate


**1.24%**




2024-2029  
Forecasted  
Growth Rate

**1.38%**



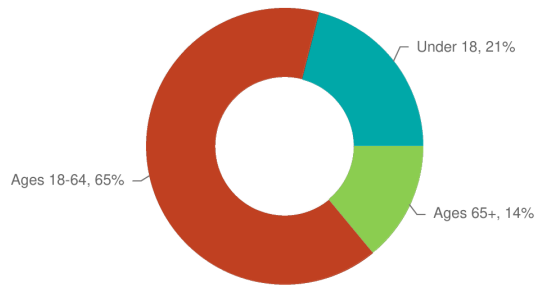


Household  
Population  
**231,901**

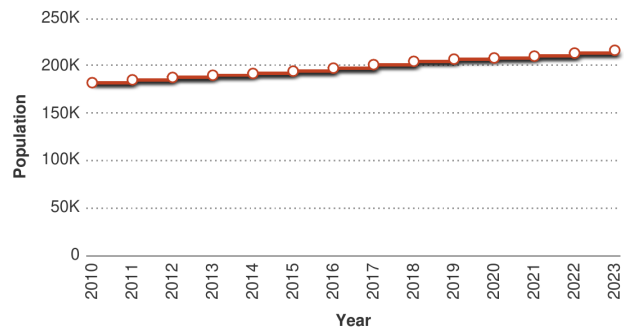


Population  
Density  
**2,991**

## POPULATION BY AGE



● Under 18 ● Ages 18-64 ● Ages 65+



## DAYTIME POPULATION



**313,605**  
2024 Total Daytime Population



**94,092**  
2024 Daytime Pop: Residents




**219,513**  
2024 Daytime Pop: Workers




**3,994**  
2024 Daytime Pop Density


## POPULATION BY GENERATION




**3.44%**  
Greatest Gen: Born  
1945/Earlier




**15.39%**  
Baby Boomer: Born  
1946 to 1964




**19.45%**  
Generation X: Born  
1965 to 1980



**29.65%**  
Millennial: Born 1981  
to 1998

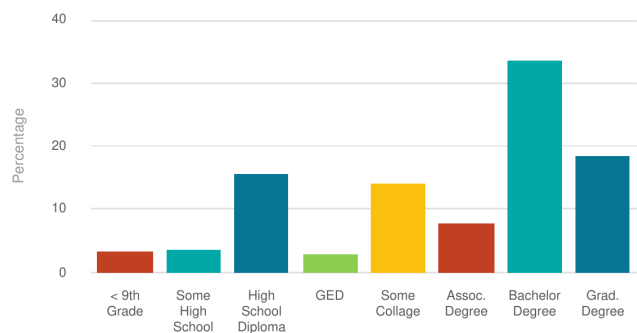


**22.61%**  
Generation Z: Born  
1999 to 2016



**9.46%**  
Alpha: Born 2017 to  
Present

## POPULATION BY EDUCATION



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Jose.cruzCommercial@gmail.com  
<https://j2ccommercial.com/>

# INFOGRAPHIC: COMMUNITY PROFILE (RING: 5 MILE RADIUS)

## Community Profile



**218,724**  
Population  
Total

**1.24%**  
Population  
Growth

**2.32**  
Average  
HH Size

**36.4**  
Median  
Age

**76.2**  
Diversity  
Index

**\$81,937**  
Median HH  
Income

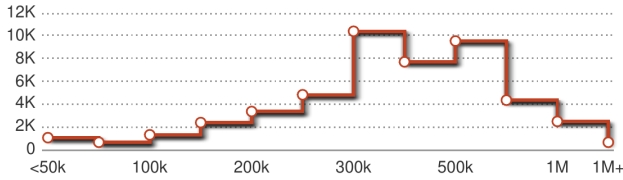
**\$407,212**  
Median Home  
Value

**21.02%**  
Under 18

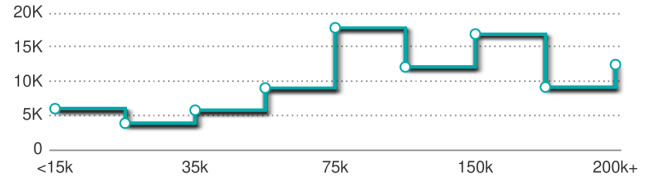
**65.47%**  
Ages 18  
to 65

**13.51%**  
Aged 66+

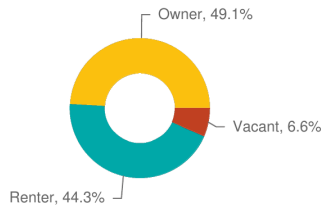
HOME VALUE



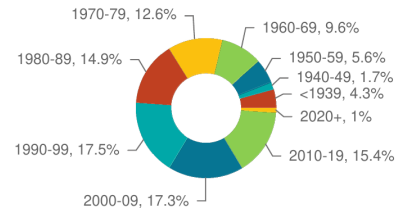
HOUSEHOLD INCOME



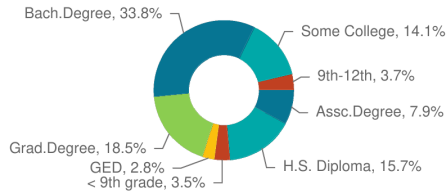
HOME OWNERSHIP



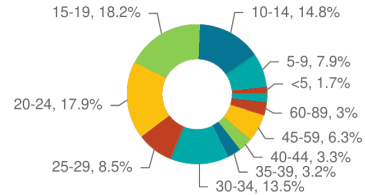
HOUSING: YEAR BUILT



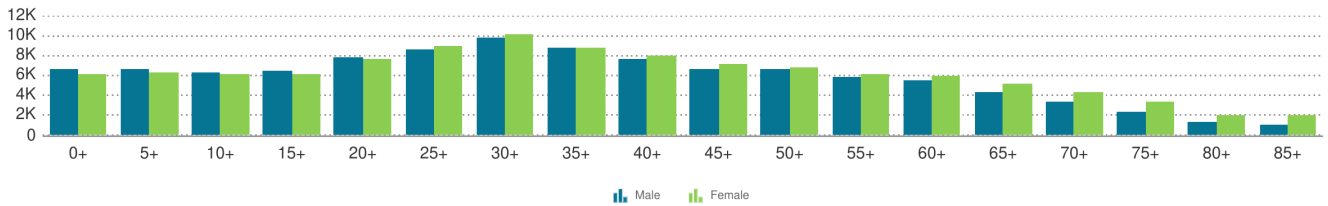
EDUCATIONAL ATTAINMENT



COMMUTE TIME: MINUTES



AGE PROFILE: 5 YEAR INCREMENTS



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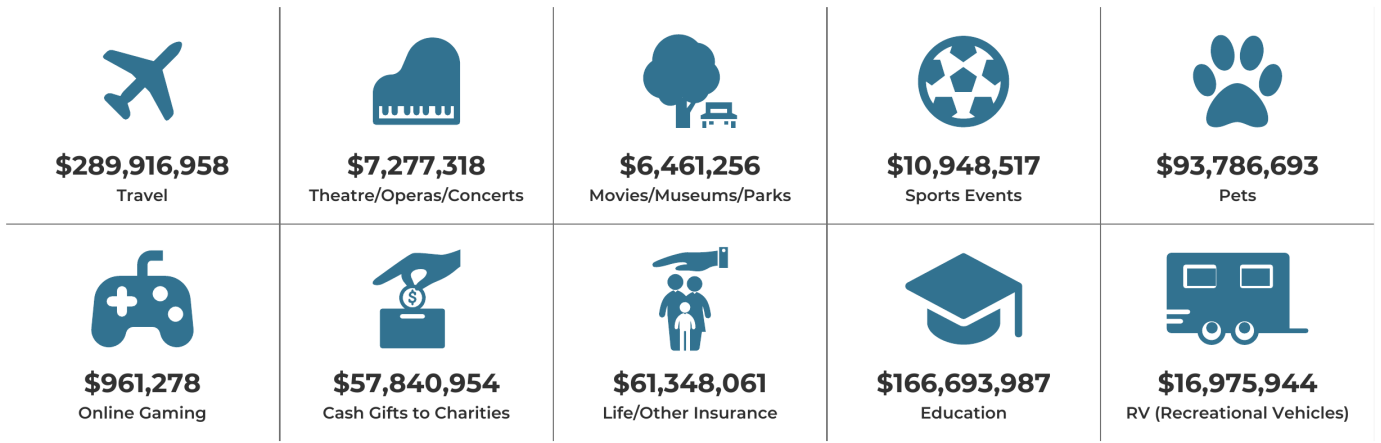
INFOGRAPHIC: LIFESTYLE / TAPESTRY (RING: 5 MILE RADIUS)

Lifestyle and Tapestry Segmentation Infographic

LIFESTYLE SPENDING



ANNUAL LIFESTYLE SPENDING



TAPESTRY SEGMENTS



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## INFOGRAPHIC: LIFESTYLE / TAPESTRY

### Esri Tapestry Segmentation

Tapestry Segmentation represents the latest generation of market segmentation systems that began over 30 years ago. The 68-segment Tapestry Segmentation system classifies U.S. neighborhoods based on their socioeconomic and demographic composition. Each segment is identified by its two-digit Segment Code. Match the two-digit segment labels on the report to the list below. Click each segment below for a detailed description.

- |   |   |
|---|---|
| Segment 1A (Top Tier)                   | Segment 8C (Bright Young Professionals) |
| Segment 1B (Professional Pride)         | Segment 8D (Downtown Melting Pot)       |
| Segment 1C (Boomburbs)                  | Segment 8E (Front Porches)              |
| Segment 1D (Savvy Suburbanites)         | Segment 8F (Old and Newcomers)          |
| Segment 1E (Exurbanites)                | Segment 8G (Hardscrabble Road)          |
| Segment 2A (Urban Chic)                 | Segment 9A (Silver & Gold)              |
| Segment 2B (Pleasantville)              | Segment 9B (Golden Years)               |
| Segment 2C (Pacific Heights)            | Segment 9C (The Elders)                 |
| Segment 2D (Enterprising Professionals) | Segment 9D (Senior Escapes)             |
| Segment 3A (Laptops and Lattes)         | Segment 9E (Retirement Communities)     |
| Segment 3B (Metro Renters)              | Segment 9F (Social Security Set)        |
| Segment 3C (Trendsetters)               | Segment 10A (Southern Satellites)       |
| Segment 4A (Soccer Moms)                | Segment 10B (Rooted Rural)              |
| Segment 4B (Home Improvement)           | Segment 10C (Diners & Miners)           |
| Segment 4C (Middleburg)                 | Segment 10D (Down the Road)             |
| Segment 5A (Comfortable Empty Nesters)  | Segment 10E (Rural Bypasses)            |
| Segment 5B (In Style)                   | Segment 11A (City Strivers)             |
| Segment 5C (Parks and Rec)              | Segment 11B (Young and Restless)        |
| Segment 5D (Rustbelt Traditions)        | Segment 11C (Metro Fusion)              |
| Segment 5E (Midlife Constants)          | Segment 11D (Set to Impress)            |
| Segment 6A (Green Acres)                | Segment 11E (City Commons)              |
| Segment 6B (Salt of the Earth)          | Segment 12A (Family Foundations)        |
| Segment 6C (The Great Outdoors)         | Segment 12B (Traditional Living)        |
| Segment 6D (Prairie Living)             | Segment 12C (Small Town Simplicity)     |
| Segment 6E (Rural Resort Dwellers)      | Segment 12D (Modest Income Homes)       |
| Segment 6F (Heartland Communities)      | Segment 13A (International Marketplace) |
| Segment 7A (Up and Coming Families)     | Segment 13B (Las Casas)                 |
| Segment 7B (Urban Villages)             | Segment 13C (NeWest Residents)          |
| Segment 7C (American Dreamers)          | Segment 13D (Fresh Ambitions)           |
| Segment 7D (Barrios Urbanos)            | Segment 13E (High Rise Renters)         |
| Segment 7E (Valley Growers)             | Segment 14A (Military Proximity)        |
| Segment 7F (Southwestern Families)      | Segment 14B (College Towns)             |
| Segment 8A (City Lights)                | Segment 14C (Dorms to Diplomas)         |
| Segment 8B (Emerald City)               | Segment 15 (Unclassified)               |



## DEMOGRAPHIC AND INCOME (RING: 5 MILE RADIUS)

Summary	Census 2010	Census 2020	2025	2030				
Population	181,516	207,606	219,547	236,084				
Households	73,450	86,808	95,132	104,167				
Families	44,446	50,453	52,909	57,355				
Average Household Size	2.41	2.36	2.28	2.24				
Owner Occupied Housing Units	42,533	45,432	48,503	50,520				
Renter Occupied Housing Units	30,917	41,376	46,629	53,647				
Median Age	34.2	35.8	36.8	37.9				
Trends: 2025-2030 Annual Rate	Area	State	National					
Population	1.46%	0.80%	0.42%					
Households	1.83%	1.10%	0.64%					
Families	1.63%	0.94%	0.54%					
Owner HHs	0.82%	1.21%	0.91%					
Median Household Income	3.21%	2.61%	2.53%					
Households by Income	2025		2030					
	Number	Percent	Number	Percent				
<\$15,000	5,633	5.9%	5,017	4.8%				
\$15,000 - \$24,999	3,908	4.1%	3,179	3.1%				
\$25,000 - \$34,999	5,178	5.4%	4,408	4.2%				
\$35,000 - \$49,999	9,302	9.8%	8,457	8.1%				
\$50,000 - \$74,999	16,566	17.4%	16,527	15.9%				
\$75,000 - \$99,999	12,226	12.9%	13,188	12.7%				
\$100,000 - \$149,999	17,103	18.0%	20,213	19.4%				
\$150,000 - \$199,999	9,751	10.2%	12,525	12.0%				
\$200,000+	15,465	16.3%	20,654	19.8%				
Median Household Income	\$87,588		\$102,573					
Average Household Income	\$125,449		\$140,001					
Per Capita Income	\$54,112		\$61,459					
Population by Age	Census 2010		Census 2020		2025		2030	
	Number	Percent	Number	Percent	Number	Percent	Number	Percent
0 - 4	14,213	7.8%	12,474	6.0%	12,535	5.7%	13,100	5.5%
5 - 9	12,792	7.0%	12,720	6.1%	12,999	5.9%	12,785	5.4%
10 - 14	11,619	6.4%	13,200	6.4%	12,593	5.7%	13,298	5.6%
15 - 19	11,282	6.2%	12,501	6.0%	13,208	6.0%	13,053	5.5%
20 - 24	11,993	6.6%	13,612	6.6%	15,752	7.2%	17,695	7.5%
25 - 34	31,447	17.3%	36,635	17.6%	36,251	16.5%	37,319	15.8%
35 - 44	28,249	15.6%	30,464	14.7%	33,561	15.3%	36,032	15.3%
45 - 54	24,313	13.4%	26,297	12.7%	27,749	12.6%	30,264	12.8%
55 - 64	17,890	9.9%	23,232	11.2%	23,607	10.8%	24,962	10.6%
65 - 74	9,787	5.4%	15,989	7.7%	18,183	8.3%	20,645	8.7%
75 - 84	5,526	3.0%	7,651	3.7%	10,002	4.6%	12,745	5.4%
85+	2,406	1.3%	2,832	1.4%	3,108	1.4%	4,187	1.8%
Race and Ethnicity	Census 2010		Census 2020		2025		2030	
	Number	Percent	Number	Percent	Number	Percent	Number	Percent
White Alone	94,928	52.3%	100,754	48.5%	103,936	47.3%	109,935	46.6%
Black Alone	61,571	33.9%	60,890	29.3%	63,860	29.1%	68,028	28.8%
American Indian Alone	1,030	0.6%	1,551	0.7%	1,604	0.7%	1,694	0.7%
Asian Alone	5,935	3.3%	8,280	4.0%	10,626	4.8%	12,706	5.4%
Pacific Islander Alone	86	0.0%	107	0.1%	99	0.0%	100	0.0%
Some Other Race Alone	13,088	7.2%	20,597	9.9%	22,284	10.1%	24,307	10.3%
Two or More Races	4,879	2.7%	15,427	7.4%	17,138	7.8%	19,314	8.2%
Hispanic Origin (Any Race)	25,429	14.0%	33,813	16.3%	36,396	16.6%	39,963	16.9%

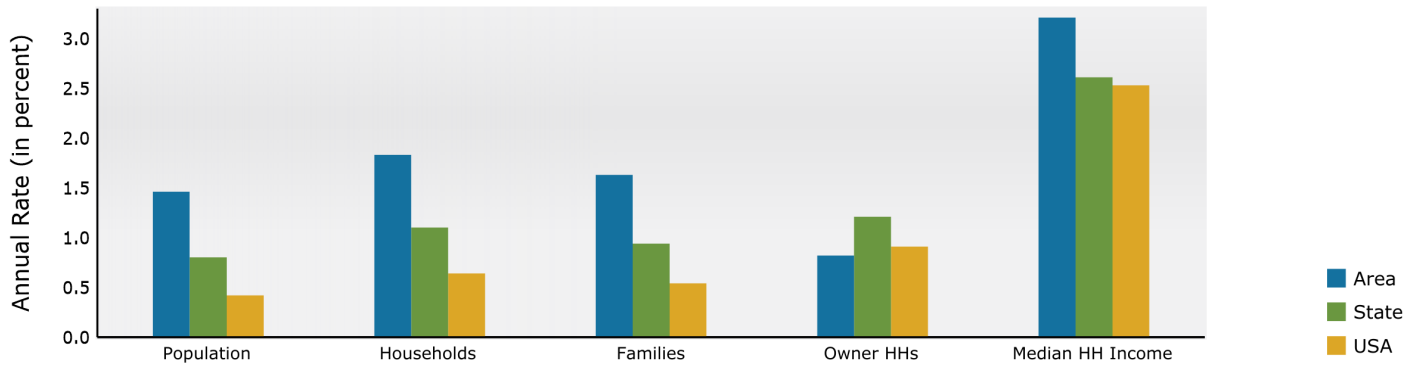
**Data Note:** Income is expressed in current dollars.

**Source:** Esri forecasts for 2025 and 2030. U.S. Census Bureau 2020 decennial Census in 2020 geographies.

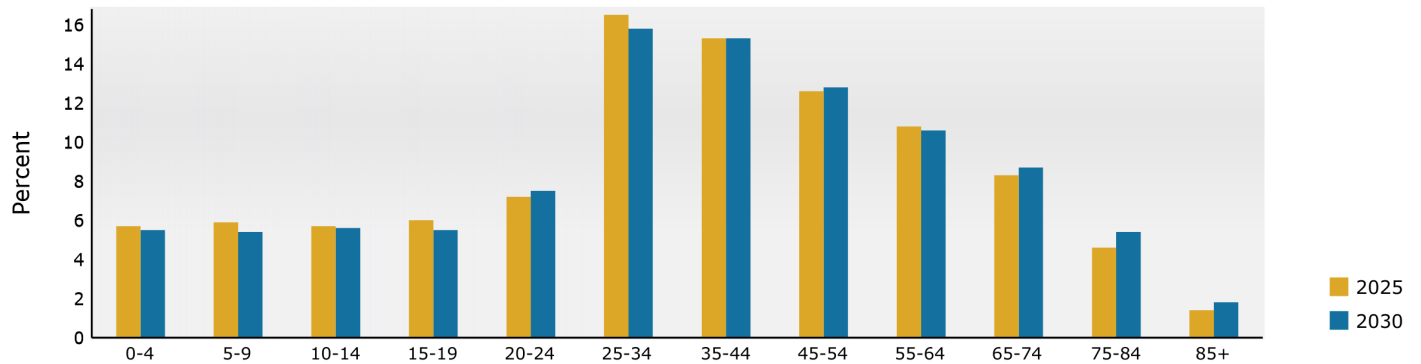


## DEMOGRAPHIC AND INCOME (RING: 5 MILE RADIUS)

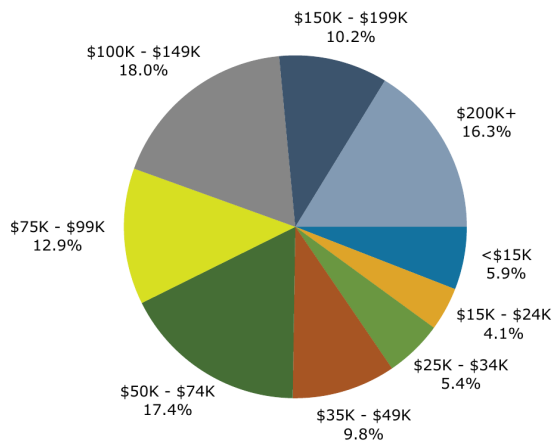
### Trends 2025-2030



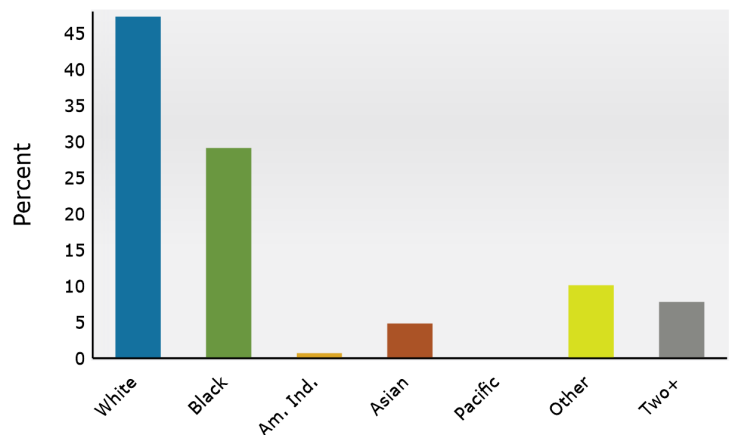
### Population by Age



### 2025 Household Income



### 2025 Population by Race



2025 Percent Hispanic Origin: 16.6%

Source: Esri forecasts for 2025 and 2030. U.S. Census Bureau 2020 decennial Census in 2020 geographies.



## HOUSING PROFILE (RING: 5 MILE RADIUS)

Population		Households	
2020 Total Population	207,606	2025 Median Household Income	\$87,588
2025 Total Population	219,547	2030 Median Household Income	\$102,573
2030 Total Population	236,084	2025-2030 Annual Rate	3.21%
2025-2030 Annual Rate	1.46%		

Housing Units by Occupancy Status and Tenure	Census 2020		2025		2030	
	Number	Percent	Number	Percent	Number	Percent
Total Housing Units	92,363	100.0%	101,690	100.0%	111,436	100.0%
Occupied	86,808	94.0%	95,132	93.6%	104,167	93.5%
Owner	45,432	49.2%	48,503	47.7%	50,520	45.3%
Renter	41,376	44.8%	46,629	45.9%	53,647	48.1%
Vacant	5,470	5.9%	6,558	6.4%	7,269	6.5%

Owner Occupied Housing Units by Value	2025		2030	
	Number	Percent	Number	Percent
Total	48,483	100.0%	50,501	100.0%
<\$50,000	1,339	2.8%	775	1.5%
\$50,000-\$99,999	505	1.0%	141	0.3%
\$100,000-\$149,999	1,108	2.3%	313	0.6%
\$150,000-\$199,999	2,176	4.5%	621	1.2%
\$200,000-\$249,999	3,211	6.6%	1,564	3.1%
\$250,000-\$299,999	3,542	7.3%	2,104	4.2%
\$300,000-\$399,999	10,075	20.8%	9,136	18.1%
\$400,000-\$499,999	8,228	17.0%	9,969	19.7%
\$500,000-\$749,999	9,944	20.5%	14,554	28.8%
\$750,000-\$999,999	4,581	9.4%	6,099	12.1%
\$1,000,000-\$1,499,999	2,704	5.6%	3,474	6.9%
\$1,500,000-\$1,999,999	637	1.3%	994	2.0%
\$2,000,000+	433	0.9%	757	1.5%
Median Value	\$427,783		\$510,770	
Average Value	\$519,666		\$613,960	

Census 2020 Housing Units	Number	Percent
Total	92,363	100.0%
Housing Units In Urbanized Areas	91,914	99.5%
Rural Housing Units	449	0.5%

Census 2020 Owner Occupied Housing Units by Mortgage Status	Number	Percent
Total	45,433	100.0%
Owned with a Mortgage/Loan	35,975	79.2%
Owned Free and Clear	9,458	20.8%

**Data Note:** Persons of Hispanic Origin may be of any race.

**Source:** Esri forecasts for 2025 and 2030. U.S. Census Bureau 2020 decennial Census data.



## HOUSING PROFILE (RING: 5 MILE RADIUS)

### Census 2020 Vacant Housing Units by Status

	Number	Percent
Total	5,470	100.0%
For Rent	3,185	58.2%
Rented- Not Occupied	184	3.4%
For Sale Only	516	9.4%
Sold - Not Occupied	209	3.8%
Seasonal/Recreational/Occasional Use	376	6.9%
For Migrant Workers	0	0.0%
Other Vacant	1,000	18.3%

### Census 2020 Occupied Housing Units by Age of Householder and Home Ownership

	Occupied Units	Owner Occupied Units	
		Number	% of Occupied
Total	86,808	45,432	52.3%
15-24	3,978	390	9.8%
25-34	18,824	5,926	31.5%
35-44	17,478	8,816	50.4%
45-54	15,734	9,424	59.9%
55-59	7,573	4,880	64.4%
60-64	6,510	4,332	66.5%
65-74	10,145	7,044	69.4%
75-84	4,848	3,544	73.1%
85+	1,719	1,077	62.7%

### Census 2020 Occupied Housing Units by Race/Ethnicity of Householder and Home Ownership

	Occupied Units	Owner Occupied Units	
		Number	% of Occupied
Total	86,808	45,432	52.3%
White Alone	47,571	30,439	64.0%
Black/African American Alone	24,915	9,257	37.2%
American Indian/Alaska Native	497	196	39.4%
Asian Alone	2,914	1,701	58.4%
Pacific Islander Alone	28	11	39.3%
Other Race Alone	5,749	1,656	28.8%
Two or More Races	5,136	2,173	42.3%
Hispanic Origin	9,901	3,199	32.3%

### Census 2020 Occupied Housing Units by Size and Home Ownership

	Occupied Units	Owner Occupied Units	
		Number	% of Occupied
Total	86,808	45,432	52.3%
1-Person	28,568	11,636	40.7%
2-Person	28,137	16,274	57.8%
3-Person	13,034	7,525	57.7%
4-Person	10,194	6,299	61.8%
5-Person	4,385	2,473	56.4%
6-Person	1,583	820	51.8%
7+ Person	907	406	44.8%

### 2025 Housing Affordability

Housing Affordability Index	79
Percent of Income for Mortgage	30.6%

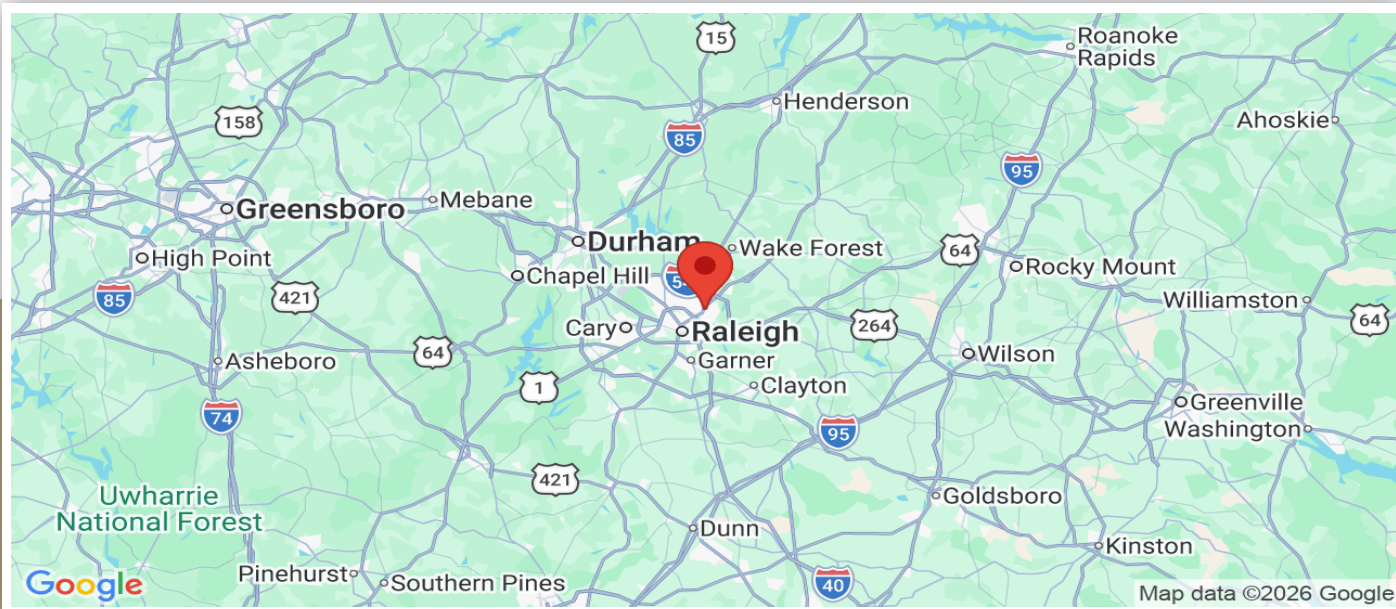
**Data Note:** Persons of Hispanic Origin may be of any race.

**Source:** Esri forecasts for 2025 and 2030. U.S. Census Bureau 2020 decennial Census data.



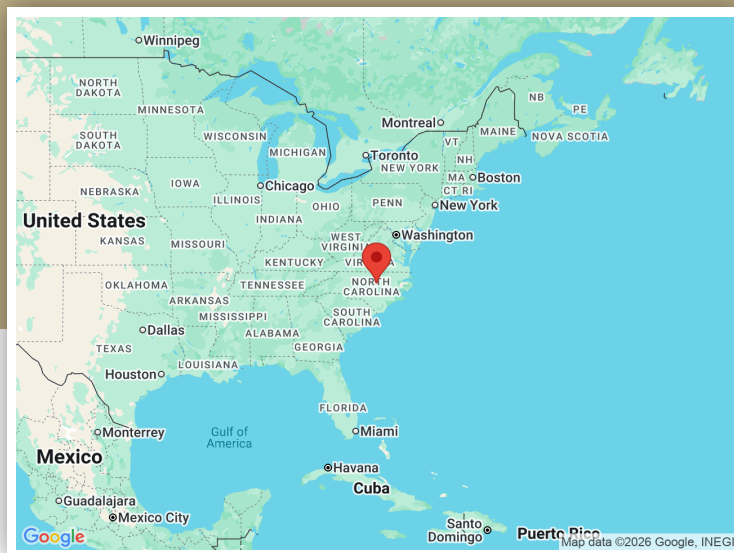


## AREA LOCATION MAP



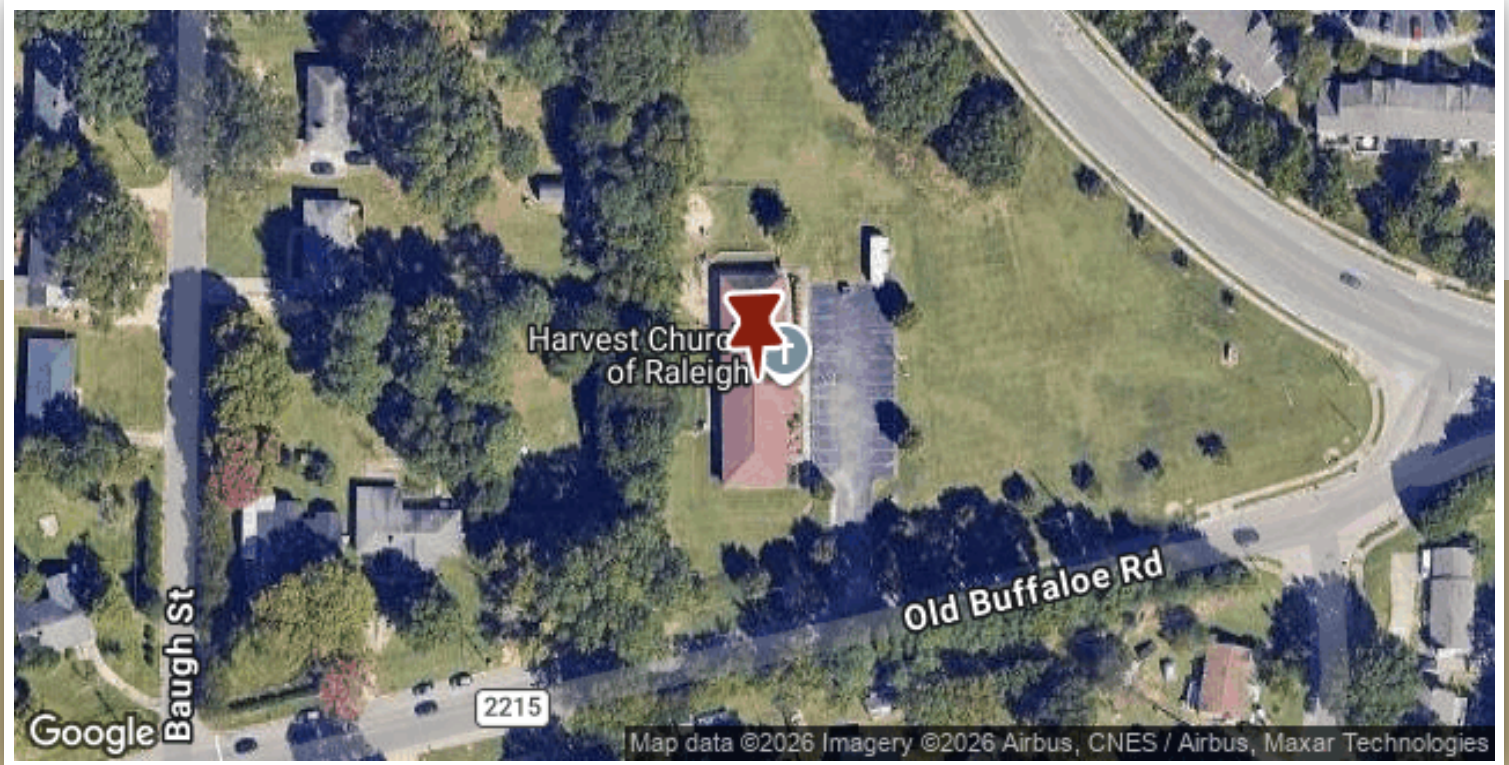
# HARVEST CHURCH PROPERTY

3500 Buffaloe Rd  
Raleigh, NC,  
27604



Jose Cruz  
Commercial Broker  
Century 21 Triangle Group  
9842398452  
License: 312455  
Jose.cruzCommercial@gmail.com  
<https://jclcommercial.com/>

## AERIAL ANNOTATION MAP



# HARVEST

## CHURCH PROPERTY

3500 Buffalo Rd  
Raleigh, NC,  
27604



Jose Cruz  
Commercial Broker  
Century 21 Triangle Group  
9842398452  
License: 312455  
Jose.cruzCommercial@gmail.com  
<https://clcommercial.com/>



## CENTURY 21 COMMERCIAL.

Triangle Group

## CONTACT



### **Jose Cruz, Commercial Broker**

Phone: 9842398452

Email: [Jose.cruzCommercial@gmail.com](mailto:Jose.cruzCommercial@gmail.com)

License: 312455



### **Pat Flanagan, SVP of CRE**

Phone: (919) 302-3298

Email: [Pat.flanagan@email.com](mailto:Pat.flanagan@email.com) License:

295126