

# Land for Sale

8629 GLENWOOD AVE | RALEIGH, NC 27617



Glenwood Ave  
70

Glen Royal Rd

Glen Royal Rd

Glen Royal Rd

Glen Royal Rd

SALE BROCHURE

AVISON  
YOUNG



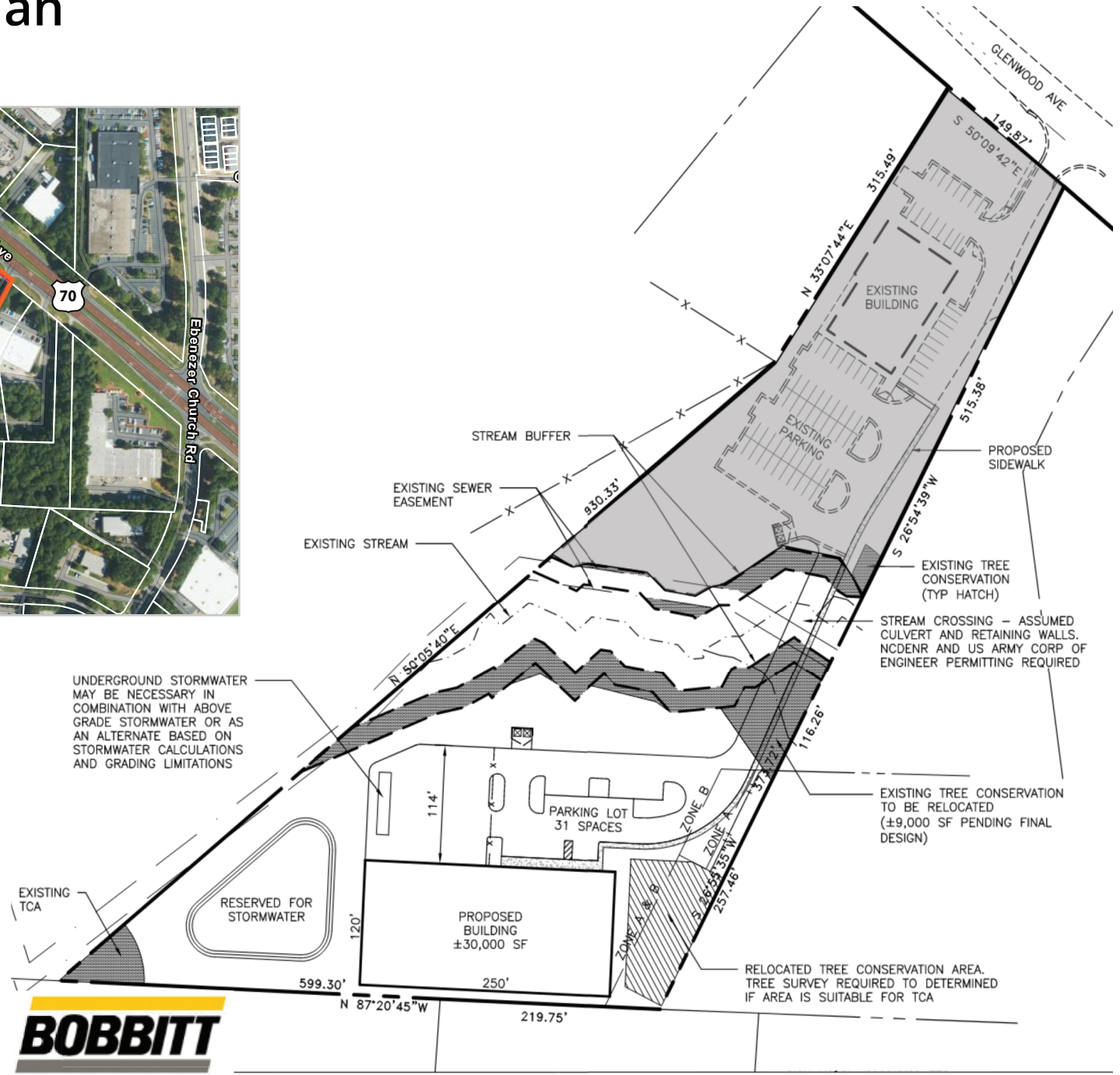
## Land for sale with high visibility on Glenwood Avenue

- Hard-to-find infill development site with privacy
- Convenience to Brier Creek and the Beltline via Glenwood Avenue
- Only two miles to Raleigh-Durham International Airport and I-540
- Proposed site plan for ±30,000 SF building

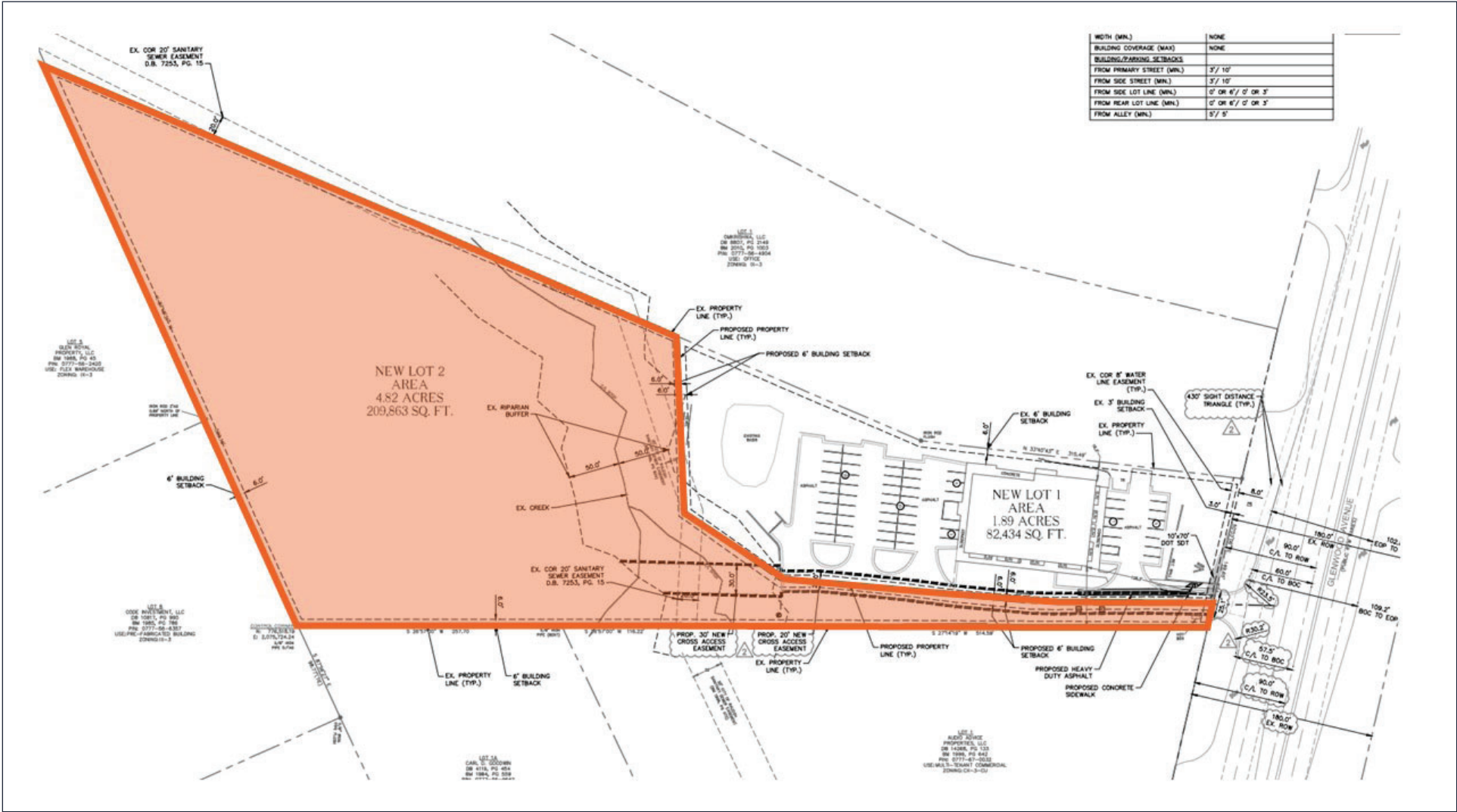
### Offering Summary

Sale Price:	\$1,850,000
Lot Size:	4.82 acres (following final subdivision)
Price / acre	\$383,817
Zoning	IX-3

# Proposed site plan



# Approved subdivision map



# Topography map



# Location overview

As a result of its robust academic resources, **the Triangle is one of the most educated metros in the nation** with 50% of the population holding a bachelor's degree or higher.

## RALEIGH, NORTH CAROLINA

### ACCESSIBILITY

The Triangle's Central East Coast location places it within a one-hour flight or one-day drive of half of the U.S. population. North Carolina has the second-largest state-maintained highway system in the nation, and two major interstates – I-40 and I-85 – run directly through the Triangle.

### EDUCATION

The Triangle's workforce of the future is cultivated by the region's academic institutions. The region is home to three tier 1 research universities – The University of North Carolina at Chapel Hill, North Carolina State University in Raleigh and Duke University in Durham. These universities receive approximately \$3 billion in federal R&D funding annually and have spun off hundreds of start-up companies. This highly educated, well-trained workforce is one of many reasons businesses are drawn to the region.

## Demographics

5 MILES FROM PROPERTY



**129,922**

5 MILE POPULATION



**40**

MEDIAN AGE



**62,199**

HOUSEHOLDS



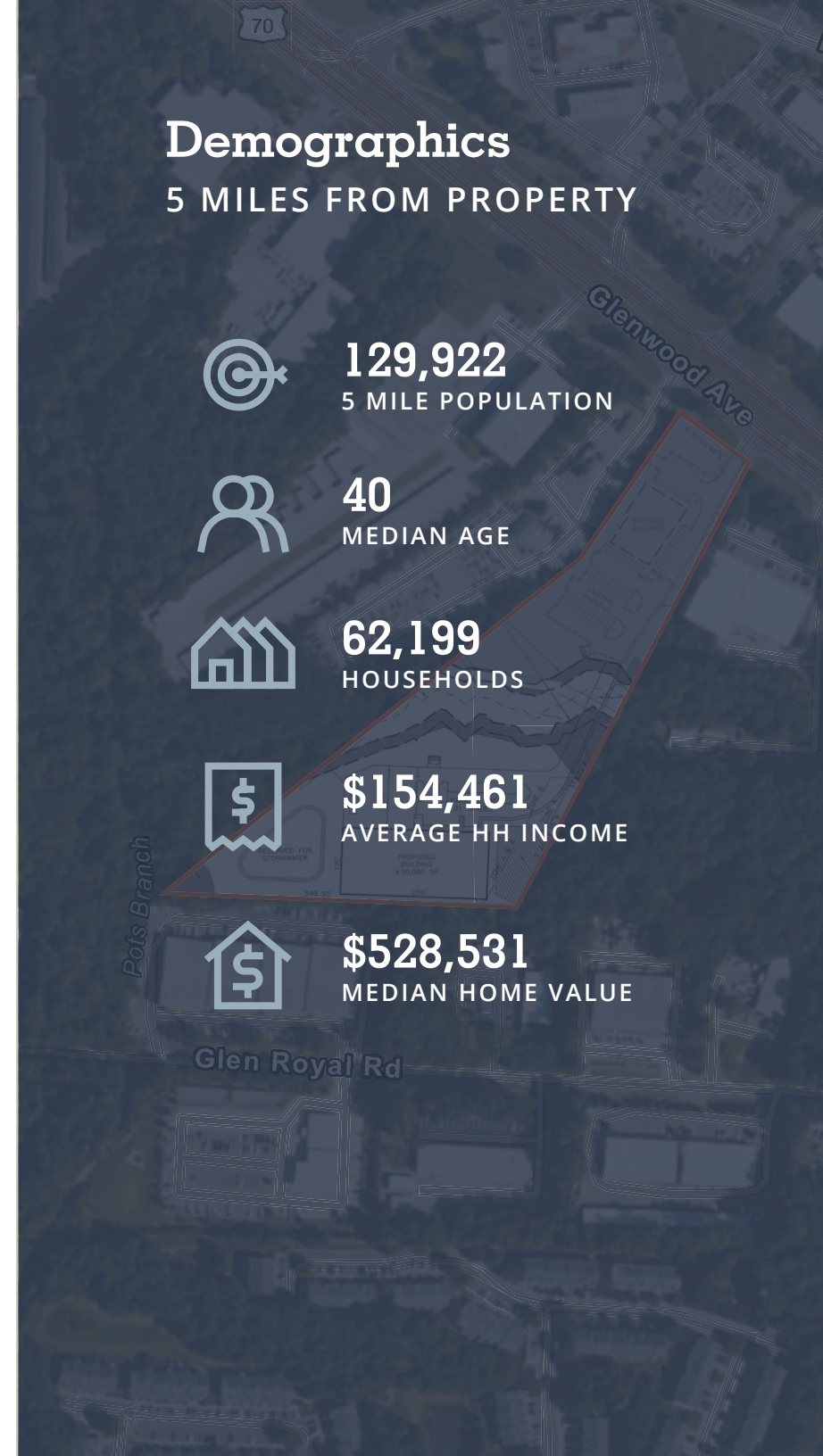
**\$154,461**

AVERAGE HH INCOME



**\$528,531**

MEDIAN HOME VALUE



# Triangle region overview

The Raleigh-Durham region, more commonly referred to as the Triangle, spans seven counties and includes two metro areas – the Durham-Chapel Hill MSA and the Raleigh-Cary MSA. The region is anchored by three research universities – North Carolina State University in Raleigh, Duke University in Durham, and the University of North Carolina at Chapel Hill. Located in the heart of the Triangle, the world-renowned Research Triangle Park is one of the largest R&D parks in the world and serves as a major economic driver for the region.

Home to advanced industries and rich opportunities, the Triangle is a vibrant collection of diverse communities working together to create one of the best places in the world to live, work and play. Residents are drawn to the Triangle from across the U.S. and the globe. The region consistently earns accolades for its outstanding quality of life, business environment, job opportunities, and its rich talent pool.

## World class resources and industry-driven training thrives in Wake County

### AREA SNAPSHOT



## Top 3

Wake County is one of the top 3 labor markets in the US.



## 100+

Region is growing by 100 people per day creating 28% growth in the employment over the last 5 years.



## 85.8%

of Wake County residents have a bachelor's degree or higher with over 12 collegiate institutions 3 of which are top-tier research universities - NC State, Duke, and UNC.



## 300+

Raleigh-Durham region is home to over 300 medical and health-related companies and practices.

# Economic drivers

## Major industries

**The Triangle's favorable business climate and rich talent pool have led new and expanding businesses to announce jobs at a record-setting pace in recent years.** The Triangle continues to experience robust population and job growth. Tech heavyweights such as Google and Apple have announced thousands of new jobs, and the region will be home to North Carolina's first automotive manufacturing facility with the construction of a new EV plant for VinFast in Chatham County.

The combined MSA unemployment rate in the Triangle totaled 2.9% in December 2024. At 110 basis points below the national average, Raleigh-Durham has one of the lowest unemployment rates in the Southeast.\* Strong regional fundamentals have enabled a job growth of 15.5% over the past 5 years.



## ECONOMIC ANNOUNCEMENTS IN TRIANGLE REGION



Coriolis Pharma announced plans to invest \$10 million in the establishment of a state-of-the-art research laboratory in Morrisville, North Carolina.

**50 jobs | Jul 2025**



BuildOps has selected Raleigh as its third North American hub of operations, joining Los Angeles and Toronto. The total economic impact for Raleigh is estimated to be over \$87.6 million.

**300 jobs | Mar 2025**



Genentech, a member of the Roche Group based in Switzerland has announced plans to invest \$700 million in Holly Springs to establish a new high-volume fill/finish manufacturing facility.

**4,578 jobs | May 2025**



Ralliant Corporation plans establish its global headquarters in Wake County, investing \$2.1 million in Raleigh's North Hills area. **180 jobs | Mar 2025**

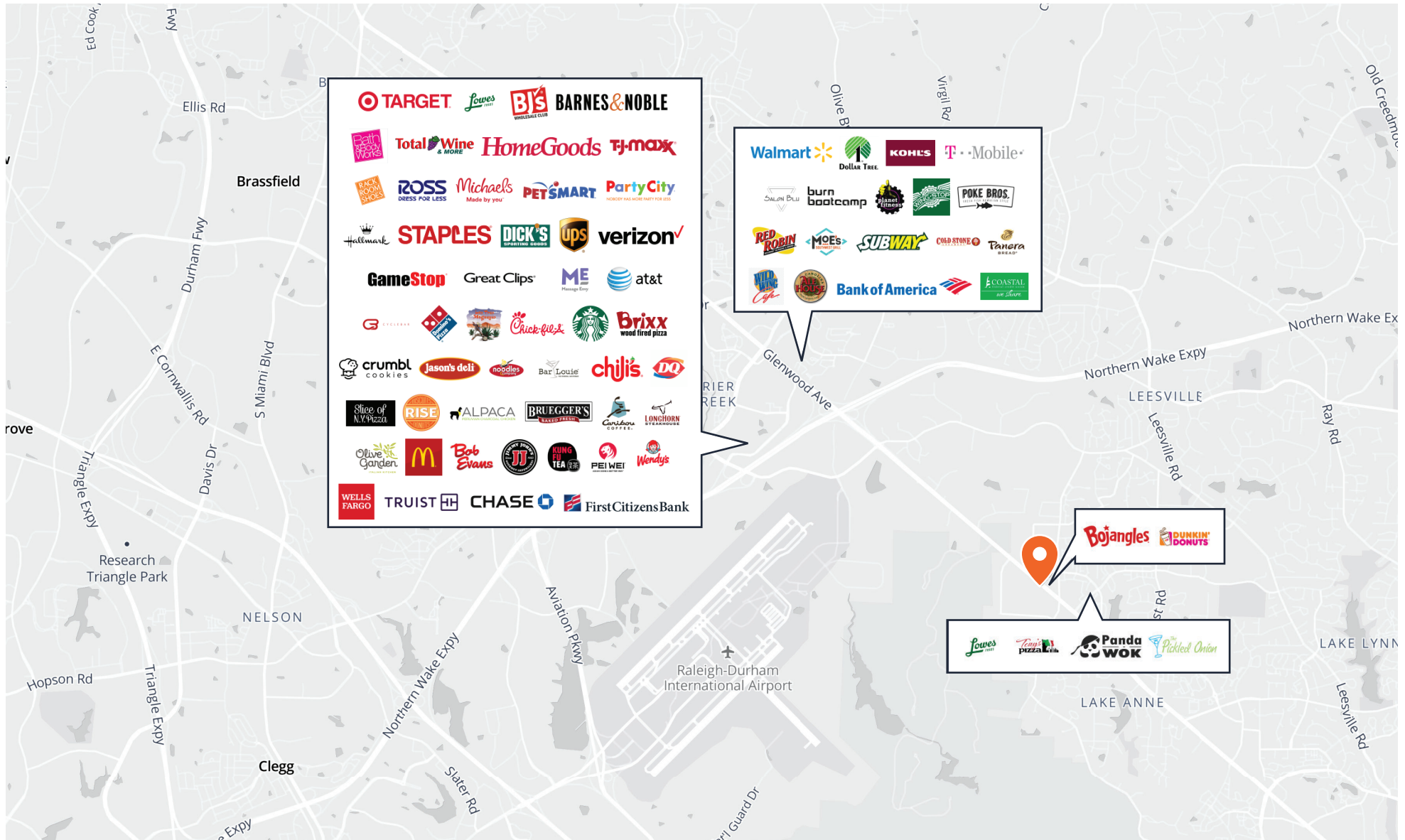


Amgen announces \$1 Billion Expansion to Holly Springs, NC Facility bringing the total site investment to over \$1.5 billion, with employment reaching 725 by 2032. **370 jobs | Dec 2024**



Weatherby Healthcare, a CHG Company, announced today that it plans to invest more than \$7M in Raleigh, occupying 46,000 square feet in One North Hills Tower. **148 jobs | Oct 2024**

# Area overview



# Let's connect.

## CONTACTS

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