



FLEX / R&D DEVELOPMENT OPPORTUNITY

LAND FOR SALE

12209 LEESVILLE RD, RALEIGH, NC 27613

±15.62 ACRES

LEESVILLE RD

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PROPERTY SUMMARY

±15.62-acre development opportunity offering significant scale in northwest Raleigh. Zoned IX-3, the property is positioned for employment-oriented development, with potential for flex, research & development, office, light industrial, and other compatible uses. The tract presents an opportunity for developers and users to evaluate a range of configurations within an established and growing Triangle submarket.

LOCATION DESCRIPTION

Located along Leesville Road, the property is strategically positioned between Raleigh, RDU International Airport, and Research Triangle Park. Its northwest Raleigh location provides convenient regional connectivity via I-540 and I-40, with nearby access to the Westgate/ACC Boulevard employment corridor, Brier Creek, and surrounding residential communities.

HIGHLIGHTS

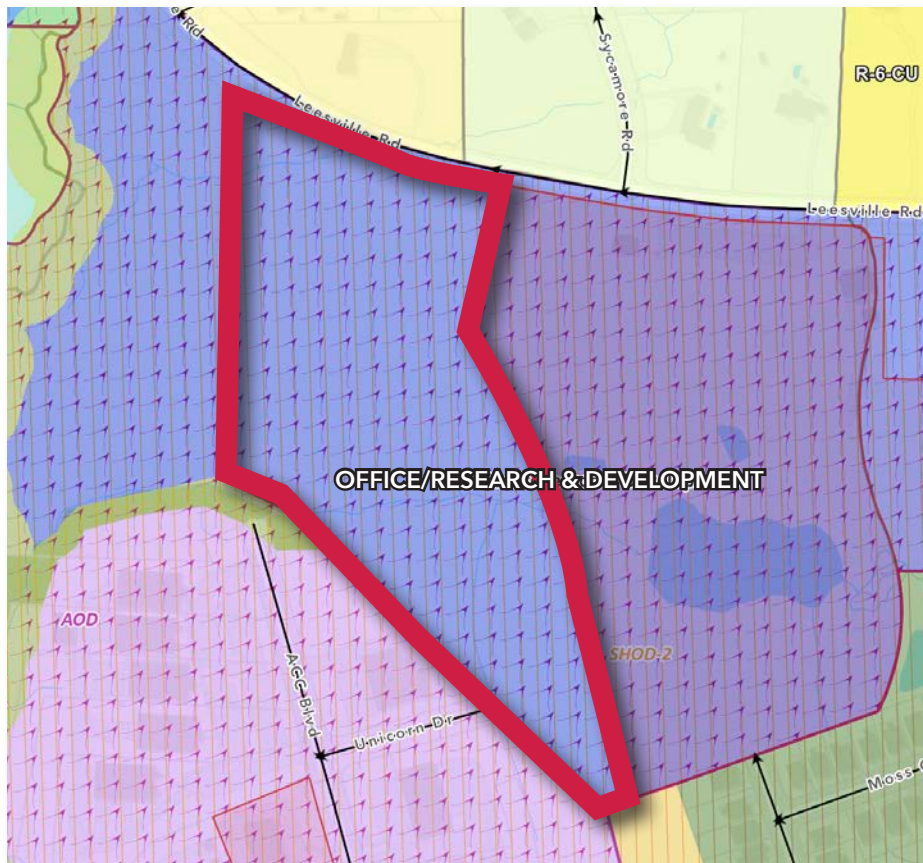
- ±15.62 acres in northwest Raleigh
- PIN: 0778291185
- IX-3 zoning supporting a broad mix of employment-oriented uses
- Future Land Use designation: Office / Research & Development
- Strong potential for flex, R&D, office, and light industrial development
- Public sanitary sewer infrastructure in the immediate area
- Convenient access to I-540 and the greater RDU/RTP employment corridor
- Minutes from RDU International Airport
- Adjacent to the TriGolf / First Tee of the Triangle campus
- SALE PRICE: Call Broker



ZONING & DEVELOPMENT FRAMEWORK

ZONING: IX-3-PK | INDUSTRIAL MIXED USE

Raleigh's Industrial Mixed Use district accommodates light industrial and manufacturing activity alongside compatible office, retail, service, and commercial uses. The property's three-story height designation and Parkway frontage standards provide a framework for employment-oriented development.



Source: <https://udo.raleighnc.gov/sec-343-parkway-pk>

DEVELOPMENT CONSIDERATIONS

- Parkway (-PK) frontage designation
- 50' minimum building & parking setback from the primary street
- Airport Overlay District (AOD)
- Special Highway Overlay District-2 (SHOD-2)
- Future street planning should be evaluated as part of site design and entitlement
- All uses and development plans subject to applicable City of Raleigh UDO requirements and governmental approvals

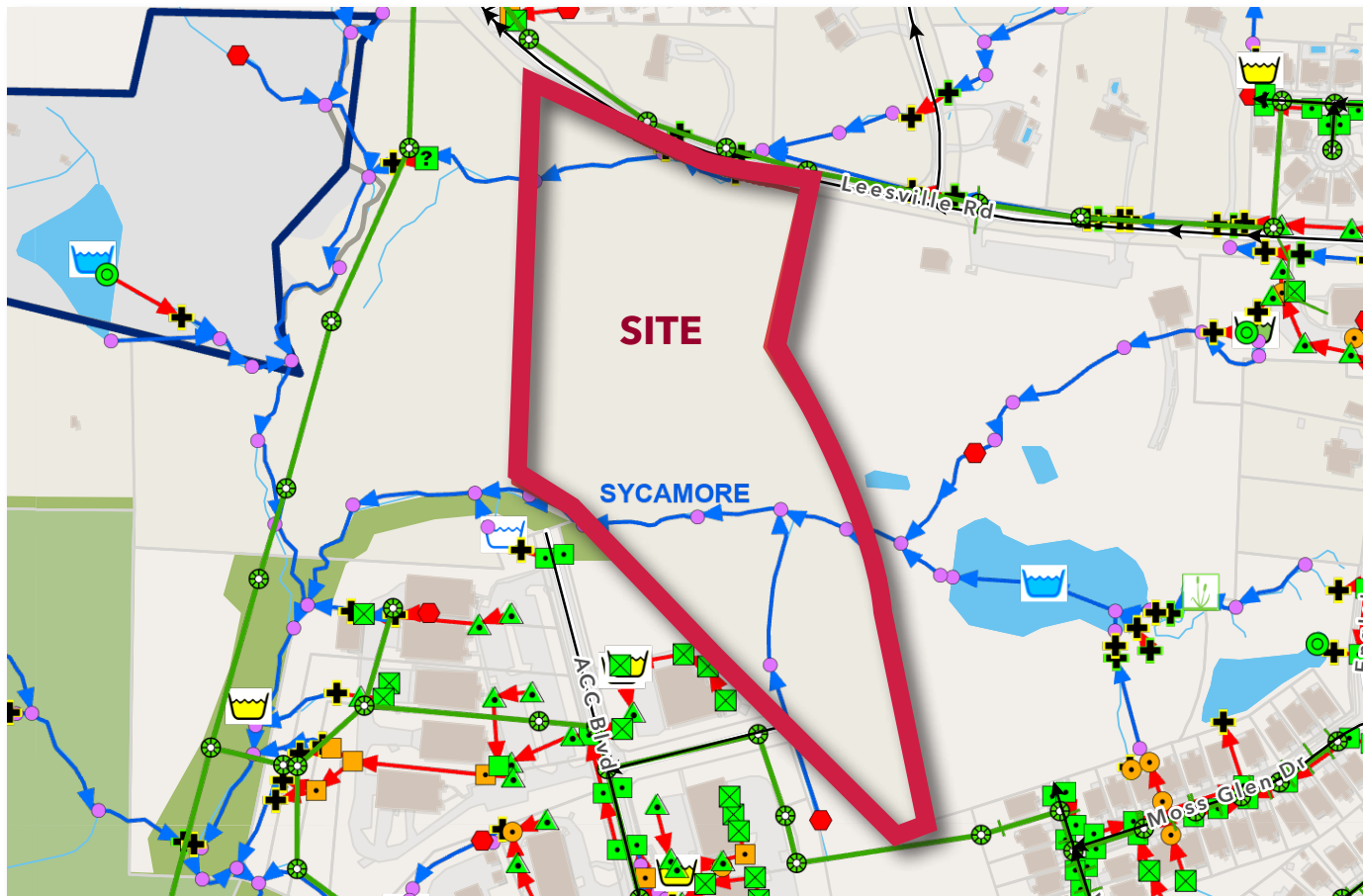
Recommended footer: Buyer to independently verify zoning, permitted uses, overlays, development standards, access, utilities, environmental conditions, and site capacity with the appropriate governmental authorities.

POTENTIAL USES:

- Flex / Light Industrial
- Research & Development
- Light Manufacturing
- Warehouse & Distribution
- Office
- Medical
- Wholesale Trade
- Vehicle Repair
- Self-Storage*
- Retail Sales*
- Eating Establishment / Restaurant*
- Indoor Recreation / Sports Academy
- Health Club / Fitness
- Outdoor Recreation

UTILITIES & INFRASTRUCTURE

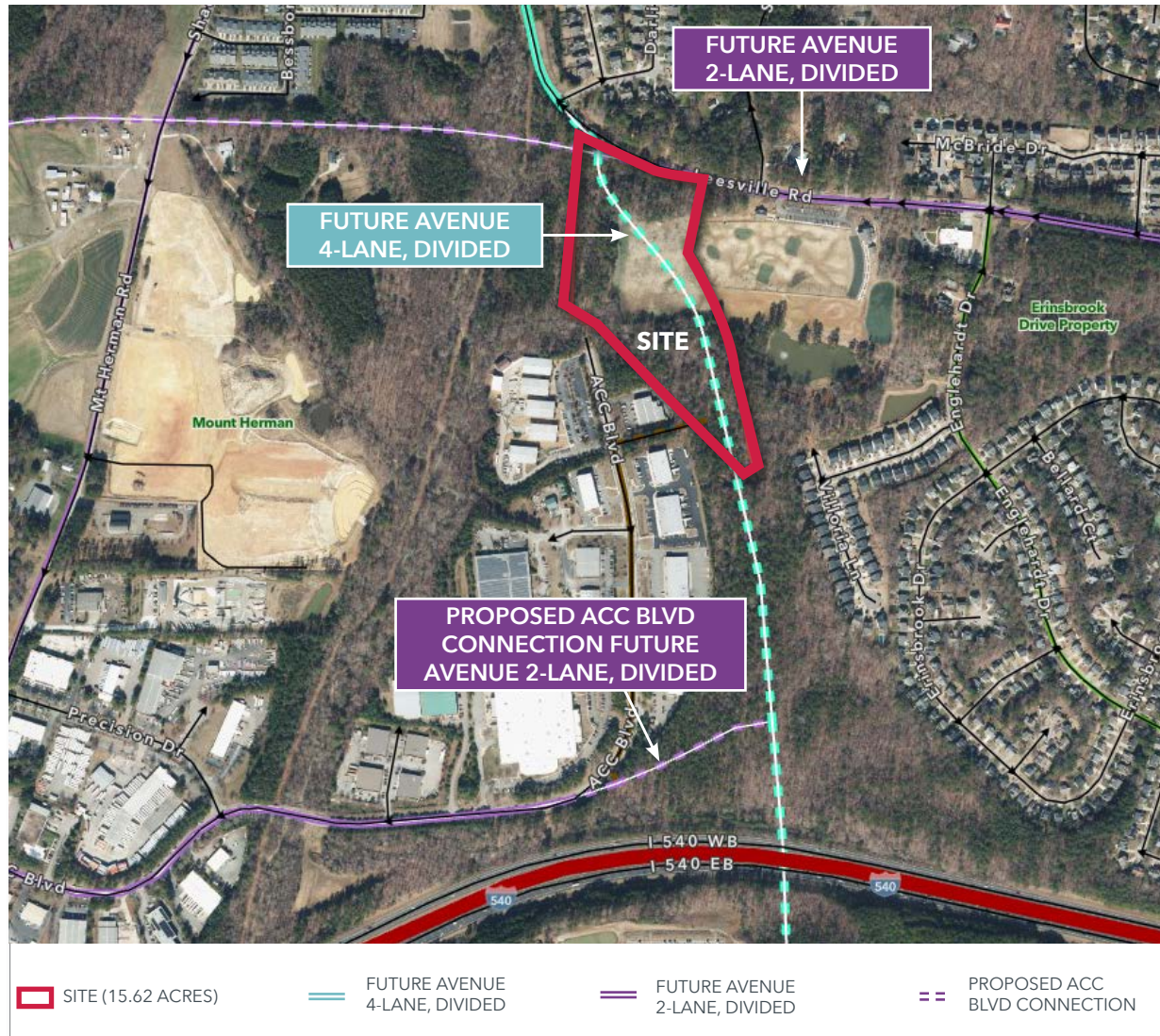
Public sanitary sewer infrastructure is located in and around the property, including existing sewer easements crossing portions of the site. Development planning should evaluate available connection points, easement requirements, capacity, and the relationship between utility infrastructure and the proposed site layout.



UTILITY LEGEND

- Streets
- Raleigh Sewer
 - Gravity Sewer
 - Lateral
- Channel
- Pipe Type
 - Pipe
 - Culvert
- Drainage Basins

FUTURE TRANSPORTATION PLAN



FUTURE TRANSPORTATION NETWORK

The City of Raleigh's Street Plan identifies future street connections in the vicinity of the property as part of the City's long-range transportation network.

Planned connections include future street corridors through and adjacent to the site, as well as an extension of ACC Boulevard toward the Leesville-Westgate Connector.

Future street locations and alignments shown are conceptual and subject to further planning, engineering, development review, and City approval.



PLANNED CONNECTIVITY

Future street planning provides for expanded connectivity between Leesville Road and the surrounding employment area.



ACC BOULEVARD EXTENSION

Raleigh's long-range street planning identifies a future connection extending from the existing ACC Boulevard area toward the Leesville-Westgate corridor.

Source: City of Raleigh 2030 Comprehensive Plan, Map T-1: Street Plan; City of Raleigh Interactive Street Plan Map. Future street locations, alignments and cross-sections are conceptual and subject to change. Buyer should independently verify all transportation planning requirements with the City of Raleigh.

AREA OVERVIEW



DISTANCES TO:



RDU INTERNATIONAL AIRPORT
8.5 MILES | 11 MINUTES



I-540 ACCESS
1.9 MILES | 3 MINUTES



RESEARCH TRIANGLE PARK
9.1 MILES | 13 MINUTES



BRIER CREEK COMMONS
3.0 MILES | 6 MINUTES

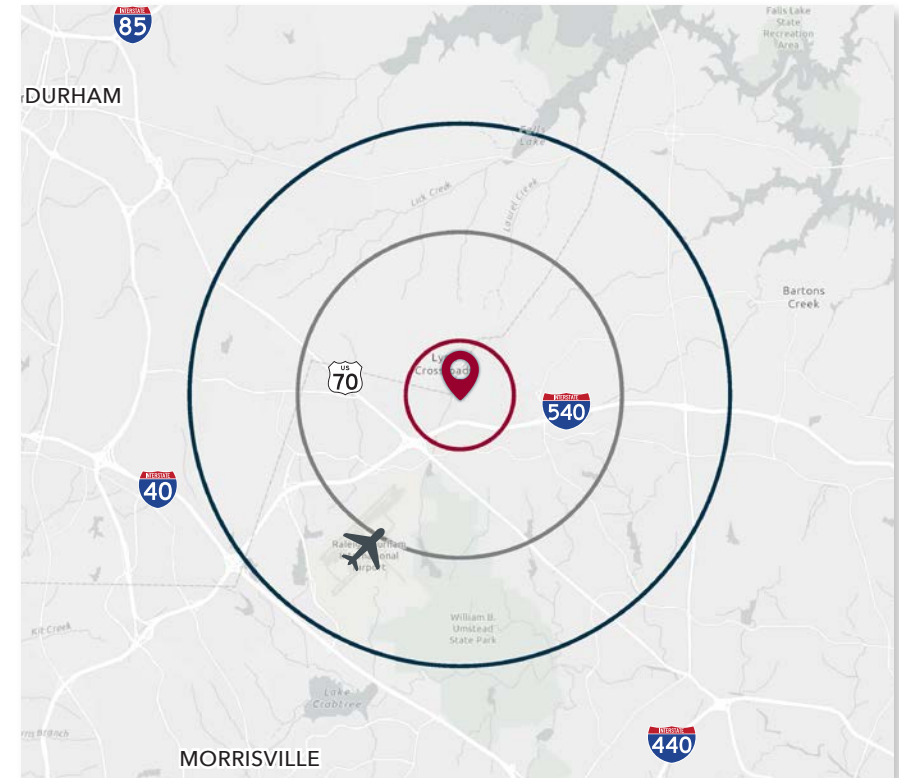


DOWNTOWN RALEIGH
14.2 MILES | 28 MINUTES

DEMOGRAPHICS & LOCATION OVERVIEW

KEY DEMOGRAPHICS

	1 MILE	3 MILES	5 MILES
POPULATION (2026)	8,971	44,851	114,917
2031 PROJECTED POPULATION	9,273	47,796	122,022
DAYTIME POPULATION	9,826	47,500	108,560
AVERAGE HOME VALUE	\$520,677	\$587,748	\$587,247
AVERAGE HOUSEHOLD INCOME	\$161,633	\$168,949	\$170,244
MEDIAN AGE	36.3	40.2	39.1
BACHELOR'S DEGREE OR HIGHER	63.5%	67.7%	67.7%



LOCATION ADVANTAGES



RDU ACCESS

STRATEGIC LOCATION NEAR RDU INTERNATIONAL AIRPORT



REGIONAL CONNECTIVITY

CONVENIENT ACCESS TO I-540, I-40 & THE GREATER TRIANGLE



EMPLOYMENT CORRIDOR

POSITIONED NEAR RTP, WESTGATE & MAJOR RDU-AREA EMPLOYERS



FLEXIBLE ZONING

IX ZONING SUPPORTS A BROAD RANGE OF EMPLOYMENT-ORIENTED USES



EDUCATED WORKFORCE

HIGHLY EDUCATED RALEIGH-DURHAM WORKFORCE

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