T W ALEXANDER DRIVE
RALEIGH, NC

OFFICE LAND FOR SALE
±4 ACRES

DEVELOPMENT OPPORTUNITY

For more information, please contact:

JIM ALLAIRE
Senior Vice President
(919) 576 2691
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KARL HUDSON IV, CCIM
Senior Associate
(919) 987 1012
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Although the information contained herein was provided by sources believed to be reliable, Thalhimer makes no representation, expressed or implied, as to its accuracy and said information is subject to errors, omissions or changes.
Cushman & Wakefield | Thalhimer is pleased to present approximately 4 acres of land located on the corner TW Alexander Drive and ACC Boulevard, behind the WakeMed Brier Creek Heathplex. The Property is centrally located within the Alexander Place masterplanned development and in close proximity to numerous amenities, I-540 and US Hwy 70 / Glenwood Avenue. Zoned CUD TD, Thoroughfare District Conditional Use by the City of Raleigh, the property corresponds to Wake County Real Estate ID 0378934 and allows for a broad range of commercial uses. Additionally, the Property will support a 34,000 SF Office/Medical Building.

### PROPERTY FEATURES

<table>
<thead>
<tr>
<th>LAND SIZE</th>
<th>±4 Acres</th>
</tr>
</thead>
<tbody>
<tr>
<td>PIN #</td>
<td>0768481917</td>
</tr>
<tr>
<td>TIMING</td>
<td>Immediately</td>
</tr>
<tr>
<td>ZONING</td>
<td>CUD TD</td>
</tr>
<tr>
<td>UTILITIES</td>
<td>Municipal water and sewer</td>
</tr>
<tr>
<td>PRICING</td>
<td>Call for details</td>
</tr>
</tbody>
</table>

### DEMOGRAPHICS

<table>
<thead>
<tr>
<th></th>
<th>1 MILE</th>
<th>3 MILES</th>
<th>5 MILES</th>
</tr>
</thead>
<tbody>
<tr>
<td>2015 ESTIMATED POPULATION</td>
<td>6,451</td>
<td>30,579</td>
<td>72,705</td>
</tr>
<tr>
<td>2015 ESTIMATED HOUSEHOLD INCOME</td>
<td>$98,765</td>
<td>$94,771</td>
<td>$97,789</td>
</tr>
<tr>
<td>2015 ESTIMATED HOUSEHOLDS</td>
<td>3,143</td>
<td>13,464</td>
<td>31,281</td>
</tr>
<tr>
<td>DAYTIME POPULATION</td>
<td>2,778</td>
<td>18,759</td>
<td>43,862</td>
</tr>
</tbody>
</table>

### TRAFFIC COUNTS

<p>| | |</p>
<table>
<thead>
<tr>
<th></th>
<th></th>
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</thead>
<tbody>
<tr>
<td>TW ALEXANDER DRIVE</td>
<td>21,000 VPD</td>
</tr>
<tr>
<td>GLENWOOD AVENUE</td>
<td>55,000 VPD</td>
</tr>
</tbody>
</table>

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www.thalhimer.com

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Commercial Development Opportunity

LOCATION & AMENITIES

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CONCEPT PLAN

The property will support a 34,000 SF office/medical building.

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SURVEY