



TRADEMARK
PROPERTIES

5201 TRINITY ROAD

RALEIGH, NC 27607

1.94 ACRES

FOR SALE

LISTING BROKER:

MIKE KEEN

919.573.1392 (O) | 919.795.1944 (M)

MKEEN@TRADEMARKPROPERTIES.COM



1001 WADE AVENUE SUITE 300, RALEIGH, NC 27605
TRADEMARKPROPERTIES.COM | 919-782-5552

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PROPERTY HIGHLIGHTS

ADDRESS	5201 Trinity Rd
CITY, STATE, ZIP	Raleigh, NC 27607
COUNTY	Wake
ACRES	1.94
PRICE	\$1,799,000
POTENTIAL USES	Bar/Restaurant Fuel Sales Brewery Mixed-Use/ Multifamily Retail
UTILITIES	Water, Sewer, Power & Gas
PIN	0784065182
ZONED	IX



SALE PRICE:
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PROPERTY DESCRIPTION

This 1.94 acre parcel is located within the busiest activity center in the Triangle. Located 500 LF south of Cardinal Gibbons High School, 0.21 miles west of Carter Finley Stadium, 0.38 miles west of PNC Arena, 0.31 miles west of James B. Hunt Horse Complex, and 0.65 miles west of NC Fairgrounds. Surrounded by several office and apartment complexes for consistent day, evening, and night traffic. Great visibility and access at the signalized intersection of Edwards Mill Rd (16,000 AADT) and Trinity Road (13,500 AADT). Permits approved for stream mitigation

ZONING

Zoned Industrial Mixed Use (IX-), which is intended to provide for a variety of light industrial and manufacturing uses while allowing for retail, service and commercial activity and limited housing opportunities.

Permitted uses include Medical, Office, Lodging, Bar/Tavern/Restaurant, Retail, Vehicle Repair, Brewery, Fuel Sales (L), and a mixed use of retail storefront with multi-unit living on the above levels.

Extensive engineering and environmental work has been done on this property. The below conceptual drawing shows a potential 3-story 20,400 SF building (6,800 SF/Sty) and 93 parking spaces. Public water



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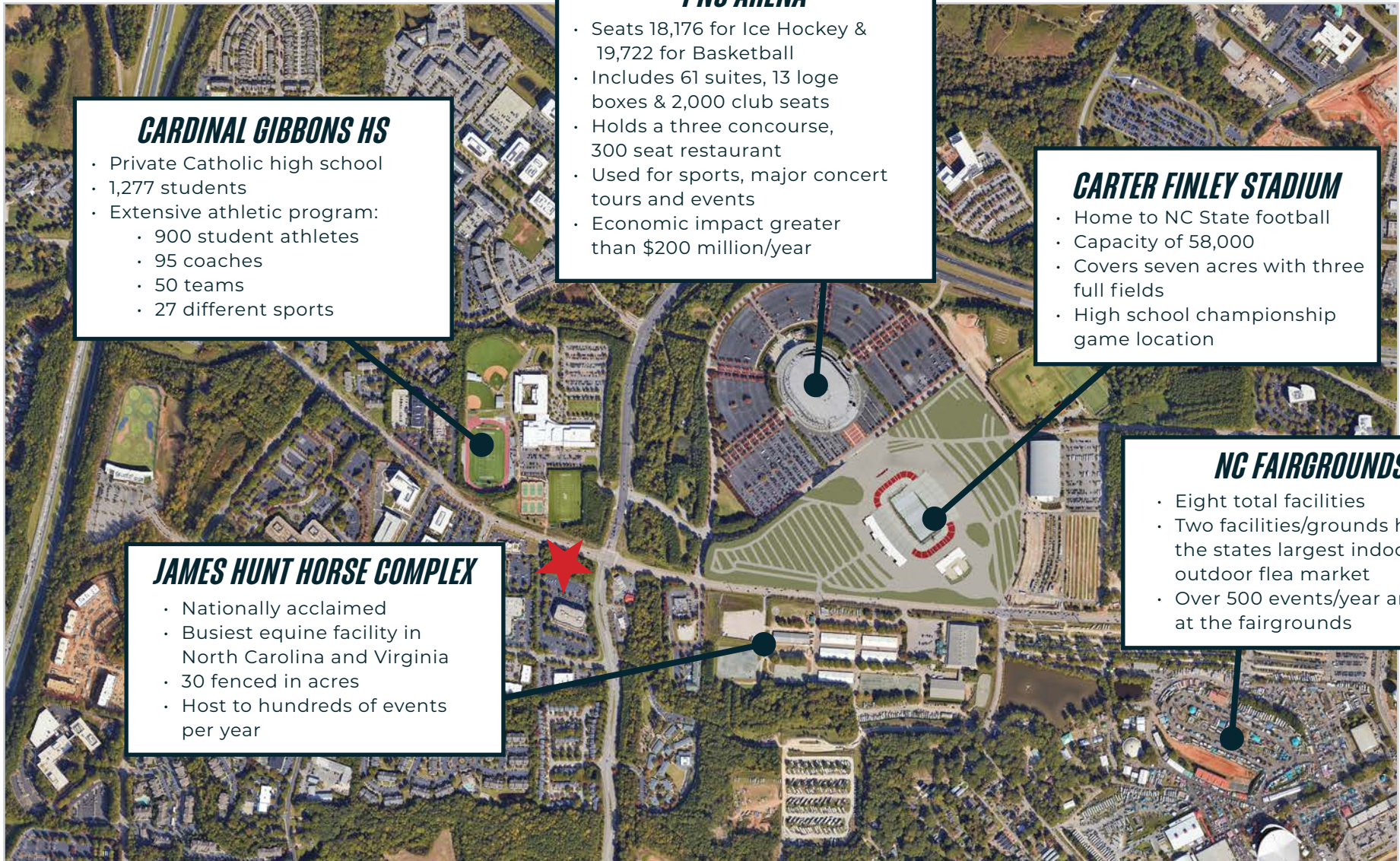
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ELEVATION MAP



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CARDINAL GIBBONS HS

- Private Catholic high school
- 1,277 students
- Extensive athletic program:
 - 900 student athletes
 - 95 coaches
 - 50 teams
 - 27 different sports

PNC ARENA

- Seats 18,176 for Ice Hockey & 19,722 for Basketball
- Includes 61 suites, 13 loge boxes & 2,000 club seats
- Holds a three concourse, 300 seat restaurant
- Used for sports, major concert tours and events
- Economic impact greater than \$200 million/year

CARTER FINLEY STADIUM

- Home to NC State football
- Capacity of 58,000
- Covers seven acres with three full fields
- High school championship game location

JAMES HUNT HORSE COMPLEX

- Nationally acclaimed
- Busiest equine facility in North Carolina and Virginia
- 30 fenced in acres
- Host to hundreds of events per year

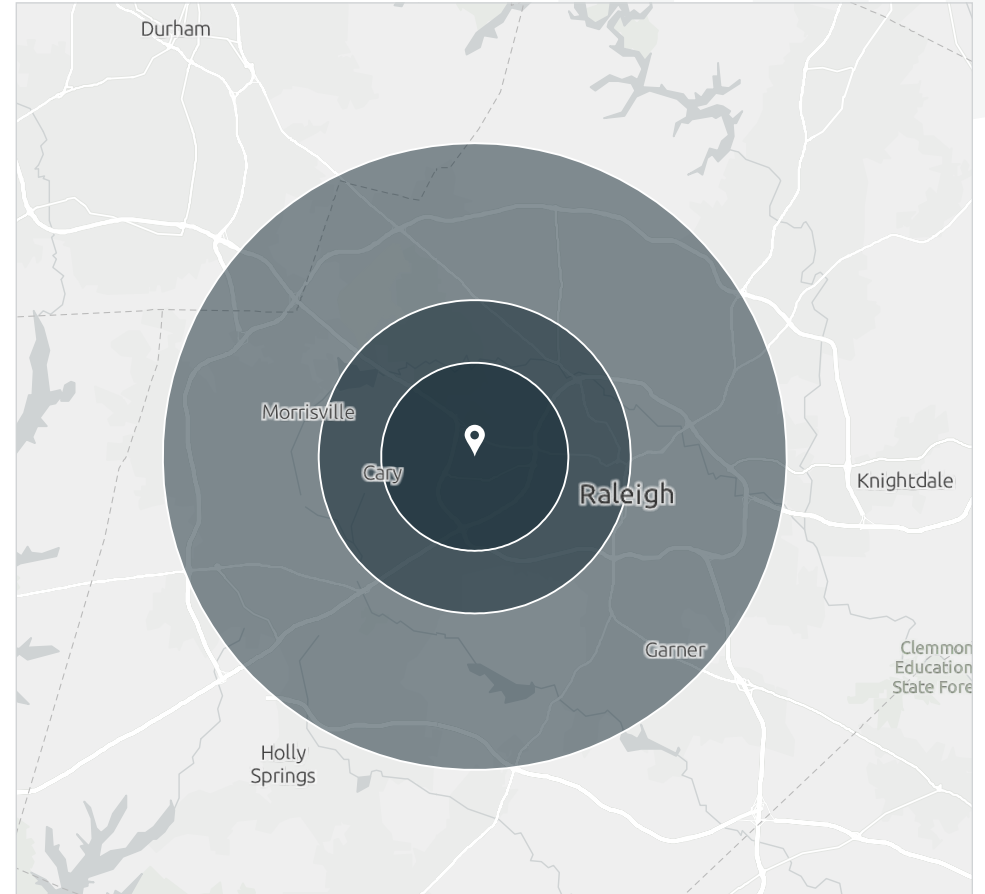
NC FAIRGROUNDS

- Eight total facilities
- Two facilities/grounds house the states largest indoor/ outdoor flea market
- Over 500 events/year are staged at the fairgrounds

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DEMOGRAPHICS

	3-Mile	5-Mile	10-Mile
2023 POPULATION	74,809	217,997	579,239
2028 POPULATION (PROJECTED)	78,181	227,426	755,269
2023 HOUSEHOLDS	30,701	92,849	290,796
2028 HOUSEHOLDS (PROJECTED)	32,119	97,057	303,886
OWNER-OCCUPIED HOUSING UNITS	11,809	43,899	171,209
RENTER-OCCUPIED HOUSING UNITS	20,310	53,158	132,677
2023 AVERAGE HOUSEHOLD INCOME	\$90,710	\$106,533	\$11,654



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