

The Grey

1250 S. Person Street
Raleigh, NC 27601

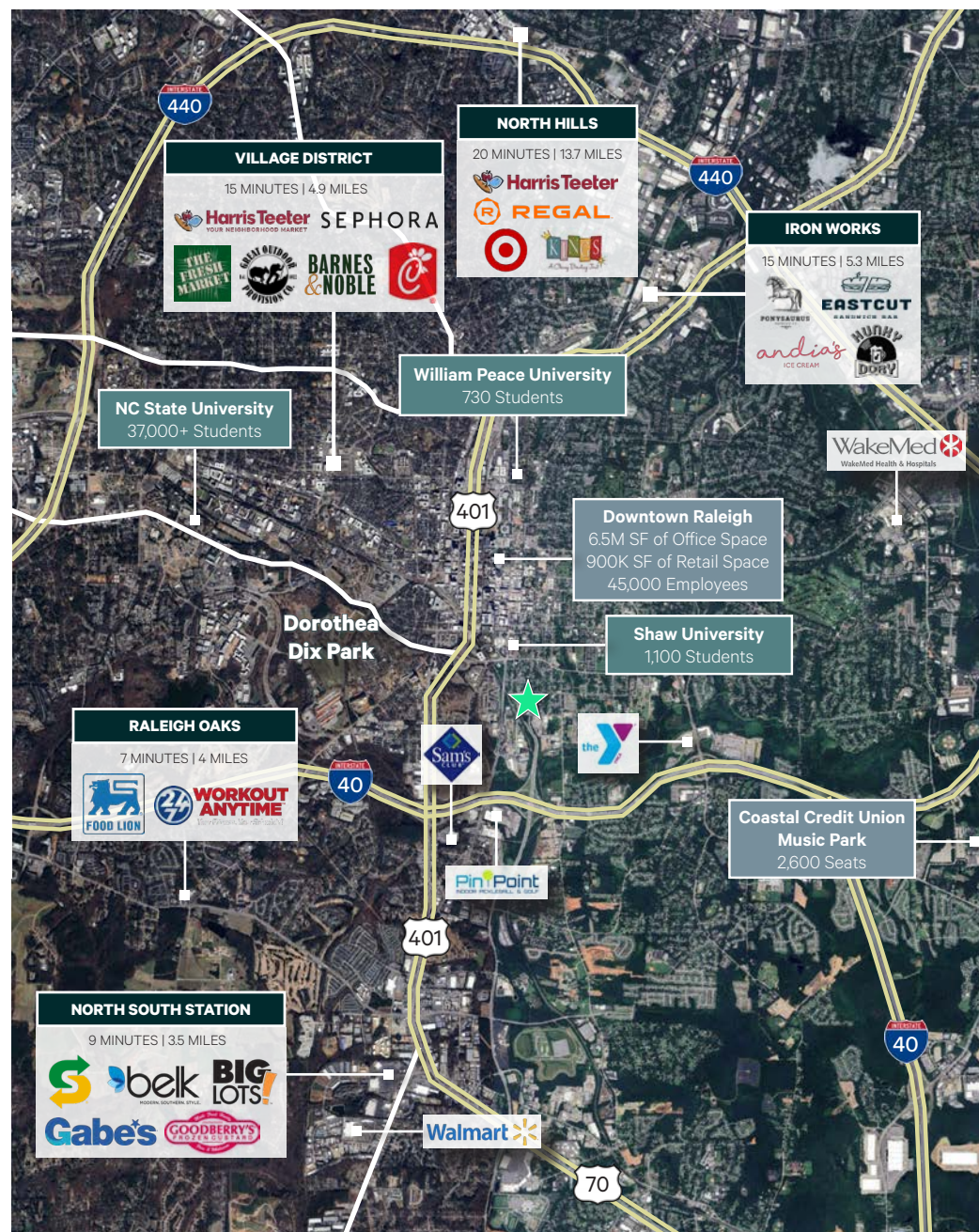
Improved Pad in Downtown Raleigh Priced to Sell at Only \$250,000



Property Highlights

CBRE is pleased to present a rare ±0.21-acre commercial development opportunity in Downtown Raleigh. Located just 0.5 miles from Martin Luther King Jr. Boulevard (21,500 VPD) and S. Wilmington Street (10,000 VPD) signalized intersection, the site is located within The Grey, a nearly sold-out, 100-unit condo community built by Stanley Martin Homes. The subject property is zoned Planned Development (PD) (City of Raleigh ETJ), which permits health clubs, medical, office, restaurants, retail sales, beauty/hair salon, etc. A current concept layout shows the potential for a 2,500-square-foot general or mixed-use building.

Site Size	±0.21 acres
Current Zoning	Planned Development (PD) (City of Raleigh ETJ)
Future Land Use	Neighborhood Mixed Use (City of Raleigh ETJ)
Proposed Building SF	2,500
Building Height	3 stories/50' maximum
Utilities	Municipal water and sewer
PIN	1703830510
Asking Price	\$250,000



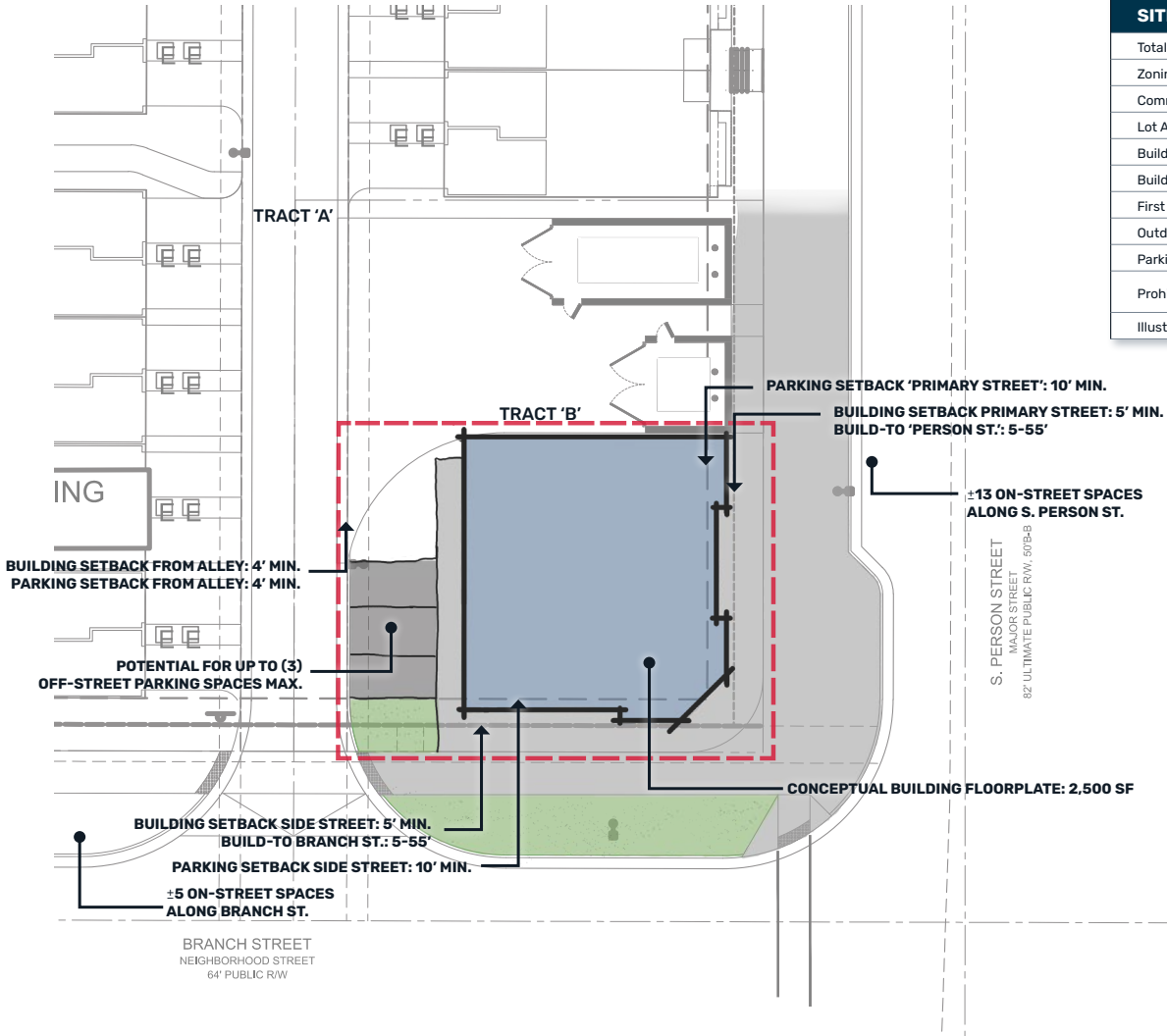
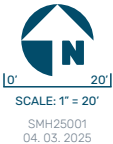
Commercial Concept Layout

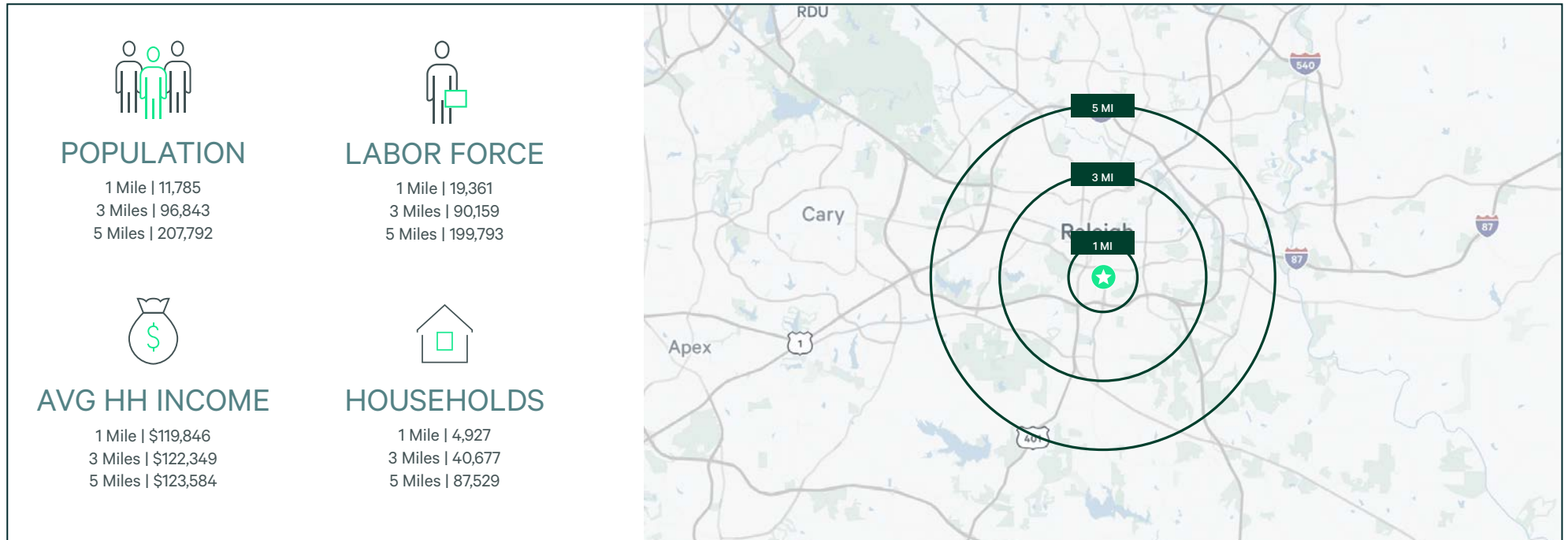
SITE DATA TABLE	
Total Site Area 'Tract B'	±4,500 sf
Zoning	PD (NX Base)
Commercial Area	10,000 sf max. (Per PD)
Lot Area	No. max. (Per PD)
Building Type	General or Mixed-Use (Per PD)
Building Height	3 stories/50' max. (Per PD)
First Floor Height	11' max. (Mixed-Use building type only)
Outdoor Amenity	10% site (Provided on Tract 'A')
Parking	No min.
Prohibited Uses	Vehicle sales, rental, fuel, or repair. Detention center, jail/prison
Illustrated Conceptual Building Max.	± 2,500 sf

ALLOWABLE USE TABLE (NX BASE DISTRICT)	
Allowed Principle use (UDO 6.1.4.)	Permitted/Limited/Special Use
Day Care Center/Home	L
Event Space	L
Dance, martial arts, music studio or classroom	P
Health Club	P
Sports Academy	P
Medical	P
Office	P
Outdoor Sports or entertainment facility (≤250 seats)	P
Outdoor Sports or entertainment facility (>250 seats)	S
Short Term Rental	L
Bed & Breakfast	P
Parking Facility	P
Animal Care (Indoor)	L
Veterinary Clinic/Hospital	L
Beauty/ hair salon	P
Copy Center	P
Optometrist	P
Bar, Nightclub, tavern, lounge	L
Eating Establishment	P
Retail Sales	P
Mobile Retail - Long Term	L
Shopping Center	P
Plant Nursery	P
Produce Stand	L
Community Garden/On-site sales	L
Urban Farm	S



THE GREY COMMERCIAL CONCEPT LAYOUT
RALEIGH, NORTH CAROLINA





Contact Us

Tiffany Hilburn

Vice President
Land Services
+1 910 334 0634
tiffany.hilburn@cbre.com

Harrison Benson

Associate
Land Services
+1 919 605 9420
harrison.benson@cbre.com

© 2026 CBRE, Inc. All rights reserved. This information has been obtained from sources believed reliable but has not been verified for accuracy or completeness. CBRE, Inc. makes no guarantee, representation or warranty and accepts no responsibility or liability as to the accuracy, completeness, or reliability of the information contained herein. You should conduct a careful, independent investigation of the property and verify all information. Any reliance on this information is solely at your own risk. CBRE and the CBRE logo are service marks of CBRE, Inc. All other marks displayed on this document are the property of their respective owners, and the use of such marks does not imply any affiliation with or endorsement of CBRE.