



For Sale

103-105 ILEAGNES ROAD
RALEIGH, NC 27603

FUTURE SITE OF
ATLAS STARK
REDEVELOPMENT

SUBJECT
PROPERTY

EXCLUSIVELY LISTED BY

Curt Britt
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All SVN® Offices Independently Owned and Operated

PROPERTY HIGHLIGHTS

103-105 ILEAGNES ROAD, RALEIGH, NC 27603

ADDRESS 103-105 Ileagnes Road
Raleigh, NC 27603

DEED ACRES .33
.22

TOTAL ACRES 0.55

ZONING CX-3
Within the Transit
Overlay District

PRICING \$900,000



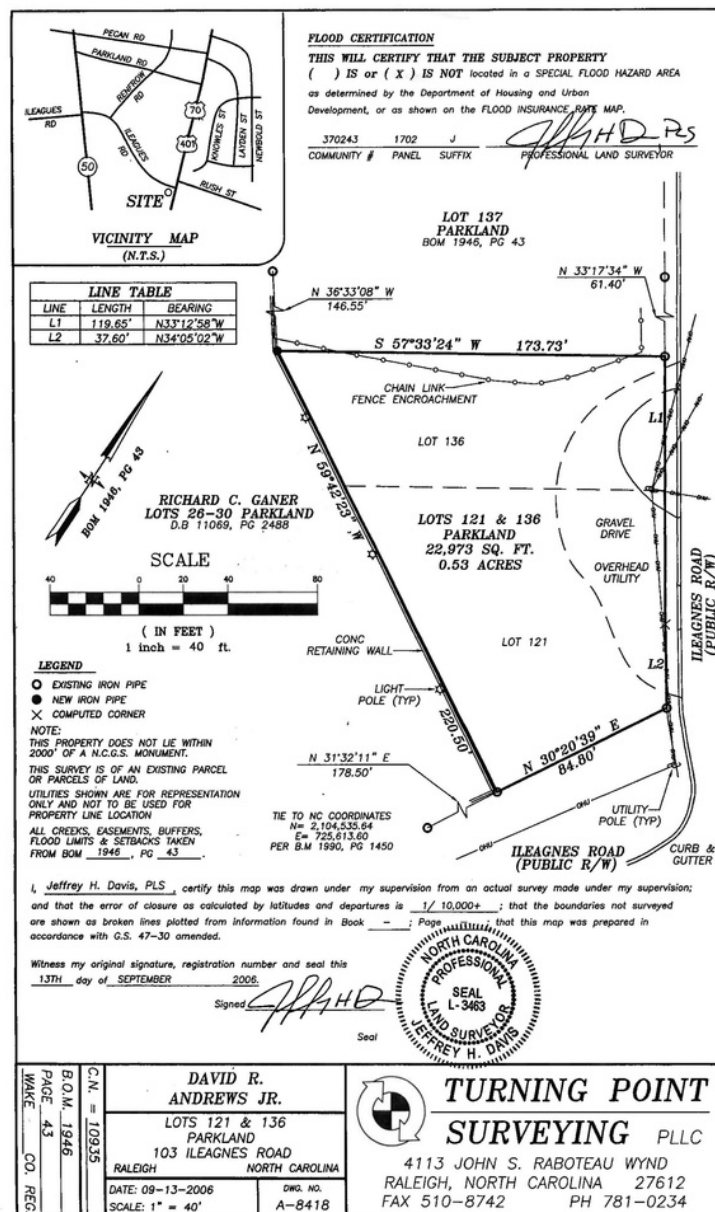
Two adjacent lots totaling .55 acres, located in South Raleigh near the intersection of Ileagnes Road and Wilmington Street. Easy access to major roadways US 401 and I-40.

The property lies in the Transit Overlay District (TOD) which guides development toward denser, walkable, mixed-use environments.

- Prime investment opportunity
- Great potential for growth
- Strategic location

SURVEY

103-105 ILEAGNES ROAD, RALEIGH, NC 27603



DOWNTOWN SOUTH PROJECT

103-105 ILEAGNES ROAD, RALEIGH, NC 27603



Just minutes from the future Downtown South project, 103-105 Ileagnes will benefit from the tremendous growth this project will bring to the area.

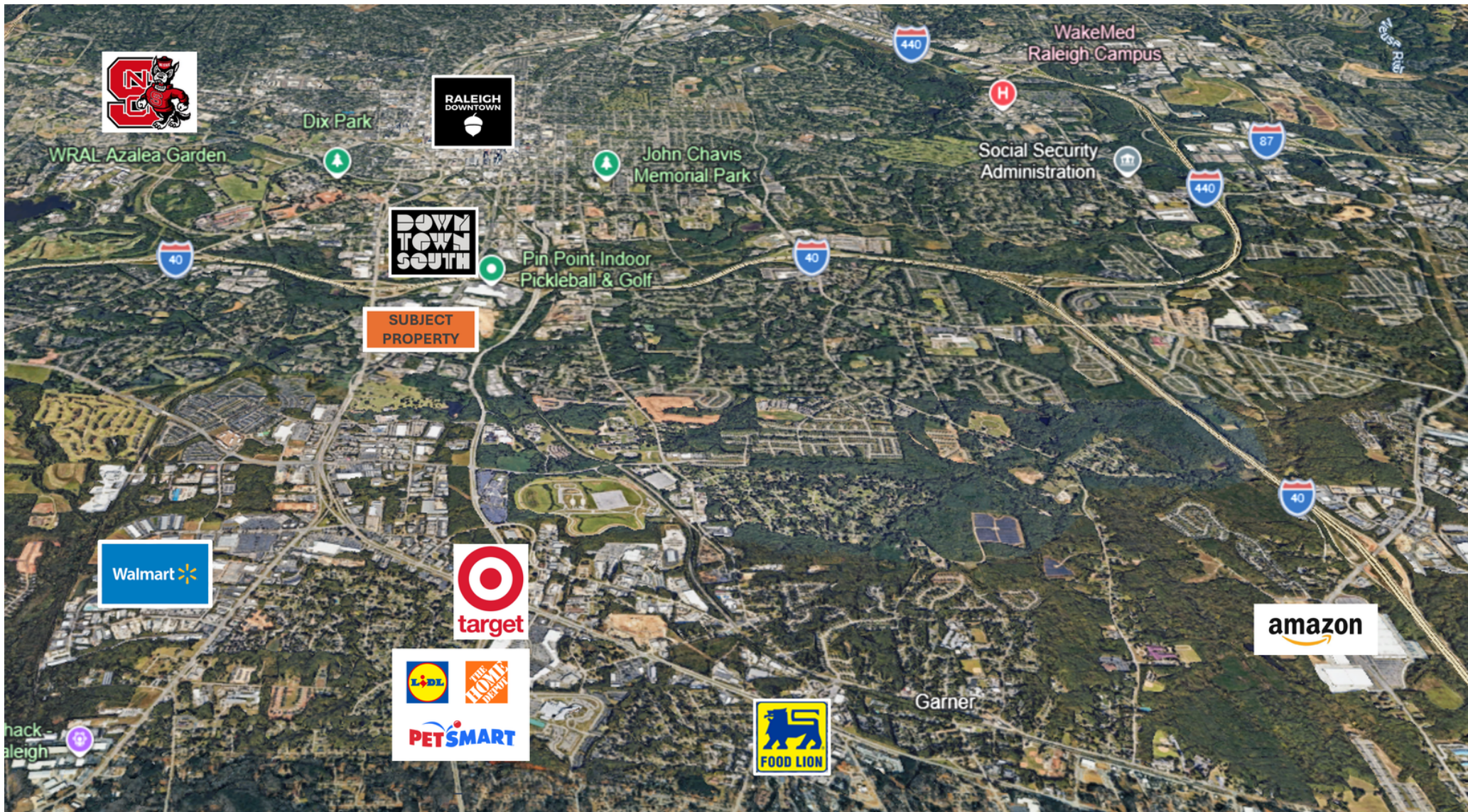
The multi-billion-dollar development, planned for the area south of downtown at South Saunders and I-40, will include entertainment, dining, retail, green space, residential options as well as a 12,000 to 15,000-seat soccer stadium.

Downtown South will serve as the southern gateway to Raleigh, the connection to nature and parks, and the physical integration of communities across the city.

LOCATION

103-105 ILEAGNES ROAD, RALEIGH, NC 27603

NEARBY AMENITIES & ACCESS



- EASY ACCESS TO HWY 401 AND I-440 BELTLINE
- CLOSE TO DOWNTOWN RALEIGH AND DOWNTOWN SOUTH

- NEAR RETAIL AND ENTERTAINMENT
- IN THE TRANSIT OVERLAY DISTRICT



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