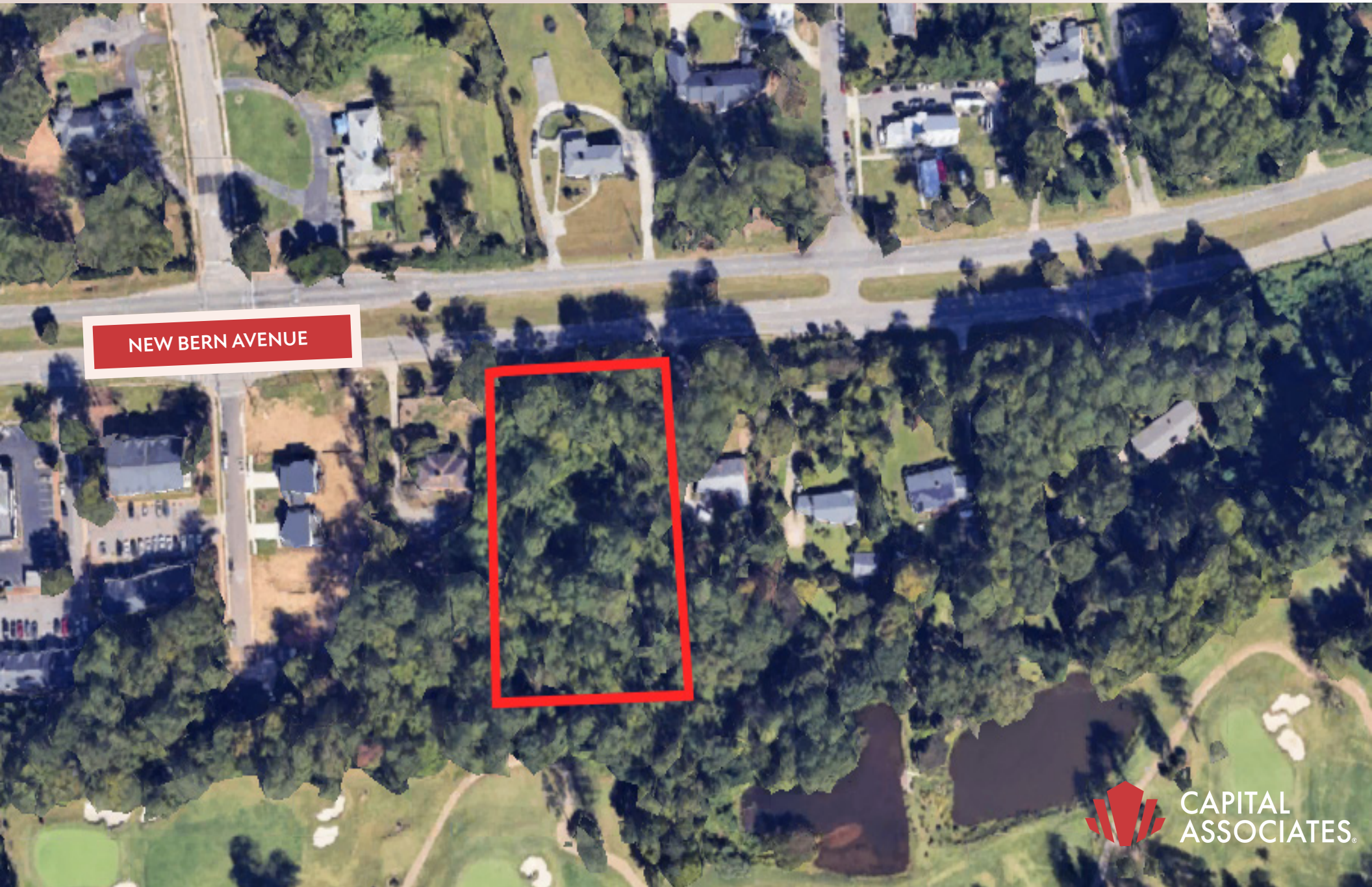


# FOR SALE +/- 1.22 ACRES

## RESIDENTIAL LAND

2312 NEW BERN AVENUE, RALEIGH, NC 27610



NEW BERN AVENUE

## 2312 NEW BERN AVENUE, RALEIGH, NC 27610

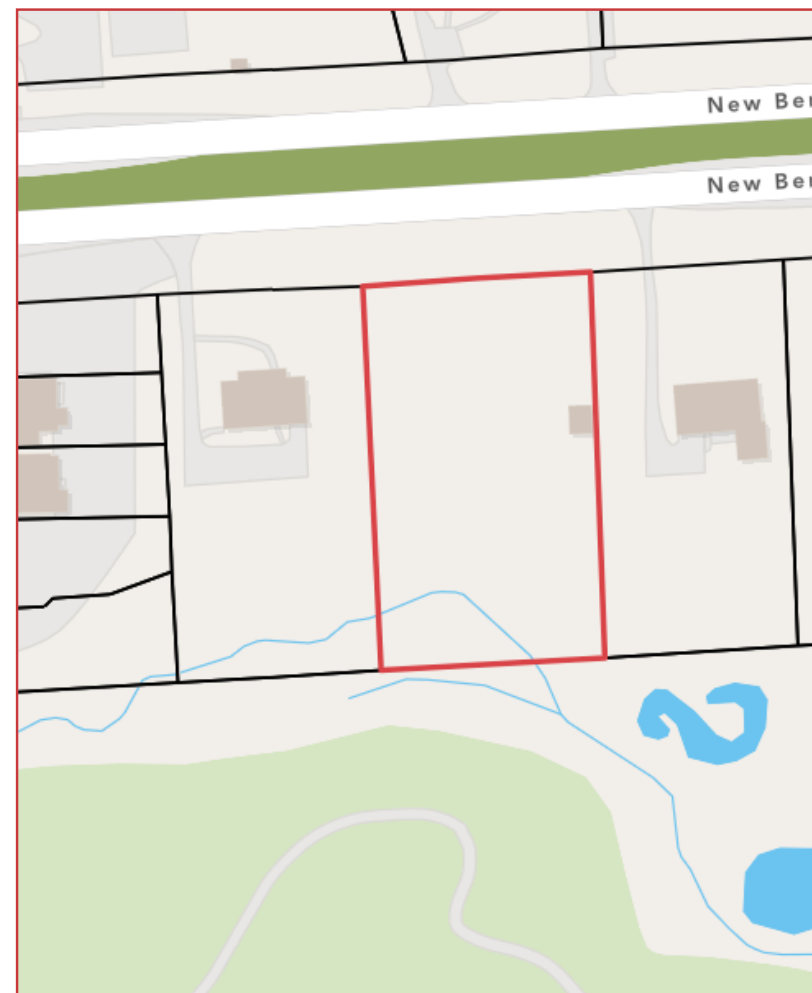
Capital Associates is pleased to present **±1.22 acres** of land located at 2312 New Bern Avenue in the heart of South Raleigh, NC. This unique property offers a rare combination of open acreage and exceptional proximity to one of the Triangle's fastest-growing corridors.

- Zoning: RX-3-GP
- Utilities available on site
- Near mixed-use and employment center regions
- Well suited for residential, multifamily, commercial, or mixed-use development

### LOCATION HIGHLIGHTS:

- Approximately 2–3 miles to Downtown Raleigh, Glenwood South, Mordecai Historic and Oakwood Historic Districts
- Less than 1 mile to I-440 (the Beltline)
- Direct access via US-64 / New Bern Avenue
- Convenient access to I-40, I-540, and US-1
- Approximately 30–35 miles to Durham and Research Triangle Park (RTP)

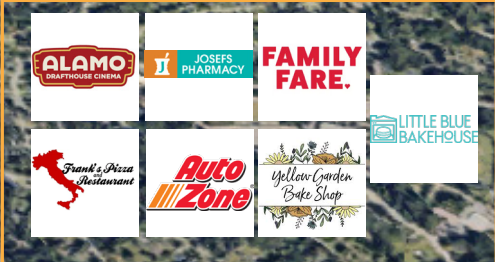
## SITE MAP



MORDECAI/HISTORIC OAKWOOD



DOWNTOWN RALEIGH



# DIRECTLY ACROSS FROM RALEIGH COUNTRY CLUB



# NEAR WAKEMED IN RAPIDLY GROWING CORRIDOR

