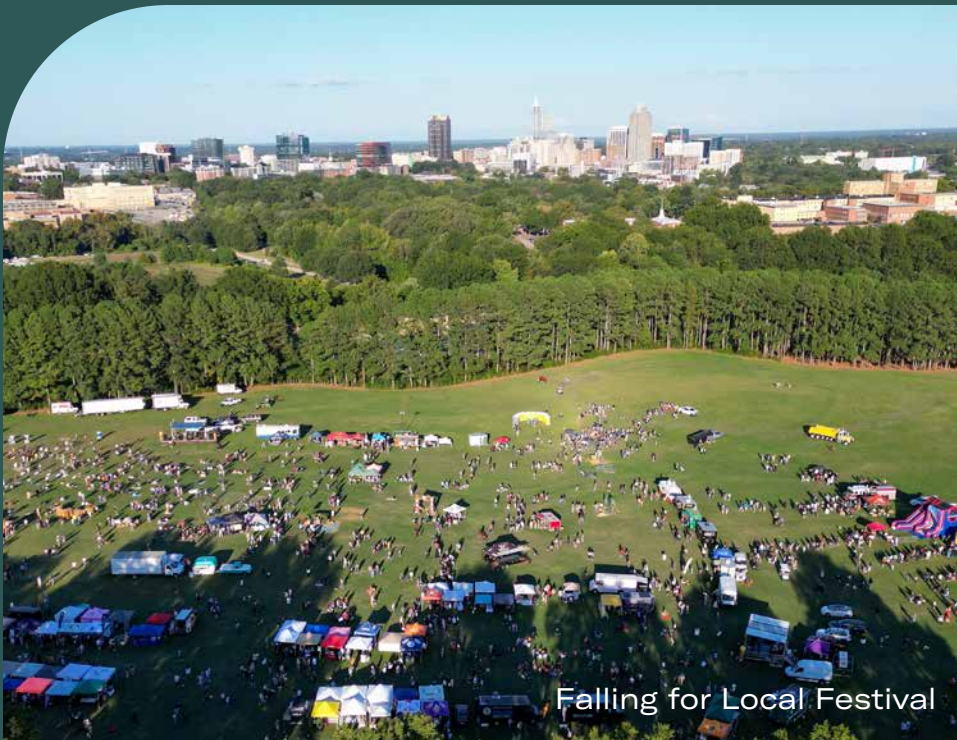


FRONTING DIX PARK
LAKE WHEELER RD & HAMMELL DR | RALEIGH, NC 27603



THE
WELD
RALEIGH



Falling for Local Festival



Yoga in the Park

What's *next*?

DOROTHEA DIX PARK IS GROWING

Just southwest of Downtown Raleigh, The Weld's location across from Dorothea Dix Park offers unmatched connectivity to the city's largest public greenspace as well as some of the best views of the Downtown skyline.

East of the Park, the initial phase of the project will be comprised of two residential towers, potentially followed by future mixed-use phases. Each one will include ground-level retail and share a central greenspace that will serve as a gathering place for the project and naturally connect the architecture to the surrounding landscape.

Because of its proximity to Downtown and the immense greenspace of Dorothea Dix Park, The Weld will create a desirable new neighborhood with access to amenities not otherwise found in the Triangle. Within walking distance of the State Farmer's Market and NC State University's Centennial Campus, The Weld will truly be a walkable and bikeable mixed-use district with immediacy to green space, downtown amenities, and easy access to I-40.

Dix Park & *Downtown Raleigh*



3,000,000+
ANNUAL VISITORS TO
STATE FARMERS MARKET
OURSTATE.COM



\$400 MILLION
300K SF EXPANSION TO
RALEIGH CONVENTION CENTER
2026-2028



1.7M
UNIQUE VISITORS TO
DOWNTOWN RALEIGH
Q4 2023



\$50M
GIPSON PLAY PLAZA
AT DIX PARK
OPENING 2025



\$280M
ESTIMATED FOOD &
BEVERAGE SALES
JAN TO NOV 2023



+26.2%
INCREASE AVG MONTHLY
HOTEL ROOM REVENUE
FROM Q2 2022







Project *Highlights*

PARK ADJACENT LOCATION

The connection to Dorothea Dix Park provides the project with an intrinsic connection to nature and local culture.

SUPERIOR CITY VIEWS

By being removed from the urban core, the project benefits from an extraordinary perspective of the Raleigh skyline.

MULTIMODAL CONNECTIVITY

The site allows for less congested commuter access and affords exceptional micro-mobility to neighborhoods.

CULTIVATED DESIGN

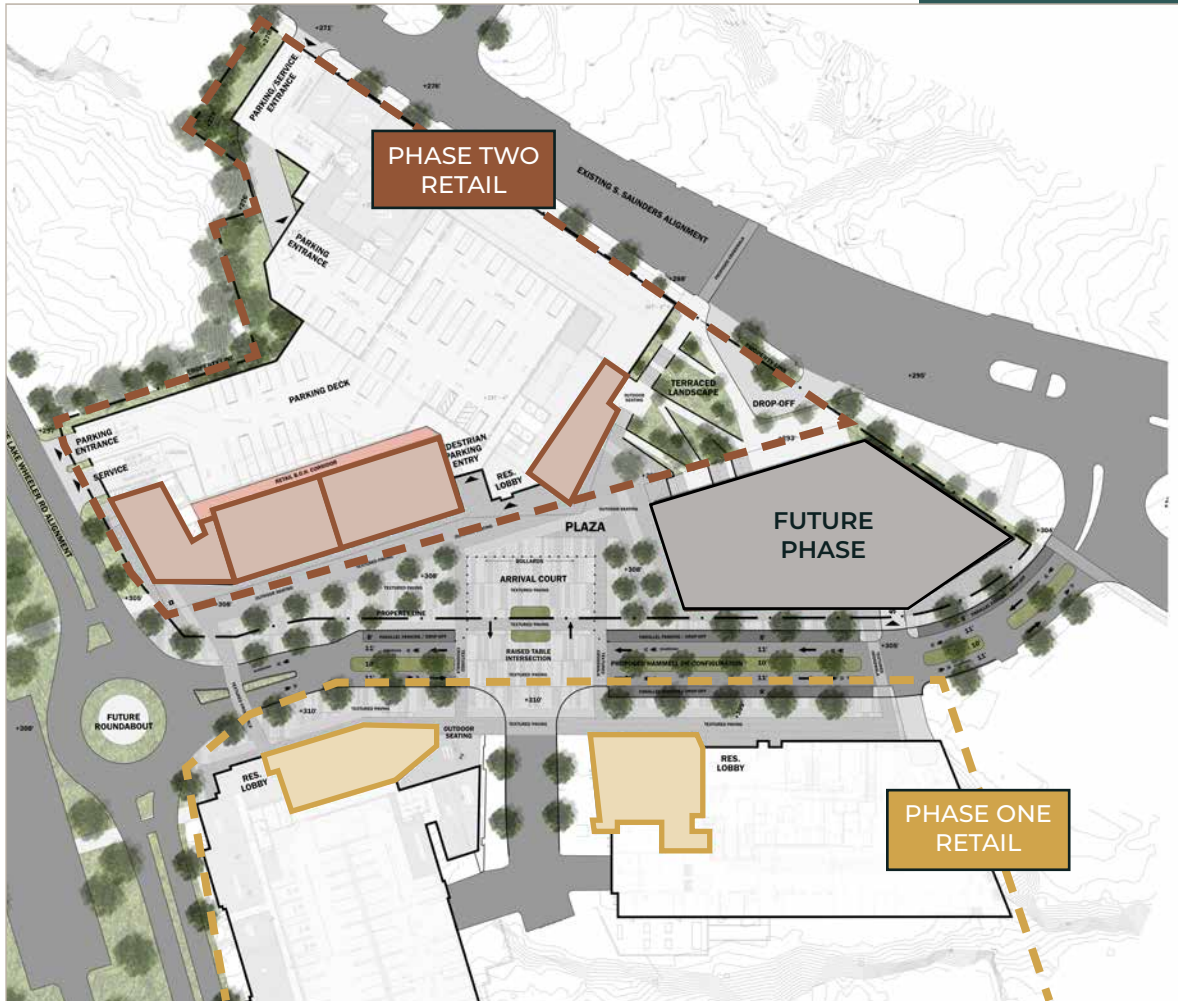
Each aspect of the project's planning capitalizes on a greater sense of balance, wellness, and community.

ACTIVATED ATMOSPHERE

The space planning lends itself to an active central core for enjoying shopping, greenspace, and community interaction.

Site Plan

GROUND FLOOR RETAIL OPPORTUNITIES



Adjacent to the south end of Downtown Raleigh, The Weld will have direct access to S Saunders Road to extend Dorothea Dix Park connectivity.



PHASE ONE
1,000 - 5,600 SF
WITH PATIO



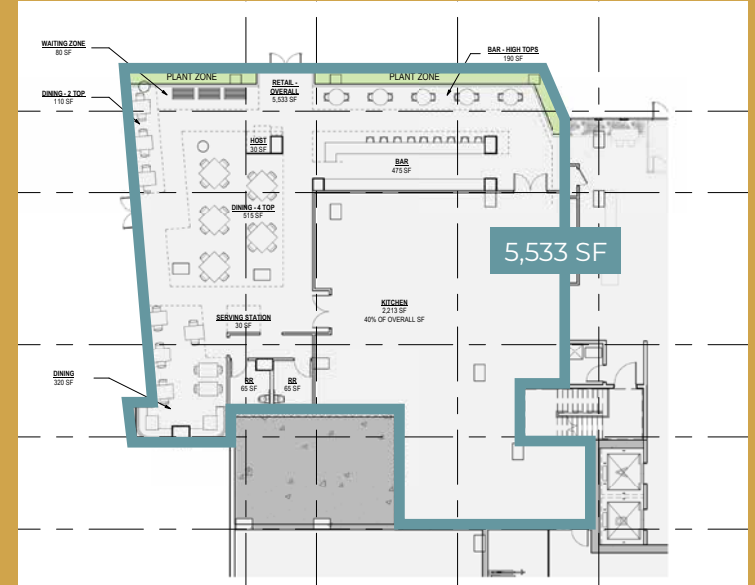
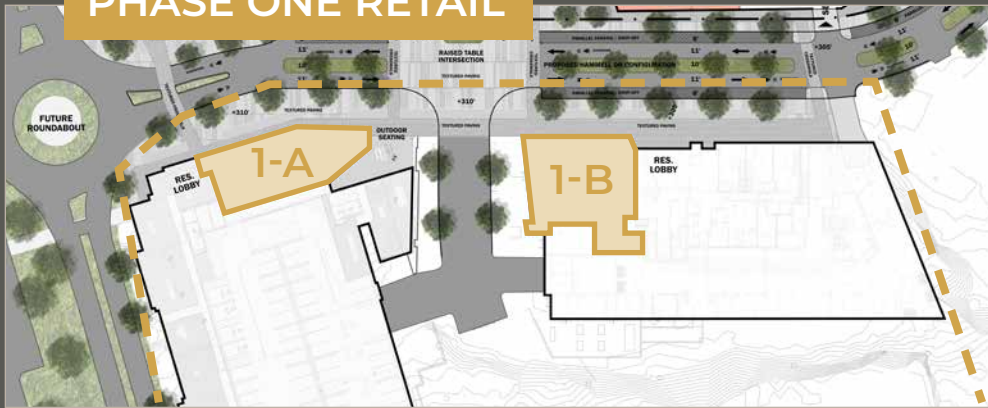
PHASE ONE
ON-SITE PARKING
940 SPACES
(TOTAL)



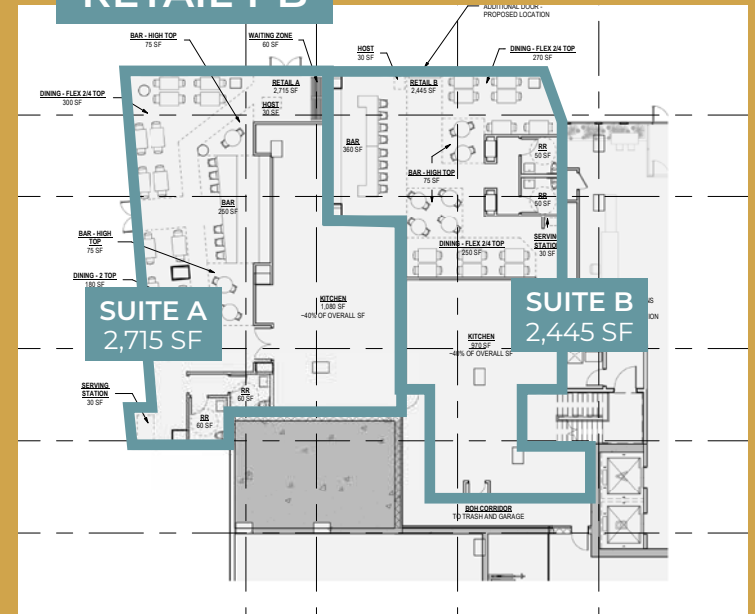
675
ON-SITE LUXURY
RESIDENTIAL UNITS
(PHASE ONE);
1,200 UNITS TOTAL

Phase One *Test Fits*

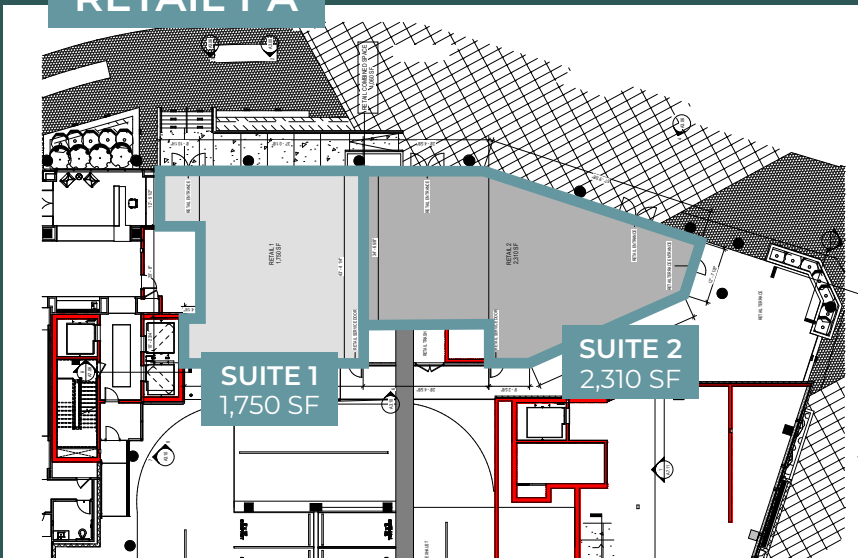
PHASE ONE RETAIL



RETAIL 1-B

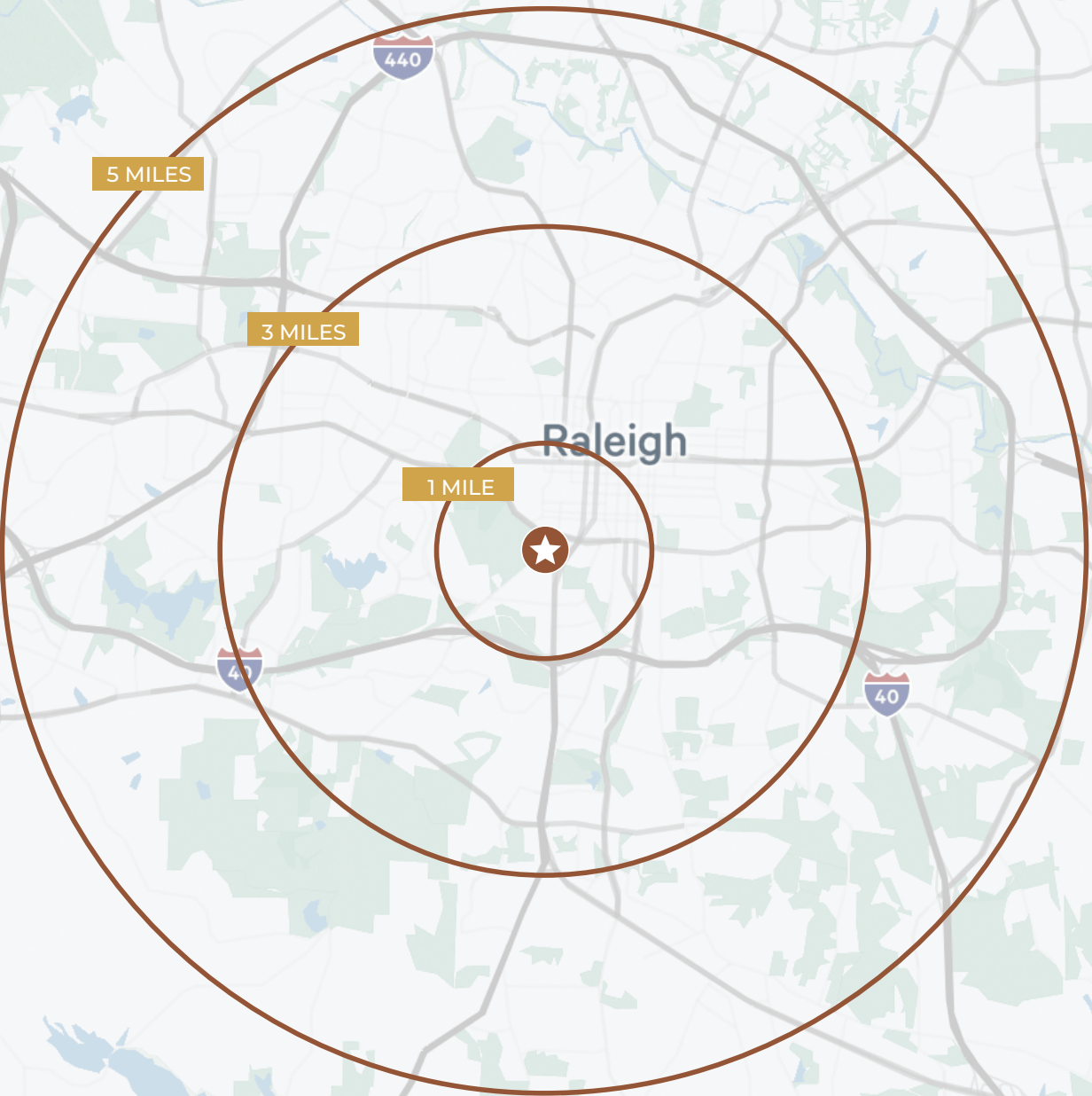


RETAIL 1-A





Area Demographics



2023 DEMOGRAPHICS 3 MILES

Population	107,897
Average HH Income	\$102,890
Households	43,267
Daytime Population	146,381

POPULATION



1 Mile
10,291



3 Miles
107,897



5 Miles
207,425

THE WELD

For retail inquiries, please contact:

CBRE

CHARLIE COYNE

Executive Vice President
+1 919 831 8233
charlie.coyne@cbre.com

TIFFANY BARRIER, CCIM

Senior Vice President
+1 919 831 8257
tiffany.barrier@cbre.com

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