PlanFiled

FREE SAMPLE

Lead Pack: Raleigh-Durham Triangle, NC

Top 15 commercial and multifamily projects filed or permitted Oct 27, 2026 to Nov 3, 2026, ranked by declared value. Built from official public permit records.

15	$145.6M	6	13
projects	declared value	at application stage	with a named firm, person or owner

1. 1110 Oculus Dr, Raleigh — $115,241,264

Issued Oct 29, 2026 · New Building · Non-Residential · Raleigh

Life Time Living at The Exchange: 20-story mixed-use tower with about 289 apartments over a Life Time athletic club. Groundbreaking was Oct 29, 2026; completion targeted for fall 2028.

General contractor Consigli Construction Co.

> **Why it matters:** The biggest permit in the Triangle this month, and we hand-checked it. It's a multi-year job with dozens of subcontract packages (concrete, curtain wall, MEP, elevators, finishes), and Consigli will buy them out in phases. Get on their bidder list now.

Source: City of Raleigh, Building Permits (issued), record #BLDNR-026392-2025 · look it up

2. 1100 Keiths Rd, Wendell — $7,222,020

Applied Nov 2, 2026 · Commercial Building: New Building or Addition · 107,944 sq ft · Wake County

New industrial warehouse building, about 107,900 sq ft.

Owner Wendell Exchanger Owner LLC (parcel owner, Wake County records)

> **Why it matters:** Application stage with no contractor on the record, so the GC may not be locked in. Sitework, tilt-up or precast, steel, roofing and dock equipment are all large scopes on a building this size. Start with the parcel owner.

Source: Wake County Building Permits (Wake County, applied), record #CBPR-183282-2026 · look it up

3. 303 US 70 SERVICE RD, Durham — $3,947,235

Issued Oct 27, 2026 · Non-Residential (New) · 102,060 sq ft · Durham

New factory shell building with office space, 102,060 sq ft.

Architect (applicant email domain) mcmillanpazdansmith.com (McMillan Pazdan Smith)

> **Why it matters:** A 102,000 sq ft shell means big concrete, steel, roofing and envelope packages. The architect is on the record, so ask them which GCs are bidding or awarded.

Source: City of Durham / Durham County, Building Permits (issued), record #26103513 · look it up

4. 2301 ERWIN RD, Durham — $3,731,000

Issued Oct 29, 2026 · Non-Residential (Alteration/Addition) · 2,801 sq ft · Durham

Duke Hospital North: EP (electrophysiology) feed from AGH, Phase 2. Interior alteration, 2,801 sq ft.

Architect (applicant email domain) array-architects.com (Array Architects)

> **Why it matters:** $3.7M on 2,800 sq ft works out to about $1,300/sq ft. That is heavy MEP, electrical and medical-gas content. Phase 2 means there's a Phase 1 team in place and probably more phases to come at Duke.

Source: City of Durham / Durham County, Building Permits (issued), record #26104774 · look it up

5. 5100 Thriftwood Dr, Apex — $3,000,000

Applied Oct 28, 2026 · Commercial Building: WCPSS/County Projects · 22,000 sq ft · Apex

Felton Grove High School renovations: serving line, electrical equipment and lighting upgrades, bus canopy, air-handler ductwork and MEP work.

Owner Wake County Board Of Education (parcel owner, Wake County records)

> **Why it matters:** A Wake County Public School System project. School work is usually publicly bid, so watch WCPSS and GC bid postings. Strong fit for electrical, mechanical and canopy subcontractors.

Source: Wake County Building Permits (Apex, applied), record #CBPR-183040-2026 · look it up

6. 1004 Big Oak Ct, Knightdale — $1,975,582

Applied Oct 29, 2026 · Commercial Building: New Building or Addition · 5,695 sq ft · Knightdale

Wake Vet: new one-story veterinary hospital, 5,695 sq ft, wood frame with brick and fiber-cement exterior.

Owner Rowdy Ridgebacks Holdings LLC (parcel owner, Wake County records)

> **Why it matters:** Ground-up build with no GC on the record yet. Framing, masonry, roofing, sitework and specialty HVAC (animal areas) are all in play. The owner entity is named, so reach out directly.

Source: Wake County Building Permits (Knightdale, applied), record #CBPR-183062-2026 · look it up

7. 2312 Atlantic Ave, Raleigh — $1,566,127

Issued Oct 28, 2026 · Change of Use · Non-Residential · Raleigh

Assembly 1249: warehouse-to-restaurant conversion at the Salvage Yards, 9,633 sq ft (change of use).

General contractor Choate Construction

> **Why it matters:** Restaurant conversions carry kitchen MEP, hood and fire suppression, storefront and finish packages. Choate is named and the permit is issued, so call their estimating team for scopes still open.

Source: City of Raleigh, Building Permits (issued), record #BLDNR-017055-2026 · look it up

8. 1406 Smith Reno Rd, Raleigh — $1,461,396

Issued Oct 27, 2026 · Alteration/Repairs · Non-Residential · Raleigh

Duncan-Parnell: new office location (interior build-out).

General contractor A.B. Goodrich Contracting

> **Why it matters:** Owner-occupied office build-out with an issued permit: interiors, flooring, low-voltage, AV and furniture vendors should reach the GC now.

Source: City of Raleigh, Building Permits (issued), record #BLDNR-043826-2026 · look it up

9. 60 Liles Dean Rd, Wendell — $1,416,060

Issued Oct 27, 2026 · Commercial Building: New Building or Addition · 3,600 sq ft · Wendell

Family Fare convenience store: new 3,600 sq ft building (the fueling canopy is on a separate permit).

Owner M M Fowler Inc (parcel owner, Wake County records)

> **Why it matters:** Ground-up store with an issued permit: site, concrete, storefront, refrigeration and signage. The fuel canopy and tank work will come under a separate permit.

Source: Wake County Building Permits (Wendell, issued), record #CBPR-170896-2026 · look it up

10. 901 E Young St, Rolesville — $1,194,344

Applied Oct 27, 2026 · Commercial Building: New Building or Addition · 16,010 sq ft · Rolesville

New one-story commercial shell building (Lot 4A) for future retail tenants, 16,010 sq ft.

Owner Wake Cnty Board Of Education (parcel owner, Wake County records)

> **Why it matters:** Shell first, tenant finish-outs later. An interiors subcontractor who meets the developer now can line up the tenant upfits. Note: the county parcel owner shown may be out of date if the lot was recently sold, so confirm it on the record.

Source: Wake County Building Permits (Rolesville, applied), record #CBPR-182906-2026 · look it up

11. 701 E Chatham St, Cary — $1,174,000

Applied Nov 3, 2026 · BLDG - ALTERATION NON-RESIDENTIAL (B435) · 4,696 sq ft · Cary

Interior alteration (non-residential), 4,696 sq ft, downtown Cary.

Contacts None published on this record yet

> **Why it matters:** Filed on Nov 3, so it's brand new, with no contractor published yet. At about $250/sq ft, this is a substantial interior. Ask the Town of Cary for the applicant on the record.

Source: Town of Cary, Building Permit Applications (applied), record #27-00003056 · look it up

12. Address not published, Durham — $1,072,300

Issued Oct 27, 2026 · Non-Residential (Alteration/Addition) · 149 sq ft · Durham

D2600036 INTERIOR RENOVATIONS, ELEVATOR ADDITION, MEMORIAL GARDEN, AND ASSOCIATED PME UPGRADES

Contacts None published on this record yet

Why it matters: An elevator addition plus plumbing, mechanical and electrical upgrades points to elevator, electrical and plumbing subcontractors. Durham hasn't published the address. Search the record number on Durham's permit portal to get the site and applicant.

Source: City of Durham / Durham County, Building Permits (issued), record #26104114 · look it up

13. 1437 Mack Todd Rd, Wake County — $980,000

Applied Nov 2, 2026 · Commercial Building: New Building or Addition · 3,666 sq ft · Wake County

Building addition onto the rear of an existing building, 3,666 sq ft.

Owner Carleigh'S Holdings LLC (parcel owner, Wake County records)

Why it matters: A small ground-up addition with no GC on the record. The owner may still be picking a builder, so it's a good one for a local GC or framer to call directly.

Source: Wake County Building Permits (Wake County, applied), record #CBPR-183233-2026 · look it up

14. 311 S Academy St 10, Cary — $864,365

Issued Oct 29, 2026 · BLDG - ADDITION NON-RES (B437) · 1,902 sq ft · Cary

Interior and exterior alterations to the basement level, 1,902 sq ft (Unit 10).

General contractor Gateway Building Company

Why it matters: Issued permit with the GC named. Good for interior trades, waterproofing and finishes in downtown Cary.

Source: Town of Cary, Building Permit Applications (issued), record #24-00006262 · look it up

15. 1317 W PETTIGREW ST, Durham — $777,333

Issued Oct 29, 2026 · Non-Residential (Alteration/Addition) · Durham

Duke University, Lyndhurst House: exterior envelope work (new roof, siding, and wood trim restoration).

Contractor (applicant email domain) muterconstruction.com (Muter Construction)

Why it matters: Roofing, siding and finish carpentry on a Duke-owned building. Duke has steady envelope and renovation work, so this is a good relationship to start.

Source: City of Durham / Durham County, Building Permits (issued), record #26104881 · look it up

Every project comes from a public record; the record number lets you check it with the agency. A filing is a signal, not proof a project is funded or open for bids. Values are the applicant's declared construction value. "Owner" is the parcel owner in county records where we could match it. Records with values over $10M are hand-checked before release.

Sources: City of Raleigh permit portal · Durham permit search · Town of Cary permits · Wake County open data

PlanFiled · hello@planfiled.com · planfiled.com/lead-pack/ · Want this done for you every week, with bid calls made? Ask about Bid Desk: reply to any PlanFiled email.