

1.25 ACRES FOR SALE

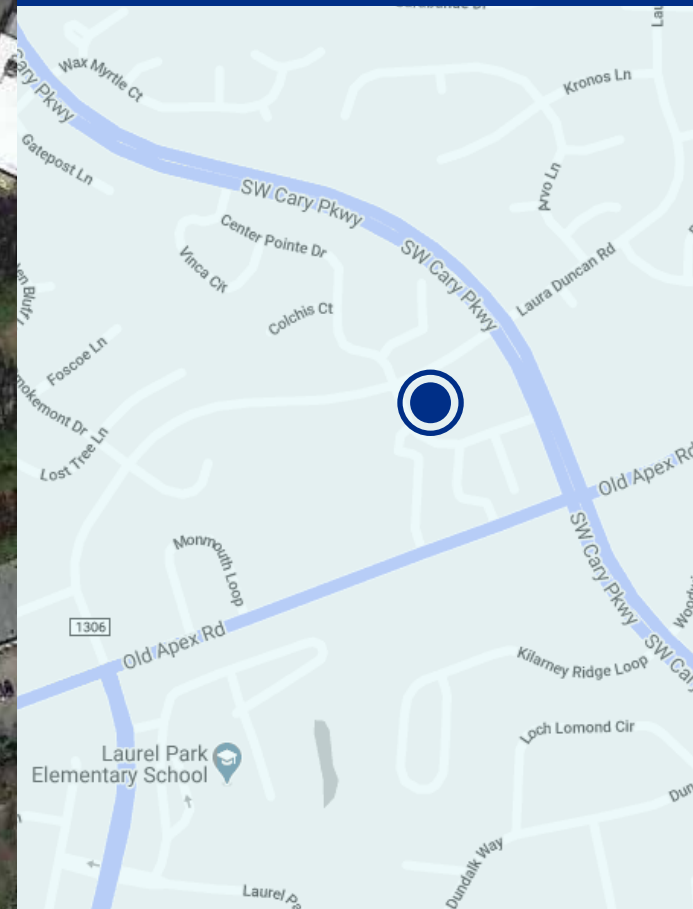
ZONED OFFICE & INSTITUTIONAL

**SW CARY PKWY
& LAURA DUNCAN RD**

CARY, NC 27513



PIN 0753222792
1.25 ACRES



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ABOUT THE PROPERTY

- 1.25 acres for sale
- Part of the Parkway PUD - permitted uses: residential or office building with one to three stories
- Property has a preliminary site plan for 10,500-SF building with 35 parking spaces, plans available upon request
- Plans can be converted to a 6,000 SF single-story building
- Blue line stream running west to east through property. Permitting work has been completed
- PIN # 0753222792
- Situated along Laura Duncan Road with visibility from SW Cary Parkway, surrounded by thousands of rooftops
- Great access to US-64 via Salem Street & SW Cary Parkway
- Six minutes from Downtown Cary and Apex, as well as Fred G. Bond Metro Park and Prestonwood Country Club
- Located across from Parkway Pointe Shopping Center with Food Lion being the anchor tenant

AERIAL



SALES PRICE: \$525,000

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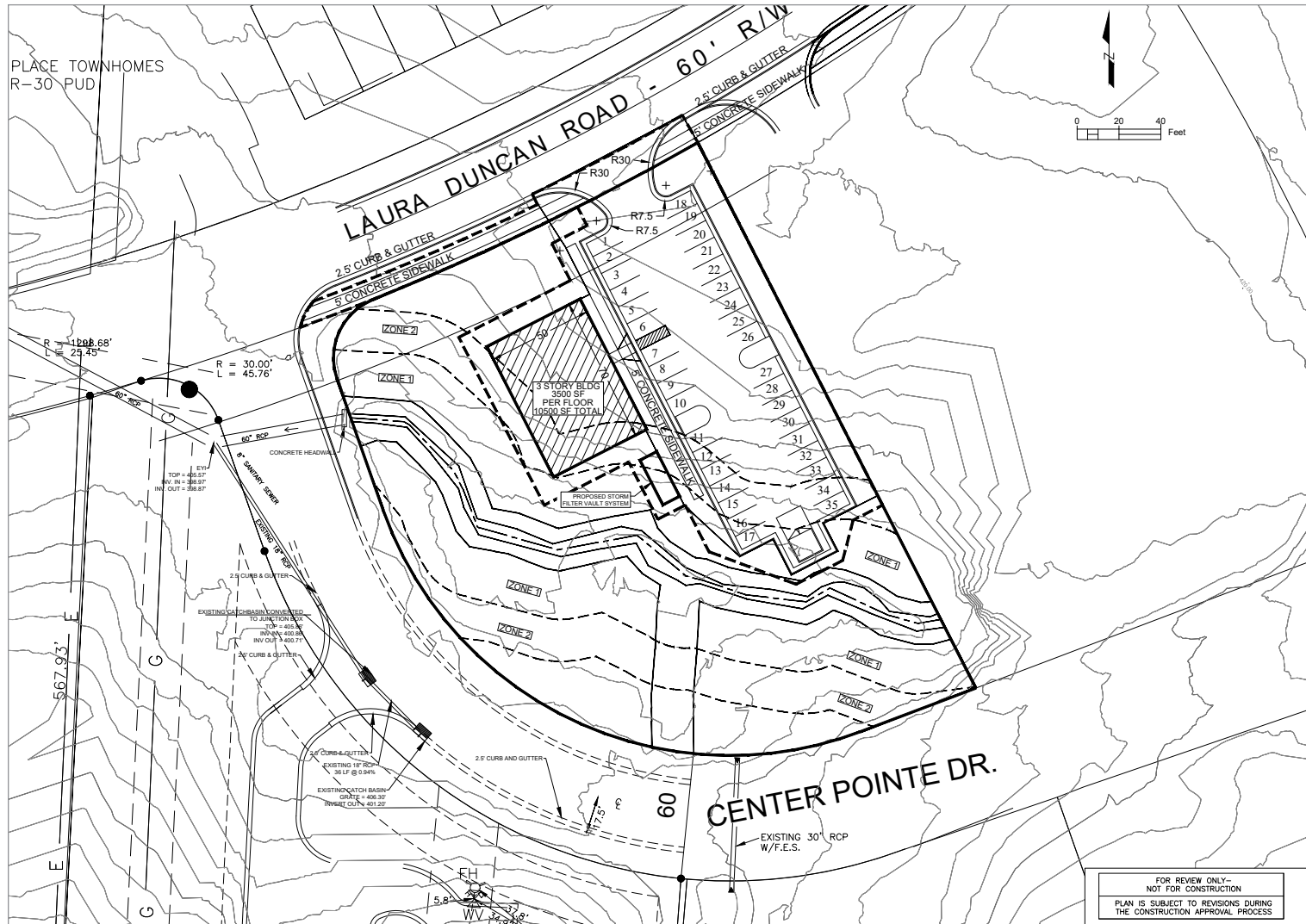
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CONCEPTUAL SITE PLAN

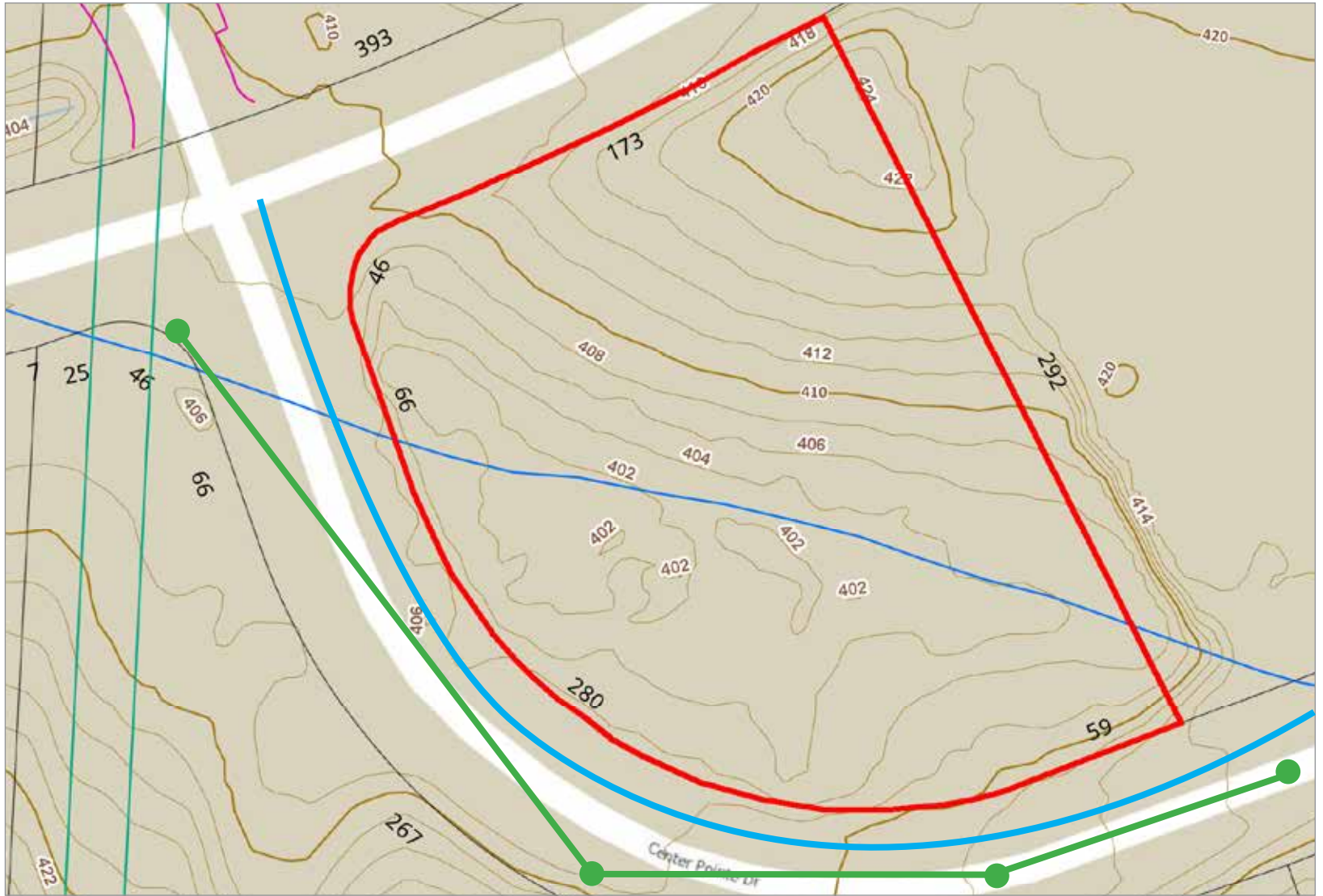


CONCEPTUAL SITE AERIAL



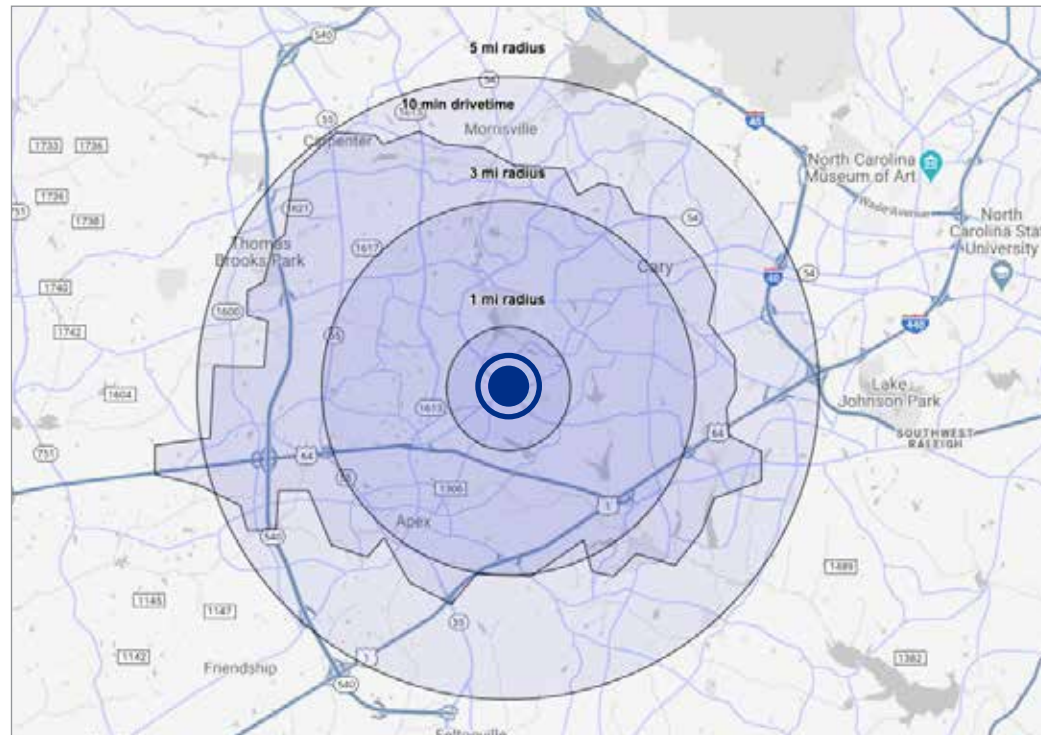
TOPOGRAPHY MAP

8" WATERLINE
SEWER

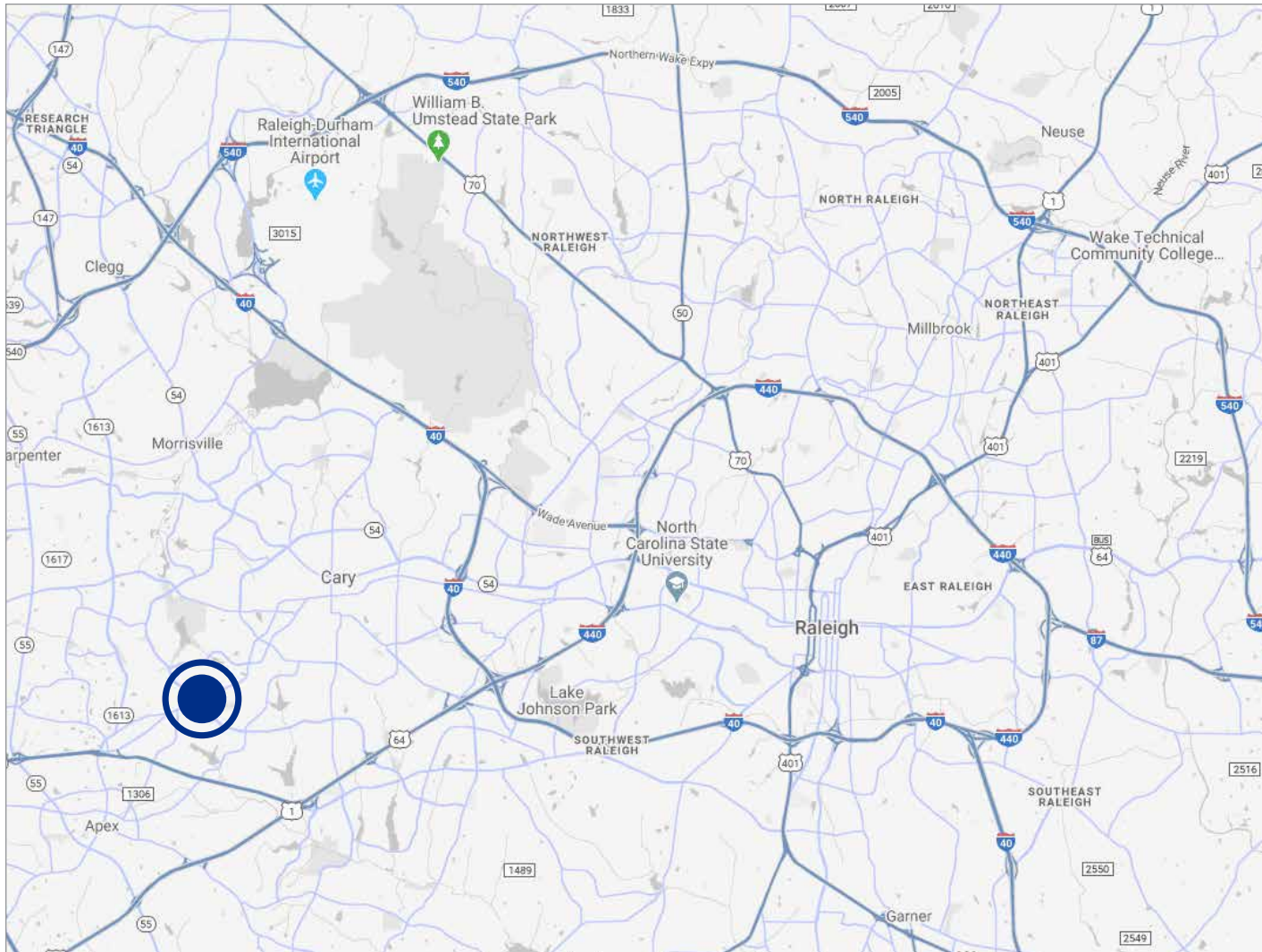


DEMOGRAPHICS

2019 Estimates	1 Mile	3 Miles	5 Miles	10 Minute Drive Time
Population	10,399	87,598	212,144	139,702
Households	4,109	34,170	83,168	53,926
Avg. Household Income	\$120,516	\$124,502	\$120,516	\$125,472



LOCATION MAP



ZONING

Cary Future Growth Framework has this property designated Commercial Center. The purpose of the Commercial Center designation is to promote the development of traditional commercial centers that serve the daily retail and service needs of nearby neighborhoods, and is designed to maximize convenience and accommodate parking nearby stores. Commercial Centers may be able to include Office and Residential uses, with building heights from one to three stories.

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