



**±17.89 ACRES FOR SALE**

INDIVIDUAL OR COMBINED PARCELS | ±1.42 TO ±17.89 AC

JONES FRANKLIN RD

HOLLY SPRINGS RD

TRYON RD

# 6115 HOLLY SPRINGS ROAD

RALEIGH, NORTH CAROLINA 27606

MOSS WITHERS, SIOR, MBA  
CEO & Principal  
mwITHERS@lee-associates.com  
O 919.576.2501

KARAH JENNINGS MCCONNELL  
Executive Vice President, Principal  
kjennings@lee-associates.com  
O 919.576.2502  
C 919.817.0705

 **LEE &  
ASSOCIATES**  
COMMERCIAL REAL ESTATE SERVICES  
RALEIGH • DURHAM • WILMINGTON



# PROPERTY SUMMARY

±17.89 acres along Holly Springs Road offer a compelling redevelopment and investment opportunity within the Town of Cary's Future Growth Framework - Destination Center designation.

The offering includes multiple parcels available individually or together, with parcel sizes ranging from ±1.42 to ±9.99 acres. A conceptual plan illustrating up to 107 townhomes demonstrates the assemblage's potential for increased residential density aligned with Cary's long-term growth vision.

## LOCATION DESCRIPTION

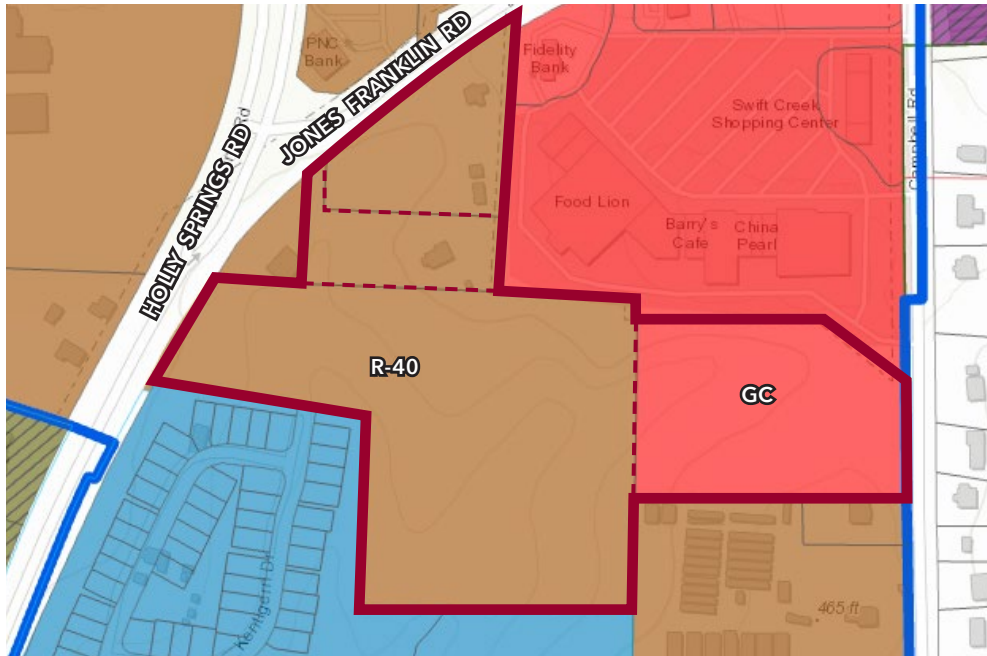
Located along Holly Springs Road, the property provides direct frontage, strong visibility, and access to Campbell Road and Jones Franklin Road. The site is approximately 3 miles from I-40 and US-1 and 5 miles from NC-540 (Triangle Expressway), offering convenient connectivity to Raleigh, Cary, Apex, and Research Triangle Park.

## HIGHLIGHTS

- » Parcels available individually or as a ±17.89-acre assemblage
- » Individual parcel sizes: ±1.42 to ±9.99 acres
- » PINs: 0772753218, 0772759211, 0772752763, 0772752523
- » Current Zoning: R-40 and GC (Cary Zoning; varies by parcel)
- » Located within Cary's Future Growth Framework - Destination Center, supporting increased residential density
- » Portions of the property are subject to the Swift Creek Watershed Protection Overlay
- » Conceptual plan illustrating up to 107 townhomes, demonstrating higher-density residential potential
- » Proximity to I-40, US-1, and NC-540 (Triangle Expressway)
- » SALE PRICE: \$9,500,000 (Total Assemblage)  
Call broker for individual parcel pricing



# ZONING / CONCEPTUAL PLAN



## ZONING - THE TOWN OF CARY

- » **R-40 District Intent:** Designed to accommodate low-density residential development and serve as a transitional zoning category between suburban and higher-intensity areas
- » **GC (General Commercial) Zoning:** Allows a range of commercial and service-oriented uses, providing flexibility within the assemblage
- » **Swift Creek Watershed Protection Overlay:** Portions of the property are subject to the Swift Creek Watershed Protection Overlay, which regulates development intensity, impervious surface coverage, and stormwater management to protect water quality
- » **Planning Context:** While zoning and overlays govern current development standards, the property's location within Cary's adopted Future Growth Framework - Destination Center provides policy support for future rezoning to higher-density residential or mixed-use development

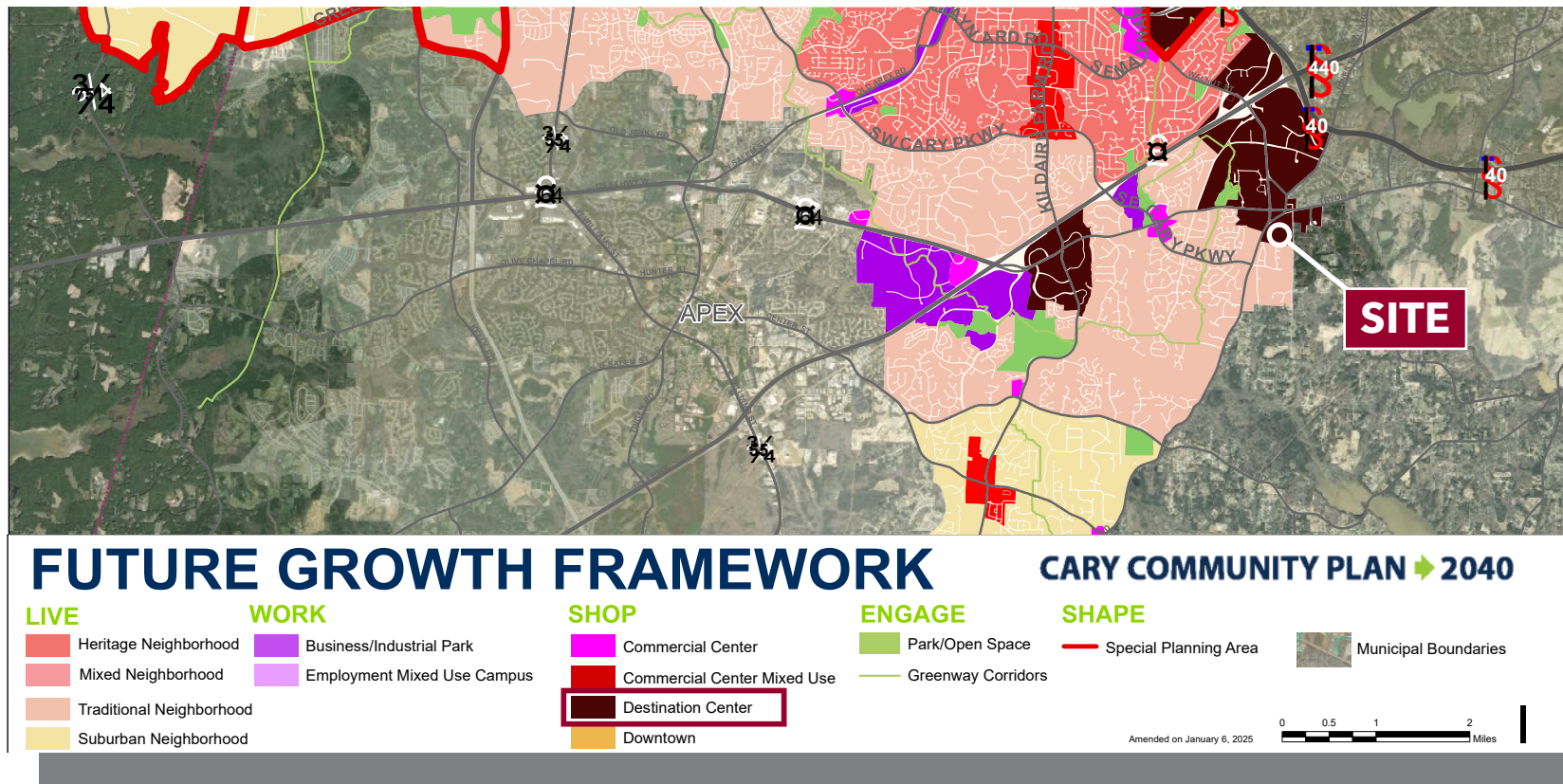


## CONCEPTUAL PLAN

- » **Conceptual plan illustrating up to 107 townhomes**, demonstrating higher-density residential potential
- » **Mix of 2- and 3-story townhomes**, including tuck-under garages to address site topography
- » **Preservation of existing pond and buffer**, supporting environmental goals and rezoning strategy
- » **Proposed greenway extension** connecting Holly Springs Road to Campbell Road



# FUTURE GROWTH FRAMEWORK



## FUTURE GROWTH FRAMEWORK - DESTINATION CENTER

- » Identified by the Town of Cary as a Destination Center, supporting higher-intensity, mixed-use, and residential development
- » Highlights long-term potential for increased density and a blend of commercial, residential, and community uses
- » Signals Cary's vision for urban-style, walkable growth and strategic investment focus areas
- » Positions the property for future rezoning opportunities aligned with the Town's development framework

## LINKS:

- » <https://carync.app.box.com/s/ac919v9t52kelqdy656pmn4co8yduz8r>
- » <https://dn790007.ca.archive.org/0/items/6270597-Cary-Community-Destination-Center/6270597-Cary-Community-Destination-Center.pdf>



# AREA OVERVIEW





# DEMOGRAPHICS

	1 MILE	3 MILES	5 MILES
Population (2025)	7,098	58,218	168,170
Daytime Population	7,521	64,636	191,358
Median Age	36.2	35.2	33.7
Average Household Income	\$115,786	\$142,412	\$152,959
Average Home Value	\$610,485	\$588,971	\$580,905
Bachelor's Degree or Higher	72.9%	63.8%	62.4%



**#3 U.S. City  
with the Fastest  
Job Growth**  
Quartz

**#2 Hottest Real  
Estate Market  
in 2024**  
U.S. News & World Report

**#1 Place to  
Start a Small  
Business**  
LendingTree

**#2 Best  
Performing City  
in the U.S.**  
Milken Institute

**#2 Best Place  
to Live  
in America**  
StudyFinds



**MOSS WITHERS, SIOR, MBA**  
*CEO & Principal*  
O 919.576.2501  
mwITHERS@lee-associates.com

**KARAH JENNINGS MCCONNELL**  
*Executive Vice President, Principal*  
O 919.576.2502  
C 919.817.0705  
kjennings@lee-associates.com



COMMERCIAL REAL ESTATE SERVICES  
RALEIGH • DURHAM • WILMINGTON

100 Walnut Street | Cary, NC 27511 | 919.576.2500 | [lee-associates.com/raleigh](http://lee-associates.com/raleigh)

All information furnished regarding property for sale, rental or financing is from sources deemed reliable, but no warranty or representation is made to the accuracy thereof and same is submitted to errors, omissions, change of price, rental or other conditions prior to sale, lease or financing or withdrawal without notice. No liability of any kind is to be imposed on the broker herein.