



±17.89 ACRES FOR SALE
INDIVIDUAL OR COMBINED PARCELS | ±1.42 TO ±17.89 AC

6115 HOLLY SPRINGS ROAD

RALEIGH, NORTH CAROLINA 27606

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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

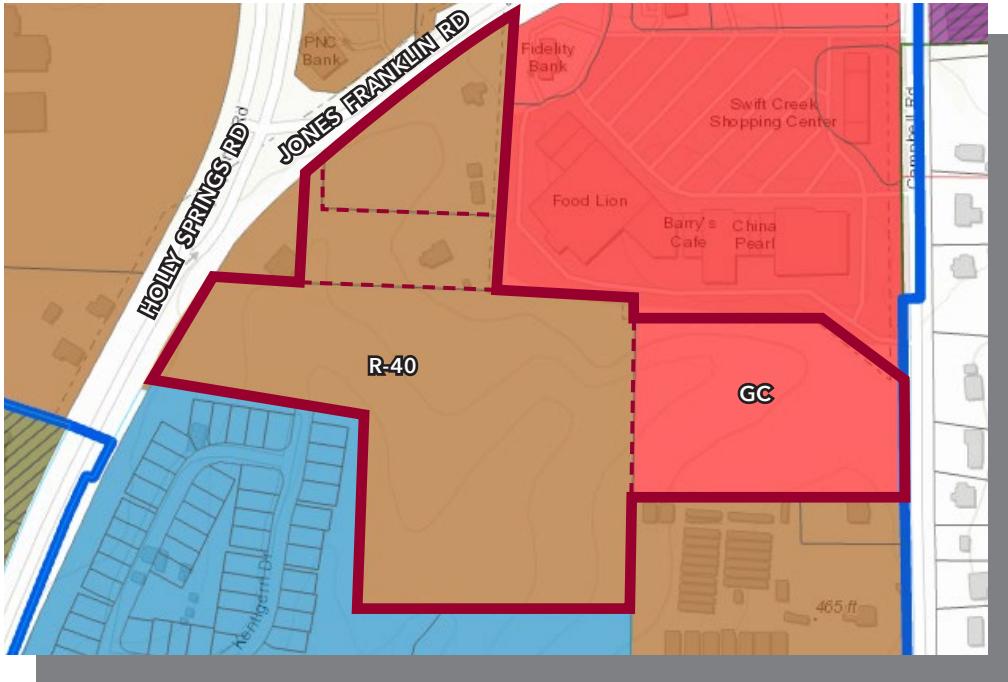
Located along Holly Springs Road, the property provides direct frontage, strong visibility, and access to Campbell Road and Jones Franklin Road. The site is approximately 3 miles from I-40 and US-1 and 5 miles from NC-540 (Triangle Expressway), offering convenient connectivity to Raleigh, Cary, Apex,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

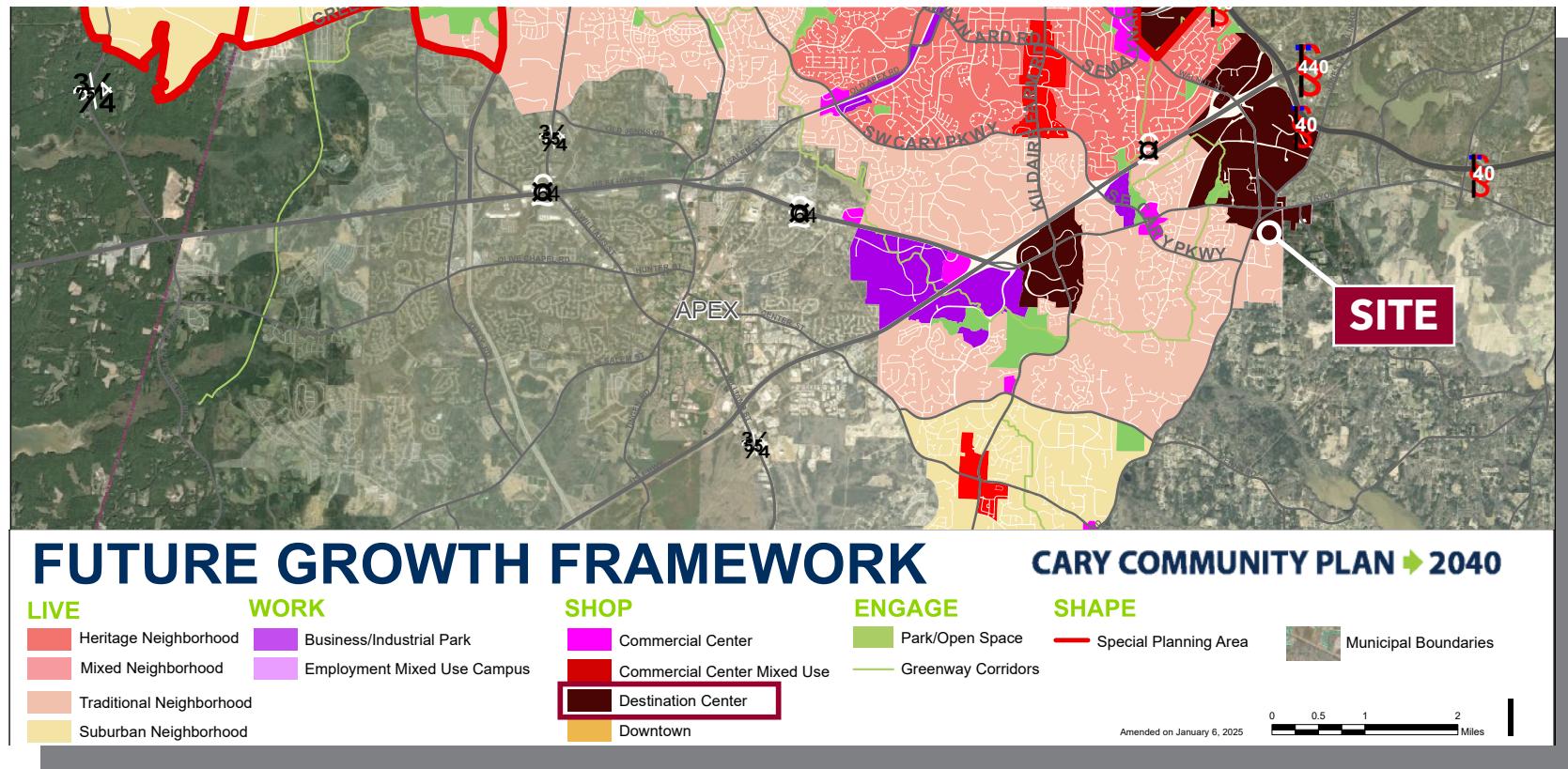
- » **R-40 District Intent:** Designed to accommodate low-density residential development and serve as a transitional zoning category between suburban and higher-intensity areas
- » **GC (General Commercial) Zoning:** Allows a range of commercial and service-oriented uses, providing flexibility within 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:

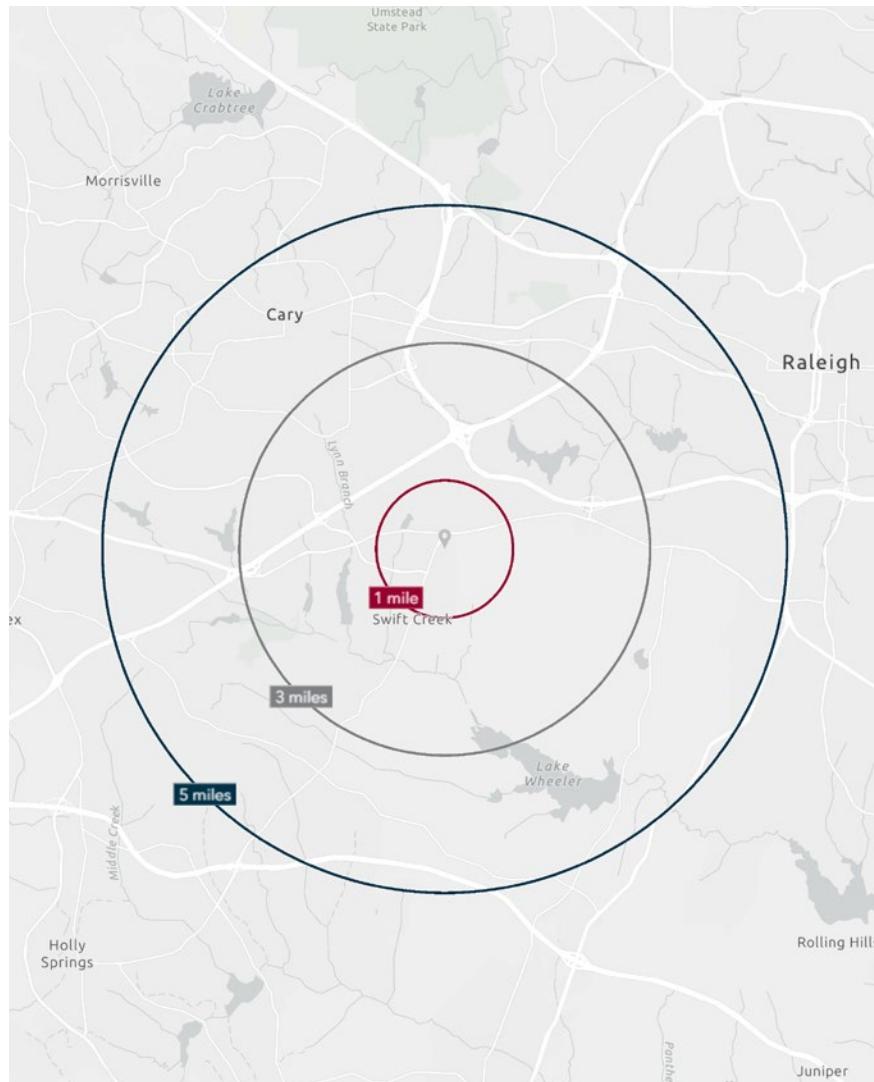
- » <https://carync.app.box.com/s/ac919v9t52kelqdy656pmn4co8yduz8r>
- » <https://dn790007.ca.archive.org/0/items/6270597-Cary-Community-Destination-Center/6270597-Cary-Community-Destination-Center.pdf>

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%



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