



# 8400 REGENCY PARKWAY

CARY, NORTH CAROLINA 27518

31-ACRE RESIDENTIAL  
DEVELOPMENT OPPORTUNITY



Moss Withers, SIOR, MBA  
mwithers@lee-associates.com  
O: 919.576.2501

Jake Plotkin  
jplotkin@lee-associates.com  
O: 919.576.2505  
C: 919.616.0066

Karah Jennings McConnell  
kjennings@lee-associates.com  
O: 919.576.2502  
C: 919.817.0705

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

# EXECUTIVE SUMMARY

Lee & Associates Raleigh Durham is pleased to present a ±31-acre residential development opportunity in Cary, North Carolina. Located within one of the Triangle's most desirable and affluent submarkets, this property offers a rare large-scale infill opportunity in a highly established area.

The site is currently zoned R40 (Residential 40) within the Town of Cary, permitting large-lot residential development with a minimum lot size of 40,000 square feet and a maximum density of 1.08 units per acre. The property's size and configuration provide the opportunity to develop an executive-style residential community in a market characterized by strong home values, high household incomes, and limited remaining infill land.

Strategically positioned along Regency Parkway with convenient access to US-1, the site is surrounded by premier amenities including Koka Booth Amphitheatre, WakeMed Cary Hospital, Waverly Place, and the broader Regency office and retail corridor. The property is also within close proximity to Research Triangle Park, Downtown Raleigh, and RDU International Airport.

With Cary's continued economic strength, top-ranked quality of life, and sustained residential demand, this offering represents a compelling opportunity to deliver a thoughtfully designed residential community in one of the region's most sought-after locations.



## SITE DETAILS

ADDRESS	8400 Regency Pkwy Cary, NC 27518
COUNTY	Wake County
PLANNING JURISDICTION	Town of Cary
ACRES	31.00 acres
UTILITIES	Town of Cary
ACCESS	Regency Parkway
ZONING	R40 - Residential District
FUTURE LAND USE	Business/Industrial Park
GIS PIN	0752914497
SALE PRICE	\$10,000,000

Less than 20 minutes to Research Triangle Park and RDU International Airport

More than 30 acres contiguous acres ideal for residential development

Exceptional location in affluent, growing area with convenient highway access

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# DOWNTOWN RALEIGH

12 MILES

# RESEARCH TRIANGLE PARK

12 MILES

# RDU AIRPORT

16 MILES



MacGregor Downs  
Country Club

Cary Auto Mall



MacGregor  
Village

MacGregor Park



Tryon Rd

Crescent  
Commons

LIFETIME

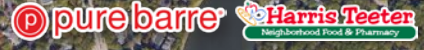
Waverly Place



Regency Pkwy

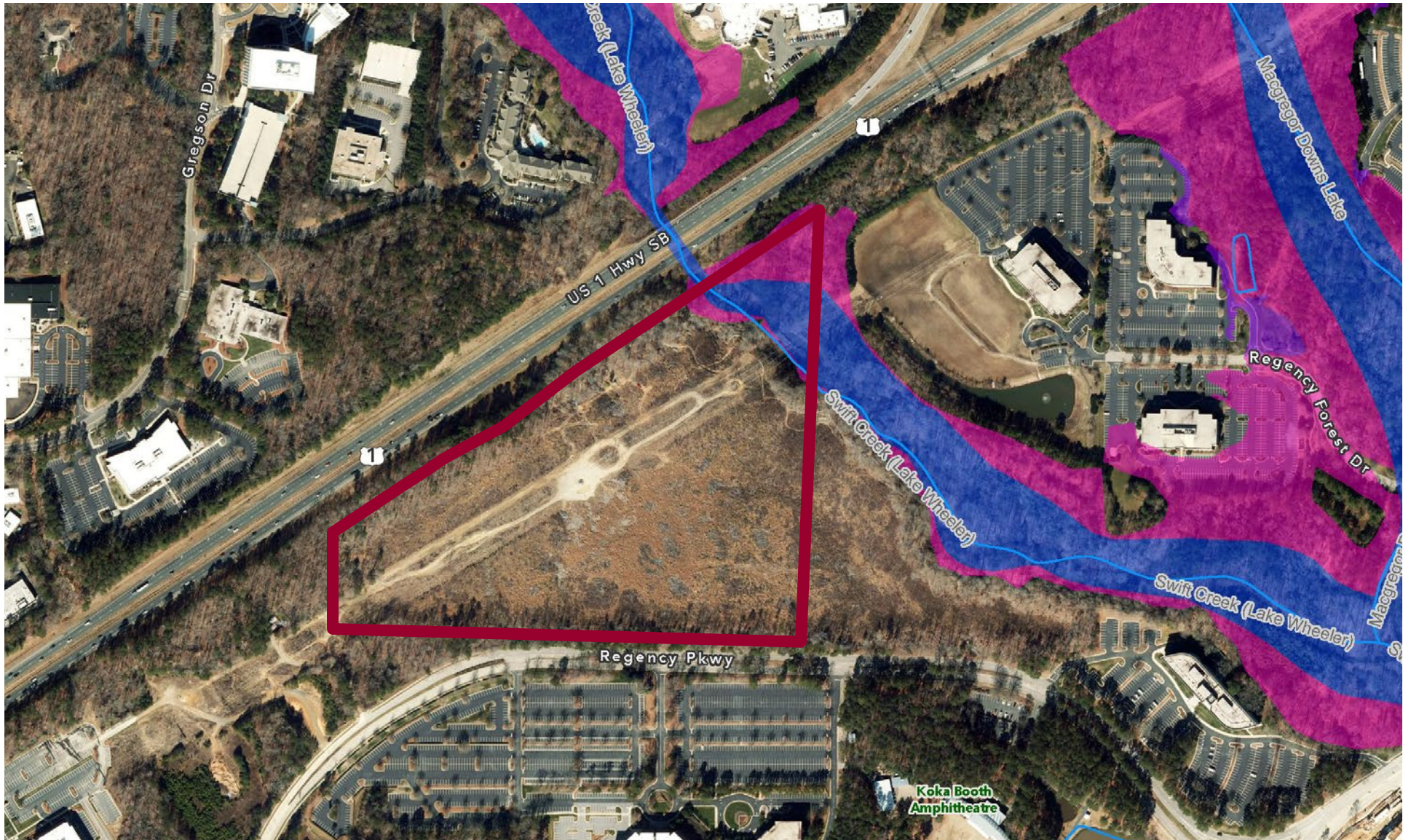
Koka Booth  
Amphitheater

Hemlock Bluffs  
Nature Preserve





# WETLANDS



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# CURRENT ZONING

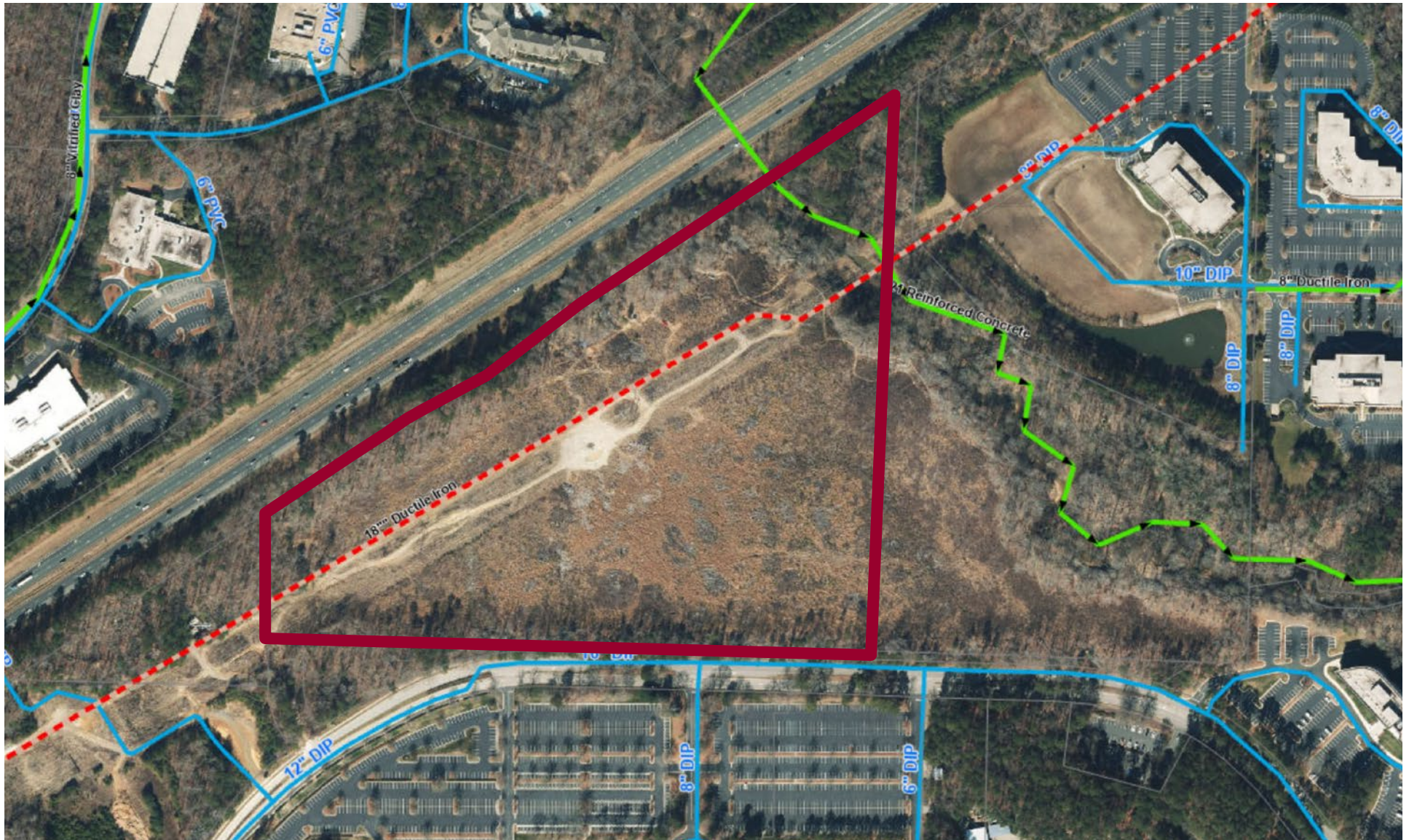


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# WATER & SEWER



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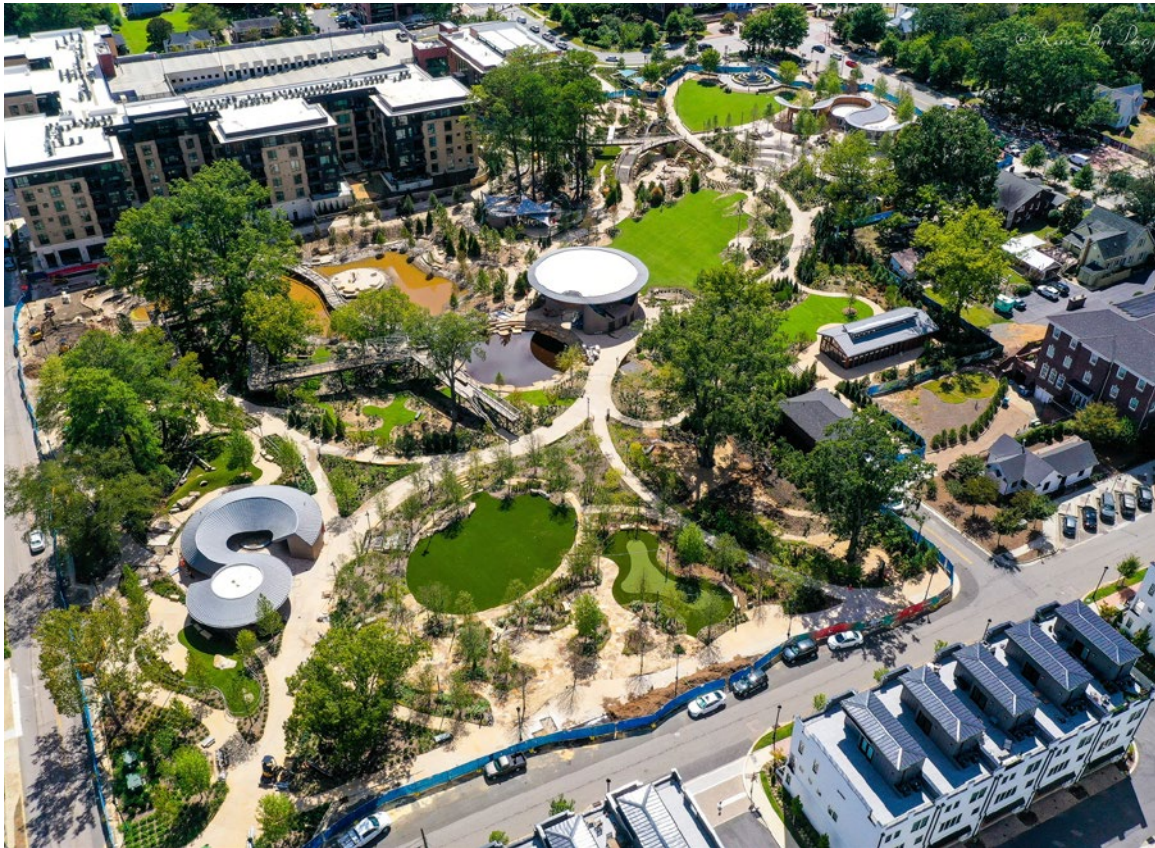
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# TOWN OF CARY

Cary is a thriving town in the Research Triangle Region, convenient to Raleigh, Durham and the surrounding area. Known for its high quality of life, excellent schools, and strong job market, Cary has grown rapidly in recent decades, attracting families, professionals, and businesses.

The town offers a blend of suburban comfort and urban amenities, with numerous parks, ample retail, and a vibrant cultural scene. Its reputation for safety, well-maintained infrastructure, and a welcoming community make it one of the most desirable places to live in North Carolina.



## #3 Best Job Market in the U.S.

smartasset | May 2024

## #2 Best Place to Live in the Southeast

Livability | May 2024

## #2 Best Business Climate

(Raleigh/Cary, NC)

Business Facilities | August 2024

## #7 Most Educated City in the U.S.

(Raleigh-Cary, NC)

WalletHub | July 2024

## #5 Best City to Move to In North Carolina in 2024

USA Today | April 2024

## #3 Best Place to Live in the U.S. in 2023-2024

(Raleigh-Durham)

U.S. News & World Report | January 2024

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# NEARBY DEVELOPMENTS

**FENTON**  
92-acre highly amenitized mixed-use destination center. The initial phase consists of 250,000 SF of specialty retail, 195,000 SF of Class A office, and 357 multifamily units. At full buildout, Fenton will feature over 2.5M SF of retail, office, restaurant, 450 hotel rooms and 900+ residential units.

**Downtown Cary**

**SOUTH HILLS REDEVELOPMENT**  
Proposed vertically integrated, mixed-use development offering residential, office, and retail space. Cary is concurrently in the conceptual planning phase for a community and sports recreation facility which could be located within the development.

**3 miles**

**Downtown Apex**

**WAVERLY PLACE**  
A Whole Foods anchored retail destination with high-end shopping, dining, person service options and extensive common green space. Major tenants include Whole Foods, CineBistro, CorePower Yoga and Drybar.

**CROSSROADS PLAZA**  
A 681,000 SF premier power center located just off I-40 in one of Cary's largest retail corridors. Center anchors include Target, Best Buy, Michaels, Dick's Sporting Goods, Petco, and HomeGoods.

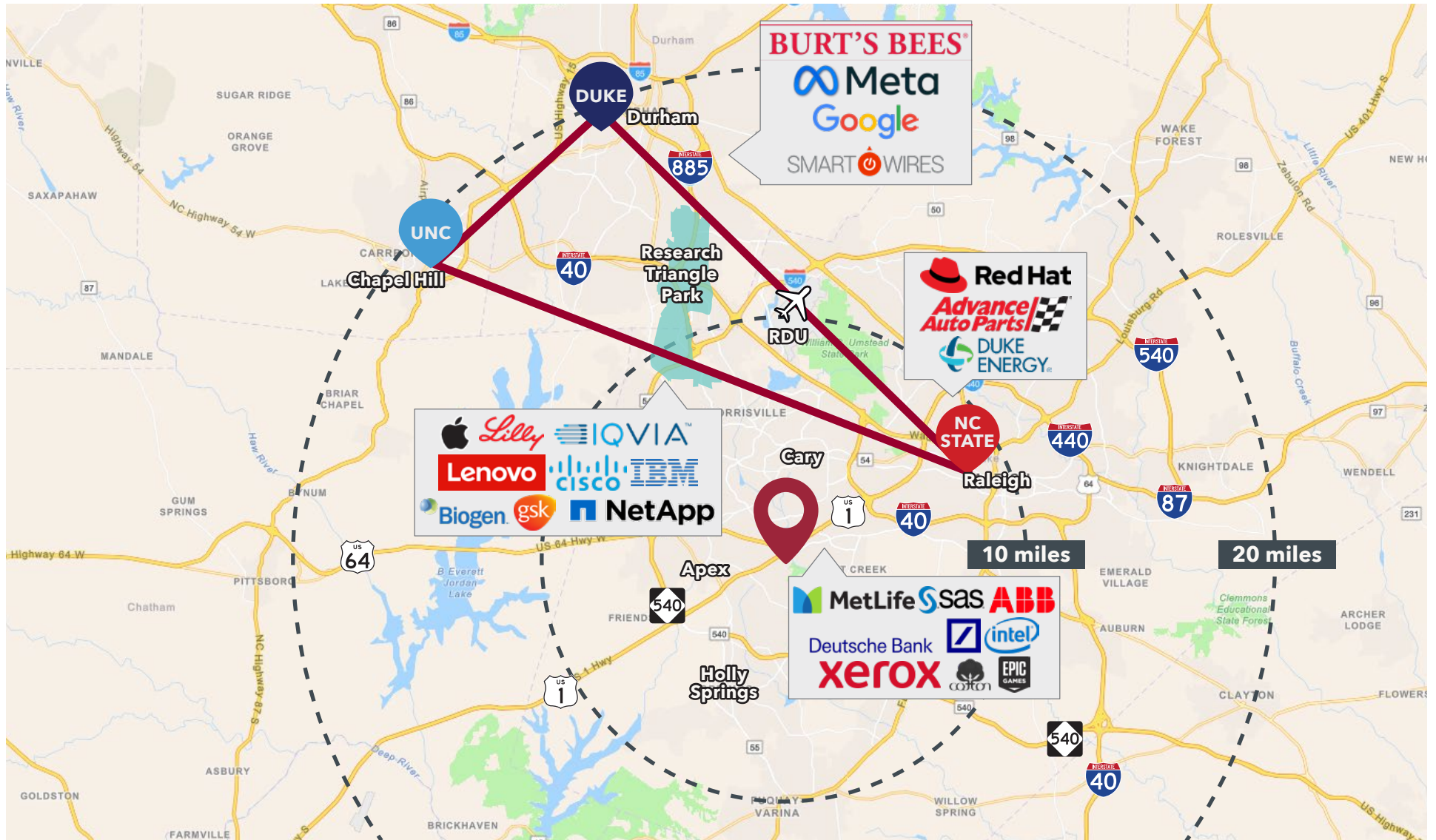
**SITE**

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# EMPLOYMENT CENTERS



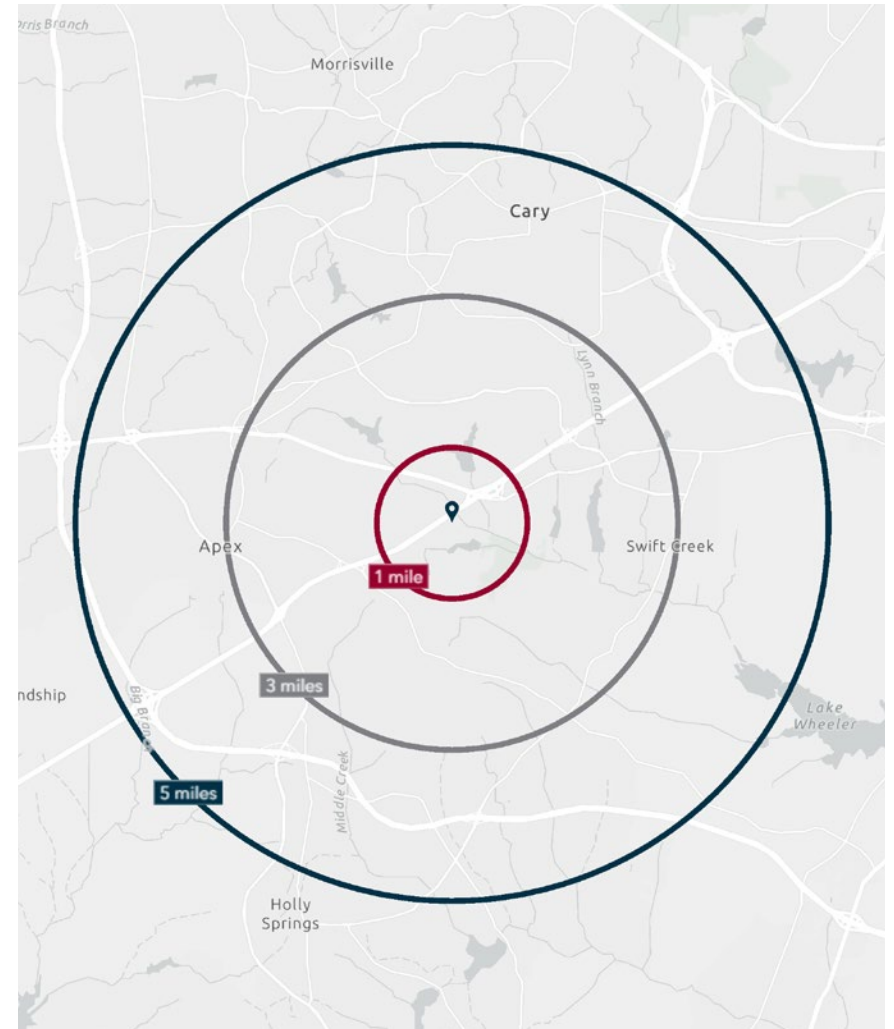
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# DEMOGRAPHICS

	1 MILE	3 MILES	5 MILES
Population (2024)	3,616	60,593	172,533
Daytime Population	14,466	71,424	173,683
Median Age	51.4	43.0	39.1
Average Household Income	\$194,190	\$164,065	\$153,878
Average Home Value	\$804,287	\$591,055	\$569,399
Bachelor's Degree or Higher	73.4%	69.4%	63.2%



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