

PHOENIXCOMMERCIALNC.COM  
PRESENTS

# FOR SALE ±1.74 ACRE PRIME CORNER LOT

INTERSECTION OF KILDAIRE FARM  
ROAD & PENNY ROAD, CARY, NC 27518

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EXCLUSIVELY LISTED BY:

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President

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FOR SALE  
KILDAIRE FARM RD & PENNY ROAD  
CARY, NC 27518



**PHOENIX**  
COMMERCIAL PROPERTIES



# PROPERTY HIGHLIGHTS

INTERSECTION OF KILDAIRE FARM ROAD & PENNY ROAD

Positioned at the vibrant intersection of Kildaire Farm Rd and Penny Rd in Cary, NC, this 1.74-acre corner lot offers outstanding accessibility and a high-traffic location, perfect for commercial development. Priced at \$1,950,000, the site is strategically located near abundant retail and dining options, enhancing convenience. Utilities are readily available nearby, with an extension required, and zoning allows for a variety of uses. A prime opportunity in a bustling community, this lot promises high visibility and accessibility to major highways US-1 and HWY 64, making it a highly desirable investment.

TOTAL ACRES

±1.74

PIN

0761350510

LOCATION

Located at the intersection of Penny Rd and Kildaire Farm Road in Cary, NC. Accessible to US-1 & Hwy 64.

ZONING

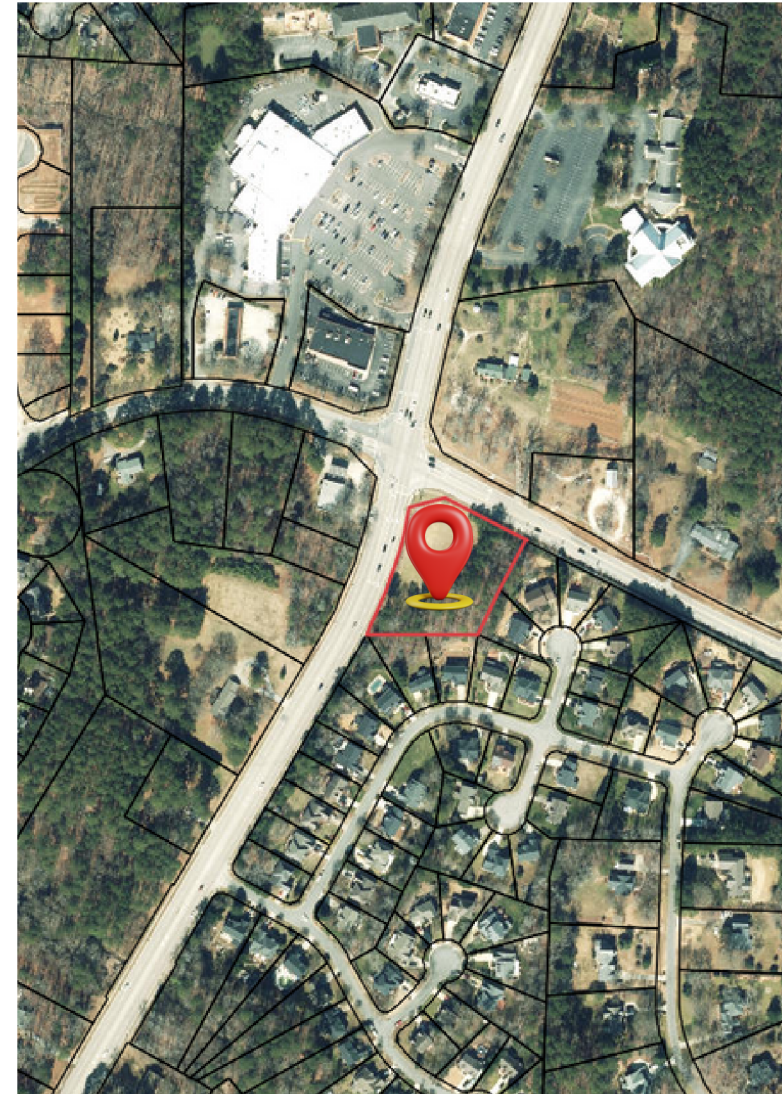
O & ICU

UTILITIES

Water and sewer nearby; extension is required

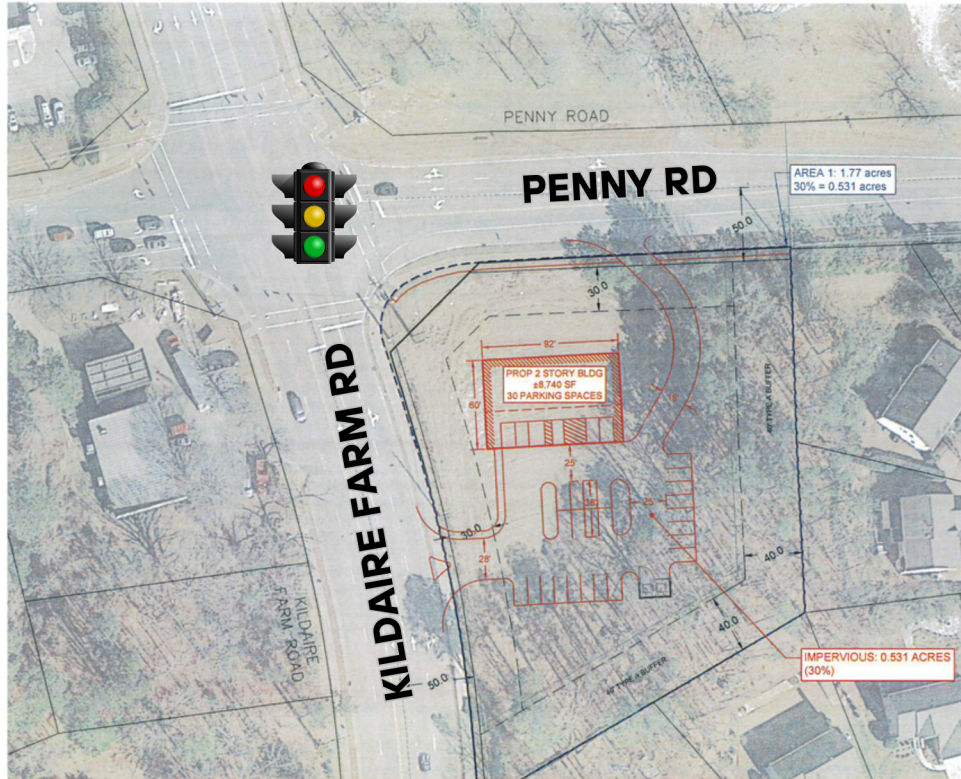
PRICE

\$1,950,000.00

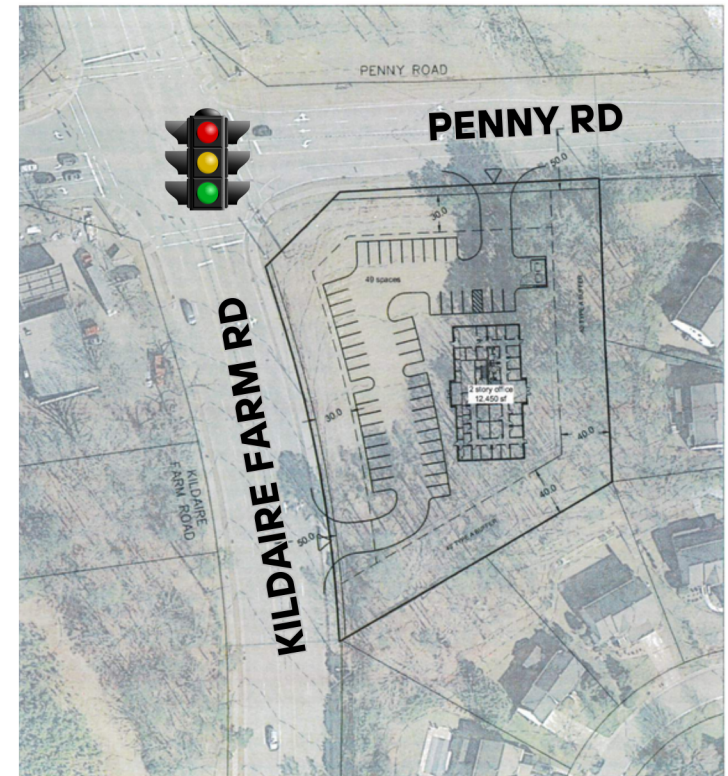


# CONCEPTUAL SITE PLANS

INTERSECTION OF KILDAIRE FARM ROAD & PENNY ROAD



CONCEPTUAL SITE PLAN 1

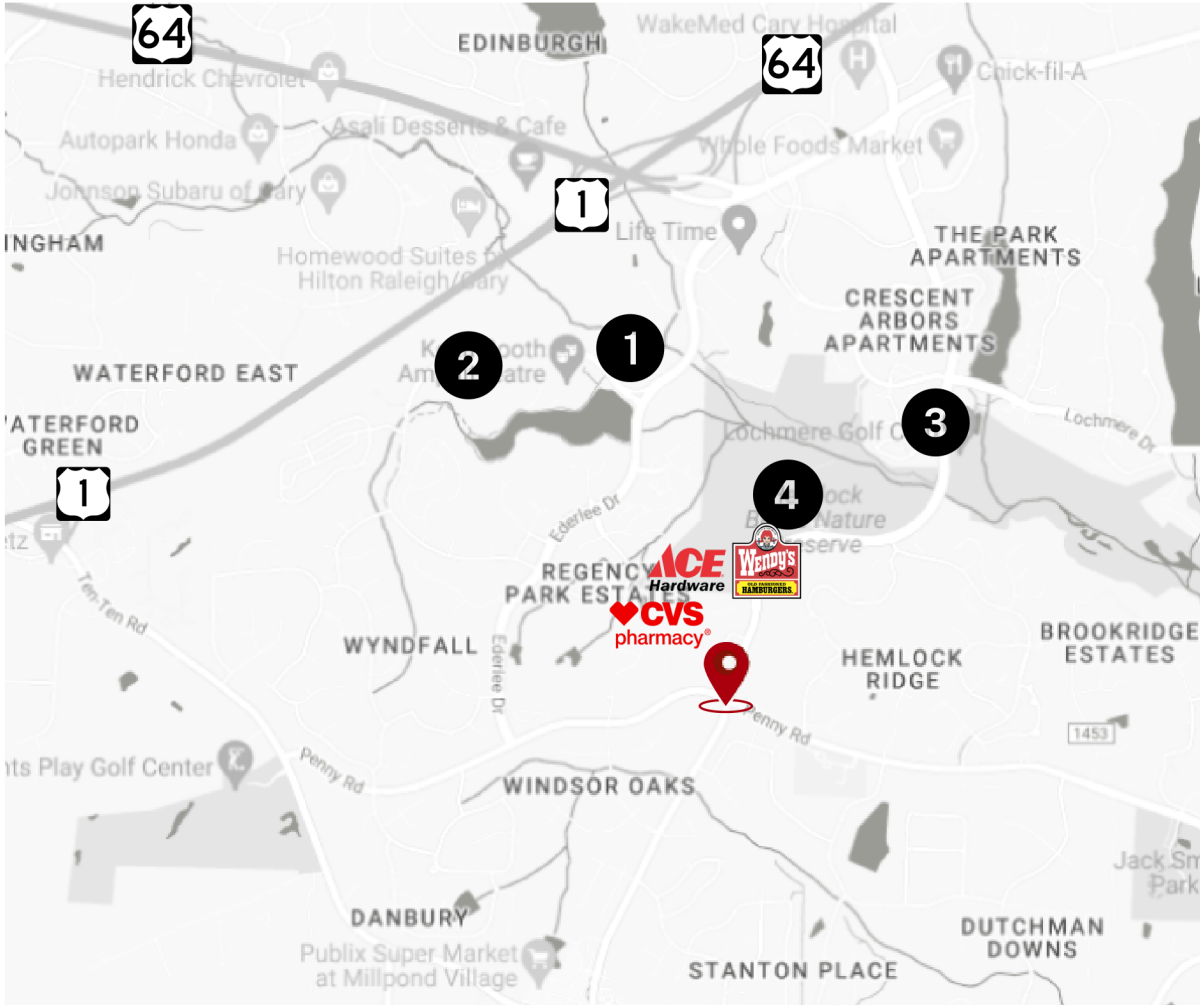


CONCEPTUAL SITE PLAN 2



# LOCATION

INTERSECTION OF KILDAIRE FARM ROAD & PENNY ROAD



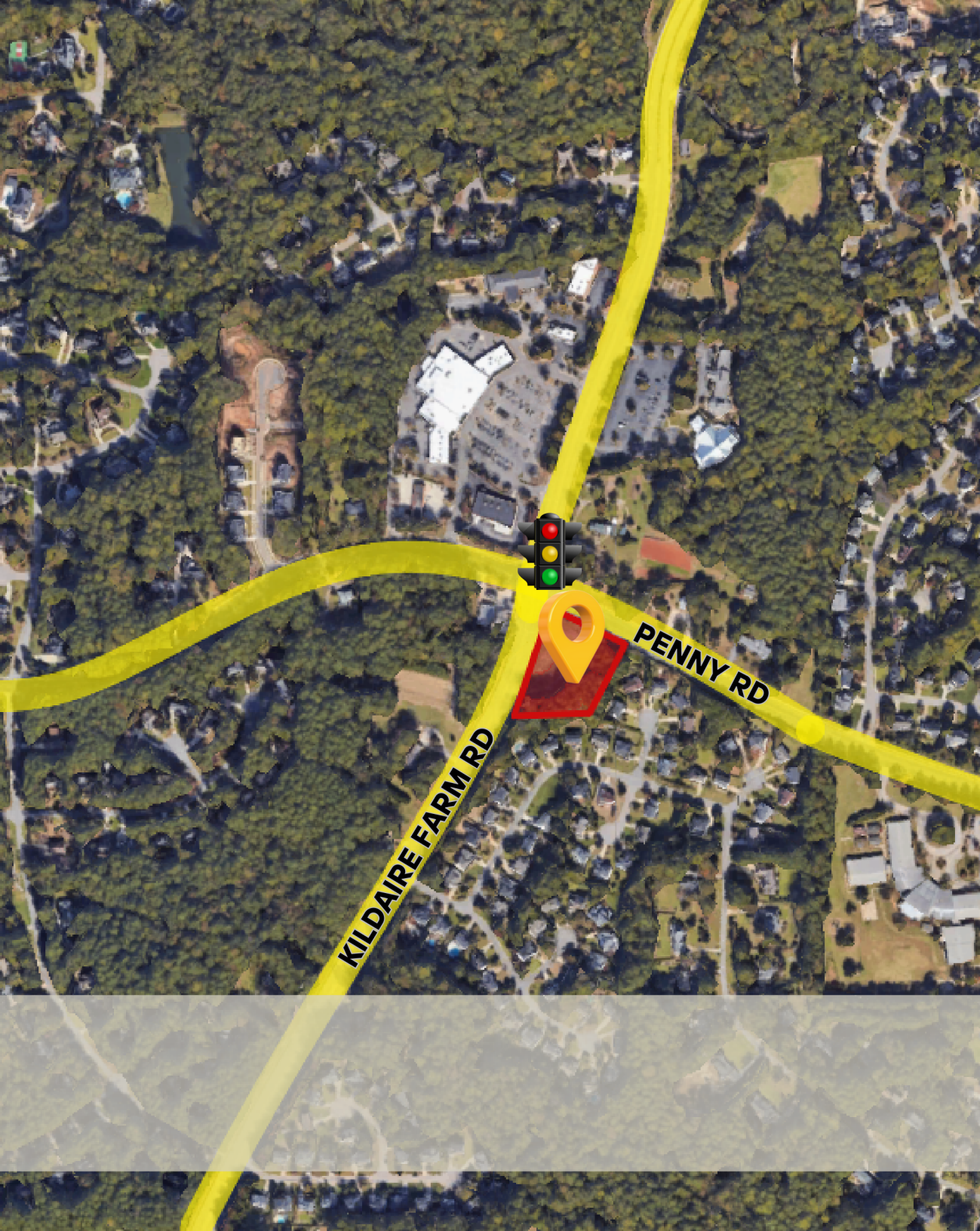
## NEARBY AMENITIES & ACCESS

- 1 REGENCY PARK
- 2 KOKA BOOTH AMPITHEATER
- 3 LOCHMERE GOLF CLUB
- 4 HEMLOCK BLUFFS NATURE PRESERVE

## TRAFFIC COUNT AVERAGE VEHICLES PER DAY

KILDAIRE FARM RD	22,639
PENNY ROAD	9,600





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