

KILDAIRE PLAZA

SITE

KILMAYNE DR

KILDAIRE FARM RD (20,500 AADT)

KILMAYNE DR

SE MAYNARD RD (13,000 AADT)

**21 KILMAYNE DR
& 212 SE MAYNARD**

CARY, NC 27511

**EXCLUSIVE LISTING BROKER
MIKE KEEN**



E. CHATHAM ST

FENTON:

- Approved development
- 92 acres mixed-use
- 1.2M SF office
- 575,000 SF retail
- 920 residential units
- 450 hotel rooms

SOUTH HILLS MALL:

- 50 acres
- Mixed-use redevelopment project
- Possible site of a \$193M sports complex

EPIC GAMES, INC.:

- Redevelopment of Cary Towne Center
- 980,000 SF
- 87 acres
- Estimated campus completion 2024

WALNUT ST

GLENVIEW GARDEN PLACE

- Six-story retirement center
- 192 Apartment Homes
- 30,000 SF Wellness Center

SITE
3.89 ACRES

KILDAIRE FARM RD

SE MAYNARD RD

KILMAYNE DR

KILMAYNE PLACE

- 84,000 SF, Four-story Senior Living Apartments

PROPERTY OVERVIEW

- 3.89 acre parcel with an option for an additional 1.03 acres
- Located at the intersection of Kilmayne Drive and SE Maynard Road (13,000 AADT)
- Within 0.75 mi South of Downtown Cary, and 0.88 mi West of Epic Games, an 87-acre campus in which they are headquartered
- All public water and sewer at the site, with a workable topography
- A one-story, 2,012 SF home with workshop is located on the 212 SE Maynard Road parcel

SUMMARY

PIN #	076358682 & 0763546694
ACREAGE	3.89
ADDITIONAL ACREAGE OPTION	1.03
PURCHASE PRICE	CALL BROKER

CURRENT & FUTURE ZONING

CURRENT ZONING:

RESIDENTIAL DISTRICT (R-12)

The R-12 district is established as a district in which the principal use of land is for single-unit dwellings, and is appropriate in areas where the Comprehensive Plan supports very low, low or medium density residential use. The regulations of this district are intended to discourage any use that would substantially interfere with the development of single-unit dwellings and that would be detrimental to the quiet residential nature of the district. The minimum lot area is twelve thousand (12,000) square feet, and the maximum density allowed is three and sixtythree hundredths (3.63) units per acre.

2040 FUTURE ZONING PLAN:

COMMERCIAL MIXED USE CENTER

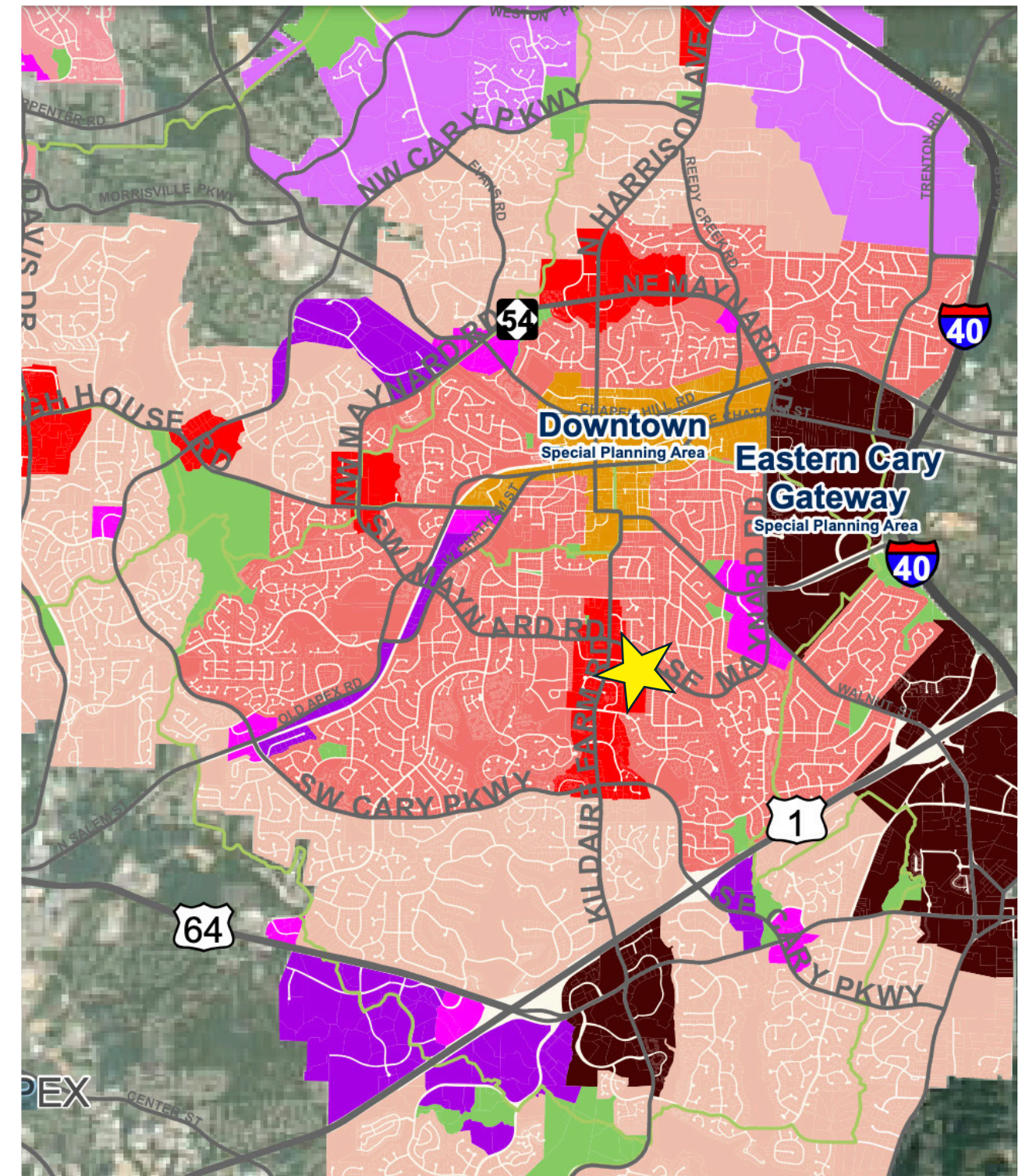
Prominent Commercial Mixed Use Center that includes an integrated mix of commercial (shopping, services), office, and residential uses, arranged in a walkable pattern with an active pedestrian realm where buildings front streets. The center may include both vertically (within multi-story buildings) and horizontally mixed (adjacent sites) uses, however a substantial portion of buildings should be vertically-mixed, with ground floor retail and offices and housing on upper floors. The overall intensity of development in a Commercial Mixed Use Center is less than in a Destination Center, but substantially more than found in Commercial Centers.

BUILDING HEIGHTS

4-6 stories, transitioning down to adjacent single-family neighborhoods

PREDOMINANT USE TYPES

- Mixed use, mid-rise
- Commercial, medium format
- Commercial, small format
- Multi-family large (apartment, condominium)

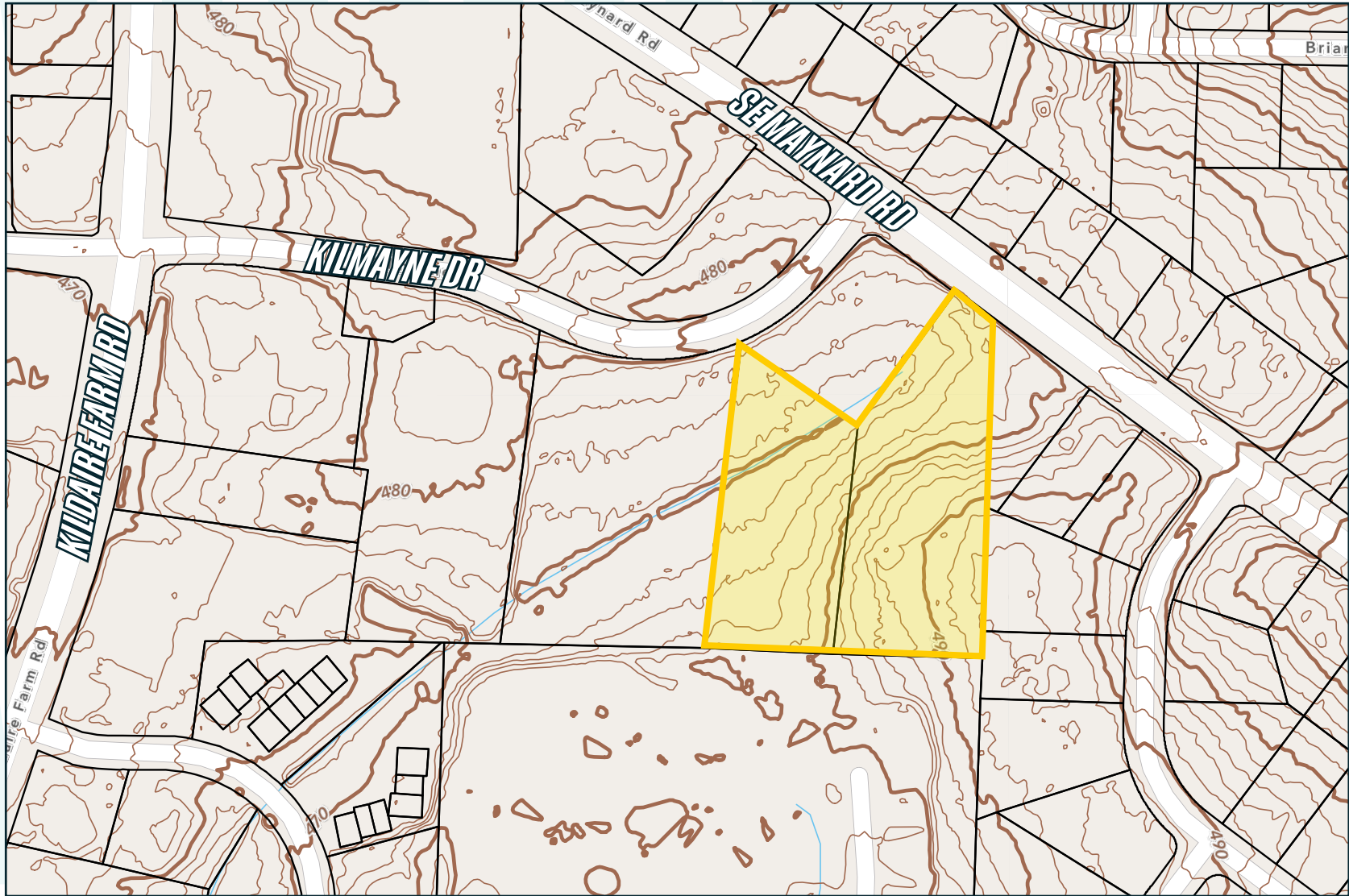


FUTURE GROWTH FRAMEWORK

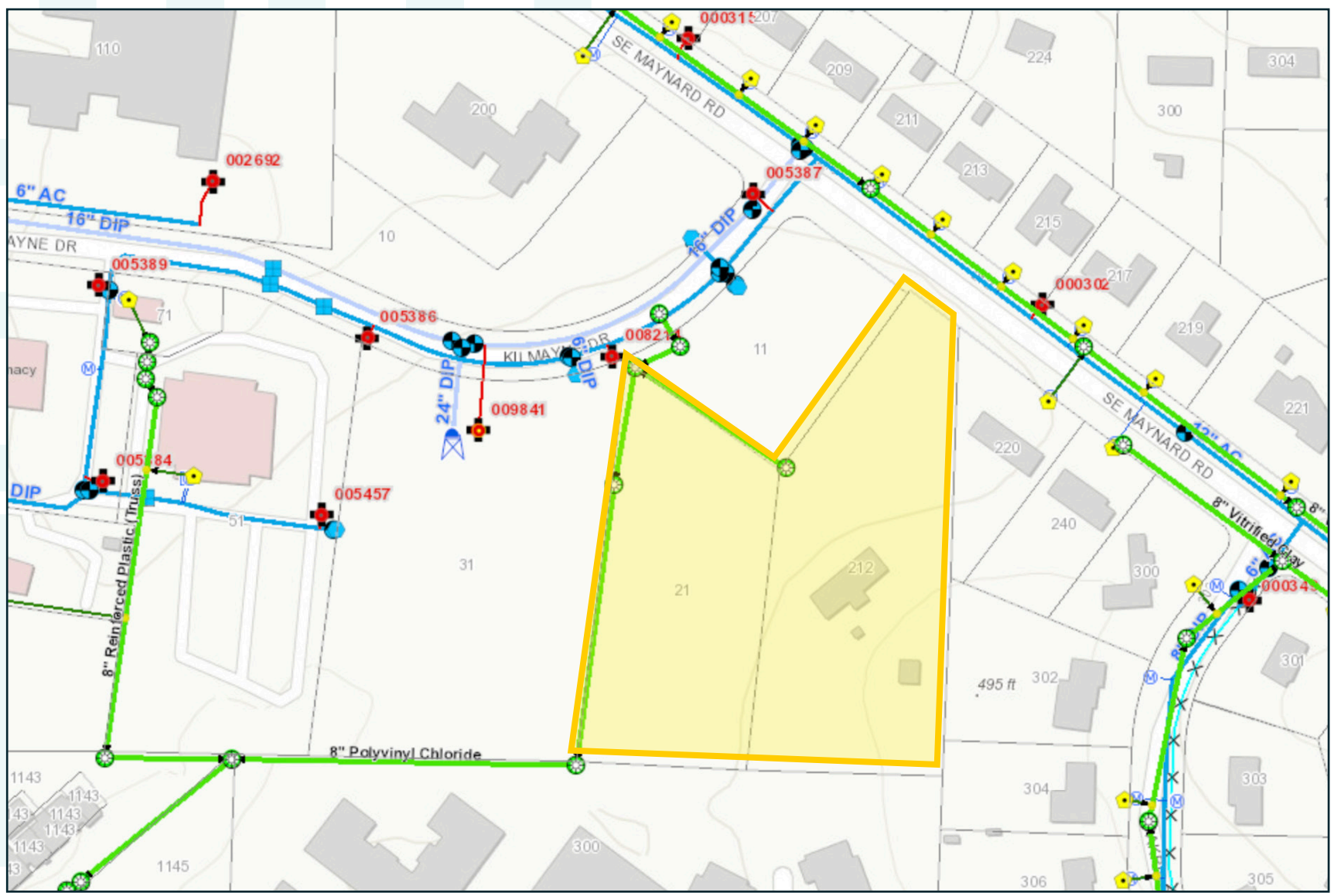
LIVE	WORK	SHOP	ENGAGE
■ Heritage Neighborhood	■ Business/Industrial Park	■ Commercial Center	■ Park/Open Space
■ New Classic Neighborhood	■ Employment Mixed Use Campus	■ Commercial Center Mixed Use	— Greenway Corridors
■ Classic Neighborhood		■ Destination Center	
■ Contemporary Neighborhood		■ Downtown	

Future Zoning

ENVIRONMENTAL MAP



UTILITIES MAP



DEMOGRAPHICS

2022 POPULATION

1 MILE RADIUS	3 MILE RADIUS	5 MILE RADIUS
10,853	88,373	198,519

AVERAGE HOUSEHOLD INCOME

1 MILE RADIUS	3 MILE RADIUS	5 MILE RADIUS
\$93,039	\$108,636	\$113,329

MEDIAN HOUSEHOLD INCOME

1 MILE RADIUS	3 MILE RADIUS	5 MILE RADIUS
\$84,024	\$90,445	\$97,614

TOTAL HOUSEHOLDS

1 MILE RADIUS	3 MILE RADIUS	5 MILE RADIUS
4,704	37,349	81,172

EXCLUSIVE BROKER:

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