



LAND FOR SALE

Raleigh-Durham
International Airport

COMMERCIAL ZONED LAND FOR SALE 2800 Pleasant Grove Church Road Morrisville, NC 27560

Jonathon Harriss
jharriss@lee-associates.com
O: 919.591.2278
C: 980.226.6738

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

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

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.

LAND FOR SALE

2800 PLEASANT GROVE CHURCH ROAD

Morrisville, NC 27560

PROPERTY OVERVIEW

4.15 acres for sale at the intersection of Airport Boulevard and Pleasant Grove Church Road. This property is a prime opportunity, benefiting from a strategic location near Raleigh-Durham International Airport and major transportation routes. The current zoning supports a range of uses, making this a great development opportunity in a high demand submarket.

- » 4.15 acres (3.322 usable acres)
- » Wake County PIN 0756597431
- » Less than 1/4 mile from I-40
- » Located in the Town of Cary's jurisdiction
- » ORD (Office, Research, and Development) zoning with the Airport Overlay
- » Future Growth Framework is Business/Industrial Park
- » Water and sewer are at the property
- » 2,458 SF building on site
- » The site supports a number of uses, including outdoor storage as an accessory use
- » Sale Price: \$2,250,000 (\$542,168/acre)



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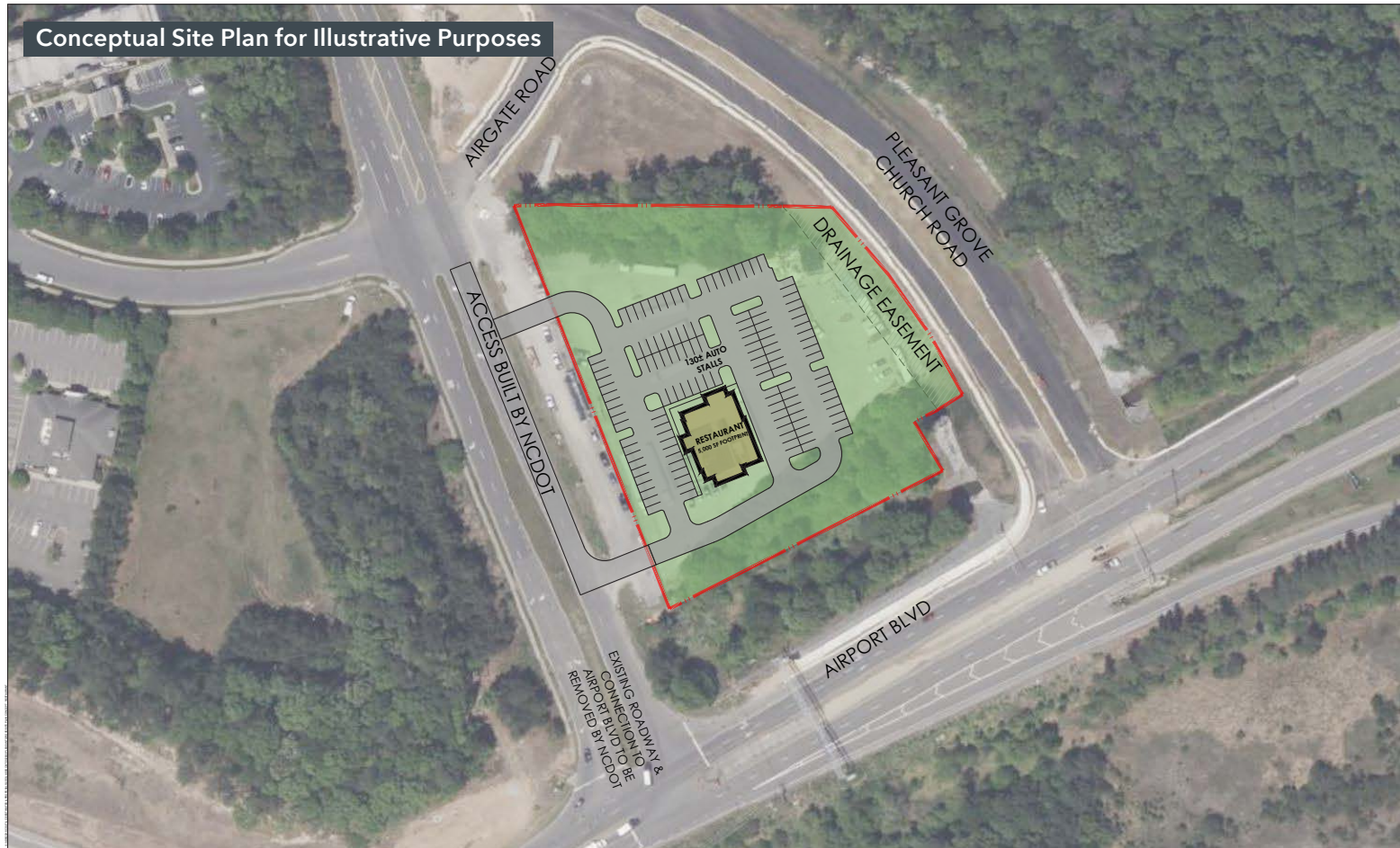
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SCALE 1" = 40'

0 20 40 80 200

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CONCEPTUAL SITE PLAN - RESTAURANT CONCEPT

2800 PLEASANT GROVE
CARY, NC
SCHEME 01 | CPM | 02.10.25

SCOUT & CO
CIVIL ENGINEERING

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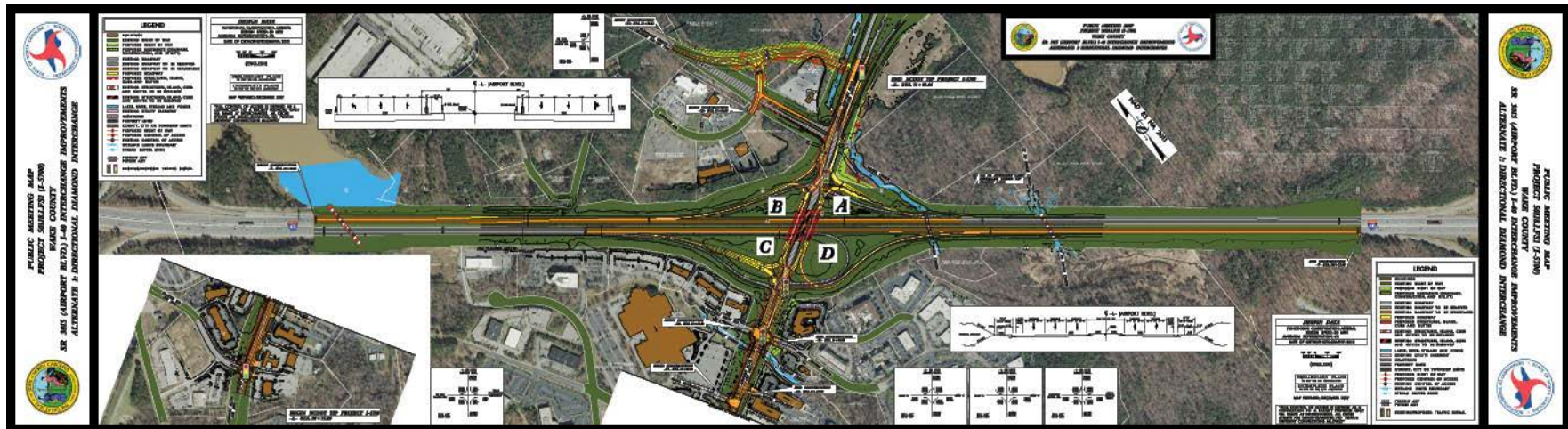
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Utilities (Town of Cary)



Flood Plain



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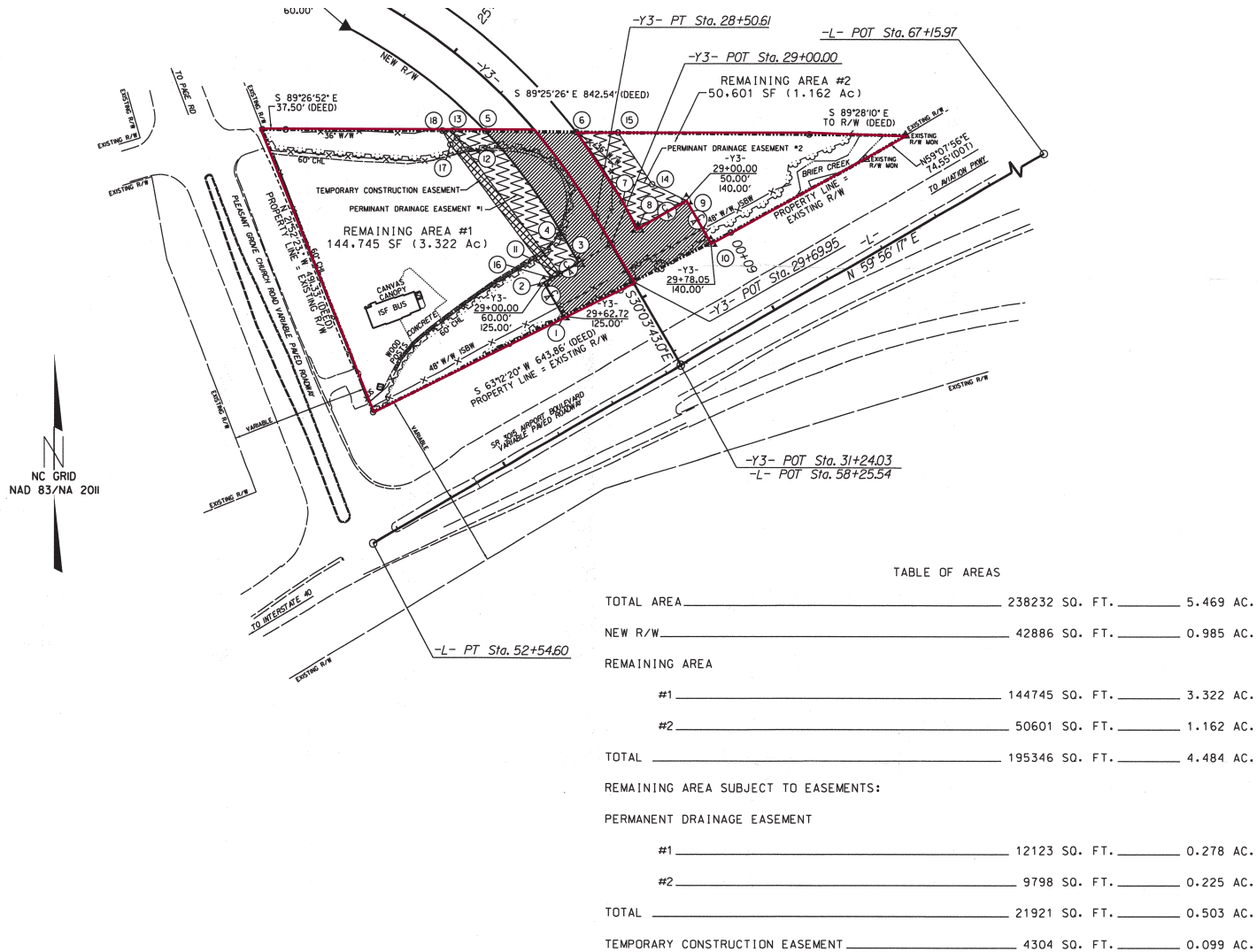
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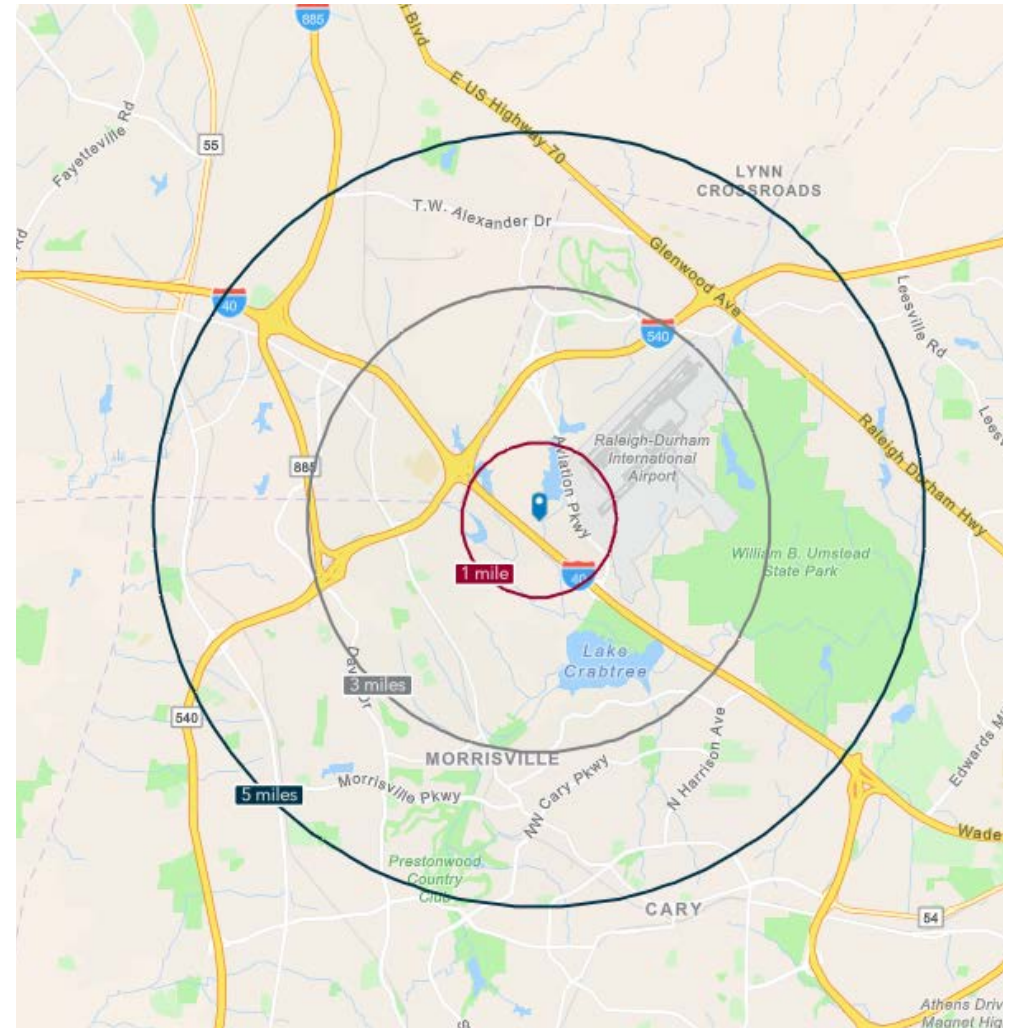
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| | 1 MILE | 3 MILES | 5 MILES |
|--------------------------|-----------|-----------|-----------|
| 2024 Population | 67 | 30,678 | 117,386 |
| 2024 Daytime Population | 3,897 | 71,442 | 190,441 |
| Median Age | 34.2 | 35.1 | 35.0 |
| Average Household Income | \$111,537 | \$143,342 | \$151,653 |
| Average Home Value | \$616,667 | \$546,727 | \$573,655 |



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