

FOR SALE

±1.74 Acre Prime Corner Lot

0 KILDAIRE FARM RD

Cary, NC 27518

PRESENTED BY:

JOHN POWELL

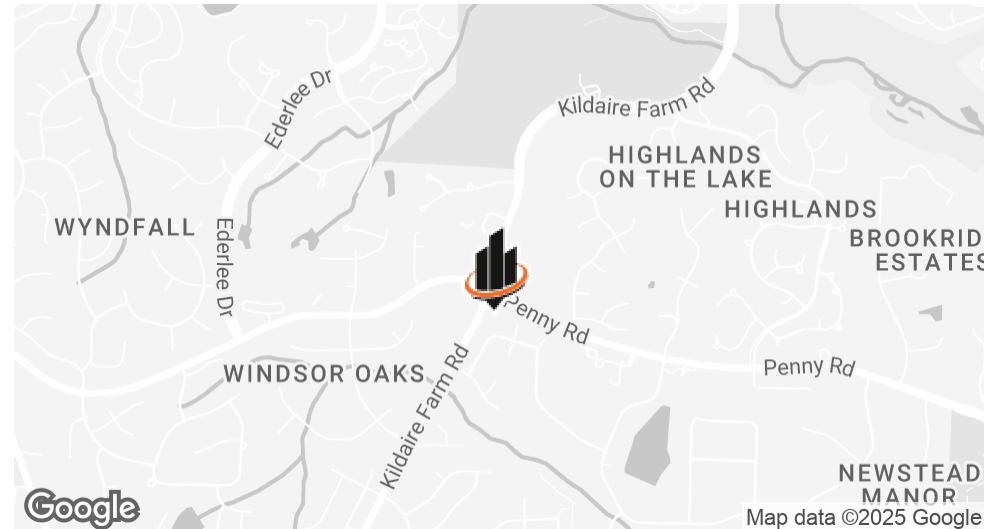
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KILDAIRE FARM RD

PENNY RD

PROPERTY SUMMARY



OFFERING SUMMARY

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

PROPERTY DESCRIPTION

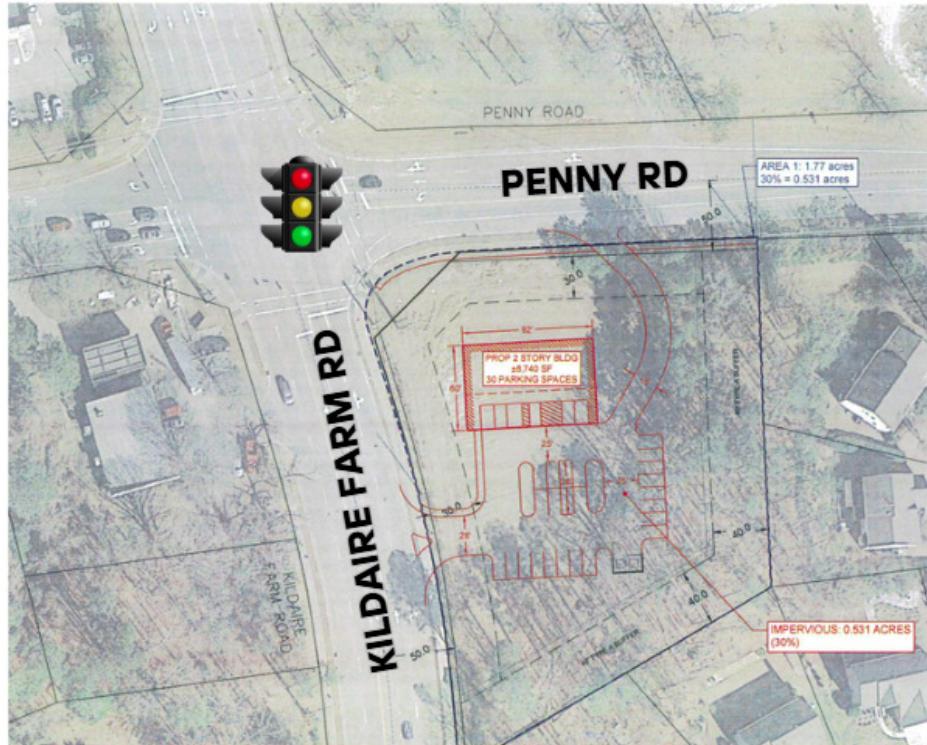
Positioned at the vibrant intersection of Kildaire Farm Rd and Penny Rd in Cary, NC, this 1.74-acre corner lot offers outstanding accessibility and a high-traffic location, perfect for commercial development. Priced at \$1,950,000, the site is strategically located near abundant retail and dining options, enhancing convenience. Utilities are readily available nearby, and zoning allows for a variety of uses, with an extension required. 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.

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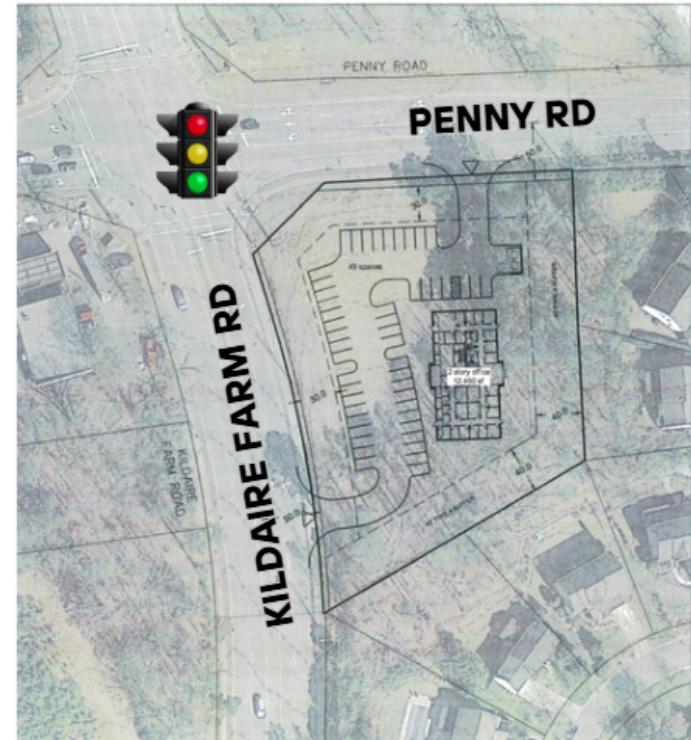
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CONCEPTUAL SITE PLANS



CONCEPTUAL SITE PLAN 1



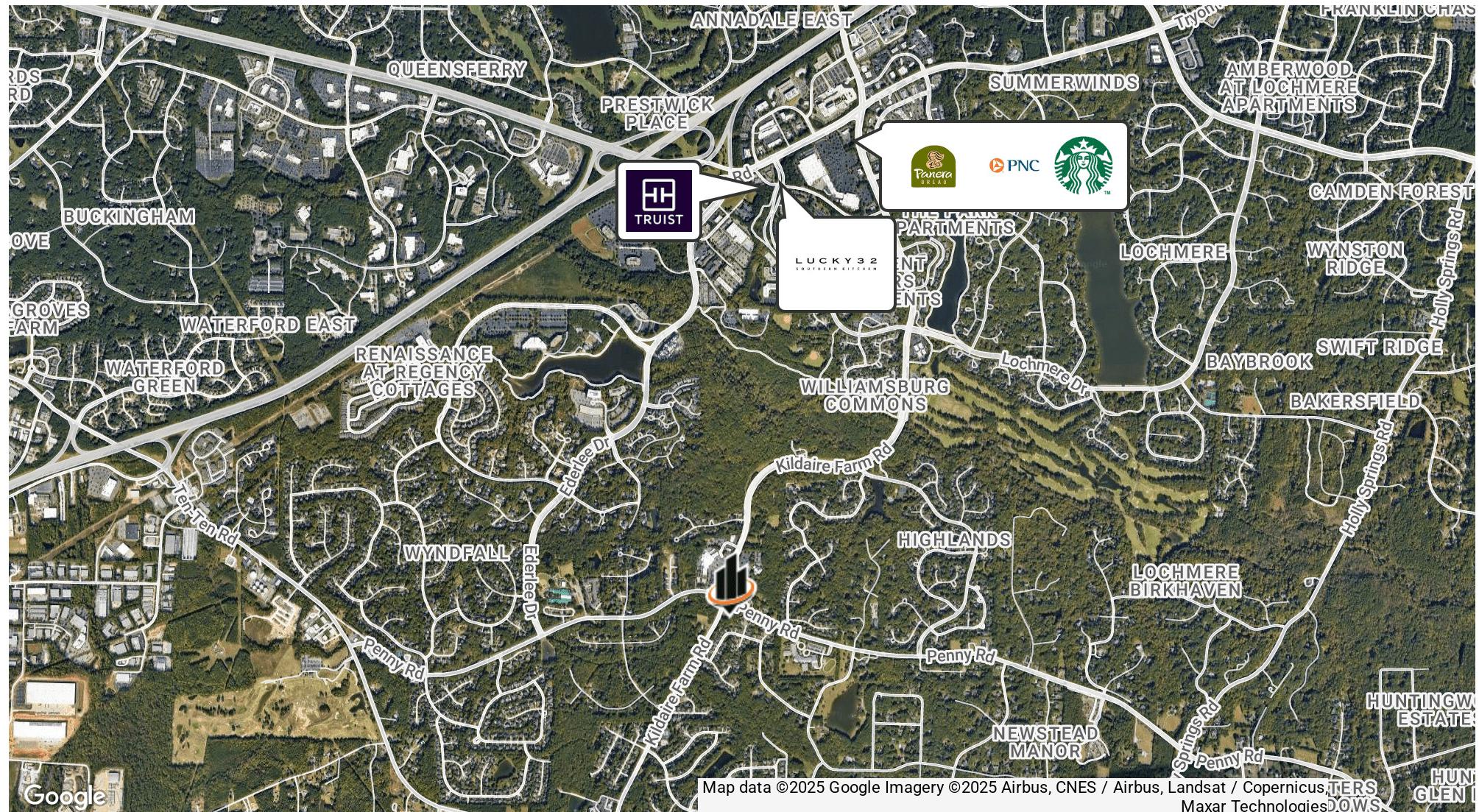
CONCEPTUAL SITE PLAN 2

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LOCATION MAP



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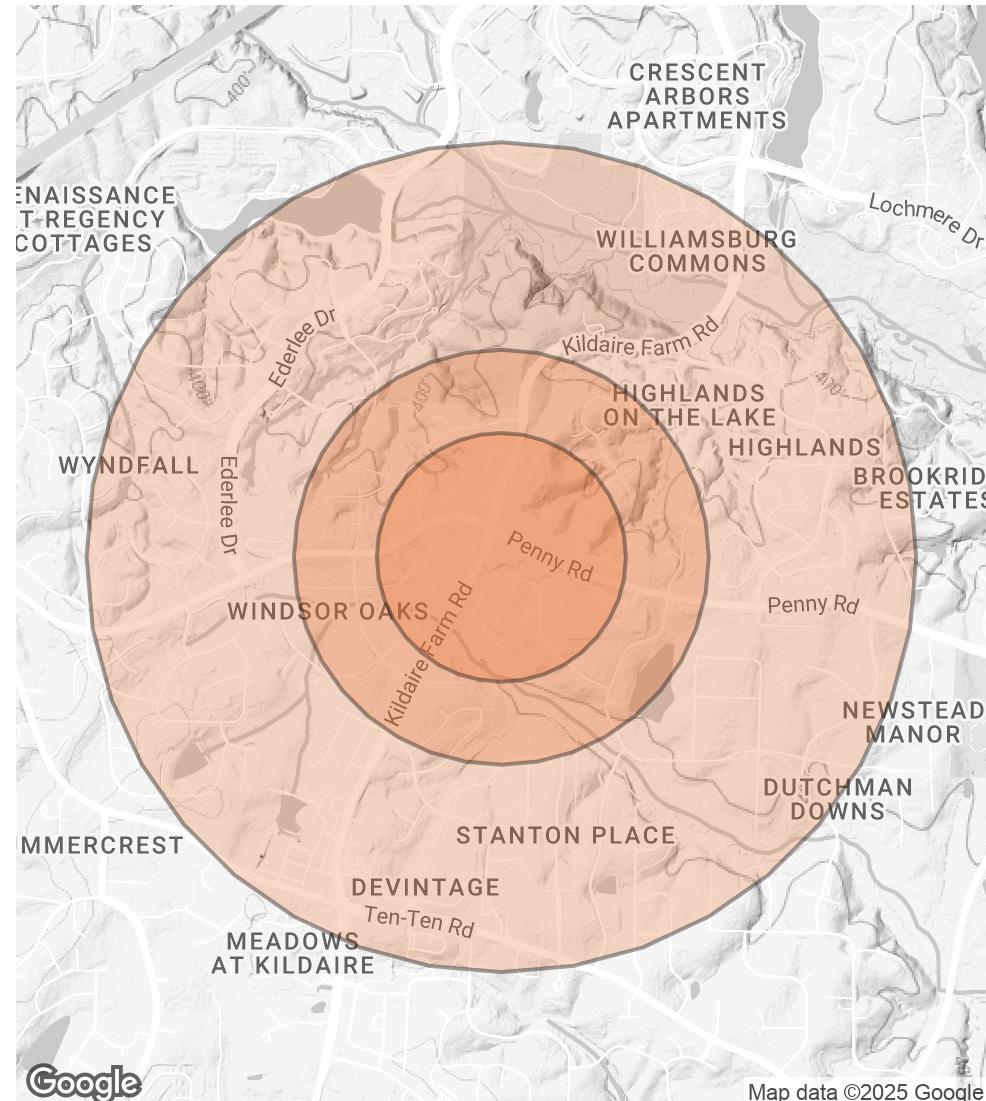
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DEMOGRAPHICS MAP & REPORT

POPULATION	0.3 MILES	0.5 MILES	1 MILE
TOTAL POPULATION	508	1,898	5,841
AVERAGE AGE	49	51	49
AVERAGE AGE (MALE)	49	50	48
AVERAGE AGE (FEMALE)	49	51	50

HOUSEHOLDS & INCOME	0.3 MILES	0.5 MILES	1 MILE
TOTAL HOUSEHOLDS	233	897	2,593
# OF PERSONS PER HH	2.2	2.1	2.3
AVERAGE HH INCOME	\$185,332	\$181,234	\$189,026
AVERAGE HOUSE VALUE	\$774,641	\$768,408	\$711,547

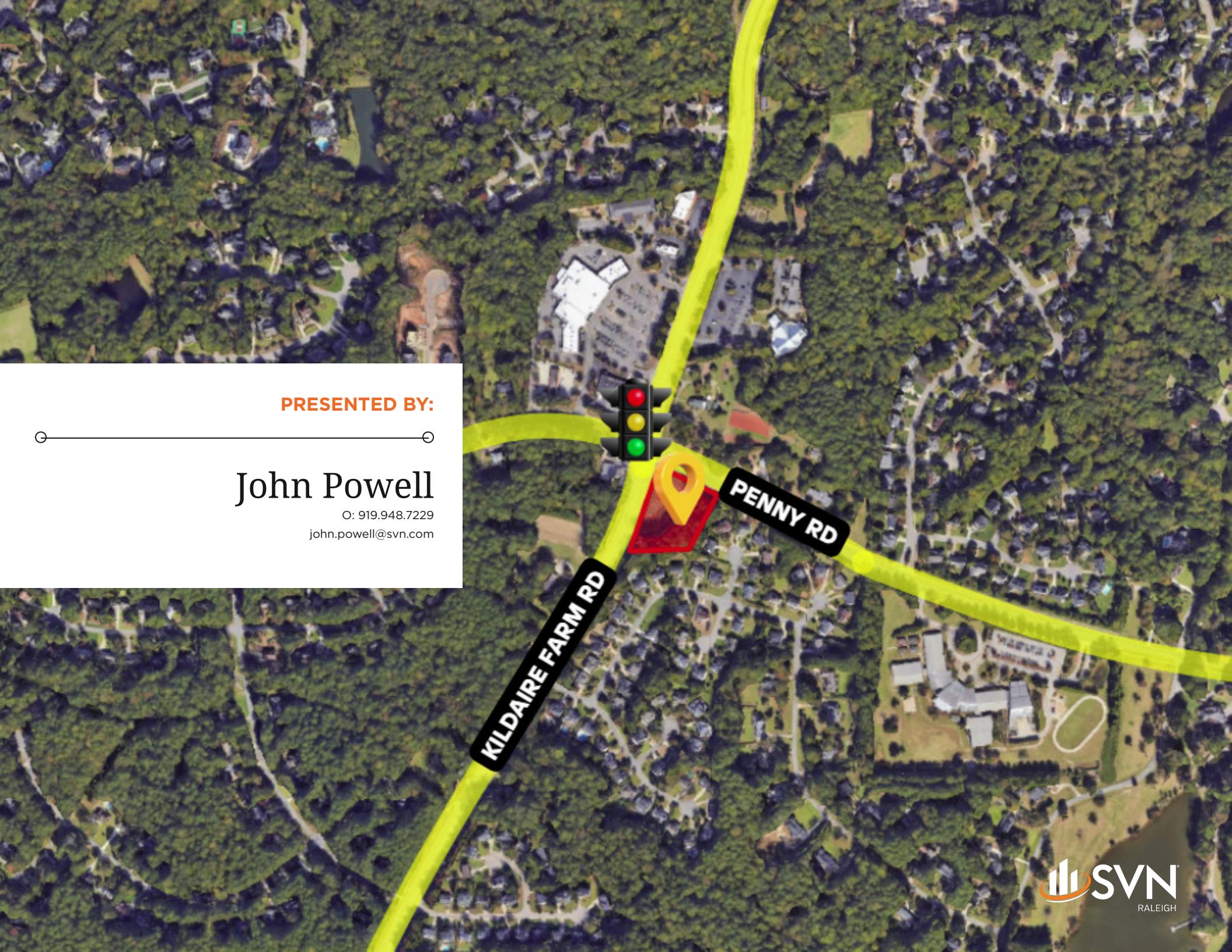
Demographics data derived from AlphaMap



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