

FOR SALE
**±1.74 Acre Prime
Corner Lot**

0 KILDAIRE FARM RD

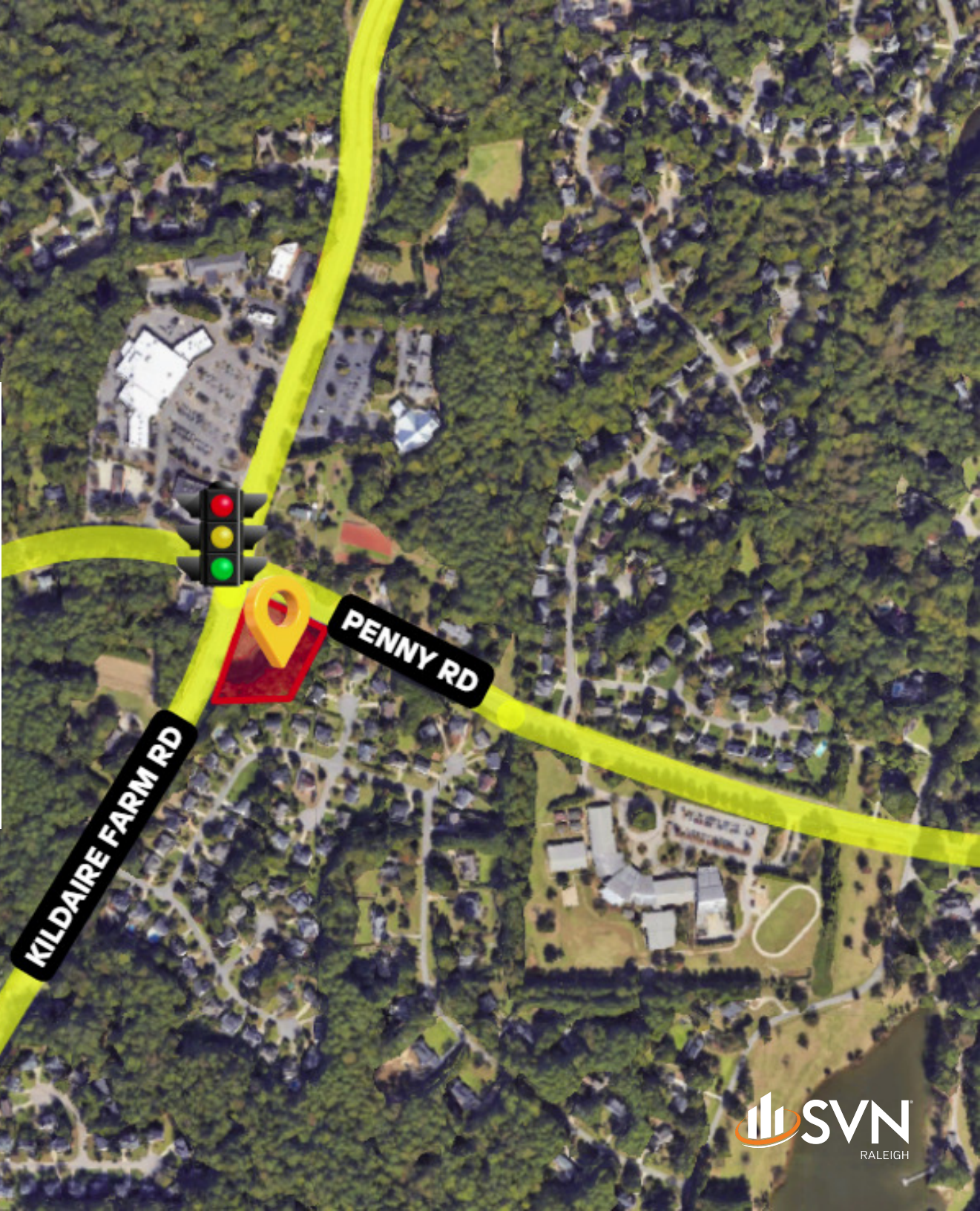
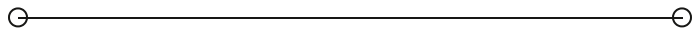
Cary, NC 27518

PRESENTED BY:

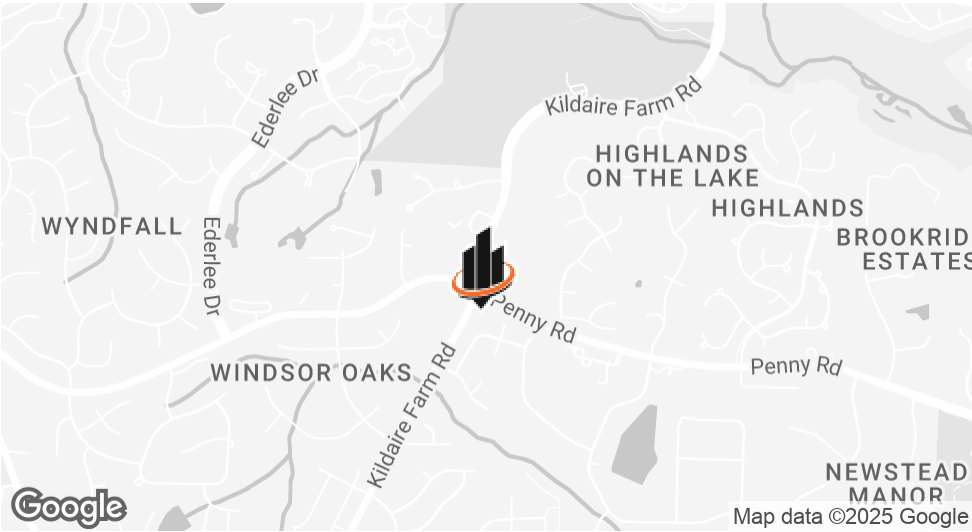
JOHN POWELL

O: 919.948.7229

john.powell@svn.com



PROPERTY SUMMARY



OFFERING SUMMARY

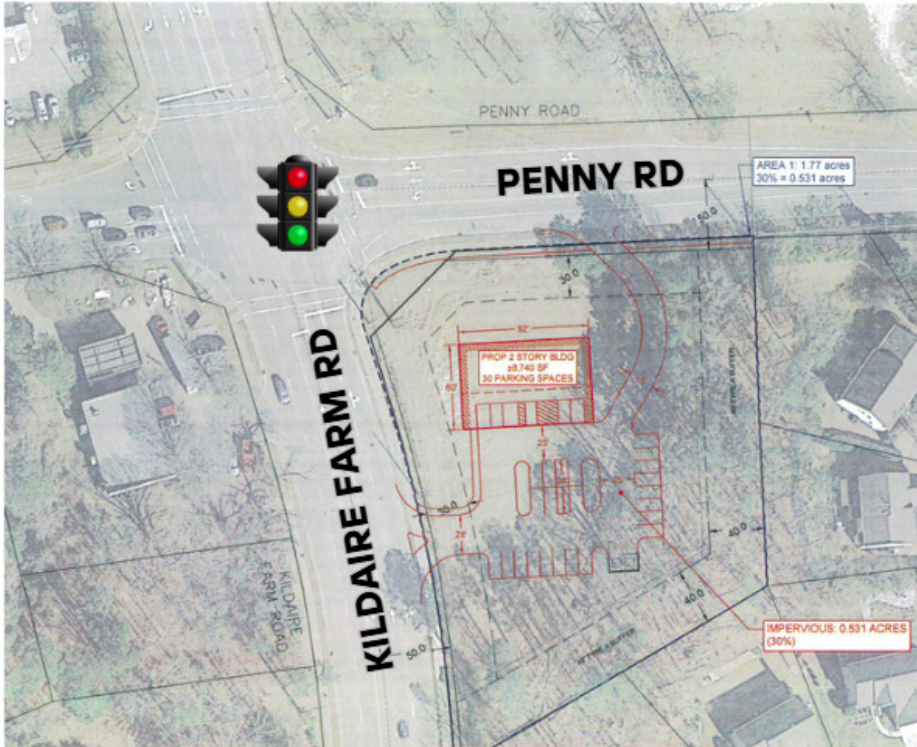
TOTAL ACRES:	±1.74
PIN:	0761350510
LOCATION:	Located at the intersection of Penny Rd and Kildaire Farm Road in Cary, NC. Accessible to US-1 & Hwy 64.
ZONING:	O & ICU
UTILITIES:	Water and sewer nearby; extension is required
PRICE:	\$1,950,000.00

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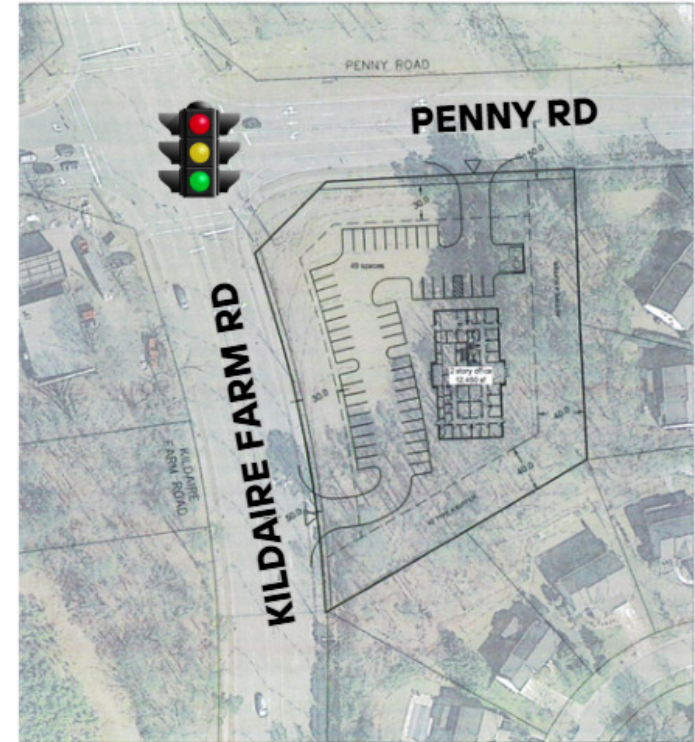
PROPERTY DESCRIPTION

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.

CONCEPTUAL SITE PLANS



CONCEPTUAL SITE PLAN 1



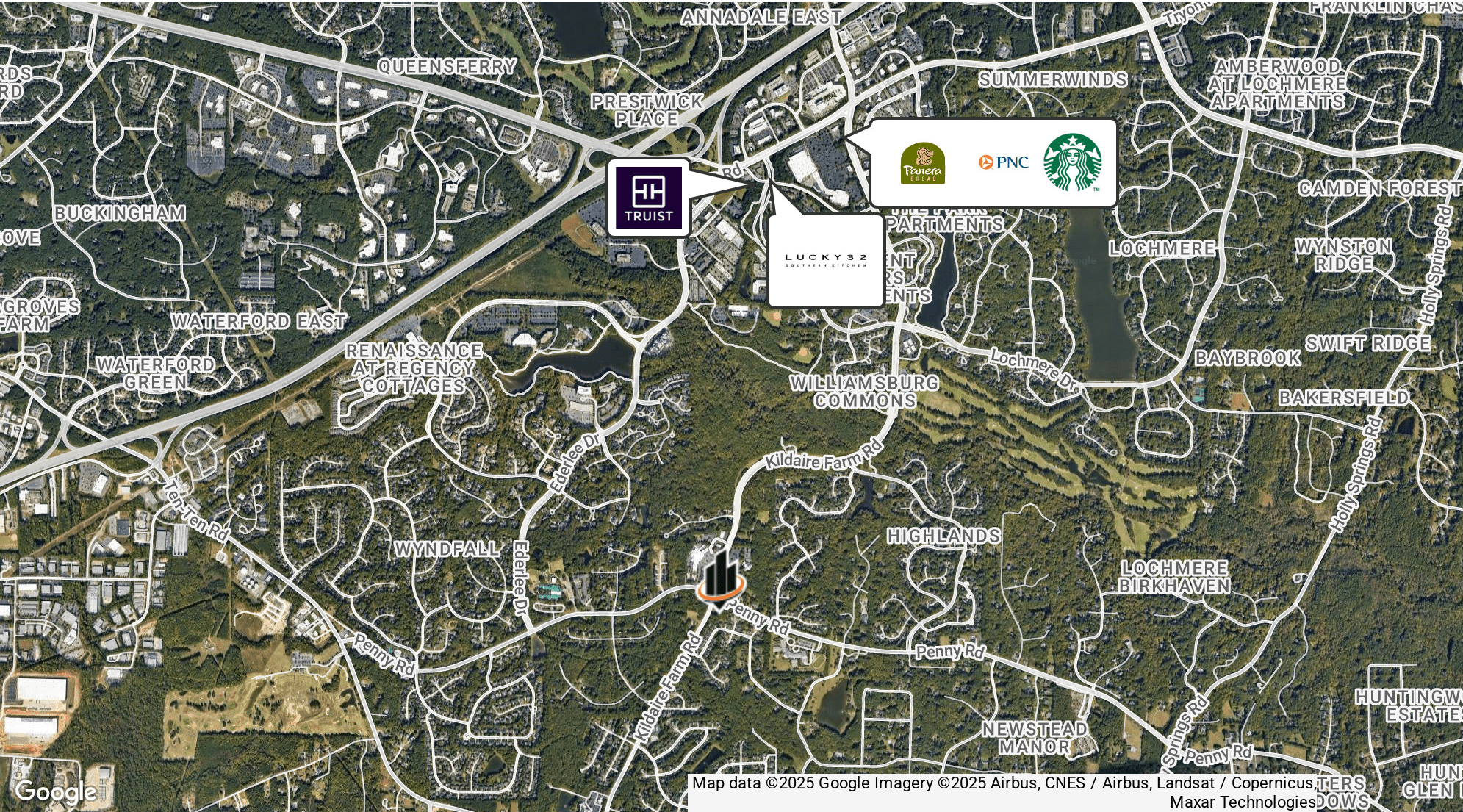
CONCEPTUAL SITE PLAN 2

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LOCATION MAP



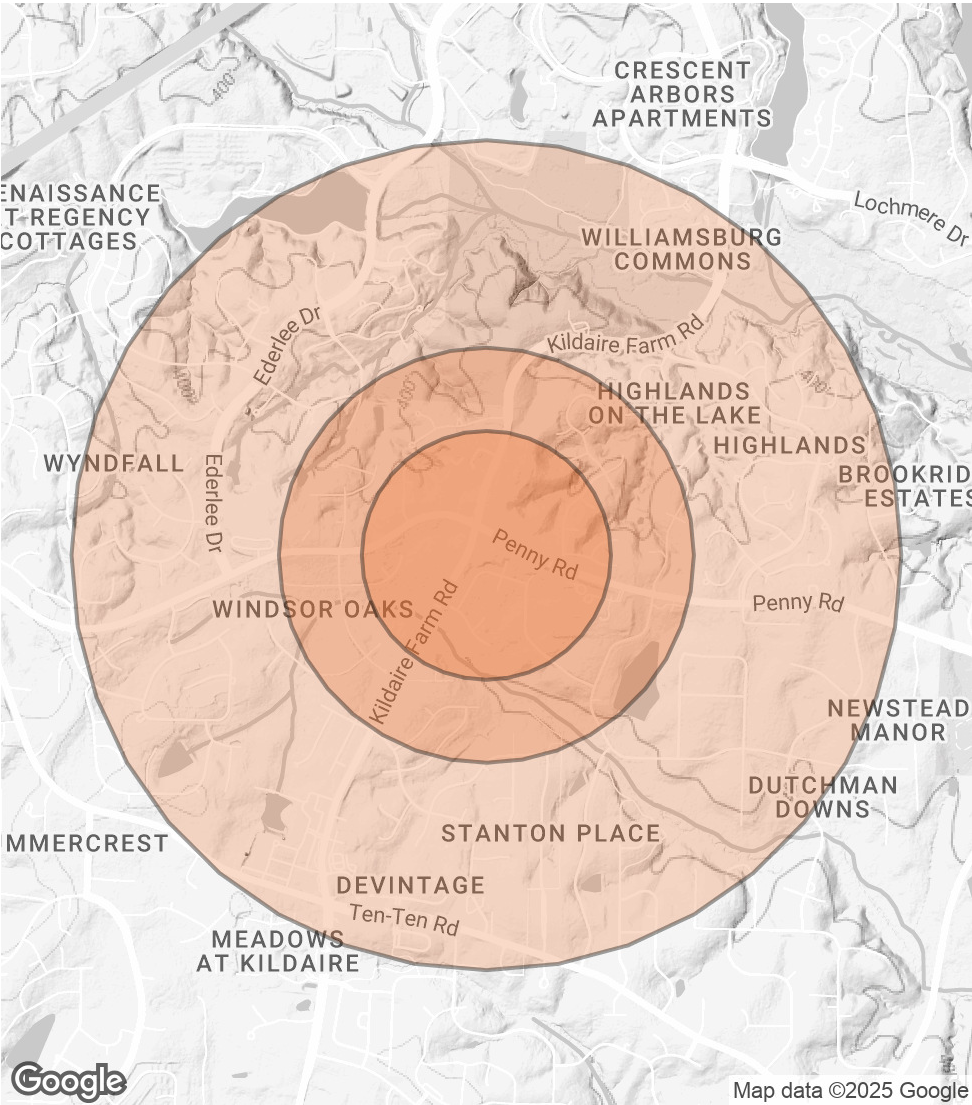
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DEMOGRAPHICS MAP & REPORT

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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