



TRADEMARK
PROPERTIES

3301 MORRISVILLE PKWY

CARY, NC 27519

4.84 ACRES

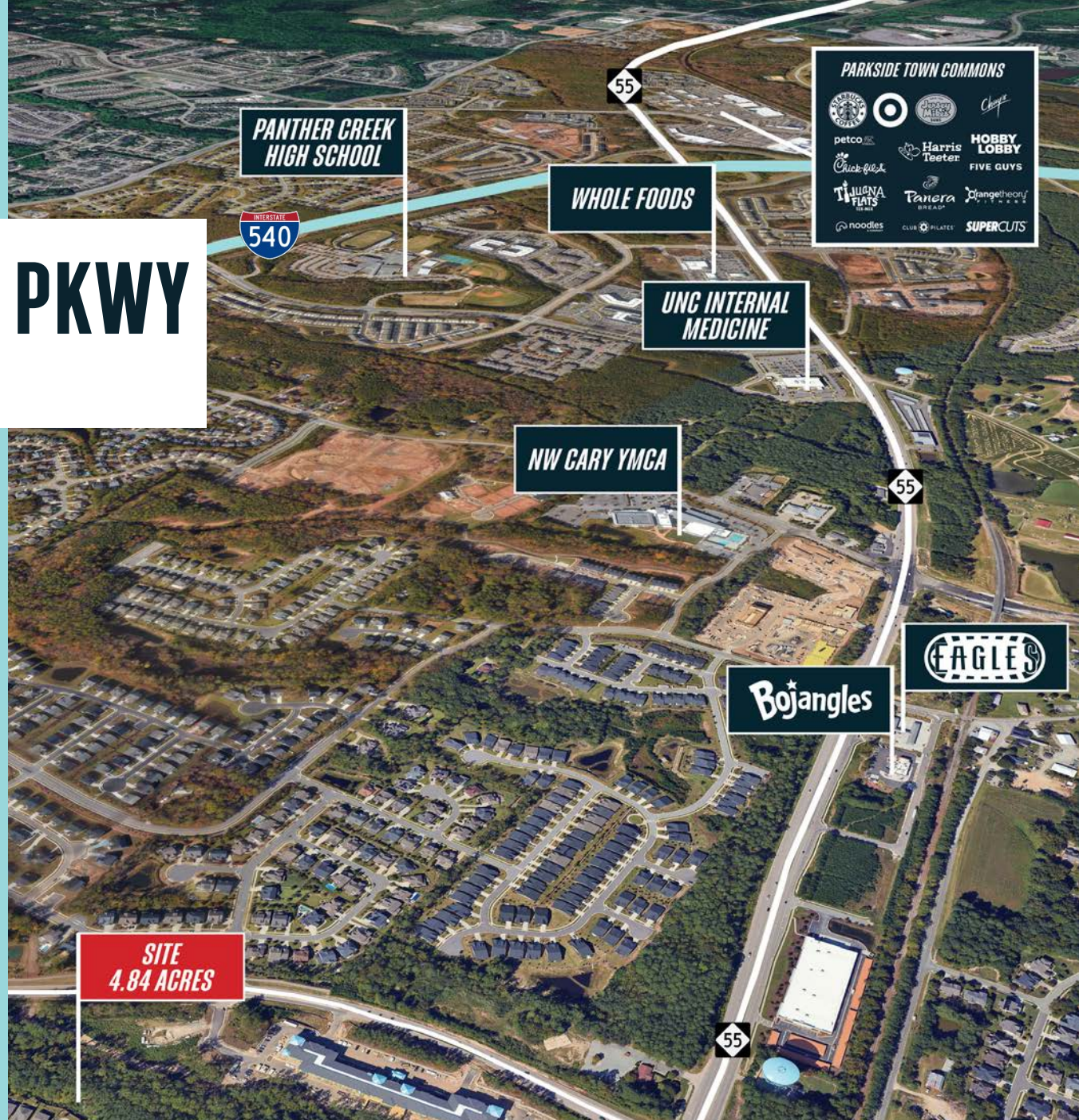
FOR
SALE

LISTING BROKER:

MIKE KEEN

919.573.1392 (O) | 919.795.1944 (M)

MKEEN@TRADEMARKPROPERTIES.COM

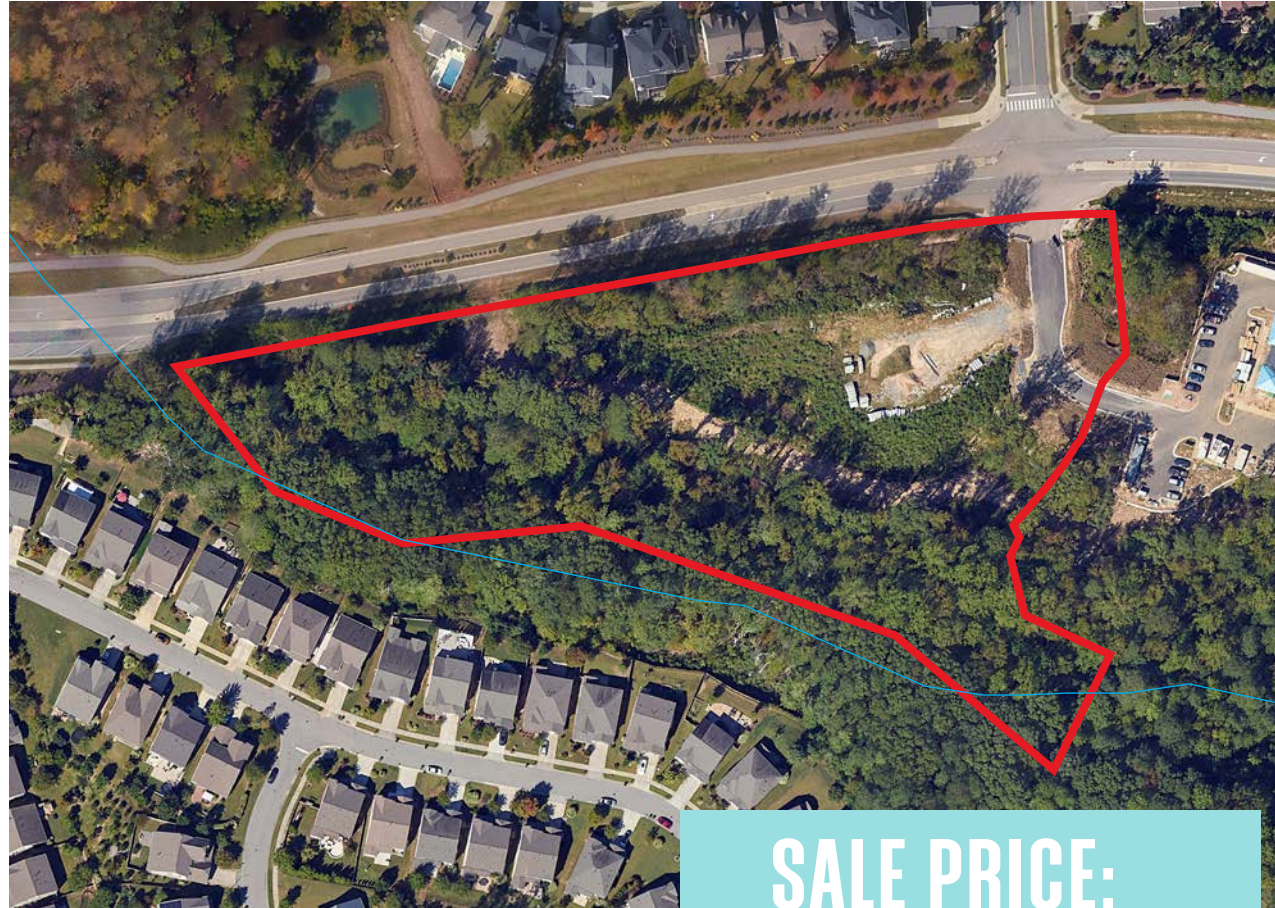


1001 WADE AVENUE SUITE 300, RALEIGH, NC 27605
TRADEMARKPROPERTIES.COM | 919-782-5552

**3301 MORRISVILLE PARKWAY
RALEIGH, NC 27519**

PROPERTY DESCRIPTION

- › 4.84 acres located on Morrisville Parkway 0.25 miles east of NC-55.
- › Great visibility and traffic (AADT 15,500)
- › Within Cary Planning Jurisdiction with OIP Zoning
- › OI: Office and Institutional District provides for the
 - › Development of offices and community institutions that have similar development characteristics
 - › Require locations close to the more intensive commercial districts.
 - › Permitted uses included Daycare, Office, Recreation Center, Veterinary, Restaurant, and Retail
- › Public water and sewer at site



**SALE PRICE:
\$1,399,000**

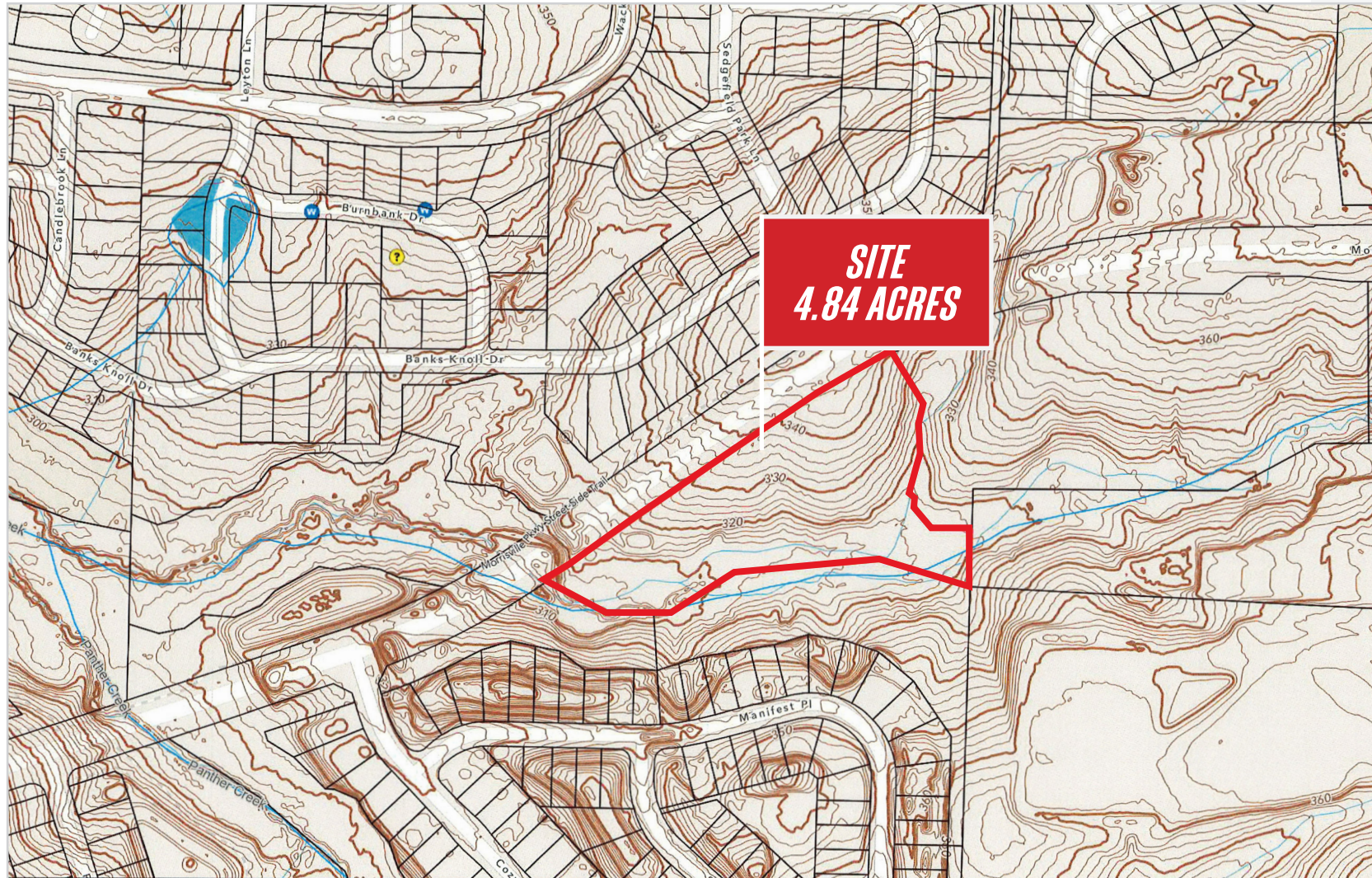
UTILITIES	Public water and sewer
PIN	0735602509
ZONED	OI

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ENVIRONMENTAL MAP

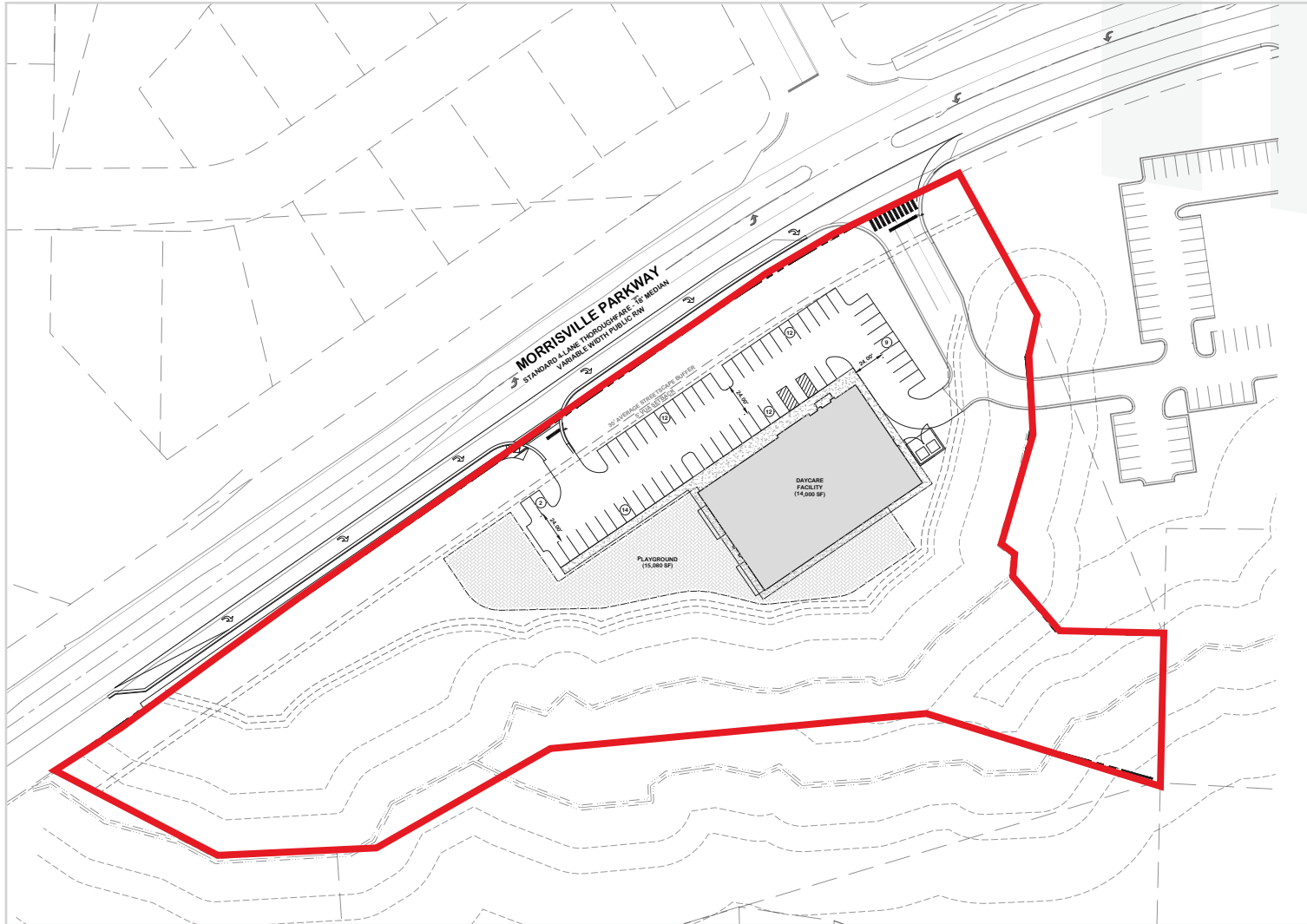


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CONCEPTUAL PLAN

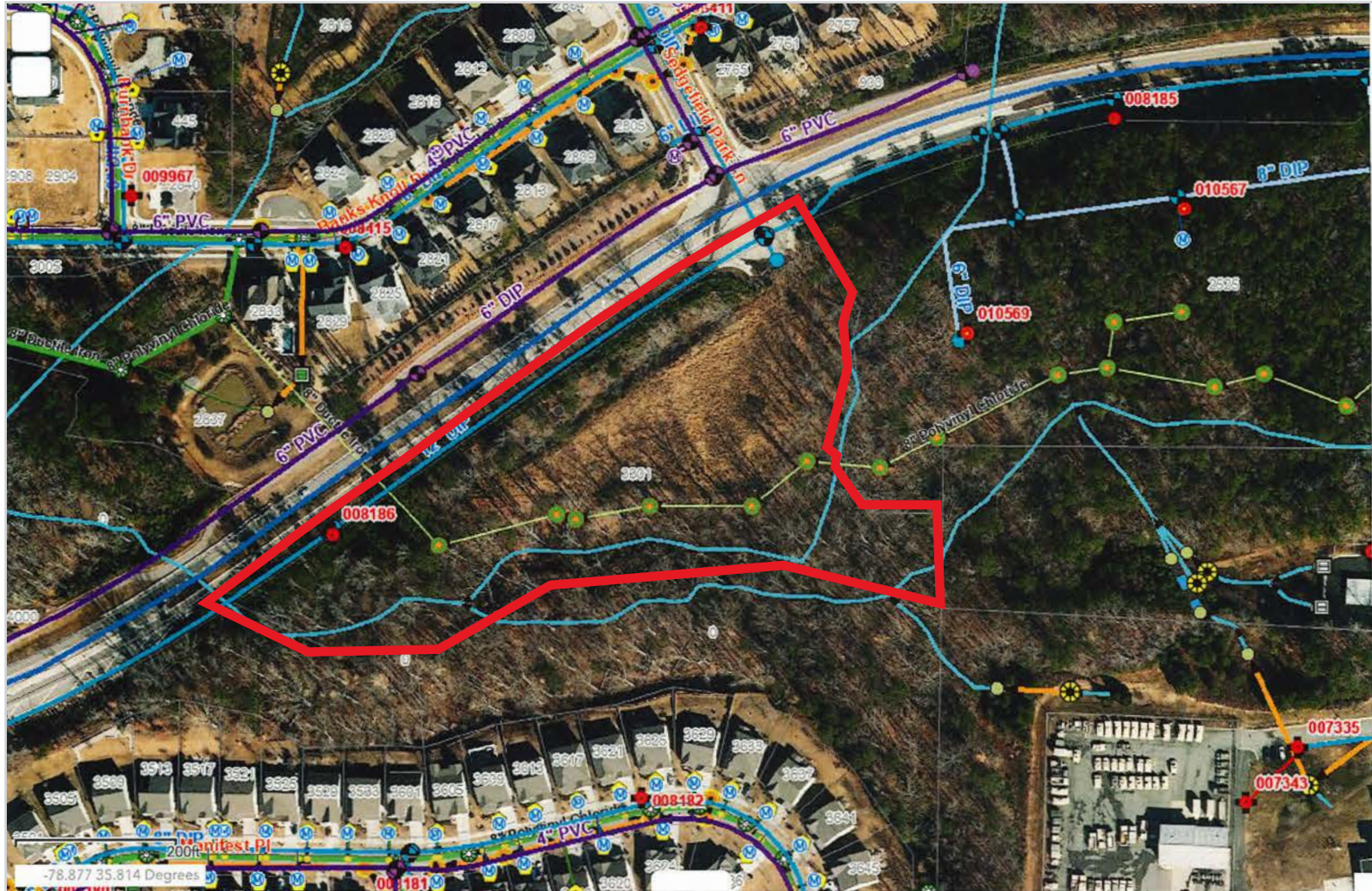


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UTILITIES MAP



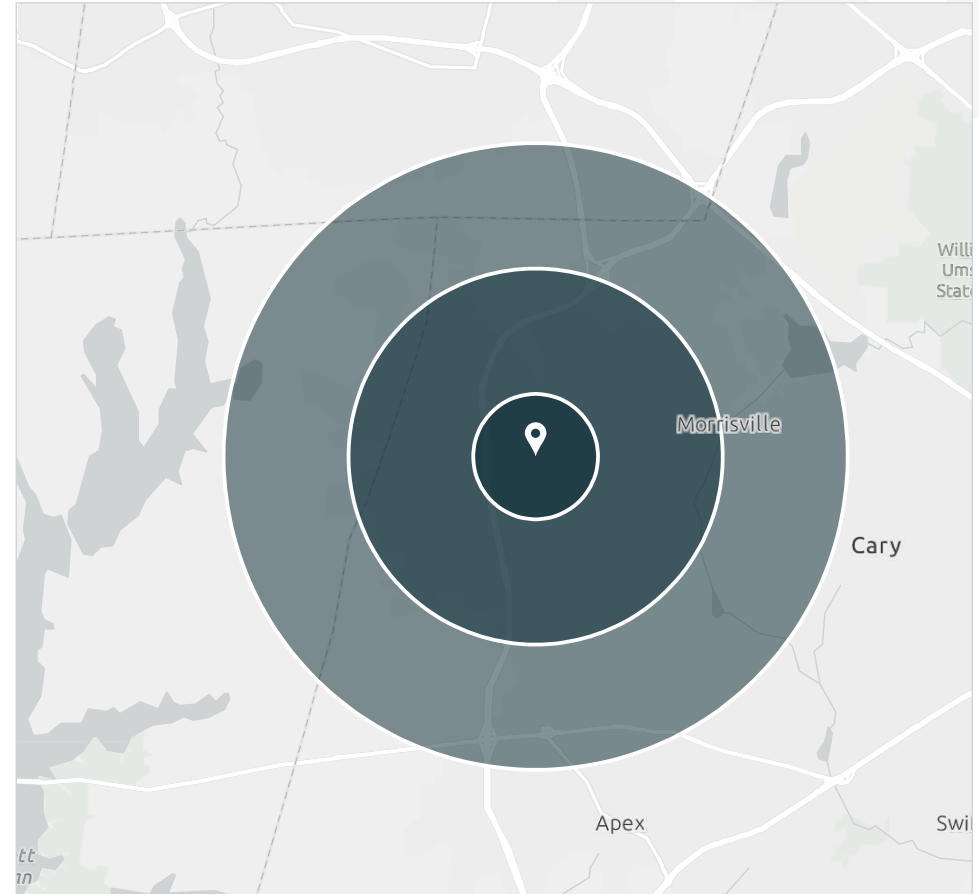
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DEMOGRAPHICS

	1-Mile	3-Mile	5-Mile
2028 POPULATION (PROJECTED)	8,845	92,514	169,817
2029 POPULATION (PROJECTED)	9,865	98,761	181,335
2024 HOUSEHOLDS	2,632	32,001	62,586
2029 HOUSEHOLDS (PROJECTED)	2,912	34,213	67,215
OWNER-OCCUPIED HOUSING UNITS	2,099	21,321	39,388
RENTER-OCCUPIED HOUSING UNITS	533	10,680	23,198
2024 AVERAGE HOUSEHOLD INCOME	\$233,381	\$193,851	\$177,777
2029 AVG HOUSEHOLD INCOME (PROJECTED)	\$263,347	\$218,606	\$201,276





CARY PARK TOWN CENTER

PANTHER CREEK HIGH SCHOOL

WHOLE FOODS

UNC INTERNAL MEDICINE

NW CARY YMCA

Bojangles



PARKSIDE TOWN COMMONS

- Starbucks Coffee
- Target
- Jojoba Beauty Labs
- Chop
- Petco
- Chick-fil-A
- Harris Teeter
- Hobby Lobby
- Five Guys
- Tijuana Flats
- Panera Bread
- OrangeTheory Fitness
- Noodles
- Club Pilates
- Supercuts



MORRISVILLE PKWY (15,500 AADT)

**SITE
4.84 ACRES**

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