

**AVISON  
YOUNG**



**LAND FOR SALE**

3217

**Green Level West Road**  
Cary, NC 27519

Partnership. Performance.

## Development Opportunity

Approximately 10 acres of land is available to purchase just off the I-540/Green Level West Interchange, next to the future Duke University Hospital Campus and a Publix site 1/4-mile to the west. This area just south of Amberly has experienced explosive growth with over 3,300 single-family and

600 multi-family units currently approved and/or under construction. Sewer is on site and water is located nearby. Cary's "Green Level Destination Center Plan" calls for employment, commercial, and high density housing uses from four to seven stories high.

**William (Bill) Aucoin**

**Vice President**

919.913.1101

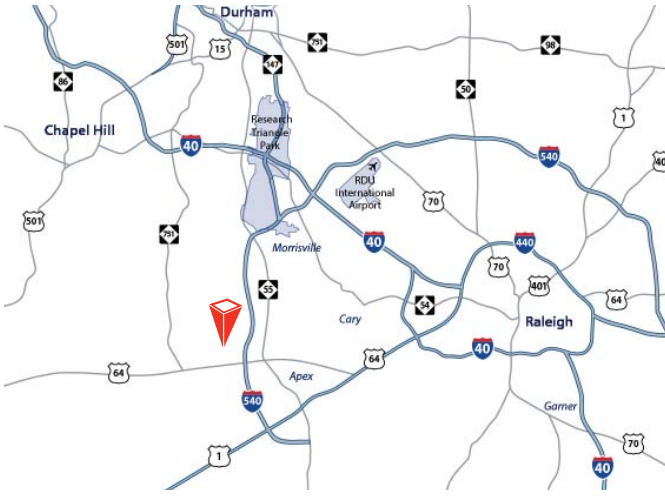
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# 3217

## Green Level West Road

Cary, NC 27519



## Available for Purchase

<b>Address:</b>	3217 Green Level West Road, Cary, NC 27519
<b>Parcels &amp; REID:</b>	0733280716 & 0120291
<b>Submarket:</b>	Cary
<b>Location:</b>	1/8 mile from I-540/Triangle Expressway Interchange
<b>Use:</b>	Commercial/Mixed use
<b>Developable Area:</b>	±10 acres
<b>Zoning:</b>	Presently zoned Residential-40 District (R-40). Cary's land use plan calls for commercial, employment and high density housing from four to seven stories in height.
<b>Topography:</b>	Mostly level with gentle sloping to rear of the property.
<b>Access:</b>	Access from I-540
<b>Utilities:</b>	Sewer on site and water nearby
<b>Pricing:</b>	Call for Pricing



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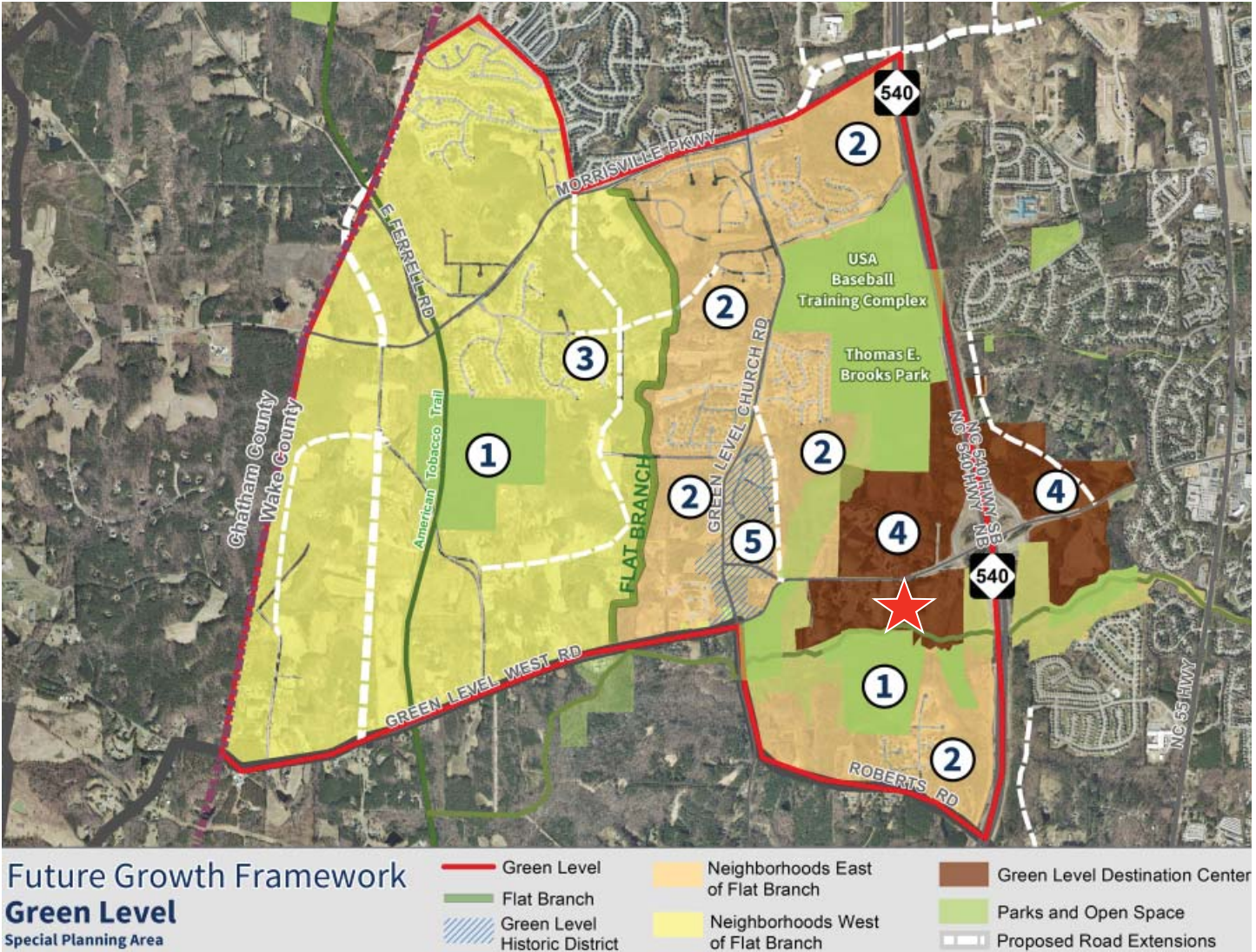
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### Green Level Destination Center Map



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### Green Level Destination Center

#### Green Level Destination Center

The mixed-use Green Level Destination Center will provide significant economic development opportunities for Cary, with ample room for employment growth, as well as offering residents a place to shop and dine within a short commute of homes. This Destination Center should be designed using environmentally sustainable designs and building practices and site designs that complement the significant natural resources in the area, such as White Oak Creek and Bachelor Branch, and that harken to the historic rural character of the area.



- This signature Destination Center should utilize a consistent design palette across its four quadrants to reinforce the cohesive nature of the center and should incorporate high quality architecture and design elements that are influenced by the area's rural and agricultural heritage
- The center should include employment, commercial, and higher-density housing using multi-story vertically mixed designs, preferably a range of 4-7 stories in height.
- Structured parking is preferred over large surface lots.
- As one of the last large sites suitable for major employment uses, this Destination Center should include not only commercial and residential uses, but also a significant portion of the site should be dedicated to office or other employment uses
- Center should be designed as a highly walkable environment that integrates the built environment and natural features within public areas, and fosters an active public realm
- Historical buildings in the center should be protected, utilizing adaptive reuse whenever possible.
- Center designs should strive to protect prominent environmental features
- Multi-story Class A office buildings and employers are desired, and intended to be sited for optimal visibility from the freeway



[www.townofcary.org/home/showdocument?id=14055](http://www.townofcary.org/home/showdocument?id=14055)



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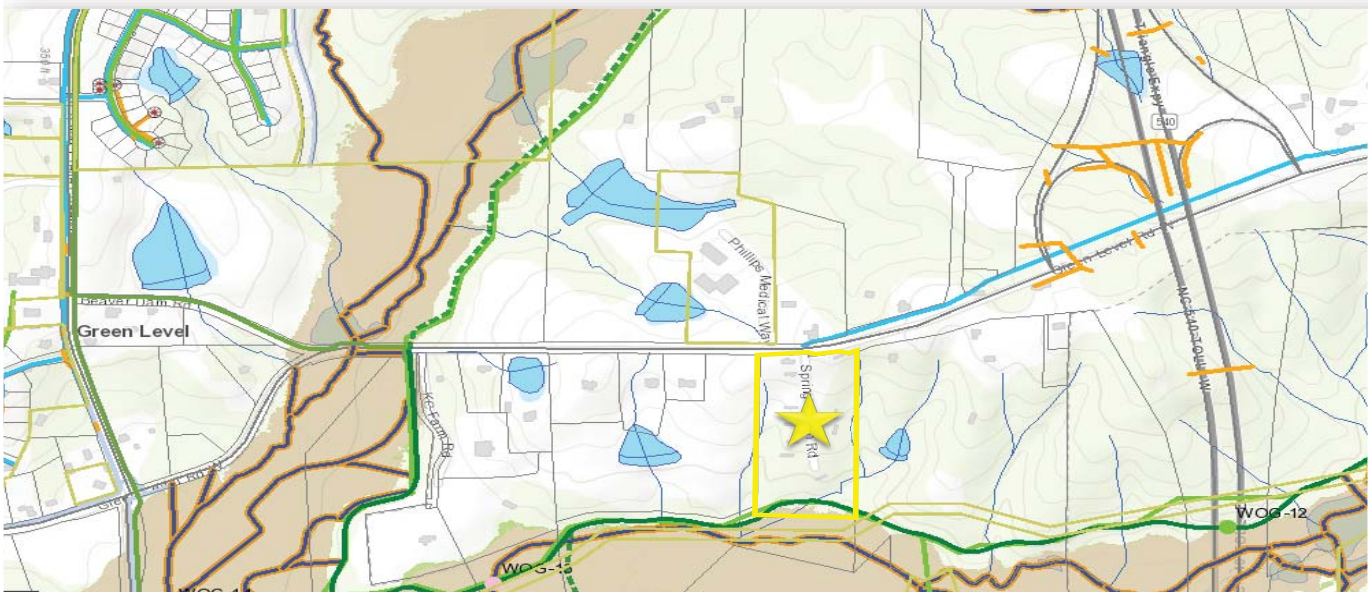
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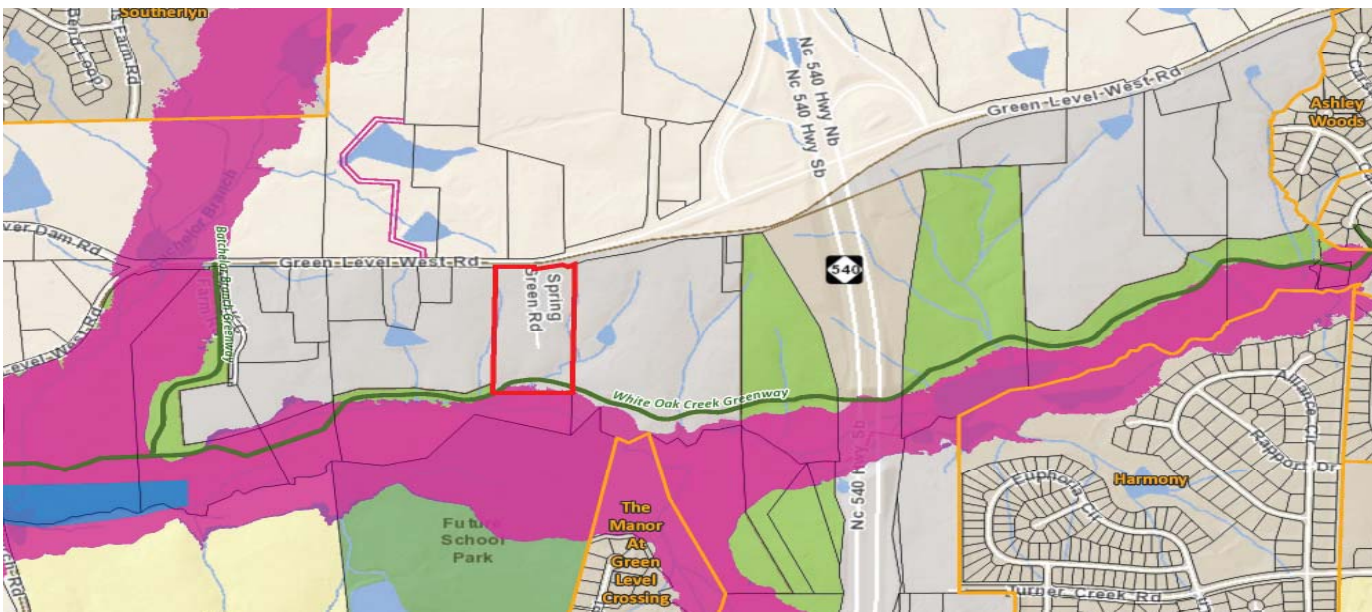
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### Utilites Map



### Flood Map



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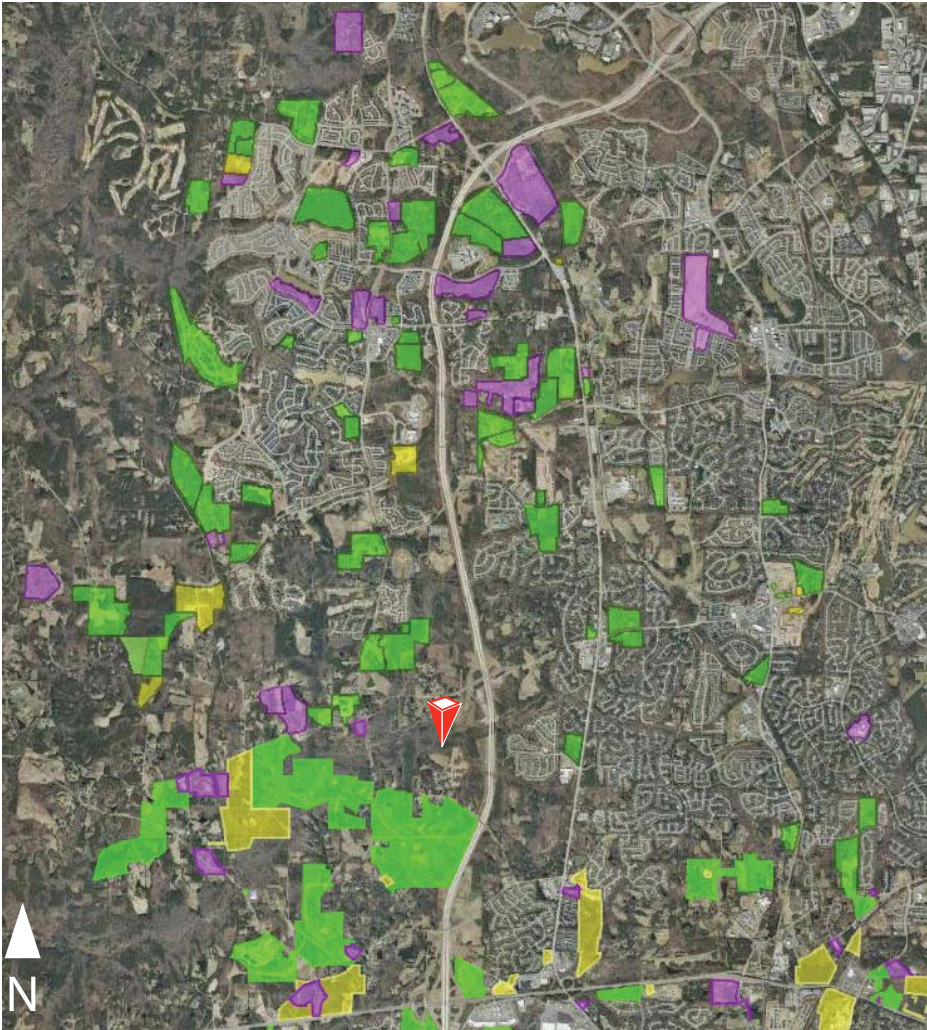
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## Green Level West Road

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### Subdivision Map



-  Under Construction
-  Proposed Development
-  Approved Development

### Demographics

	1 Mile	3 Miles	5 Miles
2016 Total Population	2,480	47,909	138,872
Annual Population Growth	3.38%	2.82%	2.68%
Avg. Household Income	\$154,765	\$148,237	\$124,162
2016 Total Households	730	15,279	50,142

### Drive Times

Downtown Cary	±15 minutes   7 miles
RDU International Airport	±14 minutes   12.4 miles
Research Triangle Park	±13 minutes   11.7 miles
Downtown Raleigh	±27 minutes   16 miles



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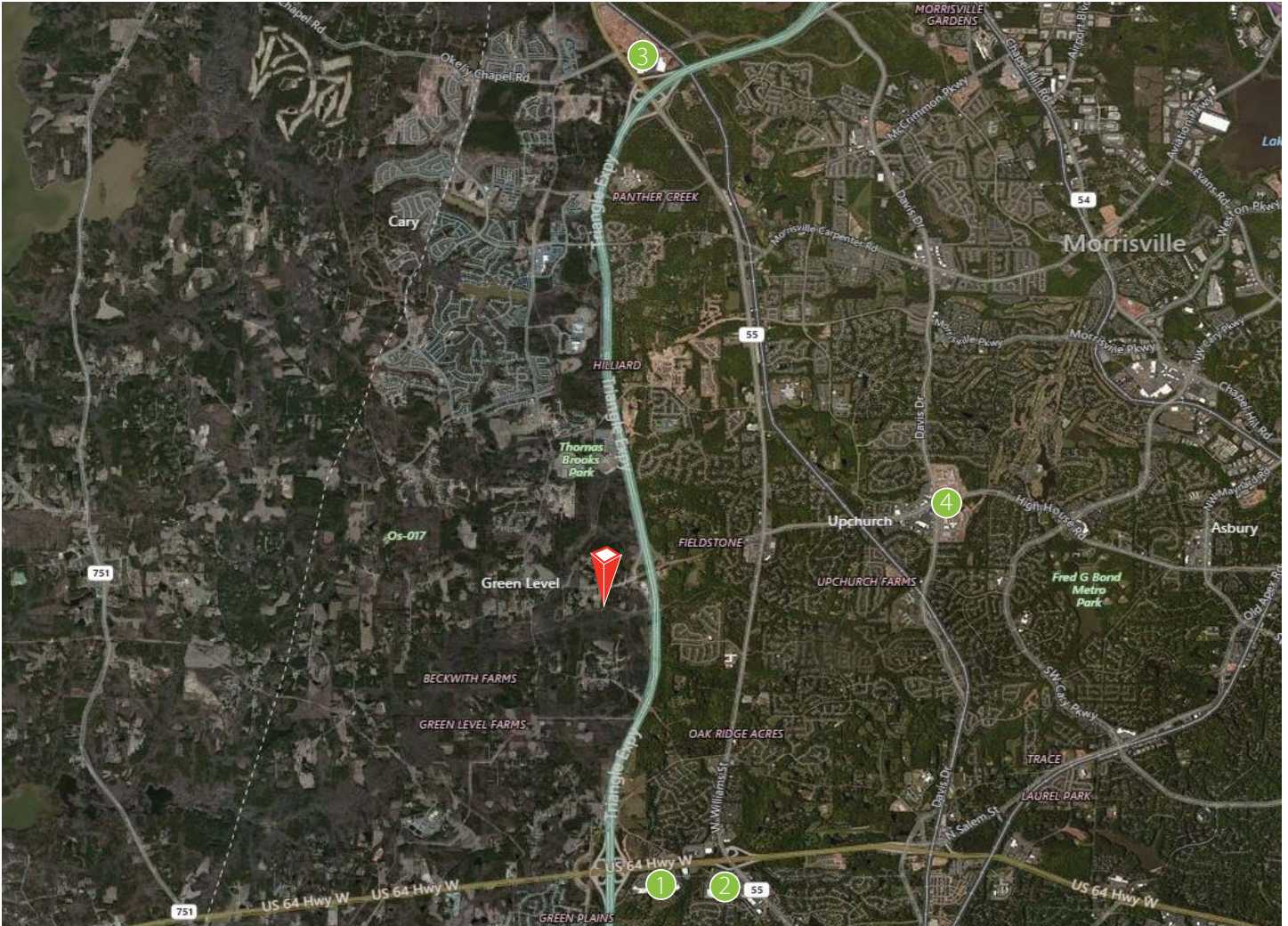
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### Area Amenities



1 Beaver Creek Crossings

2 Beaver Creek Commons

3 Parkside Town Commons

4 Stone Creek Village



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