



1905 NW MAYNARD ROAD

CARY, NC 27513

3 PARCELS | 2.88 ACRES

FOR SALE

LISTING BROKERS:

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PROPERTY HIGHLIGHTS

- » 2.88± acres total across three (3) parcels
- » Prime Cary location at the corner of Chapel Hill Road and NW Maynard Street
- » Parcels can be purchased separately or assembled and sold together
- » High visibility corner with strong exposure
- » Established trade area with nearby neighborhoods, employers, and daily traffic
- » Surrounded by convenient amenities including grocery, restaurants, coffee, banking, fitness, and services
- » Quick access to major Cary and RTP corridors for commuters and customers
- » Best use potential includes neighborhood retail and service, medical or professional office, and other commercial uses subject to zoning

#	ADDRESS	ACREAGE	ZONING
1	O Evans Rd	0.87	RMFM
2	O Evans Rd	1.31	GCM
3	9100 Chapel Hill Rd	0.70	GCM
TOTAL	-	2.88	-



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ZONING

RMFM (Residential Multi-Family District)

RMFM is a general residential zoning district in Cary that allows for a range of moderate- to high-density housing types, including apartments, townhomes, and patio homes. It's designed to support compact residential development—typically up to 12 units per acre—in areas where the town's growth plan calls for more housing options near transit and services. The district emphasizes thoughtful site design, with attention to open space, access, and compatibility with surrounding neighborhoods. Permitted uses include multi-family dwellings, duplexes, and semi-detached homes. Accessory uses such as detached garages, home occupations, and accessory dwelling units (ADUs) are typically allowed. Some group living arrangements and limited non-residential uses, such as daycare homes or neighborhood-scale services, may be permitted with conditions or special use approval.

GCM (General Commercial Mixed-Use Overlay)

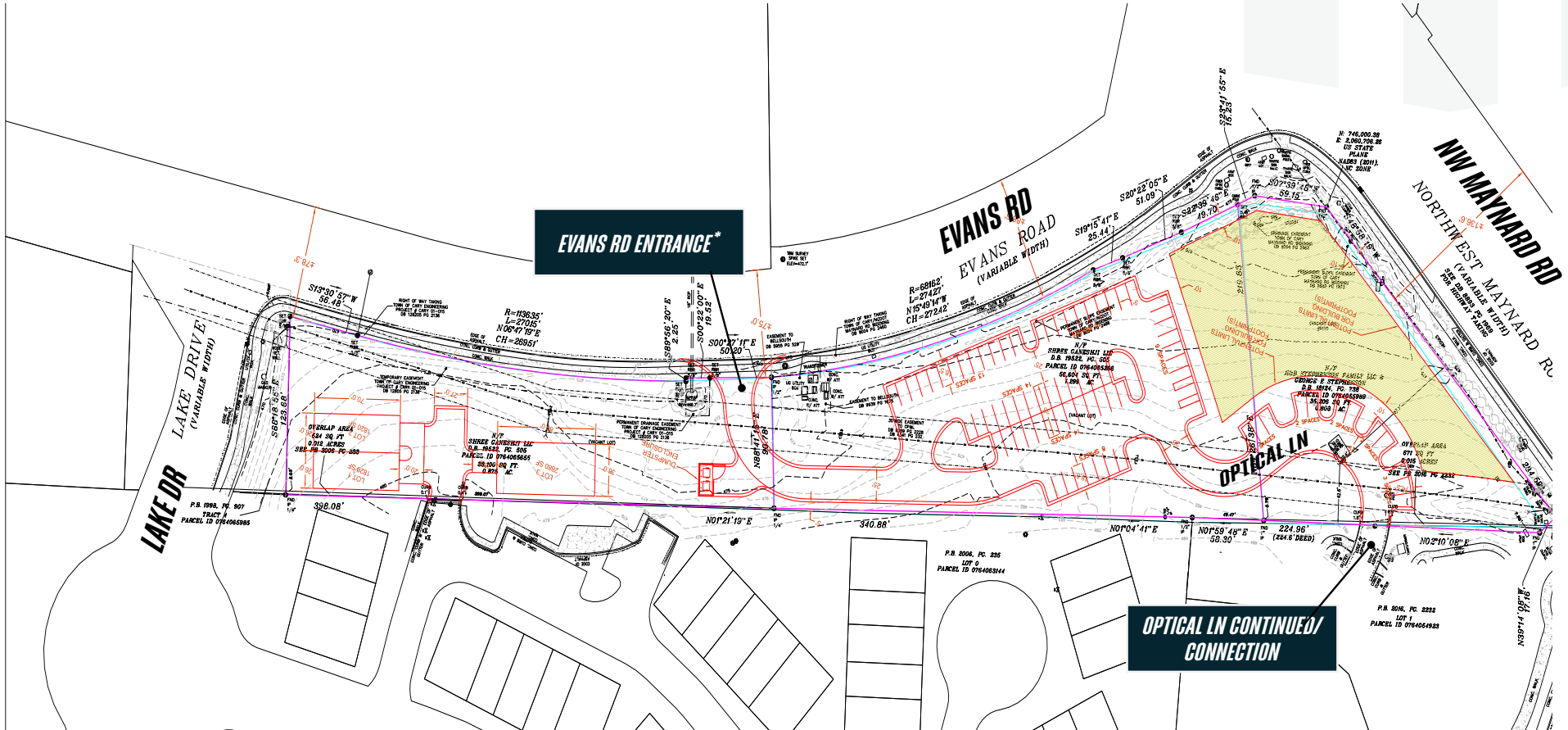
The GCM overlay district in Cary promotes mixed-use development in designated commercial corridors by enabling a flexible mix of residential, office, and retail uses. Applied over base zones like General Commercial or Office/Research, it encourages walkable, transit-friendly environments where living, working, and shopping can occur within the same development. The overlay allows uses that might otherwise require special approval, provided they are part of an approved mixed-use development plan. Within GCM, permitted uses may include multi-family housing (often above ground-floor retail), townhomes, offices, restaurants, personal services, retail shops, hotels, and institutional uses such as clinics, daycares, and government facilities. Higher-impact uses like car washes, mini-storage, or entertainment venues may be allowed if specifically incorporated into an approved mixed-use master plan.

Link to Cary's Permitted Use Table: [Here](#)

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SURVEYS/PLANS

* EVANS RD ENTRANCE HAS FULL ACCESS (LEFT-IN/LEFT-OUT/RIGHT-IN/RIGHT-OUT)



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PROPOSED LAYOUT

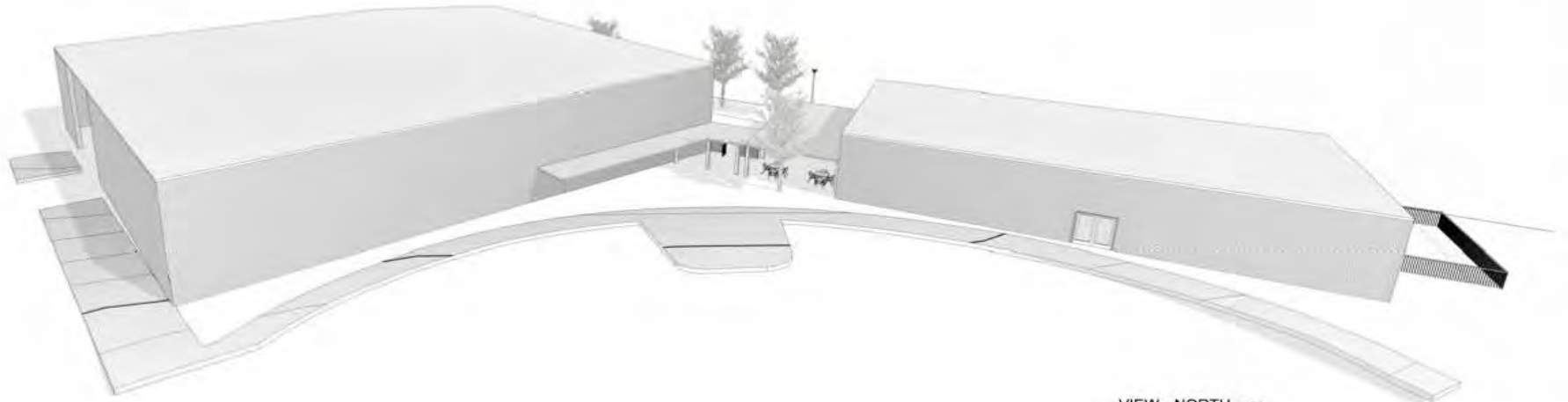


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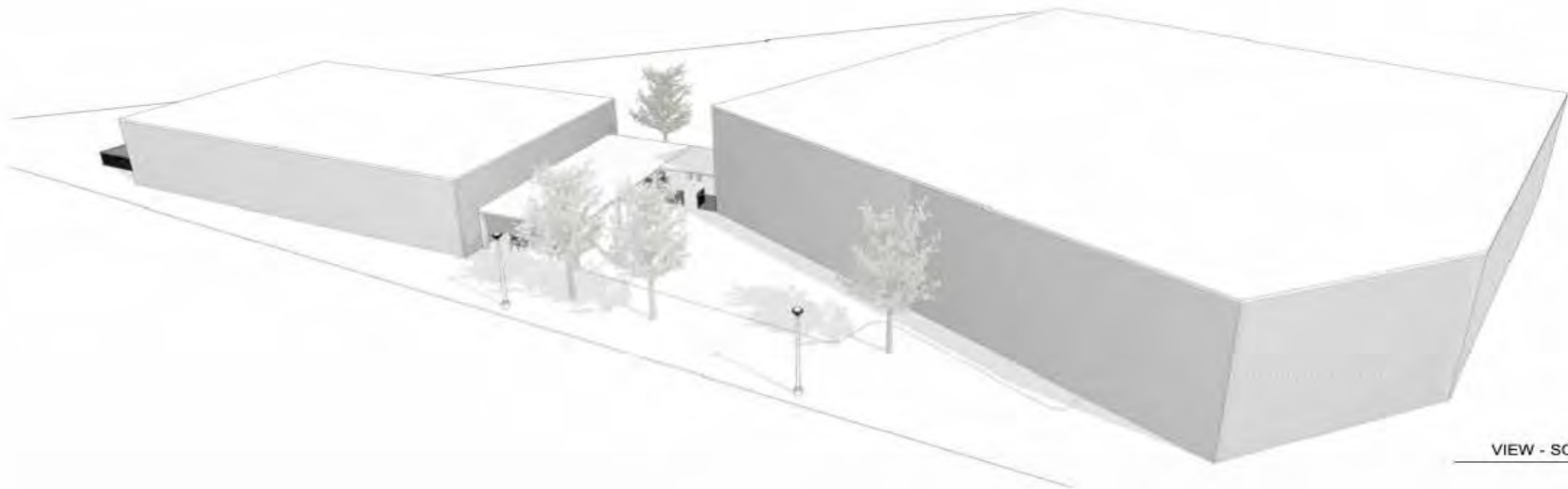
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ELEVATION



VIEW - NORTH ②



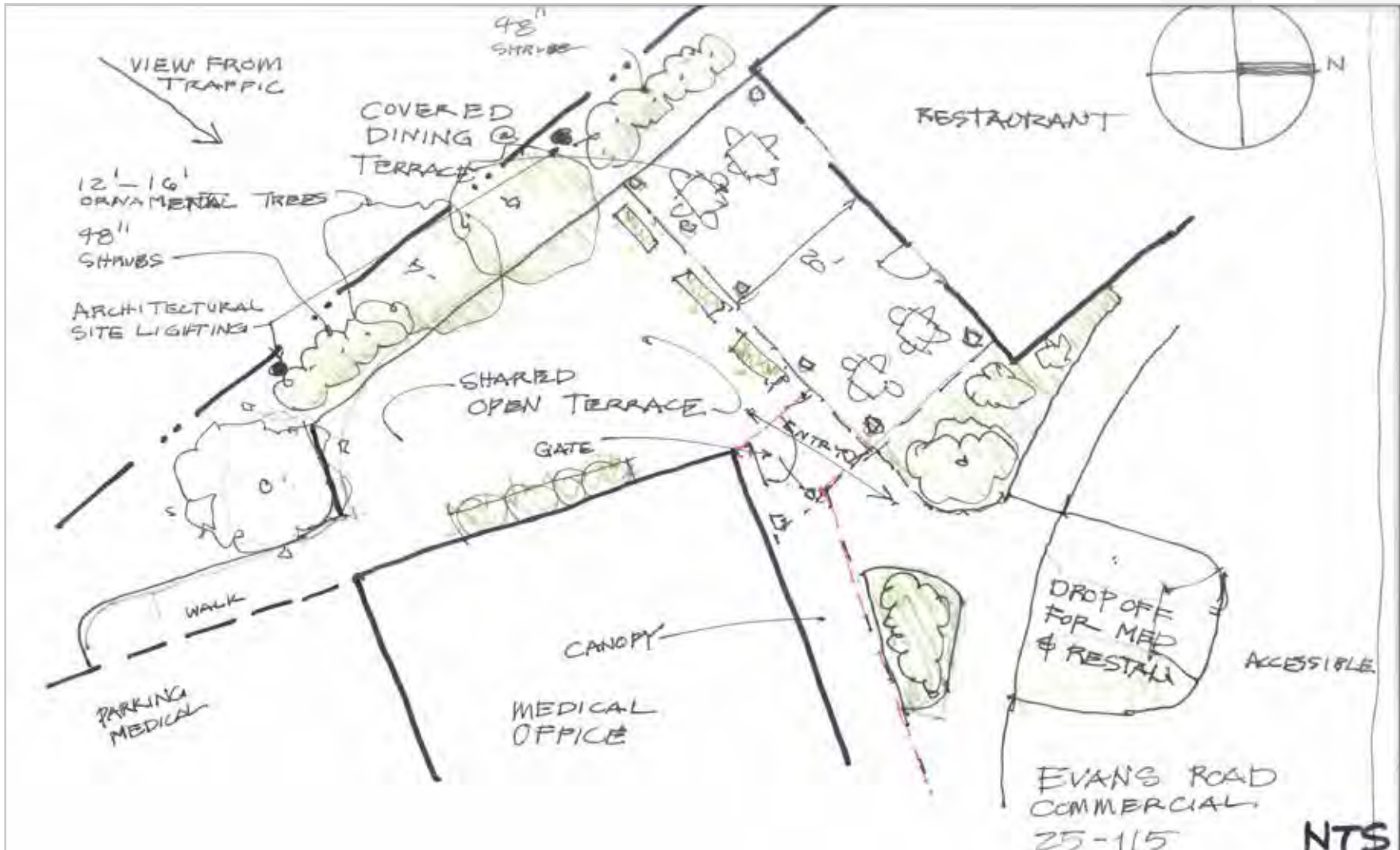
VIEW - SOUTH WEST ①

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LANDSCAPING PLAN



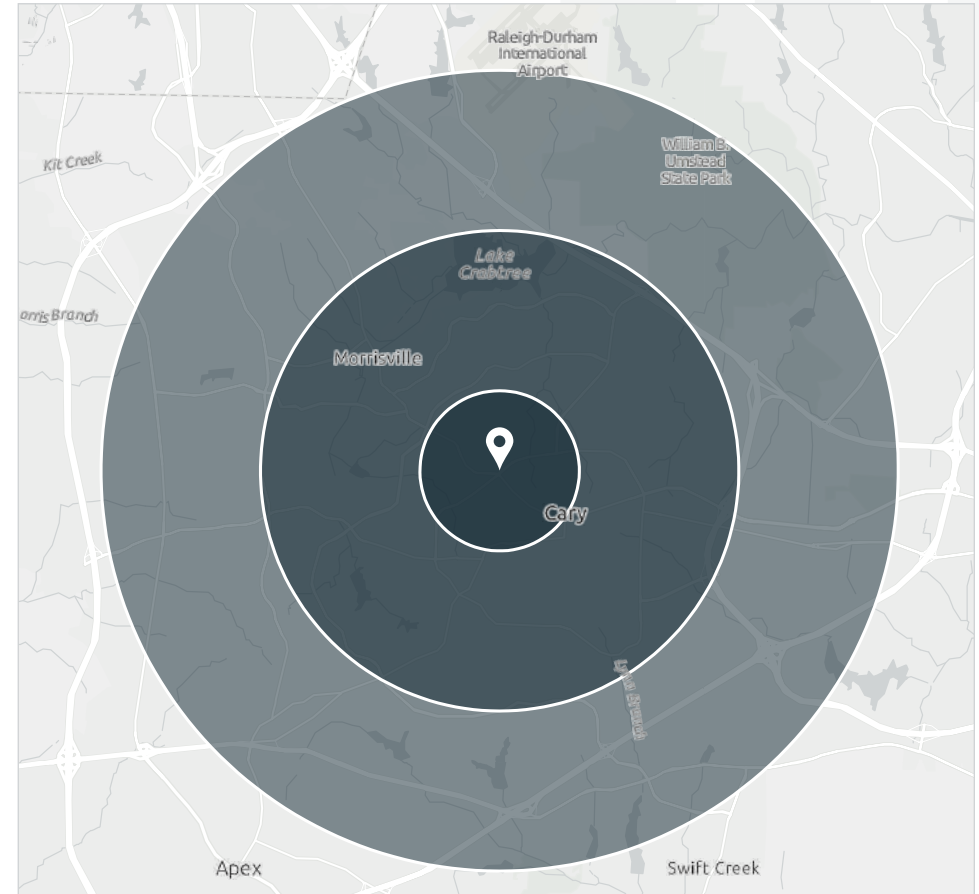
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DEMOGRAPHICS

	1 Mile	3 Miles	5 Miles
2025 POPULATION	12,027	80,988	186,804
2030 POPULATION (PROJECTED)	12,176	84,811	196,730
2025 HOUSEHOLDS	4,858	34,860	77,197
2030 HOUSEHOLDS (PROJECTED)	4,932	36,732	82,218
OWNER-OCCUPIED HOUSING UNITS	2,772	18,344	41,274
RENTER-OCCUPIED HOUSING UNITS	2,086	16,516	35,923
2025 AVERAGE HOUSEHOLD INCOME	\$152,424	\$154,315	\$156,413
2030 AVG HOUSEHOLD INCOME (PROJECTED)	\$172,699	\$170,003	\$172,551



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