

# WESTON COMMONS

**NORTH CORNER OF WESTON PARKWAY  
AND EVANS ROAD, CARY, NC**

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**±3.39 acres**

**Commercial/Retail Development Opportunity**

**Rough-Graded Pads at High Visibility Weston Parkway  
adjacent to MetLife Anchored Office Park**

**FOUNDRY**  
COMMERCIAL



# INVESTMENT HIGHLIGHTS

ADDRESS	0 Evans Road Cary, NC 27518
PARCEL NUMBER	0755764026
TOTAL ACRES	3.39 acres
COUNTY	Wake
MUNICIPALITY	Town of Cary
CURRENT ZONING	Weston PDD - Office and Institutional - Commercial Overlay District
SEWER & UTILITIES	Municipal water and sewer on site
PRICING	Call for Pricing

# EXECUTIVE SUMMARY

## WESTON COMMONS | THE INVESTMENT OPPORTUNITY

Foundry Commercial, a North Carolina broker, has been retained as the exclusive agent for the owner of Weston Commons (the "Property"), consisting of ±3.39 acres providing a commercial/retail development opportunity located in north Cary at the high visibility Evans Road (19,500 VPD) and Weston Parkway (17,500 VPD) intersection. The site consists of rough-graded pads with in-place municipal water, sewer, and stormwater infrastructure. The immediate area has a strong residential presence, as well as a robust employer base supported by Lakeview and Centre Green business parks, home to MetLife, Biologics, Inc., PennyMac, and Intel Corporation. The immediate area surrounding the site significantly lacks established retail offerings despite the nearby demographics and residential density.

In-place zoning for the site can provide by-right development for a wide range of commercial uses including retail stores, restaurants, and offices for a diverse user base. The site is located within the Weston Major Planned Development District (PDD) and is zoned Office and Institutional (O&I) with a Commercial District Overlay (CDO). The CDO allows for a wide range of commercial uses which opens the site up to a diverse range of end users. Due to the high visibility location and heavily trafficked interchange, the Evans and Weston site provides for a unique retail/commercial development opportunity supported by over 3M SF of office space, but less than 40k SF of retail within a one-mile radius of the site.

The site is located three minutes from Highway 54, five minutes from I-40, and 10 minutes from I-540. The immediate area is supported by Highwoods Properties Lakeview and Centre Green office parks home to high profile tenants such as MetLife, Biologics, Inc., and PennyMac. Additionally, Spark LS located 2 miles to the north of the site is under construction on 1.5M SF of world-class lab and biomanufacturing space, which will deliver Phase I in Q4 2023. The surrounding area is strongly supported by Research Triangle Park, consisting of over 7,000 acres and is home to hundreds of companies from science and technology to government and academic institutions and continues to be a leading employment provider for the Triangle Area.

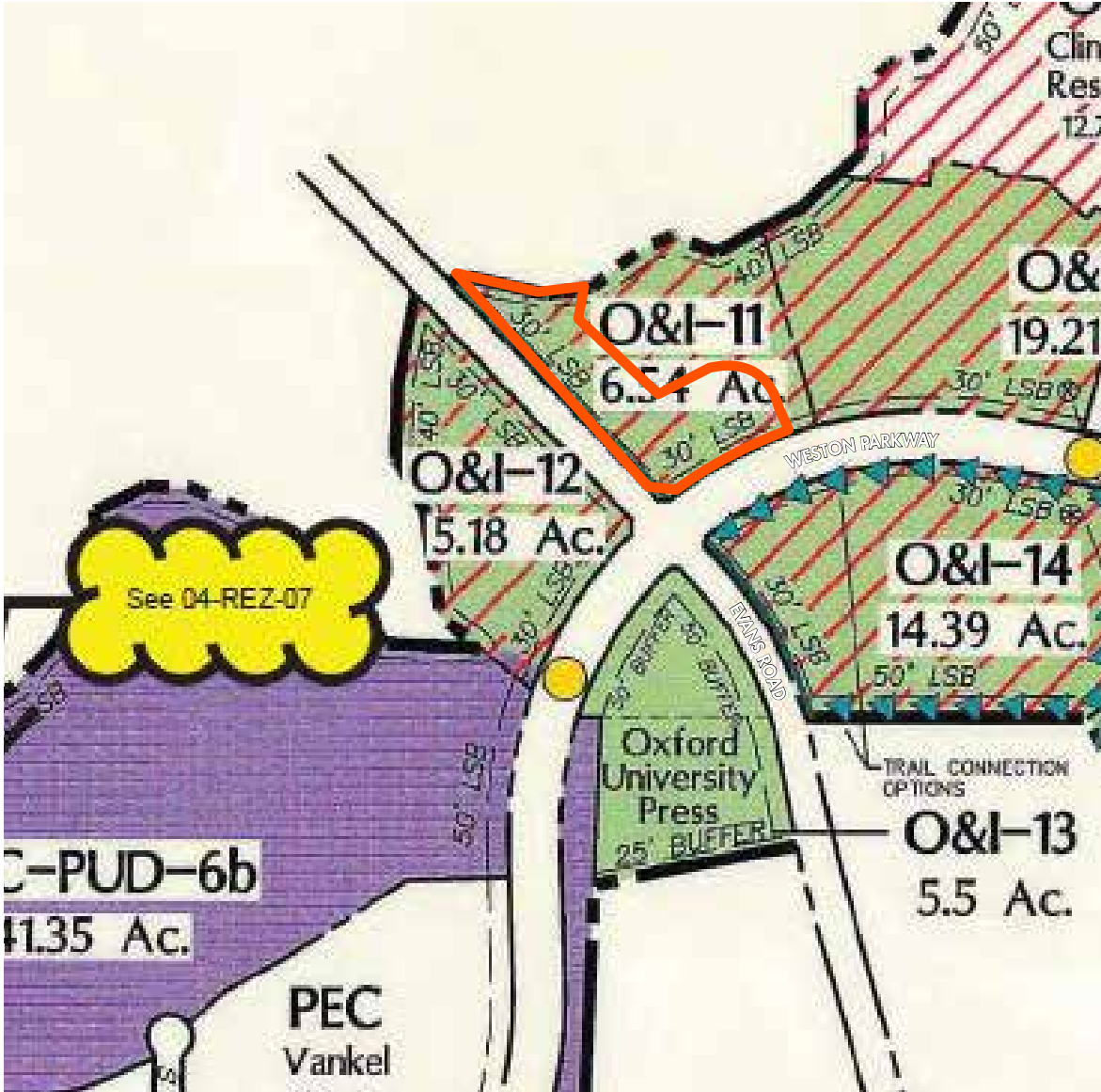
## INVESTMENT HIGHLIGHTS

- High visibility location with 19,500 VPD
- Robust demographics with average household income of \$143,000 within one-mile
- Rough-graded pads with in-place sewer, water, and stormwater infrastructure
- Commercial District Overlay provides for a wide range of development options
- Strong nearby residential and employer base





# WESTON COMMONS | ZONING AND ALLOWED USES



LEGEND		
<span style="display:inline-block; width:15px; height:10px; background-color:green; border:1px solid black;"></span>	O&I-PUD District	
<span style="display:inline-block; width:15px; height:10px; background-color:purple; border:1px solid black;"></span>	PEC-PUD District	
<span style="display:inline-block; width:15px; height:10px; background: repeating-linear-gradient(45deg, transparent, transparent 2px, red 2px, red 4px); border:1px solid black;"></span>	Commercial District Overlay	

Due to the in-place zoning the site can provide a diverse range of potential development options. The site is located within the Weston Major PDD and is zoned Office & Institutional (O&I) with a Commercial District Overlay (CDO). The CDO allows for a broader type of uses such as restaurants, retail stores, offices, etc. With an ideal location and in-place zoning, the site allows for diversity in development options. The wide range of permitted uses within the CDO allow for a rare and unique opportunity to capitalize on an immediate commercial/retail void in a high-growth area.

### COMMERCIAL OVERLAY PERMITTED USES (O&I-PUD) – SELECT USES

- Retail stores
- Convenience stores
- Personal service establishments
- Hotels and motels
- Clinics
- Restaurants
- Offices
- Animal hospitals\*
- Clubs and lodges

\* No single retail tenant to exceed 30,000 square feet

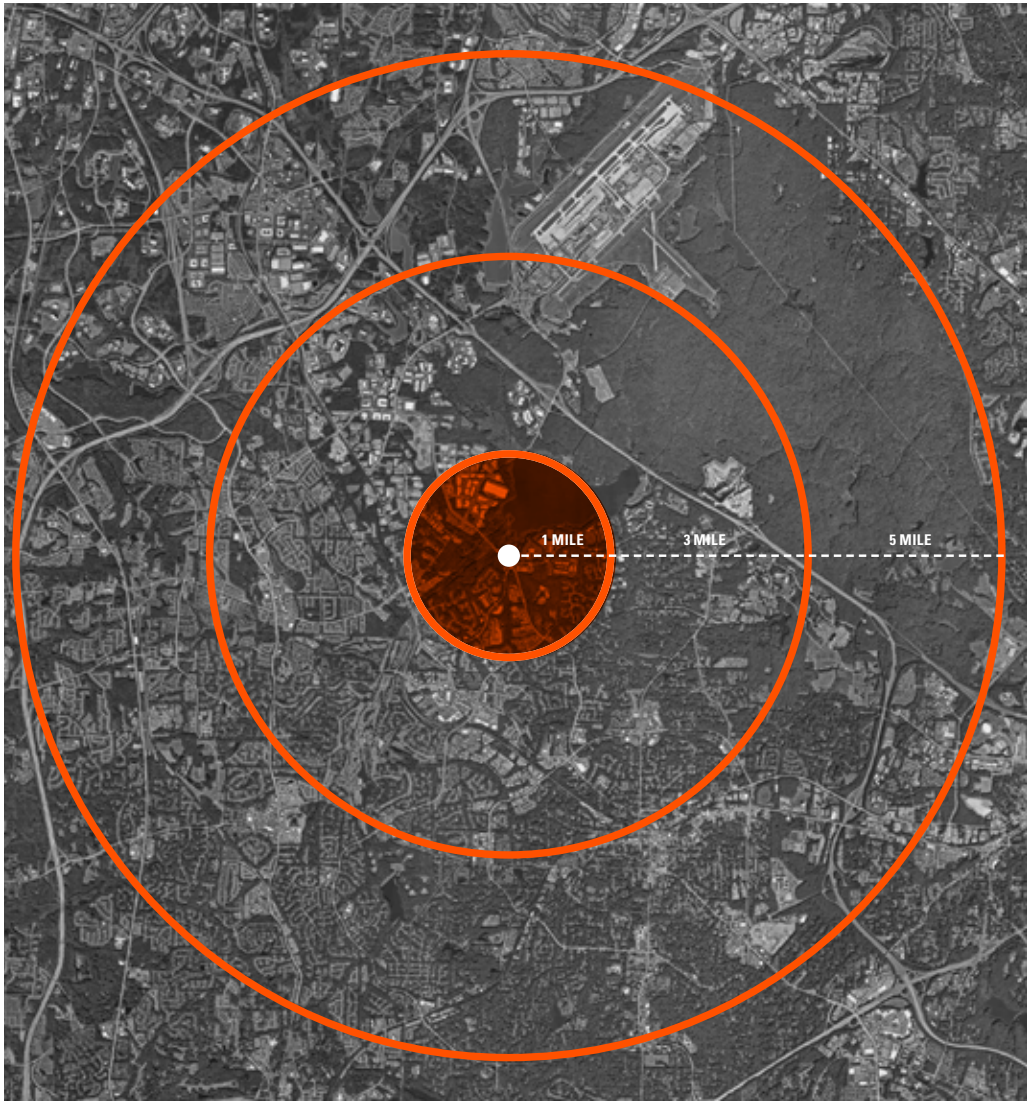
[CLICK FOR FULL LIST OF ALLOWED USES](#)

# WESTON COMMONS | IN-PLACE INFRASTRUCTURE





# WESTON COMMONS | DEMOGRAPHICS



## DEMOGRAPHICS

### 1 MILE RADIUS

	5,304 ESTIMATED POPULATION 2023
	34.8 MEDIAN AGE
	\$374,706 MEDIAN HOME VALUE 2023
	5,491 TOTAL EMPLOYEES
	\$108,998 MEDIAN HOUSEHOLD INCOME

### 3 MILE RADIUS

	62,971 ESTIMATED POPULATION 2023
	35.2 MEDIAN AGE
	\$441,417 MEDIAN HOME VALUE 2023
	39,607 TOTAL EMPLOYEES
	\$120,798 MEDIAN HOUSEHOLD INCOME

### 5 MILE RADIUS

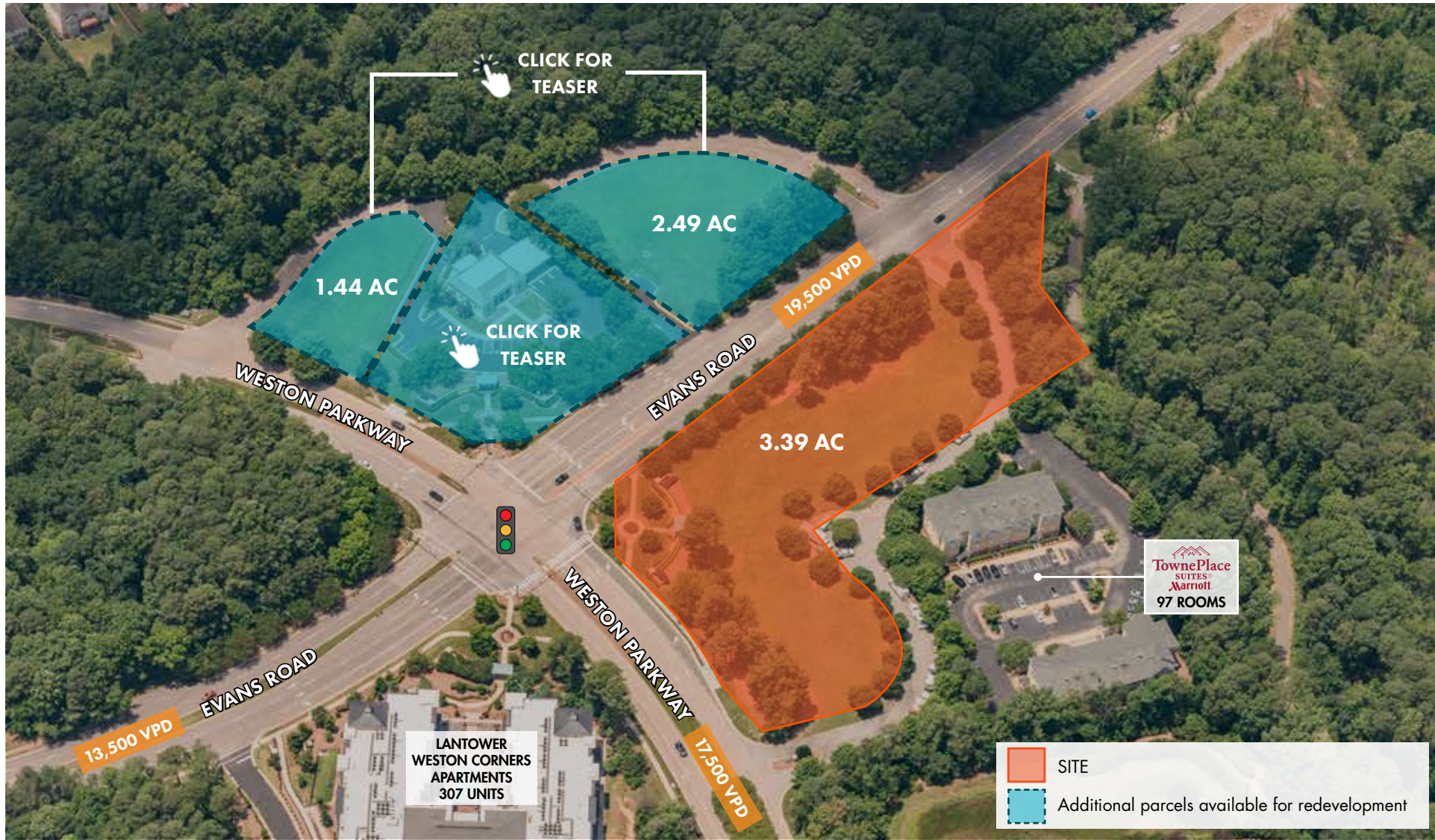
	165,291 ESTIMATED POPULATION 2023		89,471 TOTAL EMPLOYEES
	36.2 MEDIAN AGE		\$118,900 MEDIAN HOUSEHOLD INCOME
	\$419,867 MEDIAN HOME VALUE 2023		

# WESTON COMMONS | NEARBY EMPLOYMENT





# WESTON COMMONS | ADDITIONAL PARCELS FOR REDEVELOPMENT

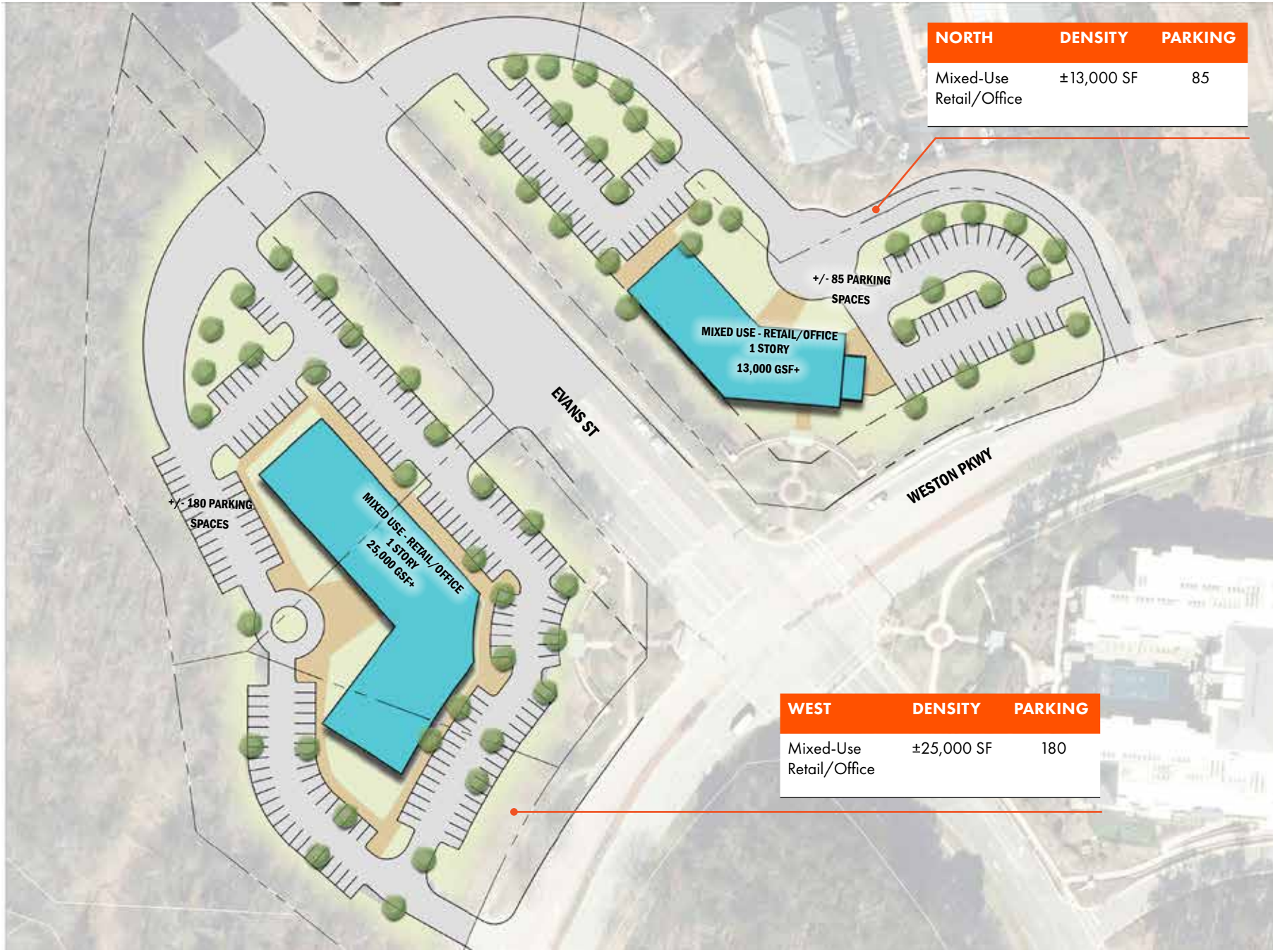




# WESTON COMMONS | CONCEPT PLAN A



# WESTON COMMONS | CONCEPT PLAN B





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