



KERA GARDENS

917 REEDY CREEK ROAD | CARY, NC 27513

±7.57-ACRE DEVELOPMENT OPPORTUNITY

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01

EXECUTIVE SUMMARY

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On behalf of Foundry Commercial, we are pleased to present the opportunity to purchase approximately 7.57 acres of land located along Reedy Creek Road in Cary, Wake County, North Carolina.

The offering represents 7.57 acres of undeveloped, raw land located near North Harrison Avenue and in close proximity to I-40. The location provides convenient access to Raleigh-Durham International Airport, Downtown Raleigh, Downtown Durham and Research Triangle Park, as well as major employers and numerous amenities.

The property is currently zoned Residential 12 Conditional Use (R12-CU) within the Town of Cary which allows for up to 12 single family homes.

REEDY CREEK
ELEMENTARY AND
MIDDLE SCHOOLS





02

PROPERTY INFORMATION

PROPERTY INFORMATION

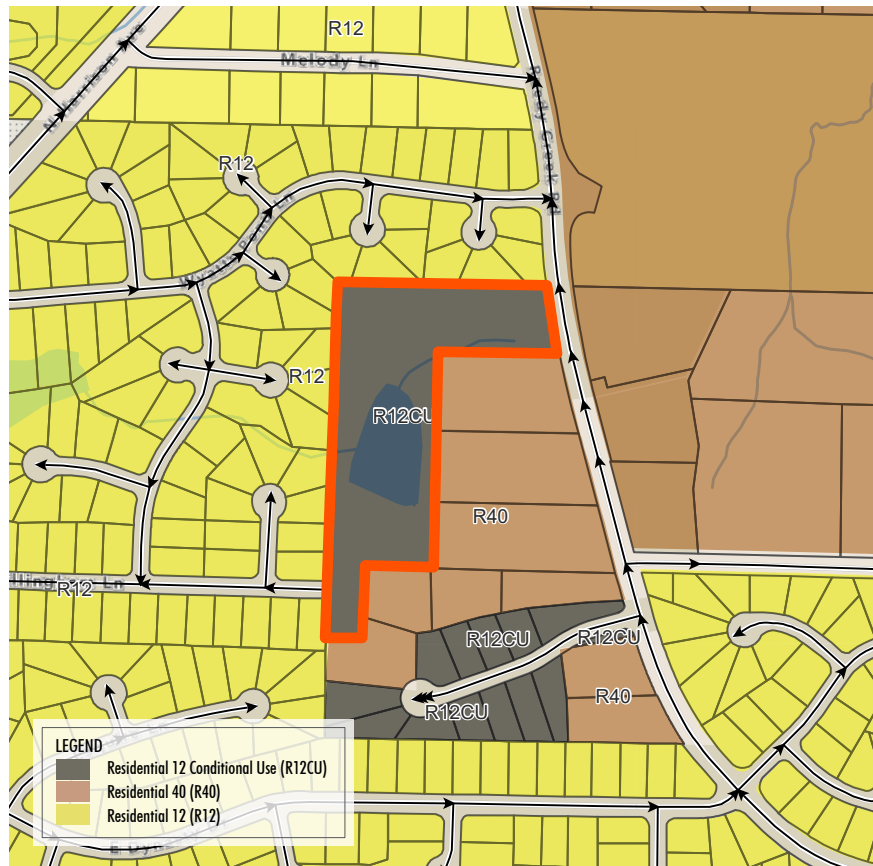
OFFERING DETAILS

ADDRESS	917 Reedy Creek Road Cary, NC 27513
OWNER	Kera Gardens LLC
PARCEL ID	0765609209
TOTAL ACREAGE	±7.57 acres
COUNTY	Wake
MUNICIPALITY	Town of Cary
CURRENT USE	Undeveloped
CURRENT ZONING	Residential (R12 CU) LEARN MORE
SEWER & UTILITIES	Municipal water & sewer
PURCHASE PRICE	\$2,200,000

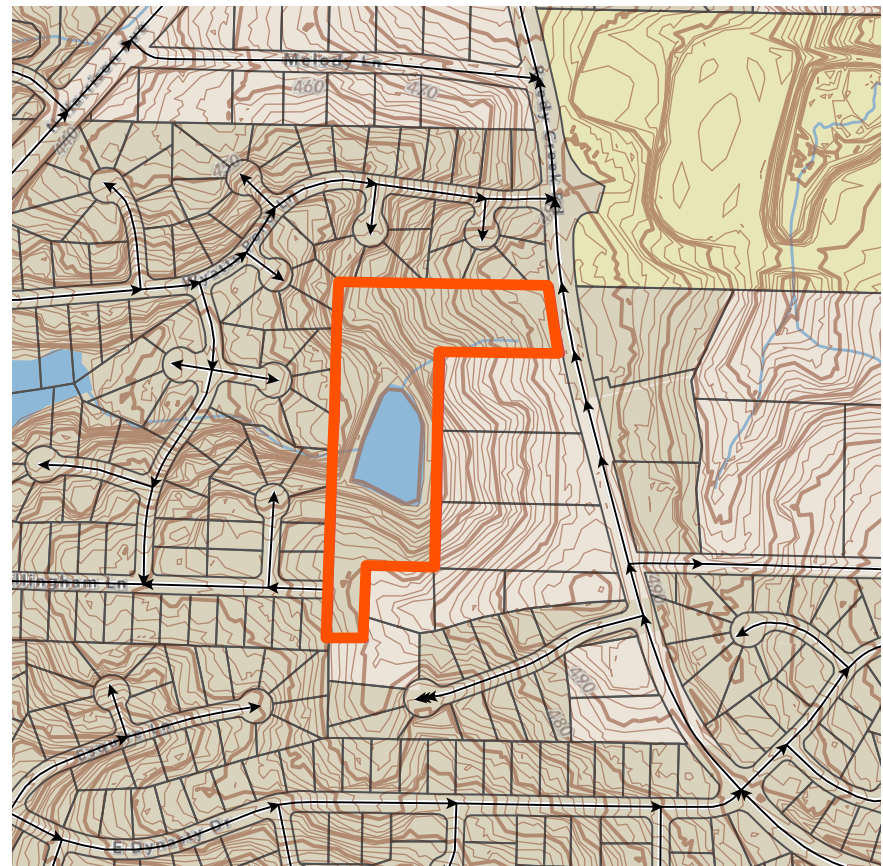


PROPERTY INFORMATION

ZONING



TOPOGRAPHIC



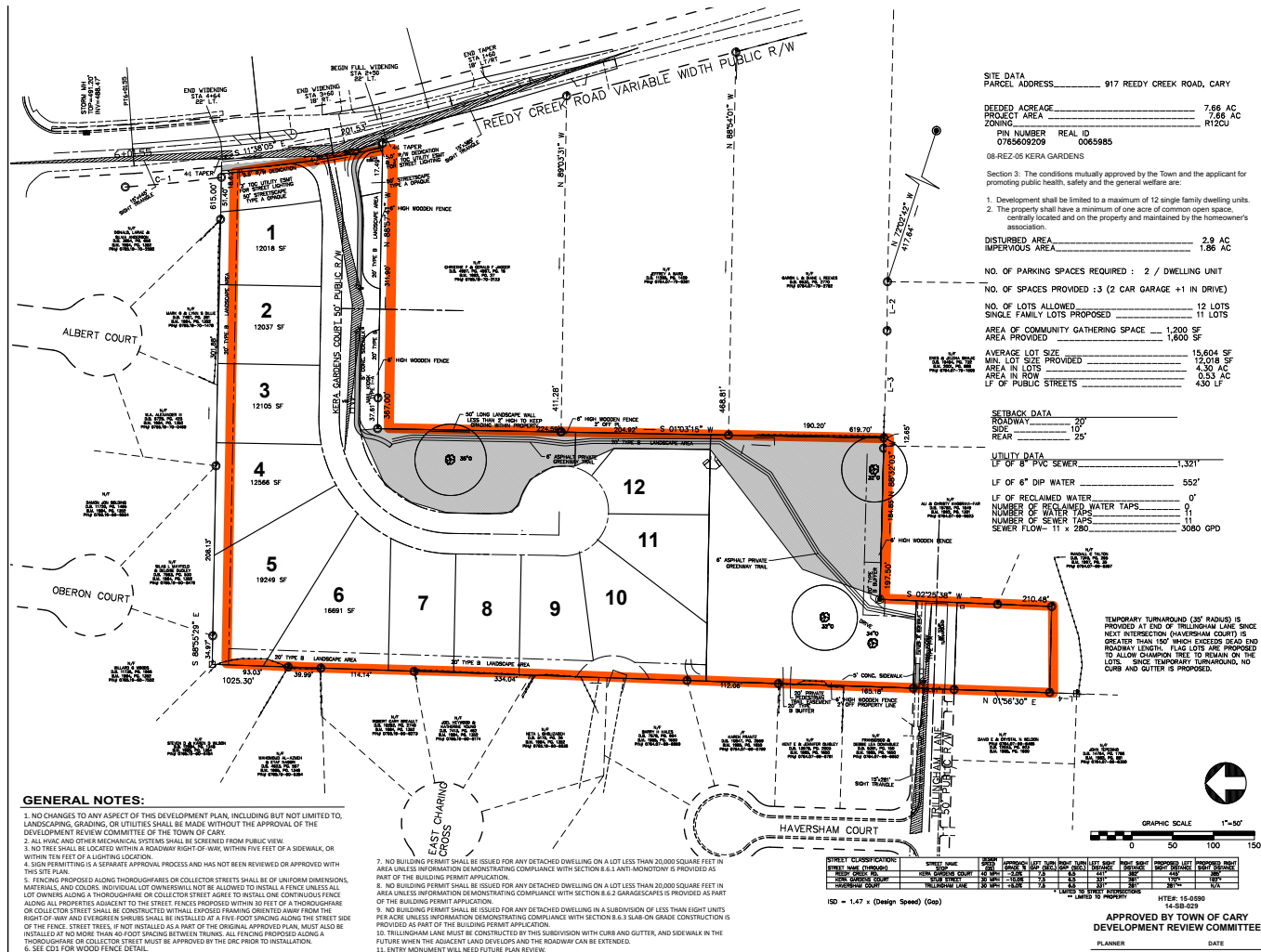
PROPERTY INFORMATION

SURVEY



PROPERTY INFORMATION

CONCEPTUAL SITE PLAN | 12 SINGLE-FAMILY LOTS

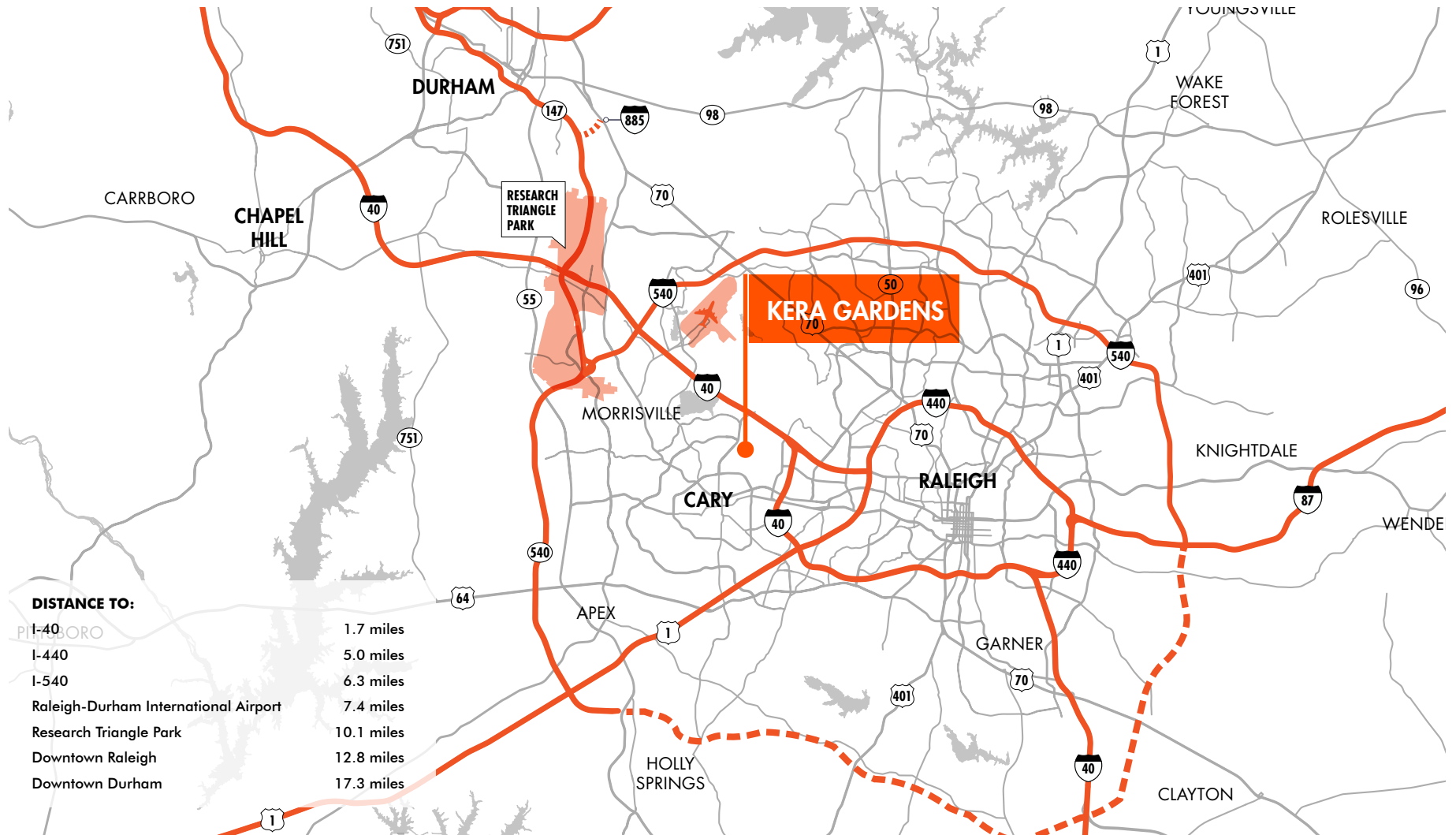




03

LOCATION OVERVIEW

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LOCATION OVERVIEW

AERIAL



Durham

Creedmoor

Oxford

Raleigh-Durham
International Airport

540

Umstead
State Park

Lake Crabtree
County Park

40

Harrison Square

Arboretum at
Weston

SAS

KERA GARDENS

Cary
Academy

Reedy Creek
Middle School

Reedy Creek
Elementary
School

NORTH HARRISON AVENUE

REEDY CREEK ROAD

Harrison Pointe

NE MAYNARD ROAD

Reedy Creek
Square

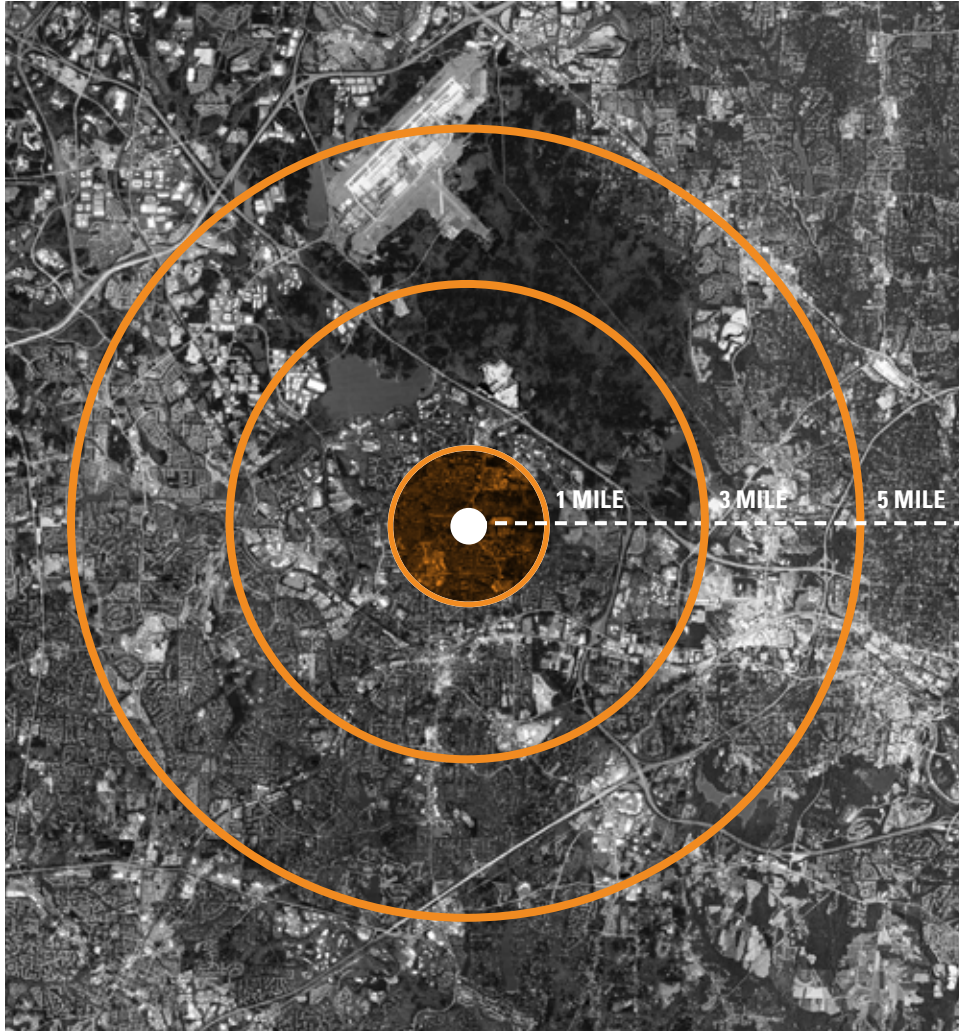


LOCATION OVERVIEW

AMENITIES AERIAL



LOCATION OVERVIEW



DEMOGRAPHICS	1 MILE	3 MILE	5 MILE
2022 ESTIMATED POPULATION	11,031	65,385	181,182
2027 PROJECTED POPULATION	11,758	72,236	196,991
2022 ESTIMATED HOUSEHOLDS	4,832	27,855	75,671
2026 PROJECTED HOUSEHOLDS	5,185	31,395	83,503
2022 ESTIMATED AVERAGE HH INCOME	\$105,462	\$102,340	\$110,557
2022 ESTIMATED MEDIAN HH INCOME	\$76,297	\$83,563	\$92,770
2022 ESTIMATED TOTAL BUSINESSES	267	4,078	10,697
2022 ESTIMATED DAYTIME POPULATION	2,415	46,871	117,337

TRAFFIC COUNTS

REEDY CREEK ROAD	5,800 VPD
NORTH HARRISON AVENUE	24,000 VPD

LOCATION OVERVIEW

DOWNTOWN CARY

CARY, NORTH CAROLINA ACCOLADES

#1

SAFEST MID-SIZED CITY IN THE U.S.
2021 ADVISORSMITH

#1

TAX-EFFECTIVE STATE FOR NEW CORPORATE HEADQUARTERS
2021 TAX FOUNDATION

#1

SMALL BUSINESS OUTLOOK IN THE NATION (RALEIGH-CARY)
2021 SMARTASSET

#1

CITY IN NC WHERE WOMEN ARE SUCCESSFUL (14TH IN U.S.)
2021 SMARTASSET

#2

STATE TO DO BUSINESS
2021 CNBC

#2

BEST CITY TO WORK FROM HOME
2021 RETAILMENOT

#3

"TECH TOWN"
2021 COMPTIA

#6

BEST PLACE TO LIVE
2021 HOMESNACKS



CARY IS INVESTING
\$1B IN CAPITAL
IMPROVEMENTS

It's
Personal.

KARL HUDSON IV, CCIM

Partner, Land Services

(919) 987 1012

karl.hudson@foundrycommercial.com

SARAH GODWIN

Senior Vice President

(919) 309 5819

sarah.godwin@foundrycommercial.com

FOUNDRY
COMMERCIAL

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