

# LAND FOR SALE SEARSTONE LOT 3

Winston Hill Dr, Cary, NC 27511



COMMERCIAL REAL ESTATE SERVICES  
RALEIGH DURHAM



## PROPERTY DESCRIPTION

±1.913-acre pad ready site within Searstone planned use development, in close proximity to High House Road and Davis Drive. Ideal for a medical/office building.

## PROPERTY HIGHLIGHTS

- ± 1.913-acre pad-ready site within the Searstone PUD
- PIN# 0744526274 & 0744526479
- Site plan approved for up to 50,000 SF
- Access to 34 shared parking spaces across Winston Hill Drive within Searstone
- Buyer is responsible for the construction of only 12,000 SF of the ±36,000 SF shared parking deck located on this and adjacent lot. Sears Farm will construct and provide access to remaining portion of parking deck (±24,000 SF) located on adjacent lot
- Due to a recombination with parking the lot 3 area is 1.913 acres
- No setback or buffer required, all utilities to the site and offsite improvements completed
- Sales Price: \$2,400,000 (\$48/SF FAR)



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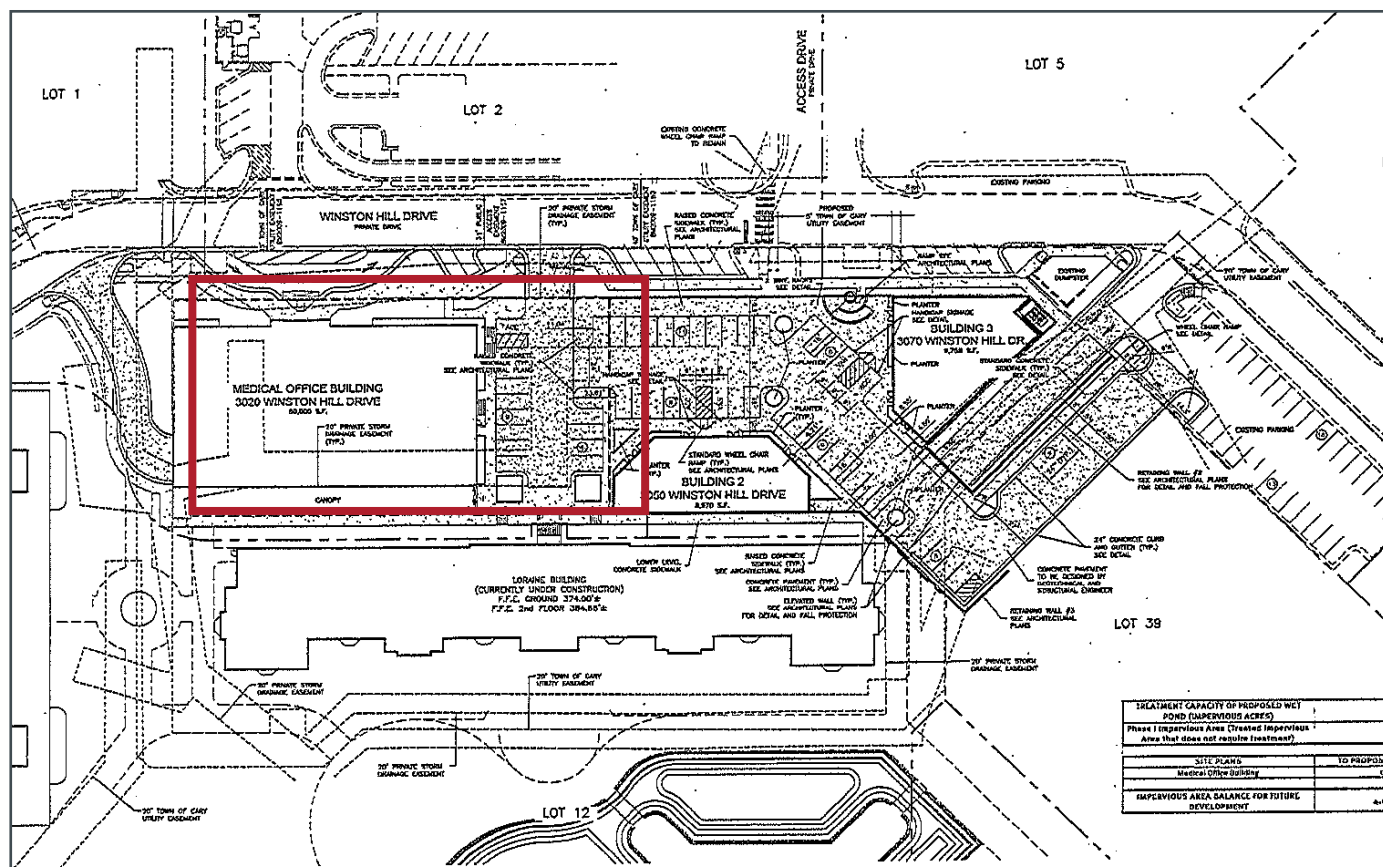
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## CONCEPTUAL SITE PLAN



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## DISTANCES

Downtown Cary	3.8 miles
RDU International Airport	7.3 miles
I-40	6.8 miles
Research Triangle Park	3.8 miles
Downtown Raleigh	15.9 miles

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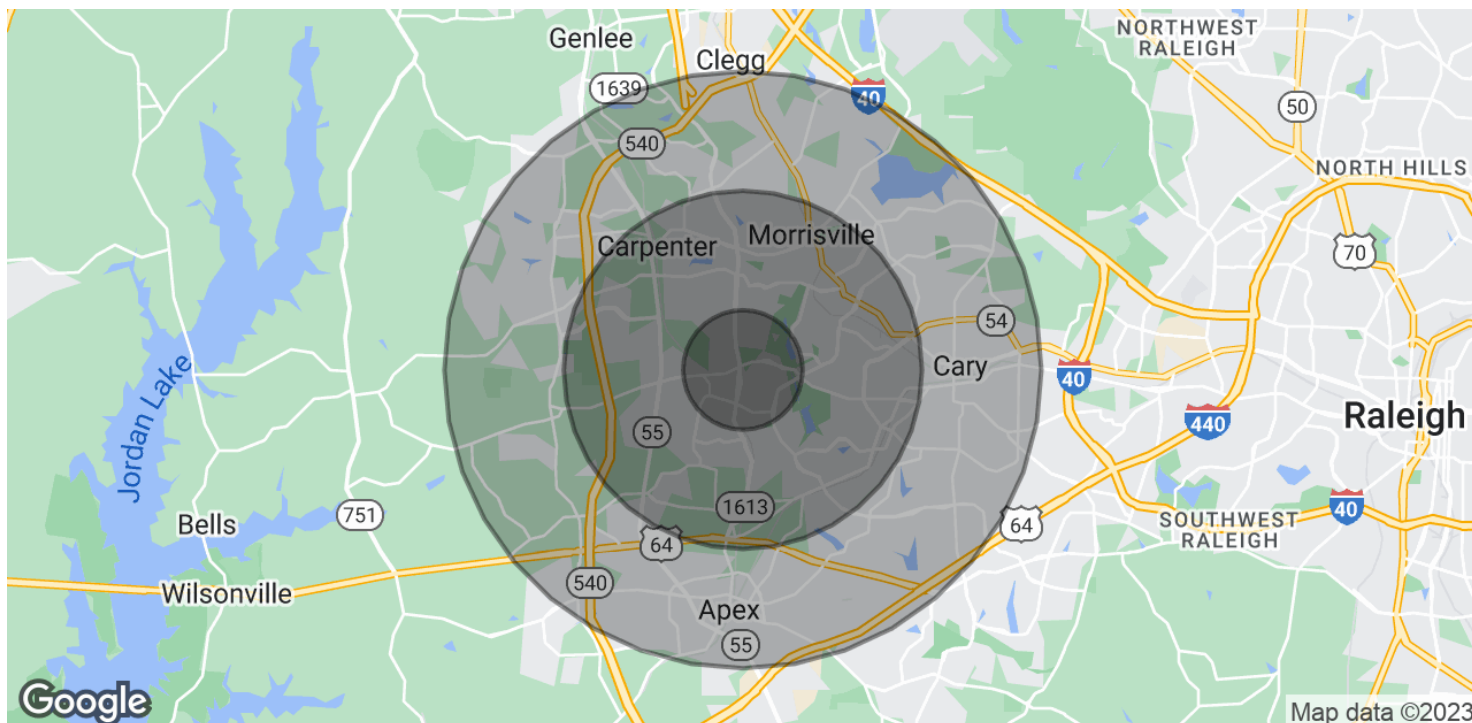
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## POPULATION

	1 MILE	3 MILES	5 MILES
Total Population	10,276	67,477	145,911
Average Age	35.1	36.3	35.8
Average Age (Male)	35.3	36.4	35.2
Average Age (Female)	34.9	36.1	36.1

## HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
Total Households	3,372	24,313	54,703
# of Persons per HH	3.0	2.8	2.7
Average HH Income	\$136,531	\$116,104	\$101,881
Average House Value	\$377,987	\$339,918	\$321,115

\* Demographic data derived from 2020 ACS - US Census

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