



REGENCY MIXED USE

CARY, NORTH CAROLINA 27518

47.41-ACRE MIXED USE
DEVELOPMENT OPPORTUNITY



Koka Booth
Amphitheater

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 **LEE &
ASSOCIATES**
COMMERCIAL REAL ESTATE SERVICES
RALEIGH DURHAM

EXECUTIVE SUMMARY

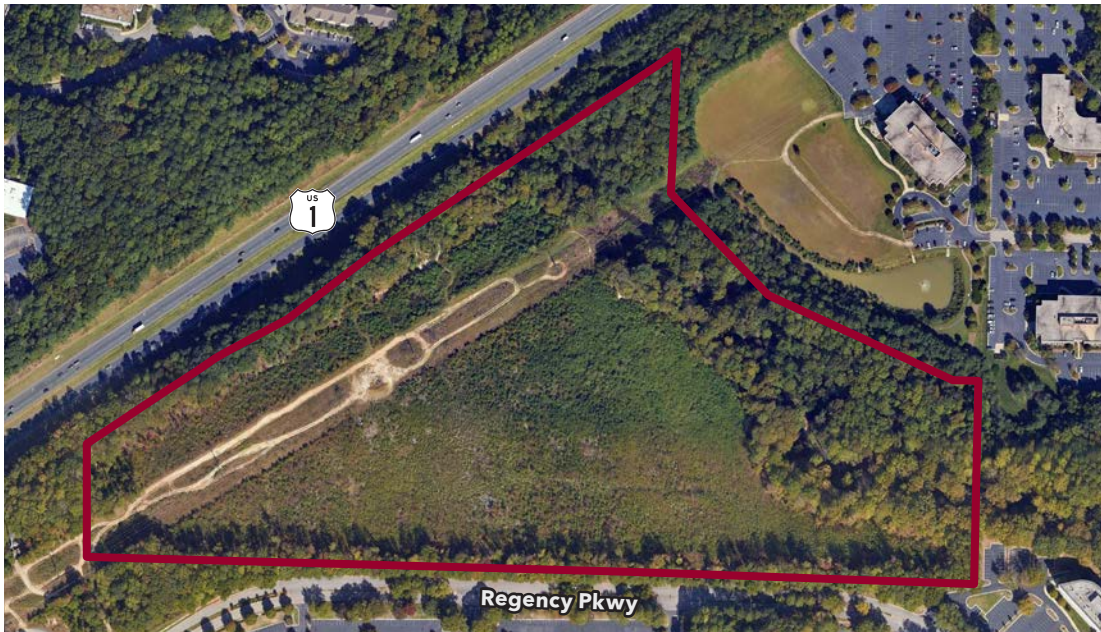
REGENCY MIXED USE

Lee & Associates Raleigh Durham is pleased to present a 47.41-acre site for sale with mixed-use potential in Cary, North Carolina. This property offers a rare opportunity for a dense infill project in one of the Triangle's most desirable areas, and one of the wealthiest zip codes in the state.

Located within the Town of Cary, the site is currently zoned R40 (Residential 40) and GC (General Commercial), with a Future Growth Framework designation of Business/Industrial Park. This classification supports a variety of uses, including corporate and professional offices, research and development facilities, and light industrial and manufacturing.

The property's strategic location makes it an ideal site for a destination development, potentially incorporating residential, commercial, and hospitality uses. The site is within an office employment hub and is adjacent to key amenities, including Koka Booth Amphitheater, WakeMed Cary Hospital, and retail and dining options at Waverly Place.

With Cary's continued robust economic expansion and its emphasis on connectivity that integrates and mix of uses, this property represents a significant development opportunity in a premier location.



Less than 20 minutes to Research Triangle Park and RDU International Airport

More than 45 acres contiguous acres ideal for a mixed-use development

Exceptional location in affluent, growing area with convenient highway access

SITE DETAILS	
ADDRESS	8200 & 8400 Regency Pkwy Cary, NC 27518
COUNTY	Wake County
PLANNING JURISDICTION	Town of Cary
ACRES	47.41 acres
UTILITIES	Town of Cary
ACCESS	Regency Parkway
ZONING	R40 and GC REZONING IS IN PROGRESS
FUTURE LAND USE	Business/Industrial Park / Destination Center
GIS PINS	0762015215 and 0752914497
SALE PRICE	Call for Pricing

DOWNTOWN RALEIGH

12 MILES

RESEARCH TRIANGLE PARK

12 MILES

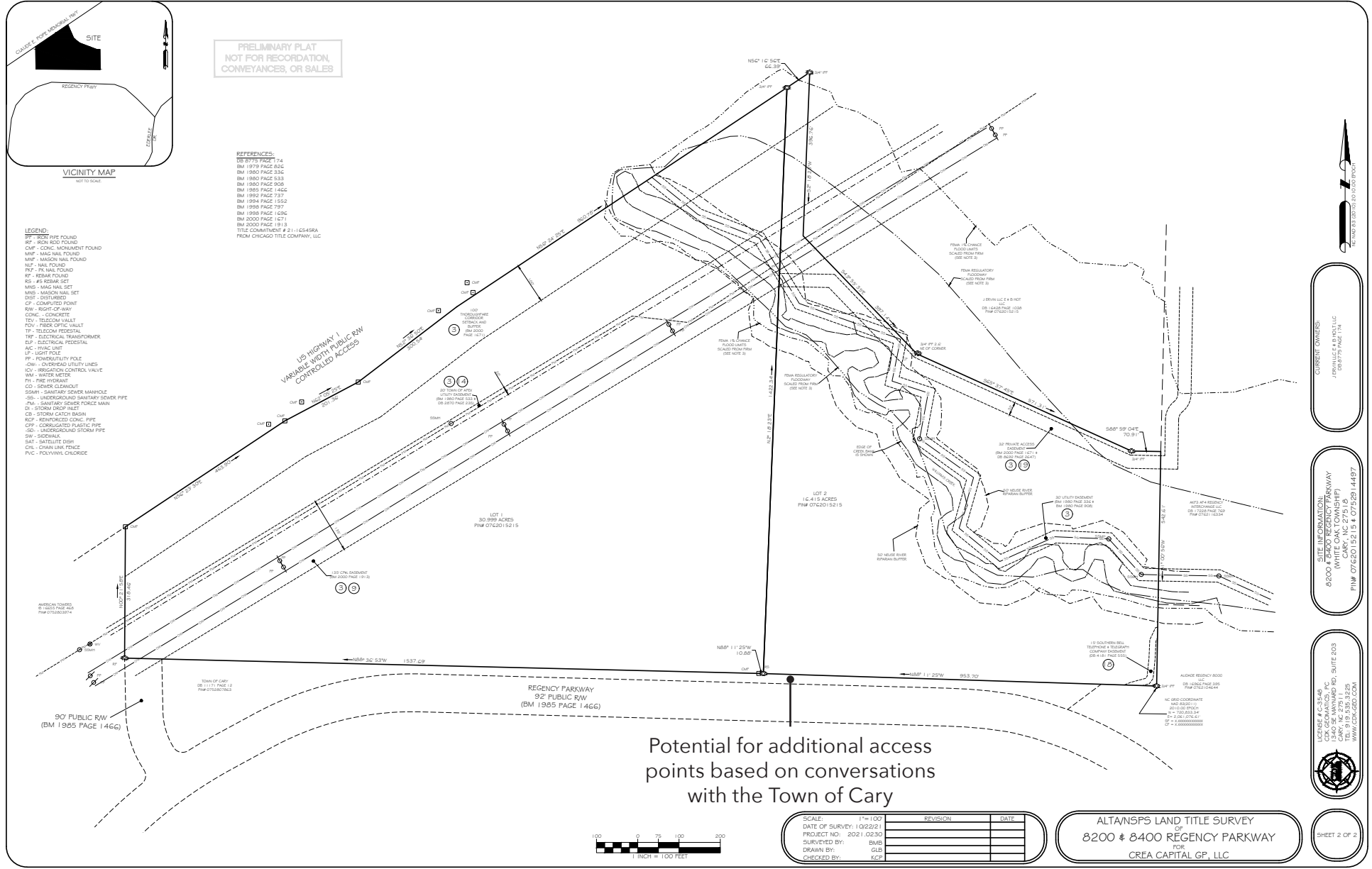
RDU AIRPORT

16 MILES



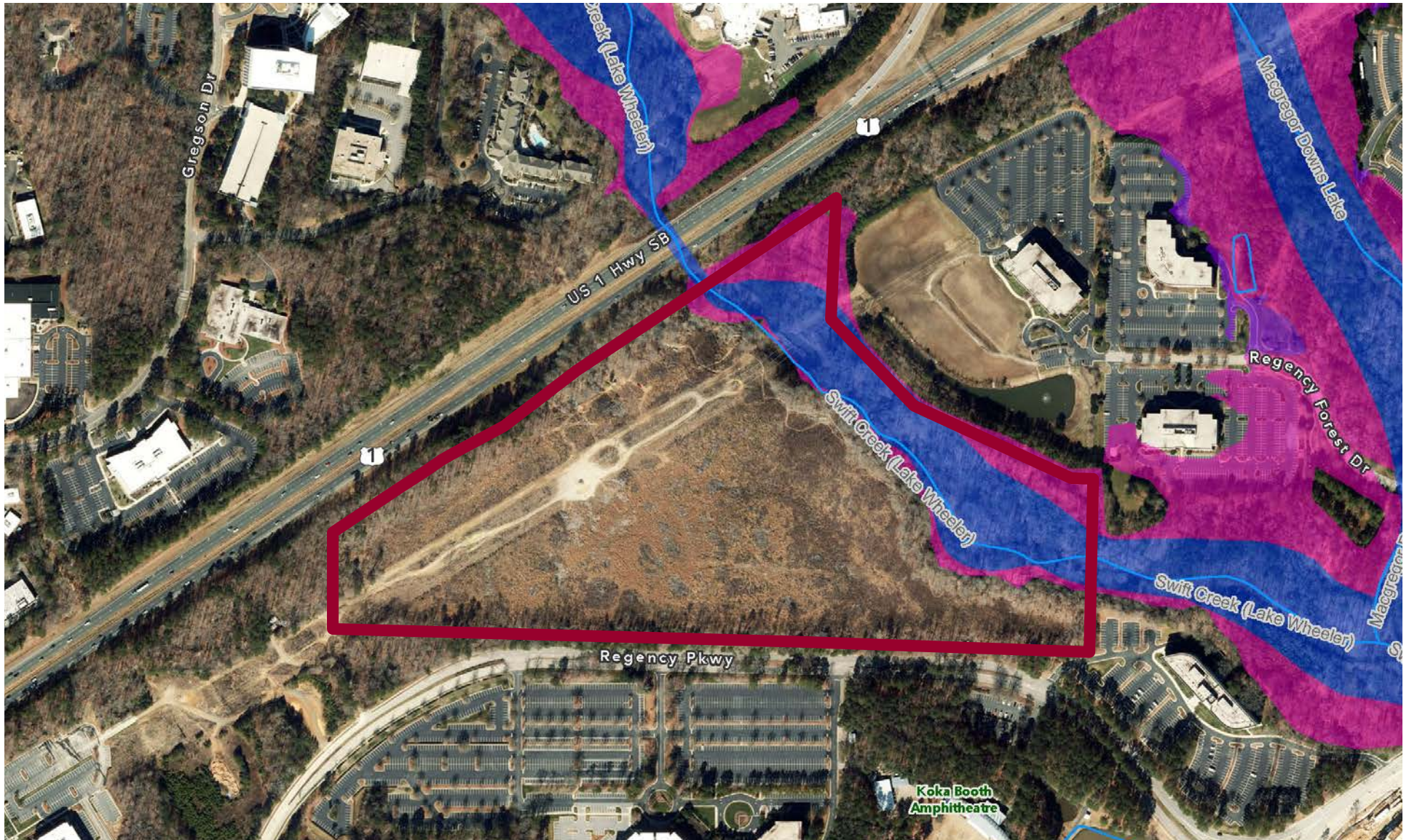
KOKA BOOTH AMPHITHEATRE is an outdoor performance venue nestled within Regency Park. It features a large wooden stage surrounded by picturesque views of Symphony Lake, offering a scenic backdrop for concerts, festivals, and events. More than 60 events are hosted at the venue annually. The amphitheater accommodates up to 7,000 people, and festivals see crowds in excess of 200,000 people.





WETLANDS

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CURRENT ZONING

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BUSINESS/INDUSTRIAL PARK

The current Future Growth Framework calls for Business/Industrial Park. This is described as traditional suburban office and industrial park, with uses such as corporate offices, professional offices, research and development facilities, light industrial and manufacturing, and warehousing and distribution.

DESTINATION CENTER

Through conversations with the Town of Cary, there is potential for development uses that complement Koka Booth Amphitheater and that create a walkable, destination-style district with a mix of residential and commercial uses.

With rezoning and Town Council approval, potential uses include:

- » Multifamily
- » Retail
- » Food & Beverage
- » Office
- » Hospitality
- » Recreation/Entertainment
- » Park and Open Space



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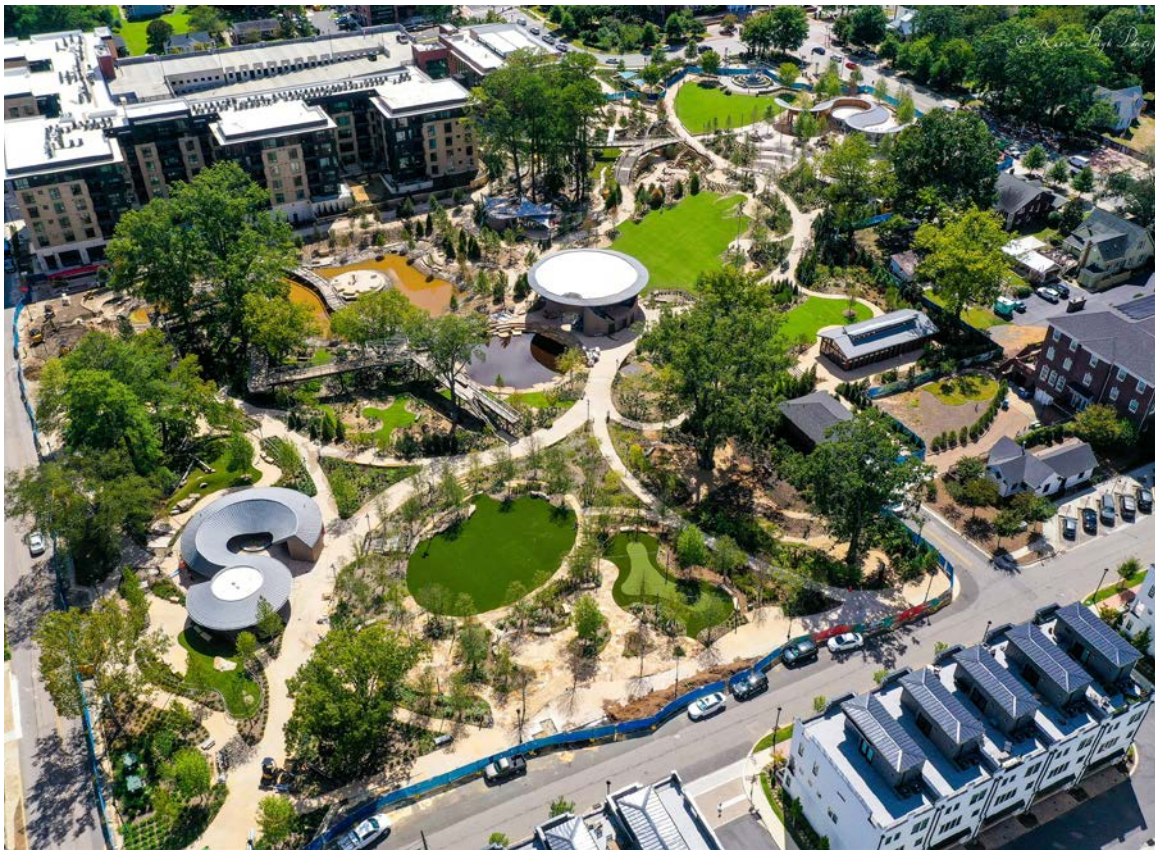
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TOWN OF CARY

Cary is a thriving town in the Research Triangle Region, convenient to Raleigh, Durham and the surrounding area. Known for its high quality of life, excellent schools, and strong job market, Cary has grown rapidly in recent decades, attracting families, professionals, and businesses.

The town offers a blend of suburban comfort and urban amenities, with numerous parks, ample retail, and a vibrant cultural scene. Its reputation for safety, well-maintained infrastructure, and a welcoming community make it one of the most desirable places to live in North Carolina.



REGENCY MIXED USE

#3 Best Job Market in the U.S.

smartasset | May 2024

#2 Best Place to Live in the Southeast

Livability | May 2024

#2 Best Business Climate

(Raleigh/Cary, NC)

Business Facilities | August 2024

#7 Most Educated City in the U.S.

(Raleigh-Cary, NC)

WalletHub | July 2024

#5 Best City to Move to In North Carolina in 2024

USA Today | April 2024

#3 Best Place to Live in the U.S. in 2023-2024

(Raleigh-Durham)

U.S. News & World Report | January 2024

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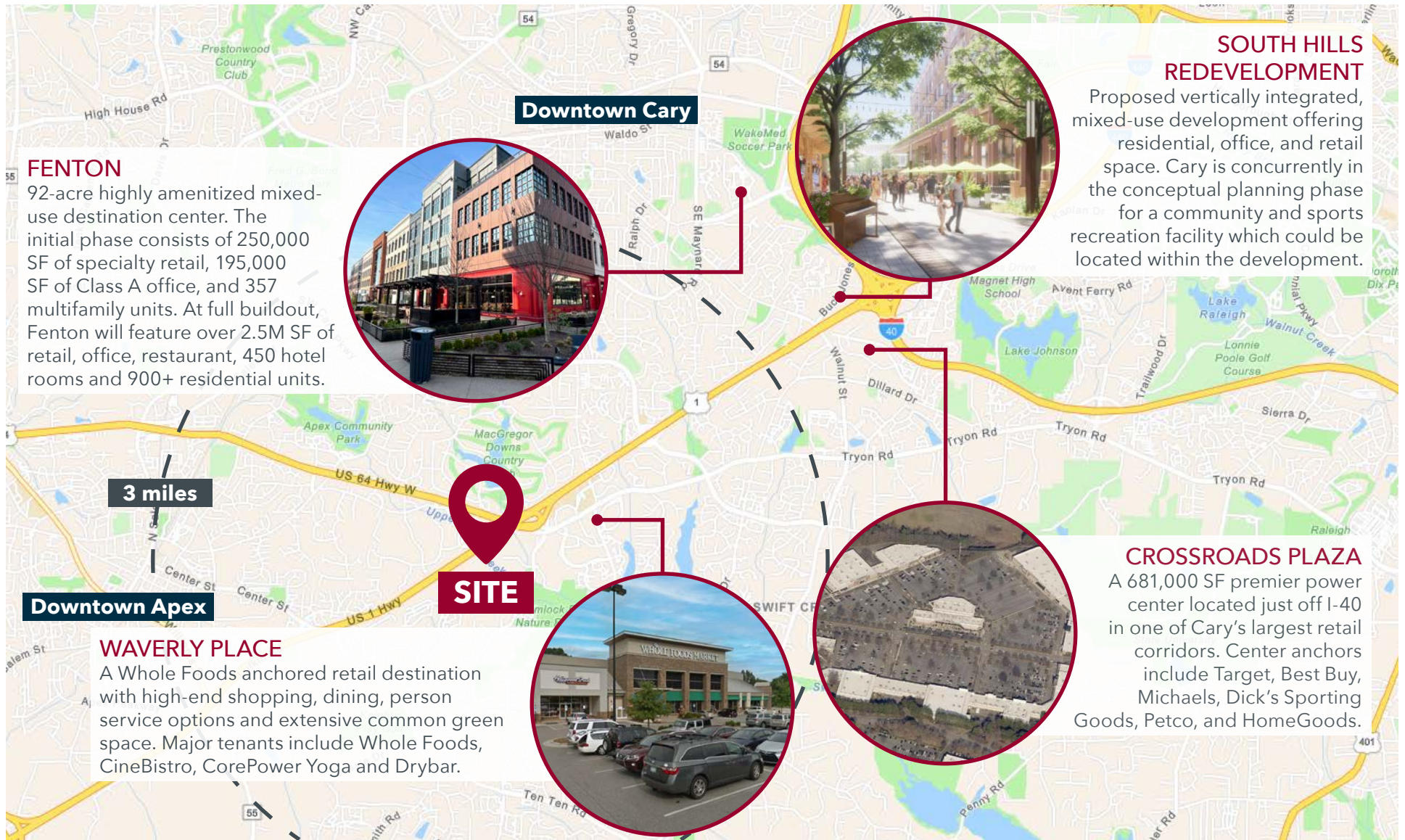
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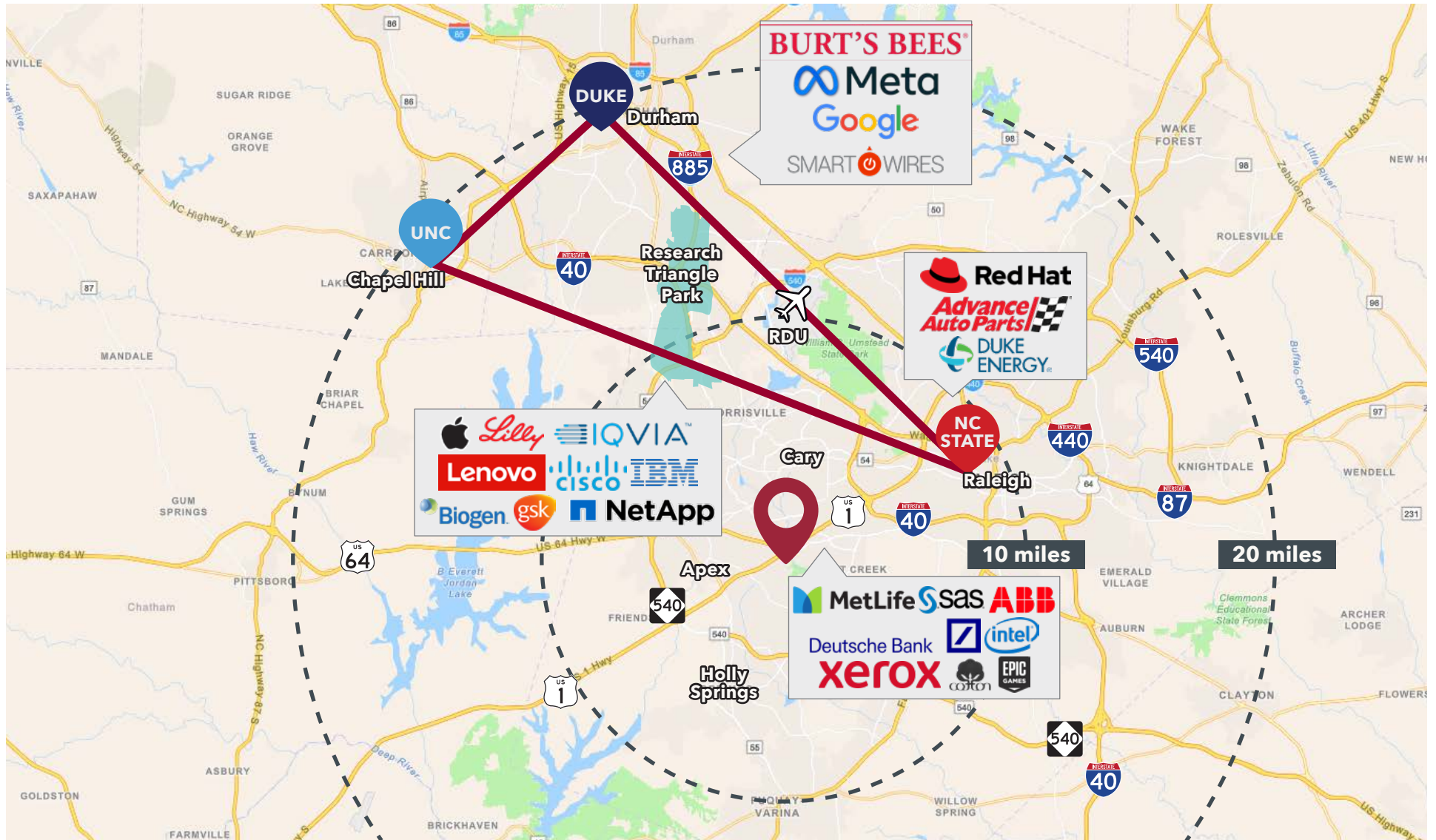
NEARBY DEVELOPMENTS

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EMPLOYMENT CENTERS

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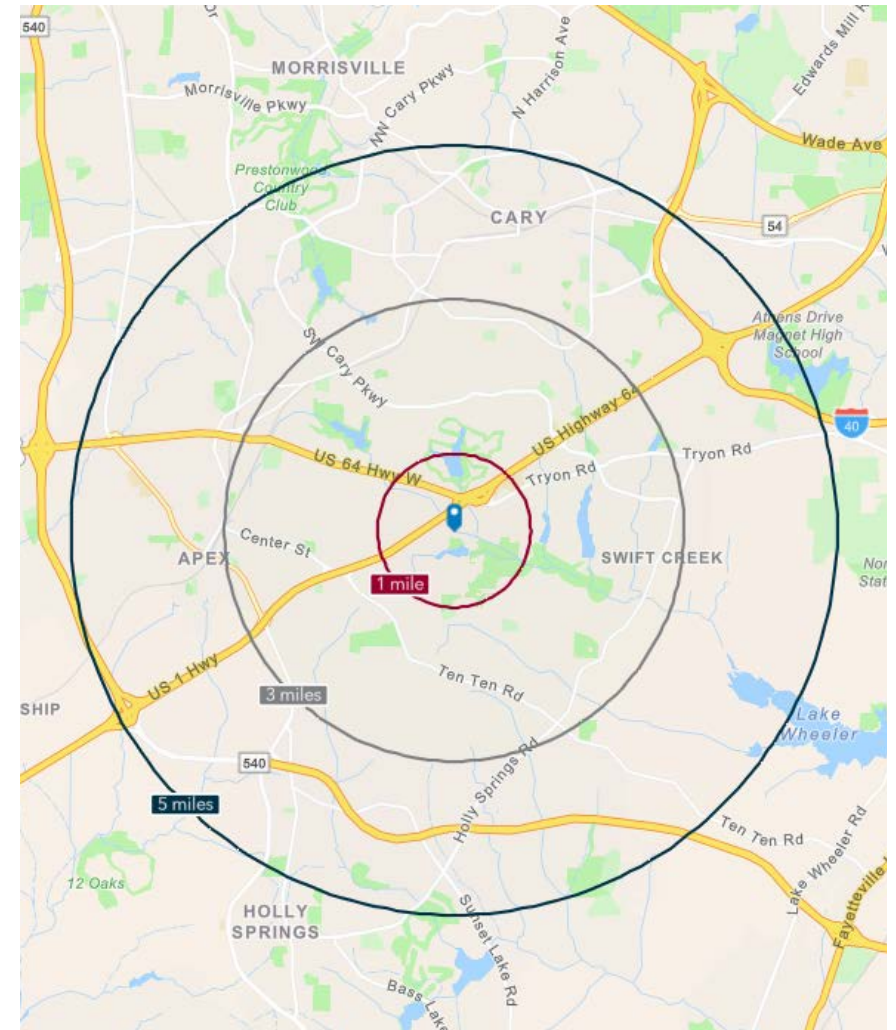
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DEMOGRAPHICS

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	1 MILE	3 MILES	5 MILES
Population (2024)	3,616	60,593	172,533
Daytime Population	14,466	71,424	173,683
Median Age	51.4	43.0	39.1
Average Household Income	\$194,190	\$164,065	\$153,878
Average Home Value	\$804,287	\$591,055	\$569,399
Bachelor's Degree or Higher	73.4%	69.4%	63.2%



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