

LAND FOR SALE | ± 2.63 ACRES

1114 MORRISVILLE CARPENTER RD

MORRISVILLE, NC | DEVELOPMENT OPPORTUNITY



PROPERTY OVERVIEW

Incredible development opportunity totaling 2.63 acres in the highly sought after Wake County. This site is strategically located in the heart of the RTP/ RDU corridor, offering exceptional connectivity just minutes from RDU International Airport. With immediate access to major highways, the property provides seamless regional and statewide reach—ideal for convenience, visibility, and strong transportation links. Perfect for a variety of mixed-use development.

ADDRESS 1114 Morrisville Carpenter Road
Morrisville, NC

ACRES 2.63 acres

PIN # 0745442079

REID 0107572

ZONING Medium Density Residential (MDR)

**FUTURE
LAND USE** Neighborhood Activity Center

PRICE \$1,850,000 (\$703,422.05/acre)

FEATURES

- High traffic retail and residential intersection
- Adjacent to, and shadow anchored by, Bethany Village Retail Center including Food Lion, Walgreens, and Taco Bell
- Future land use permits broad range of product types

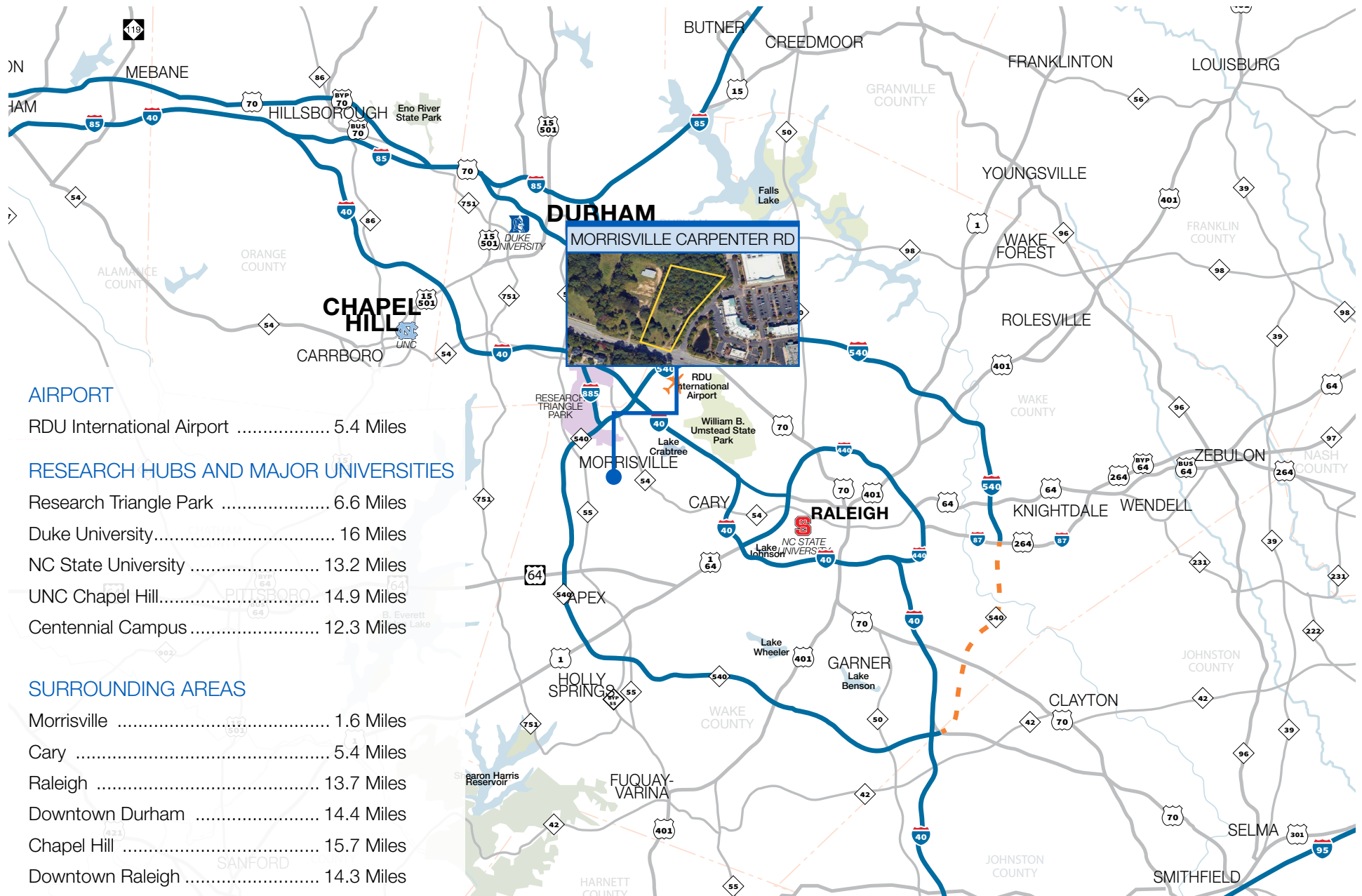
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TRIANGLE REGION



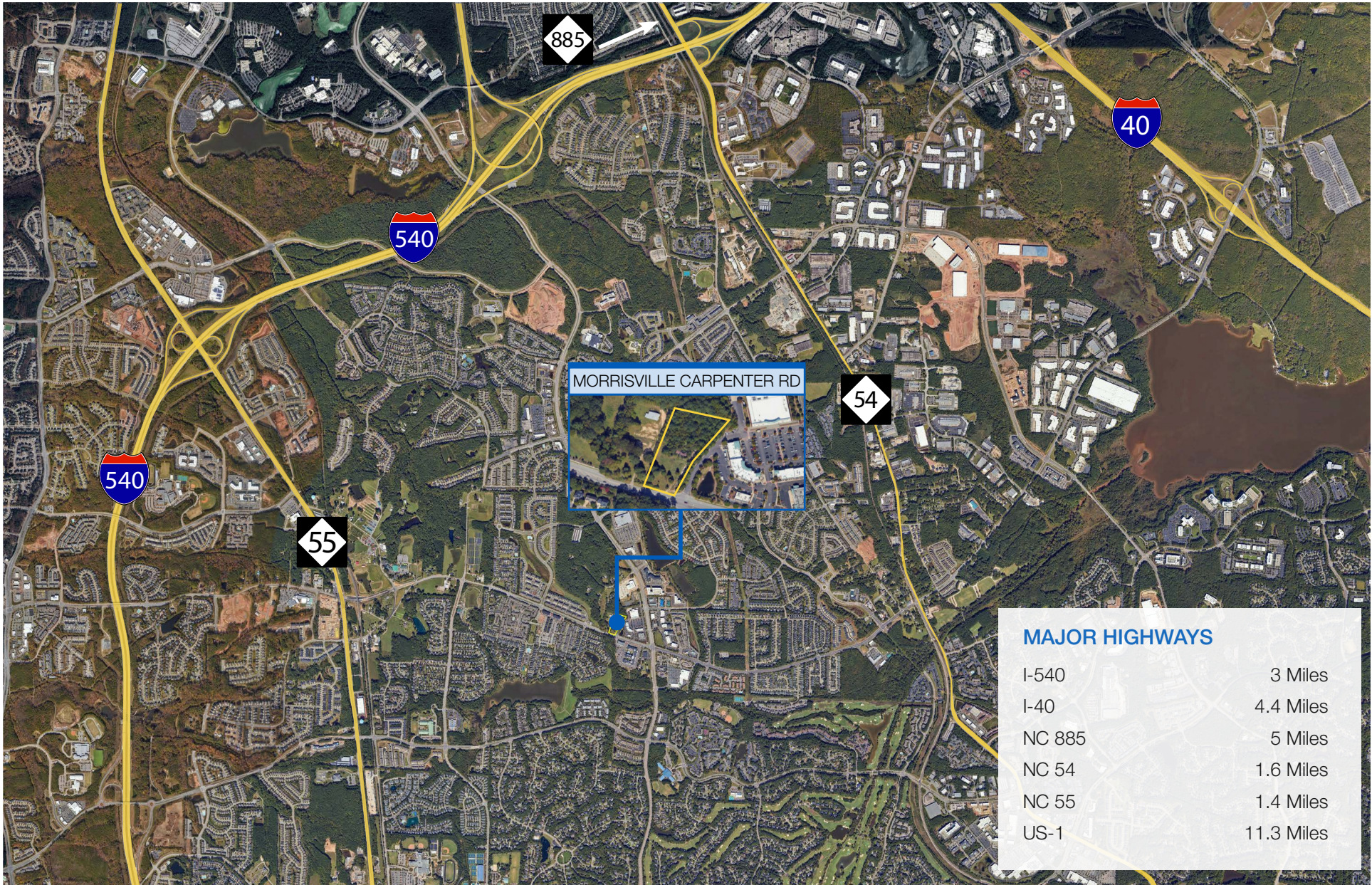
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LOCATION & ACCESS



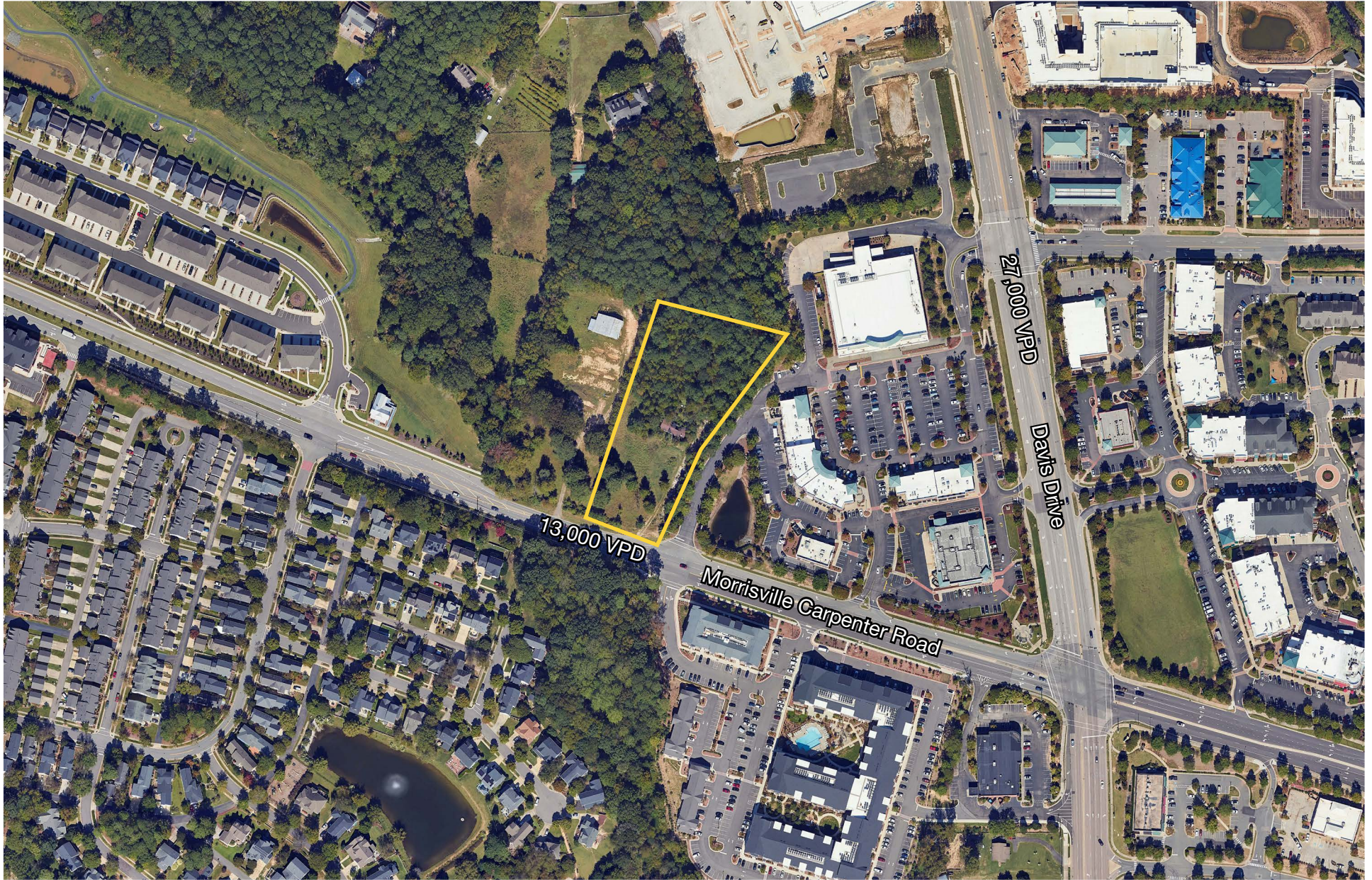
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AERIAL



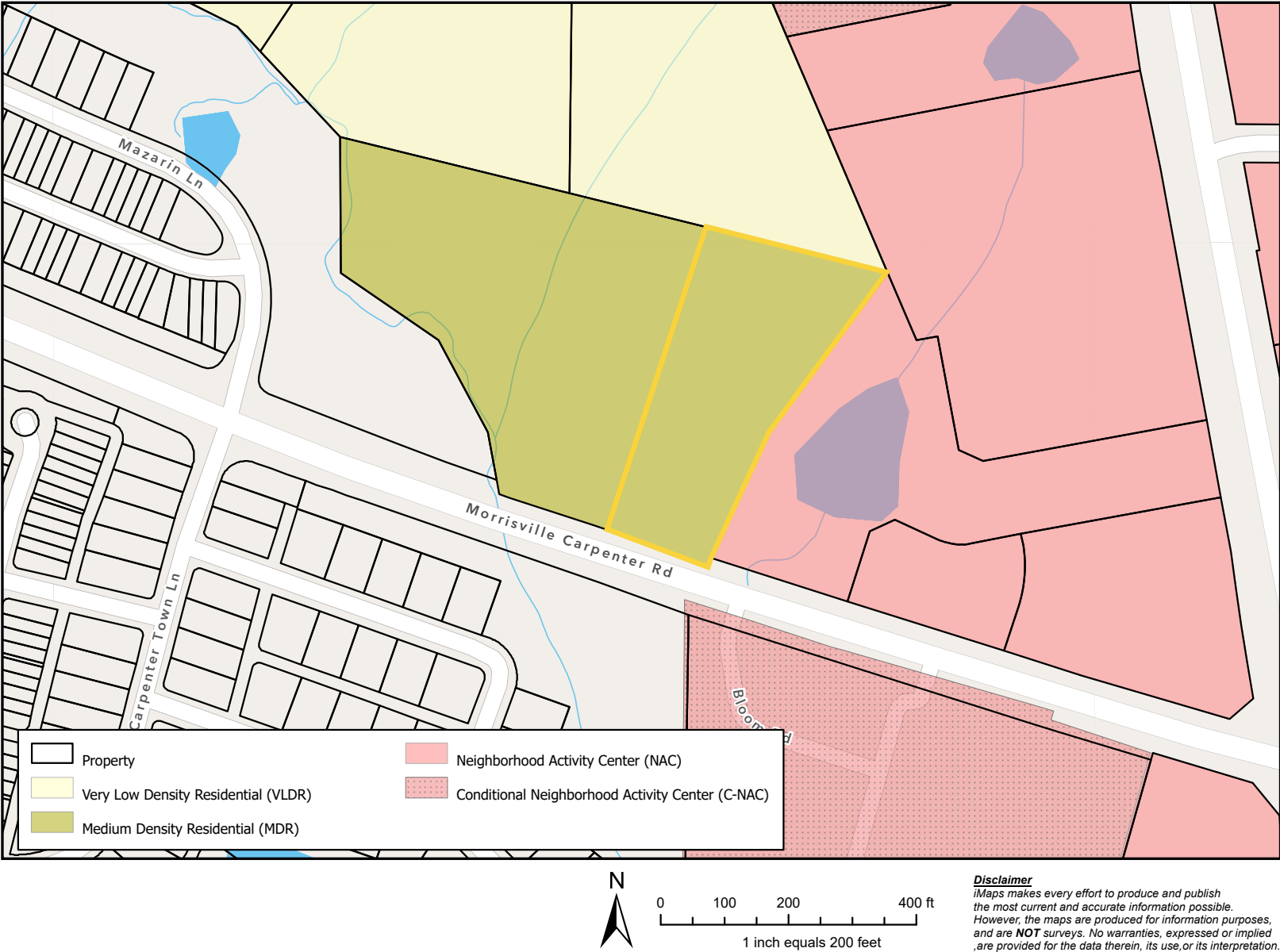
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ZONING MAP



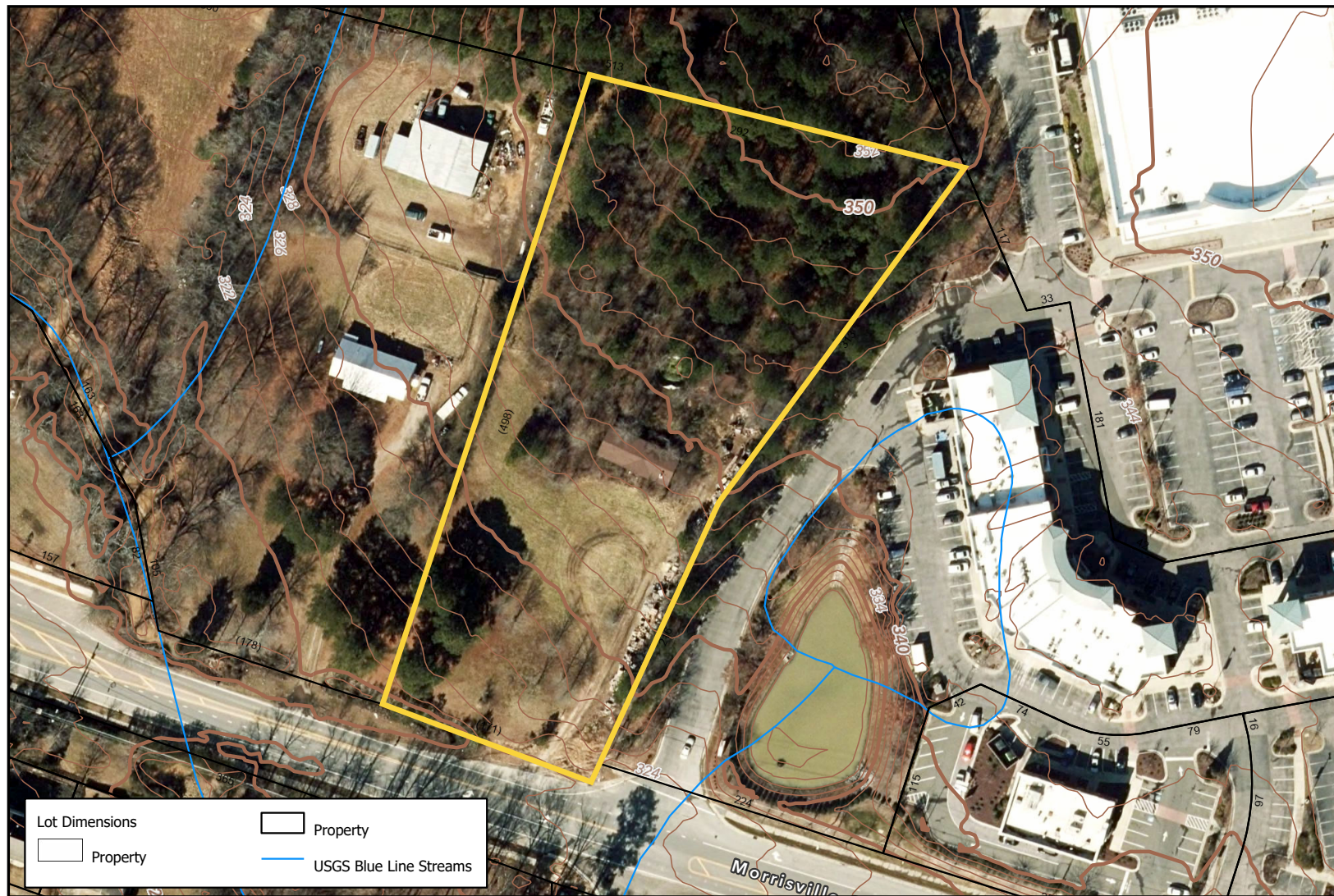
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TOPO / STREAM / FLOODPLAIN MAP



0 50 100 200 ft
1 inch equals 100 feet

Disclaimer

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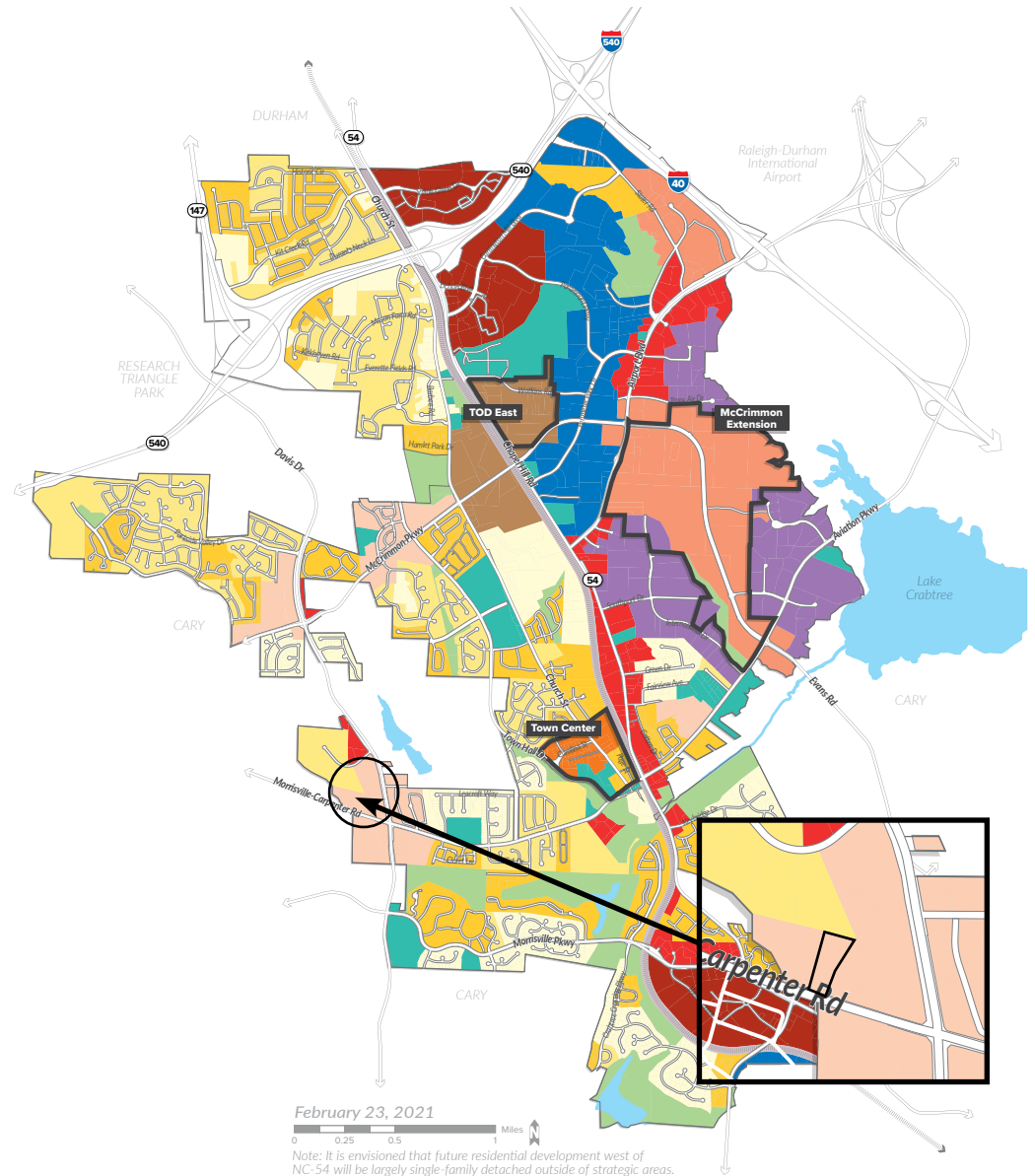
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FUTURE LAND USE MAP

Future Land Use Map

The Future Land Use Map establishes the foundation for the use and development of land within the Town of Morrisville over the next 10 to 20 years. All land parcels within the Town's planning jurisdiction are assigned one of 13 future land use designations, each defining preferred uses, a desired density and character of development. Elements such as future streets, landscape buffers, private open spaces, tree preservation areas and other important considerations, though not illustrated here, are discussed in this and subsequent chapters.

- Low Density Residential**
Low Density Residential includes neighborhoods of single-family detached homes, typically 4.5 or less dwelling units per acre. These areas are characterized by large lots and the lowest residential density in Morrisville.
- Medium Density Residential**
Medium Density Residential includes neighborhoods of single-family attached and detached homes, typically between 4.5 and 7.5 dwelling units per acre. These areas are characterized by medium-sized lots and a moderate density of development.
- High Density Residential**
High Density Residential includes neighborhoods of single-family attached and detached homes as well as multi-family developments, typically 7.5 or greater dwelling units per acre. These areas are characterized by small lots and the highest residential density in Morrisville.
- Neighborhood Activity Center**
Neighborhood Activity Center features a mix of uses that provide convenient, walkable retail and service options for adjacent neighborhoods. These areas include commercial, residential, entertainment, and office uses that are compatible with the scale and intensity of adjacent areas.
- Business Activity Center**
Business Activity Center features a mix of uses that provide convenient, walkable retail and service options for adjacent offices and employment centers. These areas include commercial, residential, and office uses in mixed-use centers that are compatible with the scale and intensity of adjacent areas.
- Regional Activity Center**
Regional Activity Center features a mix of uses that create regional destinations, typically located at key intersections along major transportation corridors. These areas include concentrations of large regional employers, commercial, entertainment, and high density residential along with education and healthcare facilities.
- General Commercial**
General Commercial includes commercial centers that provide a variety of goods and services to meet local and regional needs, typically located along primary transportation corridors.
- Town Center**
Town Center features a vibrant mix of uses near Morrisville's historic crossroads that create a destination and focal point for the community. This includes a dense, urban concentration of uses, including residential, commercial, office, entertainment, cultural, and institutional uses with a focus on mixed-use development.
- Office**
Office includes a broad spectrum of local and regional employment centers in high quality and desirable environments.
- Industrial**
Industrial includes light- and heavy-industrial uses that contribute to employment opportunities and Morrisville's tax base. Location, visibility, and compatibility with adjacent areas are critical to industrial uses.
- Institutional**
Institutional accommodates public and semi-public activities such as government buildings, schools, and places of worship.
- Parks & Open Space**
Parks, Greenways, and Open Space includes all parcels of land exclusively used for outdoor green spaces, recreational areas, and environmental amenities. These provide recreational opportunities to residents and enhance the Town's character. This category does not include private parks and open spaces that are incorporated as supporting uses on larger properties or developments or greenways.
- Transit Oriented Development**
Transit Oriented Development features a critical mass of development and mix of uses necessary to support nearby transit options. Uses include commercial, residential, institutional, and employment concentrated in pedestrian-scaled environments, with a focus on mixed-use development.



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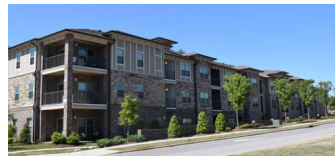
MORRISVILLE LAND USE PLAN

Neighborhood Activity Center

Neighborhood Activity Centers feature a mix of uses that provide convenient, walkable retail and service options for adjacent neighborhoods. These areas include commercial, residential, entertainment, and office uses that are compatible with the scale and intensity of adjacent residential areas. This includes mixed-use developments featuring street-level uses that generate pedestrian activity and upper-story uses that provide complementary residential and employment spaces.

Preferred Uses

- ▶ Commercial retail and service
- ▶ Restaurants
- ▶ Entertainment and cultural
- ▶ Office
- ▶ Single-family attached homes
- ▶ Multi-family residential
- ▶ Mixed-use development
- ▶ Parks and open space
- ▶ Institutional and civic



Key Considerations

- ▶ Reduce the visual impact of large parking lots with ample landscaping and minimized parking between the fronts of buildings and primary street.
- ▶ Encourage the seamless transition of higher density residential uses into commercial areas by avoiding large buffers, berms, and other physical barriers in order to foster a walkable environment.
- ▶ Continue to discourage buildings from orienting large blank walls toward primary streets.
- ▶ Ensure that common open spaces like plazas or public seating areas are easily accessible and placed in locations with higher pedestrian activity and visibility.
- ▶ Long facades of commercial strip buildings should incorporate design features that are visually interesting and break up the structure into smaller elements.
- ▶ Continue to require ample landscaping, tree plantings, and pedestrian havens to reduce the visual impact of surface parking lots.
- ▶ Promote the use of vertical gardens, decorative fencing, and other structural elements to help screen utility areas.
- ▶ When practicable, require outlying frontage buildings to work with topography by being at a similar grade as their adjacent primary street and not sunk deep behind a retaining wall or berm.
- ▶ Consider the use of smaller scale lighting fixtures when transitioning to adjacent residential areas in order to reduce glare.

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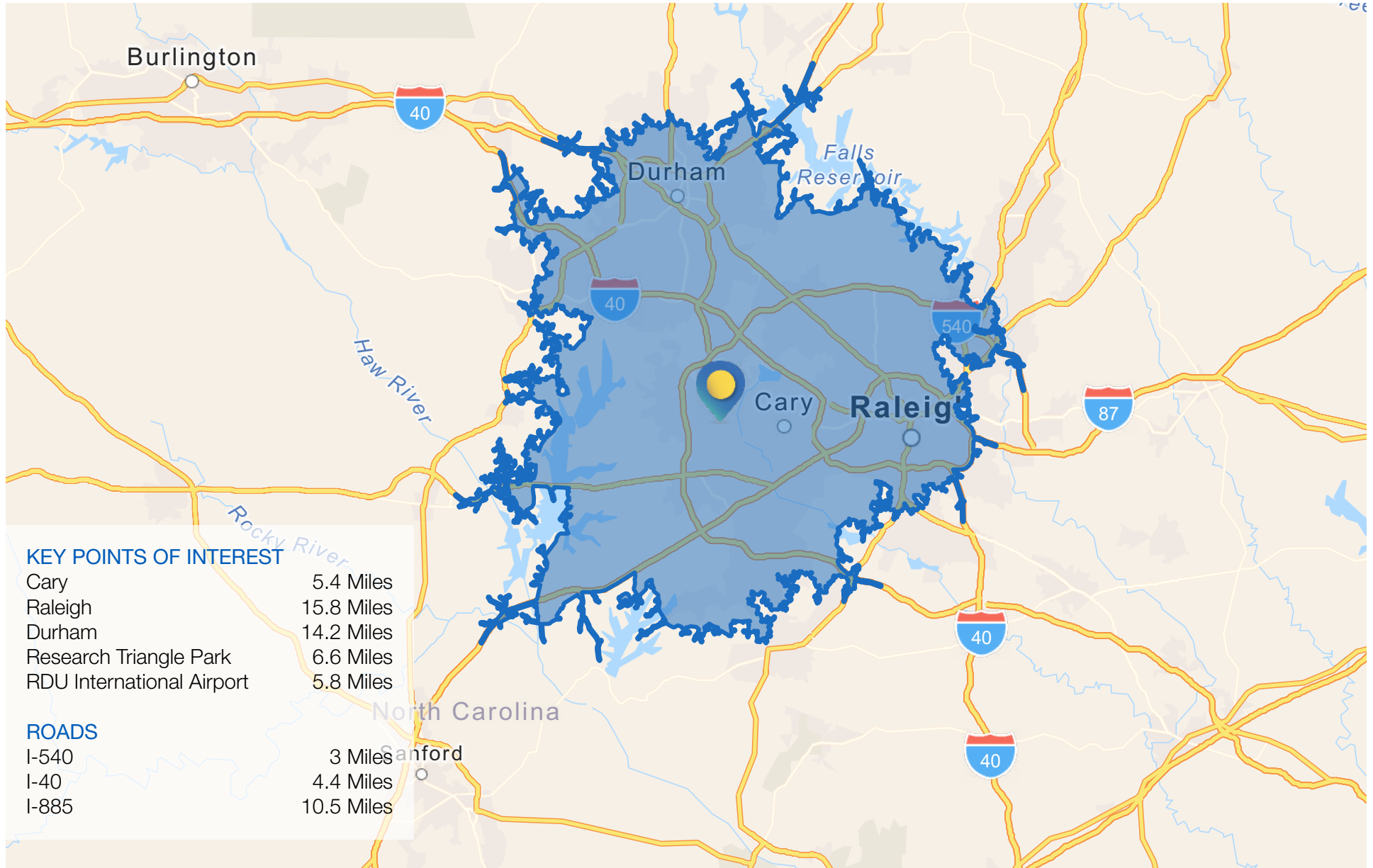
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DRIVE TIME MAP



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NAITRI PROPERTIES

AMENITIES

Located with quick access to all the essential amenities and more. Below lists some of the amenities within a 10 minute drive:

FOOD

Bojangles
Brixx Wood Fired Pizza + Craft Beer
Buffalo Wild Wings
CAVA
Chick-Fil-A
Chili's Grill & Bar
Crumbl
Domino's Pizza
Dunkin'
First Watch
Goodberry's Frozen Custard
Handel's Homemade Ice Cream
Jersey Mike's
Jimmy John's
McDonald's
Mi Cancun
Nothing Bundt Cakes
Panera
Papa Johns
Smithfield's Chicken 'N Bar-B-Q
Starbucks
Taco Bell
Tazza Kitchen Stone Creek Village
Tropical Smoothie Café
Wendy's

BANKING

Bank of America
Chase Bank
Coastal Credit Union
Fidelity Bank
Fifth Third Bank
First Carolina Bank
First Horizon Bank
First National Bank
Truist
United Community
Wells Fargo

SHOPPING/SERVICES

AMC Park Place 16
AutoZone Auto Parts
B&B Theaters Morrisville Park West 14
Bank of America
Circle K
CVS
Firestone Complete Auto Care
Five Below
Food Lion
H Mart
Harris Teeter
Hobby Lobby
HomeGoods
Loft

Michaels
PetSmart
Publix
Rack Room Shoes
Ross Dress for Less
Sheetz
T.J. Maxx
Target
The UPS Store
Trader Joe's
Ulta Beauty
Walmart
Wegmans

HOTELS

Courtyard by Marriott
Fairfield by Marriott Inn & Suites
Four Points by Sheraton
Hampton Inn
Holiday Inn
Hyatt House
Staybridge Suites
TownePlace Suites

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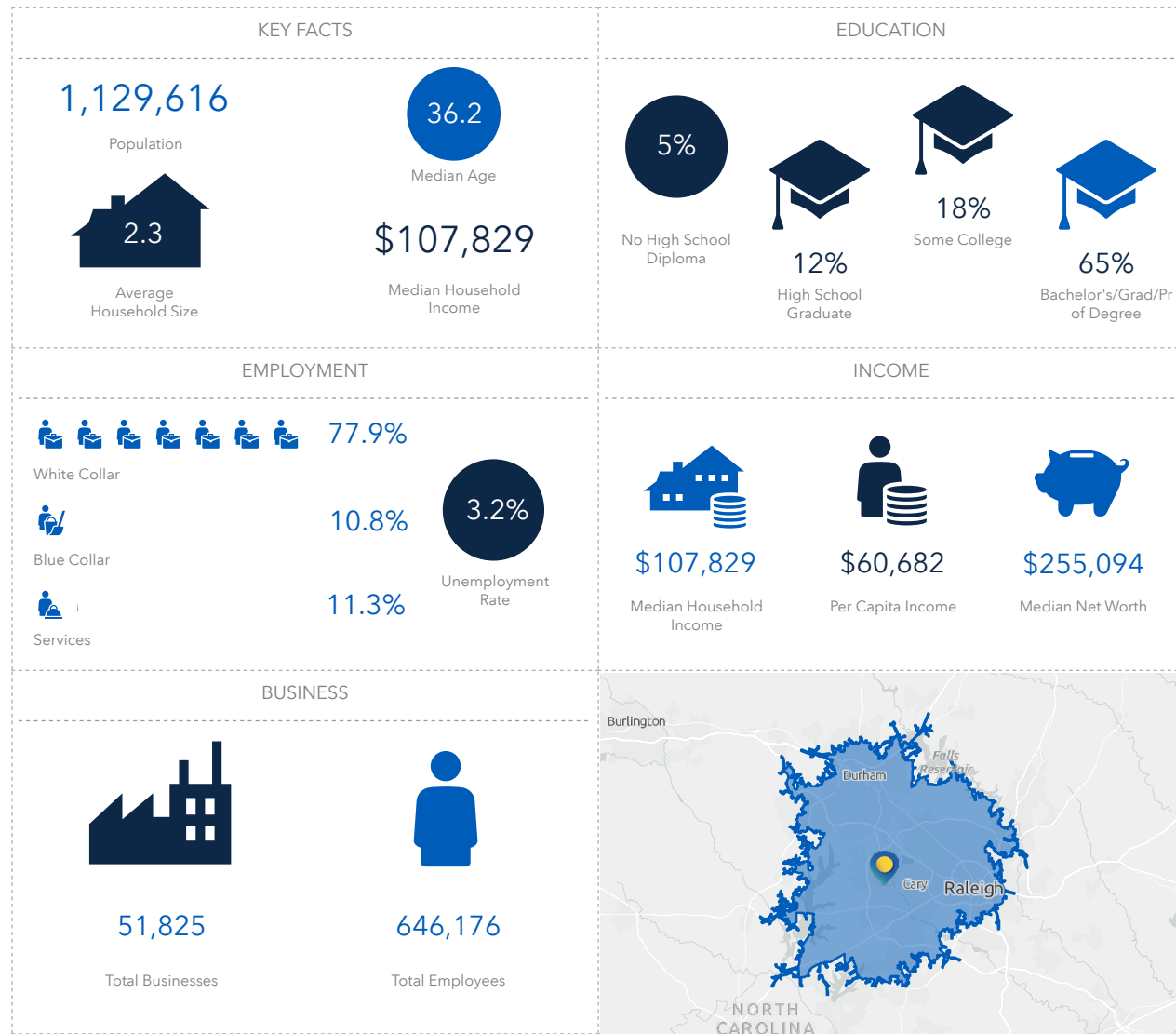
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DEMOGRAPHICS

27 MINUTES



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