

CARY REDEVELOPMENT OPPORTUNITY / SCHOOL CAMPUS

1101 Buck Jones Road

Cary, NC 27606

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Property Summary

REDEVELOPMENT / SCHOOL CAMPUS FOR SALE
1101 Buck Jones Road
Cary, NC 27606

Lee & Associates Raleigh Durham is pleased to present 1101 Buck Jones Road, a rare opportunity to acquire a 9.51-acre site strategically positioned at the shared border between the City of Raleigh and the Town of Cary. The property features a 43,740-square-foot main school building and a 12,000-square-foot gymnasium, currently serving grades 7 through 12.

Situated at the highly visible intersection of I-40 and I-440/US Hwy 1, the campus offers unparalleled accessibility and is adjacent to the planned South Hills redevelopment, with Cary Crossroads and Fenton just minutes away. While suited for continued educational use, the property benefits from flexible zoning, allowing for a variety of new opportunities in this high-demand location. **The school will occupy and lease back through summer 2027.**



Addresses	1101 & 1051 Buck Jones Road, Cary, NC 27606
Building Size	43,740 SF school + 12,000 SF gymnasium 55,740 SF combined
Site Size	9.51 acres
Parking	±481 spaces
Year Built / Renovated	1994 / 2000
Zoning	Mixed Use District (MXD) - Town of Cary
Wake County Parcel	0773742716 and 0773753019
Sale Price	Call for offers due May 22

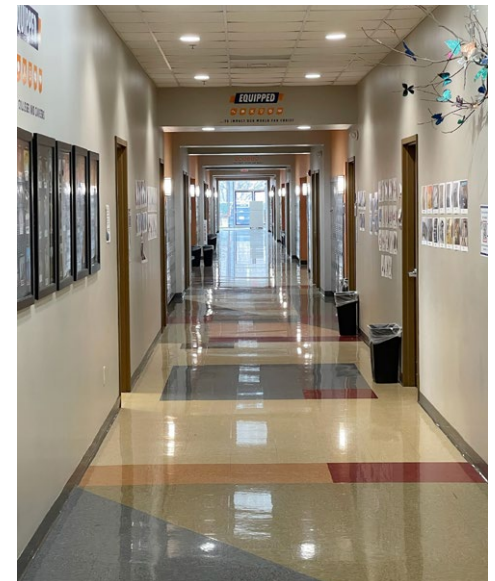
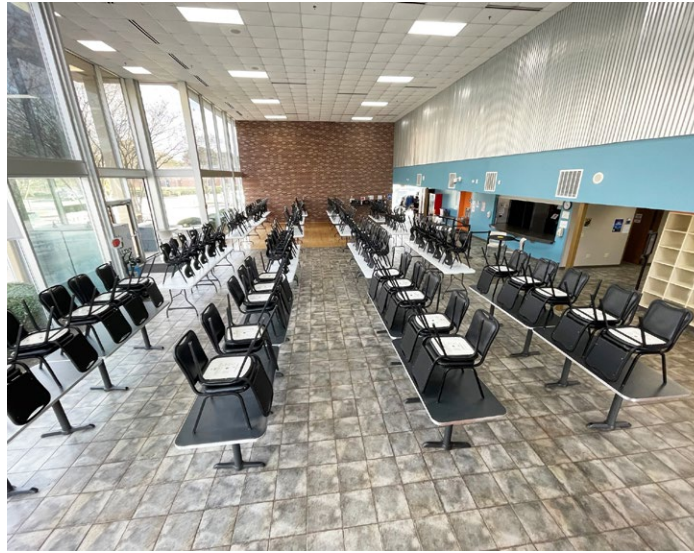
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Interior Gallery

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Mixed Use District Overview

REDEVELOPMENT / SCHOOL CAMPUS FOR SALE
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This site is zoned Mixed Use District (MXD) by the Town of Cary. This is a flexible zoning district with a planned development district in place that supports a framework of residential, office, research and development, community center, and retail space. The zoning district covers a total of 44 acres along Buck Jones Road. The approved MXD permits the following:

Modeled Uses	East of Buck Jones Road	West of Buck Jones Road	Total
Office & Institutional	475,000 SF	460,000 SF	935,000 SF
Research Laboratory	120,000 SF	115,000 SF	235,000 SF
Commercial	280,000 SF	270,000 SF	550,000 SF
Hotel	175 rooms	175 rooms	350 rooms
Institutional Use	500,000 SF	--	500,000 SF
Residential Multifamily	900 units	875 units	1,775 units



Learn more about the planned development district:

[South Hills Development Zoning](#)



Height Zone 3 permits up to 19-23 stories.

Height Zone 2 is a transitional district between zones 1 and 3. Zone 1 permits 2-3 stories.

Mixed Use District Overview

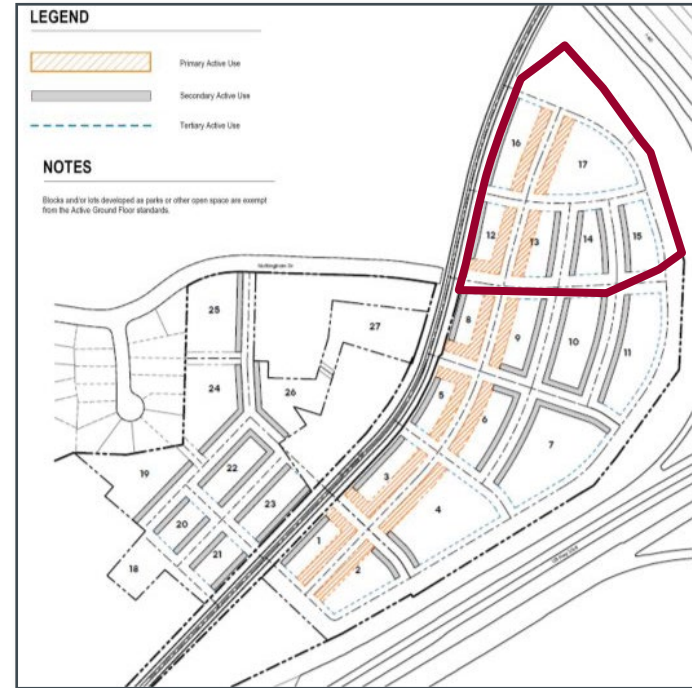
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Internal Streets

The planned development district includes customized street designs, which are finalized during development review. Road types include:

- » Pedestrian Way (45' easement, green): Prioritizes pedestrians, bicycles, retail, and dining, with limited service access.
- » Local 60' ROW (orange): Two travel lanes, parking/loading zones, and streetscapes for internal streets.
- » Local 80' ROW (purple - Nottingham extension): Two travel lanes, a reversible lane, on-street parking/loading, separated bike lanes.
- » Local 45' ROW (blue): Two travel lanes, a reversible lane, and a 10' shared-use path along the eastern perimeter.



Ground Floor Active Uses

The District Development Standards define Ground Floor Active Uses into three categories. Upper-floor uses are not regulated.

- » Primary: High-activity, public-facing uses like restaurants, cafes, and retail, located along a central Pedestrian Way running north to south.
- » Secondary: Moderate-activity spaces such as lobbies, ground-floor offices, and residential units.
- » Tertiary: Essential building operations like service access and utilities.

Conceptual Site Layout

REDEVELOPMENT / SCHOOL CAMPUS FOR SALE
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BUILDING A (TOWER)

RETAIL 8K
APARTMENTS 14 Units / Lvl
= 210 Units

BUILDING A (WRAPPER)

APARTMENTS 45 Units / Lvl
= 225 Units
PARKING 100 Spaces / Lvl
= 700 Spaces

BUILDING B

RETAIL 19K
APARTMENTS 36 Units / Lvl
= 180 Units
PARKING (2) 75 Spaces / Lvl
(1) 150 Spaces Sub-Grade
= 300 Spaces

BUILDING C

RETAIL 14K
APARTMENTS 36 Units / Lvl
= 180 Units
PARKING (2) 70 Spaces / Lvl
(1) 140 Spaces Sub-Grade
= 280 Spaces

TOTAL RESIDENTIAL

= 795 DU
*Number is variable due to height of the tower

* This plan is conceptual, and requires review and approval by the Town of Cary

* Modification to the Preliminary Development Plan is required

SCALE: 1" = 100'
0 100' - 0" 200' - 0"



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CONCEPT LAYOUT

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Conceptual Site Layout

REDEVELOPMENT / SCHOOL CAMPUS FOR SALE
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Building A - Wrapper

Apartments 45 Units / Lvl
=225 Units
Parking 100 Spaces / Lvl
=700 Spaces

Building A - Tower

Retail 8,000 SF
Apartments 14 Units / Lvl
=210 Units



Building C

Retail 14,000 SF
Apartments 36 Units / Lvl
=180 Units
Parking (2) 70 Spaces / Lvl
(1) 140 Spaces Sub-Grade
=280 Spaces

Building B

Retail 19,000 SF
Apartments 36 Units / Lvl
=180 Units
Parking (2) 75 Spaces / Lvl
(1) 150 Spaces Sub-Grade
=300 Spaces

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Multifamily Market Data

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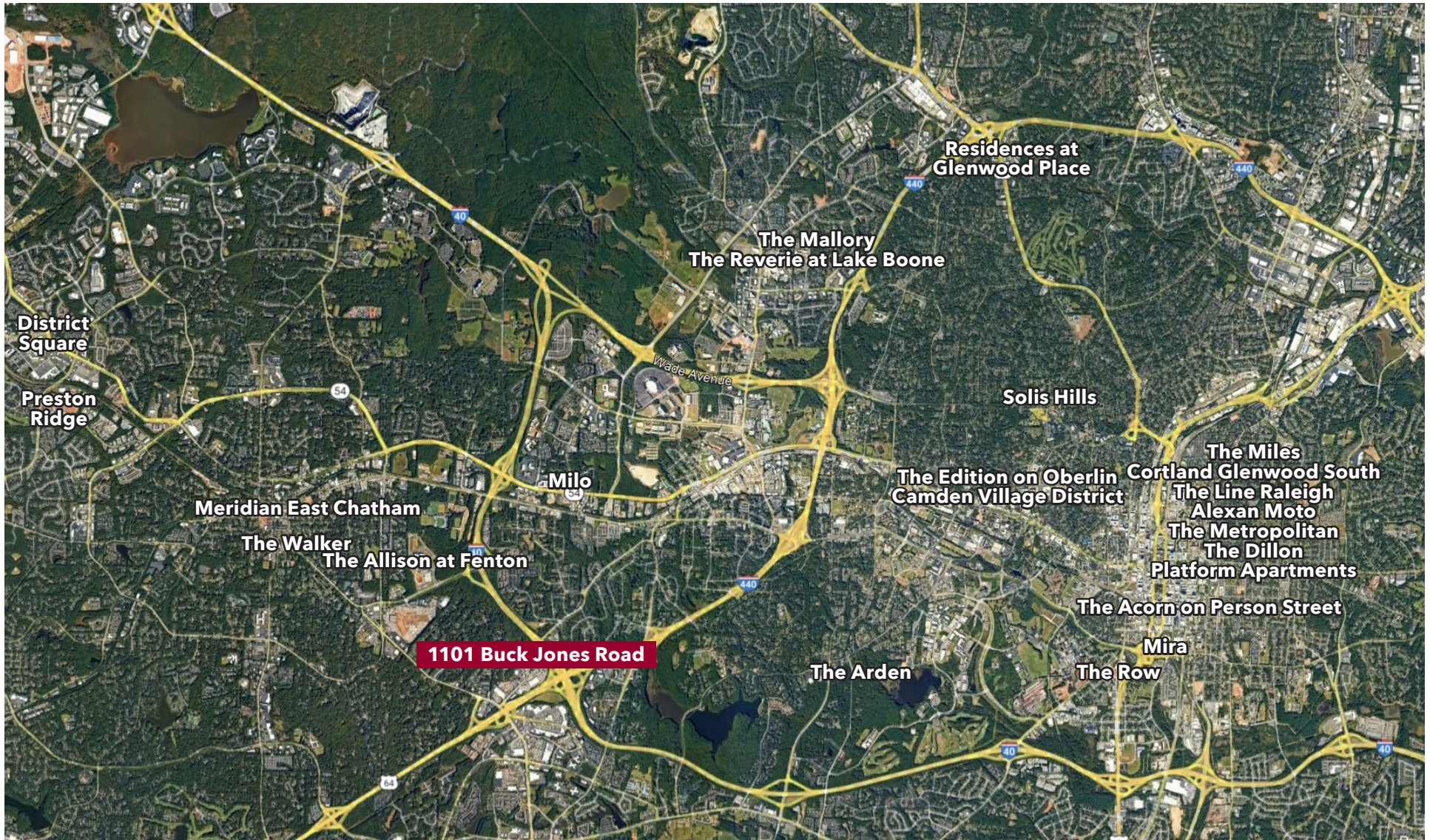
Property Name	City	Status	Units	Year Built	Stories	Vacancy %	Avg Unit SF	Avg Asking/SF
Meridian East Chatham	Cary	Under Const.	220	2025	5		758	\$2.70
The Miles	Raleigh	Existing	204	2024	7	64.2%	896	\$2.65
The Allison at Fenton	Cary	Existing	357	2023	6	12.9%	980	\$2.63
Mira	Raleigh	Existing	288	2024	7	55.6%	773	\$2.63
Camden Village District	Raleigh	Existing	369	2025	6	23.1%	748	\$2.50
Alexan Moto	Raleigh	Under Const.	186	2025	3		775	\$2.50
The Walker	Cary	Existing	153	2021	6	5.2%	1,064	\$2.47
The Line Raleigh	Raleigh	Existing	283	2020	6	6.0%	808	\$2.47
District Square	Morrisville	Existing	114	2024	3	69.1%	852	\$2.46
The Dillon - Residential	Raleigh	Existing	271	2018	9	4.1%	781	\$2.43
Platform Apartments	Raleigh	Existing	442	2023	7	37.1%	799	\$2.36
The Row	Raleigh	Existing	335	2025	7	85.4%	816	\$2.36
Cortland Glenwood South	Raleigh	Existing	417	2020	12	6.1%	951	\$2.26
Solis Hills	Raleigh	Existing	315	2023	5	38.1%	951	\$2.25
The Metropolitan	Raleigh	Existing	241	2019	5	1.9%	843	\$2.25
The Acorn on Person Street	Raleigh	Existing	106	2024	7	27.6%	716	\$2.16
Residences at Glenwood Place	Raleigh	Existing	278	2022	5	11.9%	935	\$2.14
The Edition on Oberlin	Raleigh	Existing	203	2020	3	7.2%	869	\$2.07
The Reverie at Lake Boone	Raleigh	Existing	316	2020	4	7.4%	887	\$2.05
Preston Ridge	Cary	Existing	425	2024	4	33.9%	972	\$2.04
The Mallory	Raleigh	Existing	239	2023	4	2.9%	817	\$2.03
Milo	Raleigh	Existing	252	2024	3	42.9%	889	\$1.99
The Arden	Raleigh	Existing	122	2022	3	11.5%	812	\$1.97

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Property Aerial

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Area Overview

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SOUTH HILL REDEVELOPMENT

Proposed project that includes vertically integrated, mixed-use development with a connected framework of residential, office, and retail space. The Town of Cary is in the conceptual planning phase for a community and sports recreation facility which could be located within the development.

FENTON

Fenton is a mixed-use development located on 92 acres, designed as a high density destination center. The approved development includes up to 1.2 million SF of office space, 575,000 SF of commercial space, 920 dwelling units and 450 hotel rooms.

EPIC GAMES

Epic Games, a video game and software developer and publisher, plans to relocate its headquarters to this 75-acre site. The site is zoned for up to 1.2 million SF of office, 360,000 SF of commercial use, a 300-room hotel, and 1,800 dwelling units.

Demographics

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