



2109 Piney Plains Road

CARY, NORTH CAROLINA 27518

±1.01 ACRES OF LAND FOR SALE

**AVISON
YOUNG**

PROPERTY OVERVIEW

Address	2109 Piney Plains Road
City	Cary
State	North Carolina
Zipcode	27518
Lot size	±1.01 acres
PIN	0772388753
REID	0530999
County	Wake
Zoning	OI-CU (Office and Institutional Conditional Use)
Sale price	\$1,200,000

- Land for sale in Cary positioned just off US 64
- Road frontage along Piney Plains Road
- Close proximity to Crossroads Plaza
- Currently zoned OI-CU (Office and Institutional – Conditional Use) with potential to be slated for Destination Center Zoning



PROPERTY SURVEY

OWNER INFO
 SANDHAR REAL ESTATE LLC
 320 FLATROCK LN
 HOLLY SPRINGS, NC 27540

REFERENCES
 BM 1997 PG 1521
 DB 19173 PG 2390
 BM 1999 PG 2083
 DB 4705 PG 116

OTHERS AS SHOWN

LOT AREA
 ORIGINAL LOT
 84,969 SQ. FT.
 1.95 ACRES

LOT A
 40,800 SQ. FT.
 0.94 ACRES

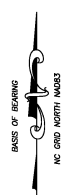
LOT B
 44,169 SQ. FT.
 1.01 ACRES

N/F CARLOS A VILLAMAR
 PIN 0772385813
 PARCEL ID 0035864
 DB 18161 PG 1918
 LOT 37-38

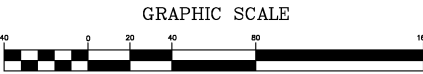
N/F DONNA HARDISON MANNING
 PIN 0772384760
 PARCEL ID 0028289
 DB 14529 PG 1963
 LOT 33-36

REFERENCES
 BM 1997 PG 1521
 DB 19173 PG 2390
 BM 1999 PG 2083
 DB 4705 PG 116

OTHERS AS SHOWN



N/F TRUSTEE OF THE EDWARDS
 PIN 0772389932
 PARCEL ID 0055848
 DB 17-E PG 3490
 LOT 57-62

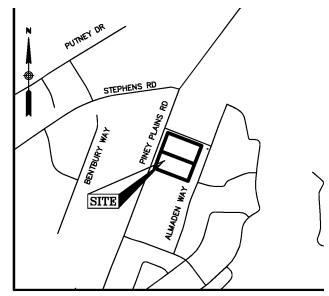


CERTIFICATE OF EXEMPTION FROM SUBDIVISION ORDINANCE
 I HEREBY CERTIFY THIS PLAT IS EXEMPT FROM THE SUBDIVISION ORDINANCE UNDER DEFINITIONS OF SUBDIVISION CONTAINED IN §§ 47-30(F)(1)(D) AND (E), §1600-802 OF N.C. GEN. STATUTES AND SECTION 3.9 OF THE TOWN OF CARY LAND DEVELOPMENT ORDINANCE FOR THE FOLLOWING REASON:
 THE SURVEY SHOWS THE DIVISION OF A TRACT OF LAND IN SINGLE OWNERSHIP WHOSE ENTIRE AREA IS NO GREATER THAN TWO ACRES INTO THREE OR FEWER LOTS, WHERE NO STREET RIGHT OF WAY DEDICATION IS INVOLVED AND WHERE THE RESULTING LOTS ARE EQUAL TO OR EXCEED THE STANDARDS SET FORTH IN THE ORDINANCE;
 PURSUANT TO N.C. GEN. STATUTE 47-30(F)(1) (AND §1600-802, AS APPLICABLE), NO APPROVAL IS REQUIRED BY THE TOWN OF CARY.
 Douglas Loveland

DESIGNER OF PLANNING OR DESIGNER
 7/23/2025

DATE 2025030128 B: BM2025 P: 01366

Page 1 of 1
 OFFICIAL RECORDS OF WAKE COUNTY
 Tammy L. Brunner, Register of Deeds
 07/24/2025 09:59 AM Fee: \$11.00 Excise Tax: \$0.00



SURVEYOR NOTES:

1. BASIS OF BEARING: NAD 83(2011), NORTH CAROLINA STATE PLANE COORDINATES FOR THIS PROJECT WERE ESTABLISHED BY THE VIRTUAL REFERENCING STATION (VRS). THE INITIAL STATE PLANE COORDINATES WERE SCALED FROM AN EXISTING PROPERTY MONUMENT HAVING GRID COORDINATES OF N: 728760.22 E: 2074012.44.
2. ALL DISTANCES SHOWN HEREON ARE HORIZONTAL GROUND MEASUREMENTS IN US SURVEY FEET. UNLESS OTHERWISE NOTED, AREAS ARE BY COORDINATE COMPUTATION.
3. REFERENCES ON THE FACE OF THE MAP WERE ACQUIRED FROM THE WAKE COUNTY REGISTER OF DEEDS.
4. THE SUBJECT PARCEL SHOWN HEREON LIES IN FLOOD ZONE X (MINIMAL FLOOD RISK) PER FEMA FIRM PANEL 3720077200K EFFECTIVE DATE 07/19/2022.
5. THE SUBJECT PARCEL IS UNDER JURISDICTION OF TOWN OF CARY, ZONED O-CU 99-REZ-04.
6. NO FLOOD PRONE SOLS WERE REPORTED ON WAKE COUNTY GIS.
7. THIS MAP WAS PREPARED WITHOUT THE BENEFIT OF A TITLE REPORT AND IS SUBJECT TO ANY MATTERS THAT A FULL TITLE SEARCH DISCLOSES.
8. THE ZONING CONDITIONS OF 99-REZ-04 RESTRICT THE USE OF THE SITE TO A SMALL CHILD CARE FACILITY WITHIN THE EXISTING BUILDING AND OUTDOOR AREAS, AND PROHIBIT THE CONSTRUCTION OF NEW BUILDINGS ON THE SITE.

STORMWATER MANAGEMENT CERTIFICATE
 I CERTIFY THAT THE PLAT SHOWN HEREON COMPLES WITH CHAPTER 145 WATERSHED PROTECTION OVERLAY DISTRICT OF THE TOWN OF CARY LAND DEVELOPMENT ORDINANCE AND IS APPROVED FOR RECORDING IN THE REGISTER OF DEEDS OFFICE. NOTICE: THIS PROPERTY IS LOCATED WITHIN A PUBLIC DRAINING WATER SUPPLY WATERSHED. DEVELOPMENT RESTRICTIONS MAY APPLY.
 Lisa Booze for
 STORM WATER MANAGEMENT ENGINEER
 7/21/2025

DATE 2025030128 B: BM2025 P: 01366

CERTIFICATE OF OWNERSHIP AND DEDICATION
 THIS CERTIFIES THAT THE UNDERSIGNED IS (ARE) THE SOLE (ONLY) OWNER(S) OF THE PROPERTY SHOWN ON THIS MAP, HAVING ACQUIRED TITLE HERETO BY SUBMISSION OF THIS PLAT FOR APPROVAL. I/WE DO OFFER TO DEDICATE TO THE TOWN OF CARY FOR PUBLIC USE ALL STREETS, EASEMENTS, RIGHTS-OF-WAY, AND PARKS HERETO AS BEING OFFERED FOR DEDICATION THEREON (IF ANY) TO THE TOWN FOR LAWFUL PURPOSES TO WHICH THE TOWN MAY DEVOTE OR ALLOW THE SAME TO BE USED, SAID DEDICATION TO BE IRREVOCABLE. ANY EASEMENTS FOR STORM DRAINAGE SHOWN ON THIS PLAT ARE NOT MADE TO THE TOWN OF CARY, BUT ARE IRREVOCABLY MADE TO THE SUBSEQUENT OWNERS OF ANY AND ALL PROPERTIES SHOWN HEREON FOR THEIR USE AND BENEFIT. ALL PRIVATE STREETS AND PEDESTRIAN FACILITIES SHOWN ON THIS PLAT, IF ANY, ARE TO BE AVAILABLE FOR PUBLIC USE UNLESS INDICATED OTHERWISE.
 PRINTED NAME OF PROPERTY OWNER(S) Pam Sandhar
 SIGNATURE OF OWNER-AUTHORIZED SIGNATORY Pam Sandhar
 PRINTED NAME OF SIGNATORY Pam Sandhar

LEGENDS

- PROPERTY MARKER
 - NEW CORNER SET
 - CONCRETE BOX
 - TELEPHONE BOX
 - CABLE BOX
 - FIRE HYDRANT
 - WATER METER
 - WATER VALVE
 - SANITARY SEWER CLEAN-OUT
 - SANITARY SEWER MANHOLE
 - NONFLOWING WELL
 - LIGHT POLE
 - MAIL BOX
 - CONFEROUS TREE
 - DECIDUOUS TREE
 - SHRUB/ORNAMENTAL TREE
- ASPHALT
 - CONCRETE
 - GRAVEL
 - LINE SURVEYED
 - LINE NOT SURVEYED
 - EASEMENT
 - GRAVITY PIPE
 - OVERHEAD WIRE
 - TREE LINE
 - HEDGE ROW
- EXISTING IRON PIPE
 - EXISTING IRON STAKE
 - 0.75" SET IRON PIPE FLUSH
 - BELOW GRADE
 - ABOVE GRADE
 - DEED BOOK
 - PAGE
 - BOOK OF MAPS
 - RIGHT-OF-WAY
 - NORTH-SOUTH
 - EASTING
 - ELEVATION
 - SANITARY SEWER MANHOLE
 - INVERT
 - REINFORCED CONCRETE PIPE
 - CORRUGATED PLASTIC PIPE
 - CORRUGATED METAL PIPE

REVISION

DATE	DESCRIPTION
04/23/2025	RESPONSE TO THIRD COMMENT
10/14/2024	FIRST SUBMISSION

EXEMPT- SUBDIVISION PLAT
 2117 PINEY PLAINS RD
 CARY, NC 27518
 PREPARED FOR
 SANDHAR REAL ESTATE LLC

META GEOMATICS

7314 Self Storage Rd Apex, NC - 27523
 (919) 612 - 1187 NC FRM # P-2567

Drawn By	CC	Date	OCT 14, 2024	Job No.	C24069
Surveyed By	JM				



- THIS SURVEY CREATES A SUBDIVISION OF LAND WITHIN THE AREA OF A COUNTY OR MUNICIPALITY THAT HAS AN ORDINANCE THAT REGULATES PARCELS;
- THIS SURVEY IS LOCATED IN A PORTION OF A COUNTY OR MUNICIPALITY THAT IS UNREGULATED AS TO AN ORDINANCE THAT REGULATES PARCELS OF LAND;
- THIS SURVEY IS OF AN EXISTING PARCEL OR PARCELS OF LAND
- THIS SURVEY IS OF ANOTHER CATEGORY, SUCH AS THE RECOMBINATION OF VARIABLE PARCELS, A COURT-ORDERED SURVEY, OR OTHER EXCEPTION TO THE DEFINITION OF SUBDIVISION;

"I, B. CHAN CHOI, P.L.S., CERTIFY THAT THIS PLAT WAS DRAWN UNDER MY SUPERVISION FROM AN ACTUAL SURVEY MADE UNDER MY SUPERVISION (DEED DESCRIPTION RECORDED IN BOOK 19173, PAGE 2390, THAT THE BOUNDARIES NOT SURVEYED ARE CLEARLY INDICATED AS DRAWN FROM INFORMATION FOUND IN BOOK OF MAPS 1997, PAGE 1521 AND BOOK OF MAPS 1999 PAGE 2083; THAT THE RATIO OF PRECISION OR POSITIONAL ACCURACY AS CALCULATED IS 1:20,000+; THAT THIS PLAT WAS PREPARED IN ACCORDANCE WITH G.S. 47-30 AS AMENDED. WITNESS MY ORIGINAL SIGNATURE, LICENSE NUMBER AND SEAL THIS 4 DAY OF MARCH, A.D., 2025.

SEAL OR STAMP

PINEY PLAINS ROAD
 90' PUBLIC R/W
 BM 1997 PG 1521

CHAFFIN WAY
 50' PRIVATE R/W
 BM 1999 PG 2083

ALMADEN WAY
 VARIABLE WIDTH PRIVATE ROAD
 BM 1999 PG 2083

N/F SANDHAR REAL ESTATE LLC
 PIN 0772388636
 PARCEL ID 0029888
 DB 19173 PG 2390
 BM 1997 PG 1521
 84,969 SQ. FT.
 1.95 ACRES

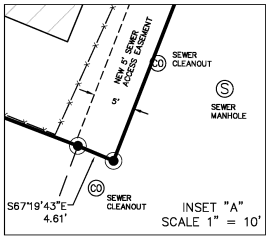
LOT B
 44,169 SF
 1.01 ACRES

LOT A
 40,800 SF
 0.94 ACRES

N/F CURTIS SAULS
 PIN 0772387449
 PARCEL ID 0082427
 DB 18993 PG 1505
 LOT 41-44

N/F IRIS SEGAL
 PIN 0772387309
 PARCEL ID 0062427
 DB 10770 PG 2295
 LOT 37-40

N/F IRIS CONRADI
 PIN 0772386371
 PARCEL ID 0062427
 DB 17641 PG 396



LOCATION OVERVIEW



**If you would like more
information on this offering,
please get in touch.**

CONTACTS

Baxter M. Walker, III, SIOR, CCIM

Principal

+1 919 913 1118

baxter.walker@avisonyoung.com

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E. & O.E.: The information contained herein was obtained from sources which we deem reliable and, while thought to be correct, is not guaranteed by Avison Young.

