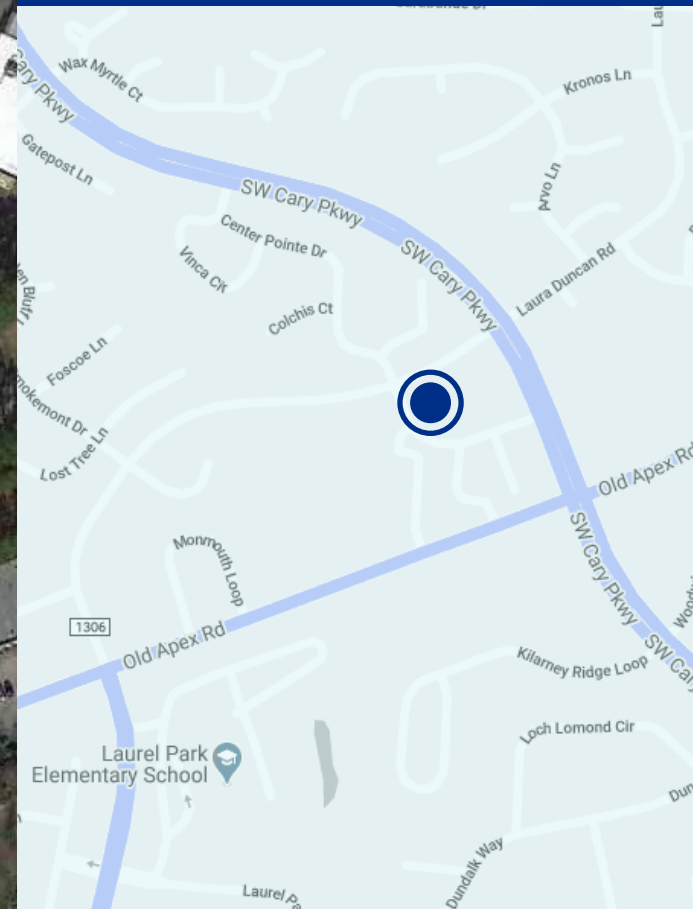
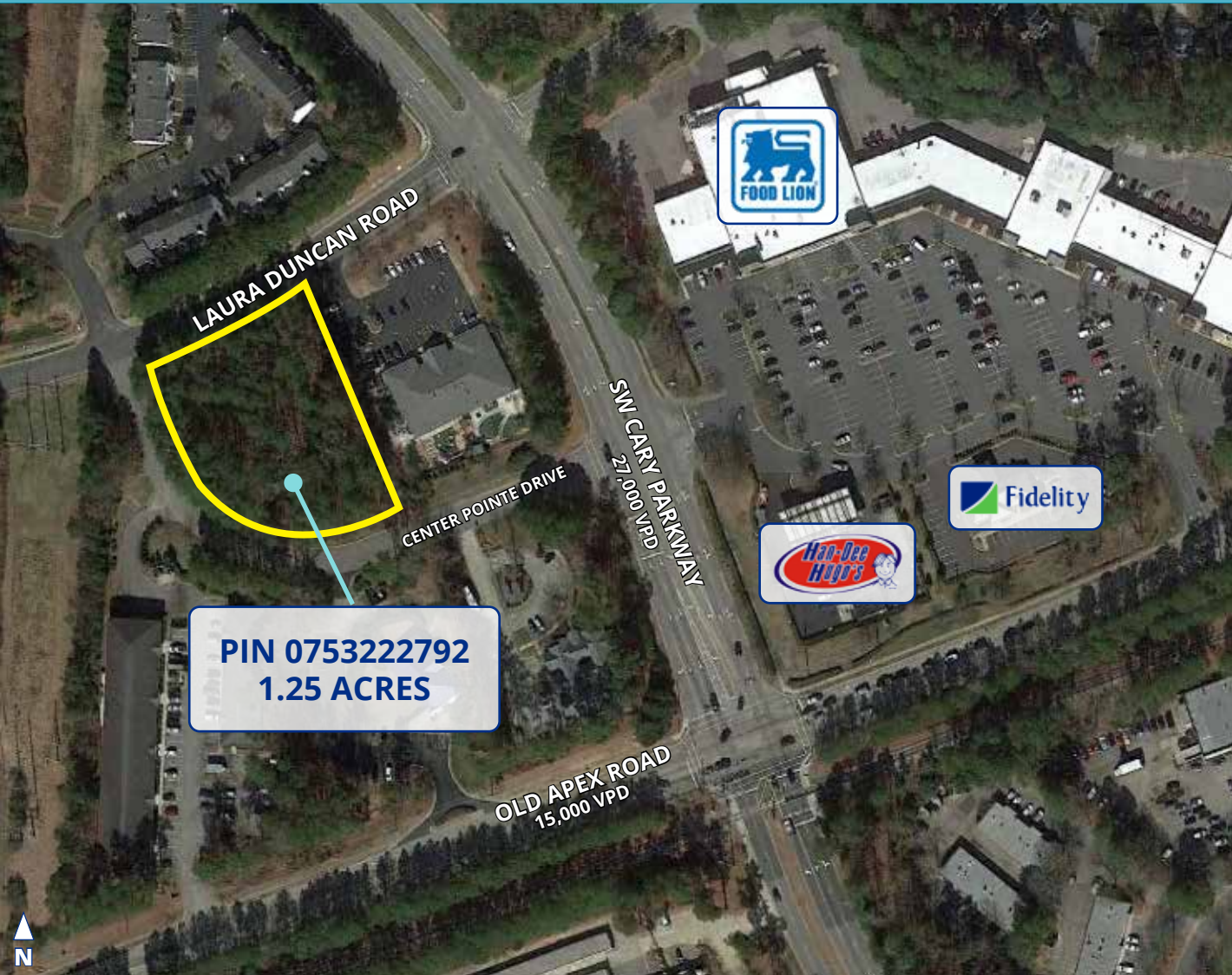


**1.25 ACRES FOR SALE**

ZONED OFFICE & INSTITUTIONAL

**SW CARY PKWY  
& LAURA DUNCAN RD**

CARY, NC 27513



**PIN 0753222792  
1.25 ACRES**

**MIKE KEEN**

mkeen@trademarkproperties.com

919.795.1944 direct

1001 Wade Avenue, Suite 300

Raleigh, NC 27605

trademarkproperties.com

919.782.5552

## ABOUT THE PROPERTY

- 1.25 acres for sale
- Part of the Parkway PUD - permitted uses: residential or office building with one to three stories
- Property has a preliminary site plan for 10,500-SF building with 35 parking spaces, plans available upon request
- Plans can be converted to a 6,000 SF single-story building
- Blue line stream running west to east through property. Permitting work has been completed
- PIN # 0753222792
- Situated along Laura Duncan Road with visibility from SW Cary Parkway, surrounded by thousands of rooftops
- Great access to US-64 via Salem Street & SW Cary Parkway
- Six minutes from Downtown Cary and Apex, as well as Fred G. Bond Metro Park and Prestonwood Country Club
- Located across from Parkway Pointe Shopping Center with Food Lion being the anchor tenant

**SALES PRICE: \$425,000**

## AERIAL



**MIKE KEEN**

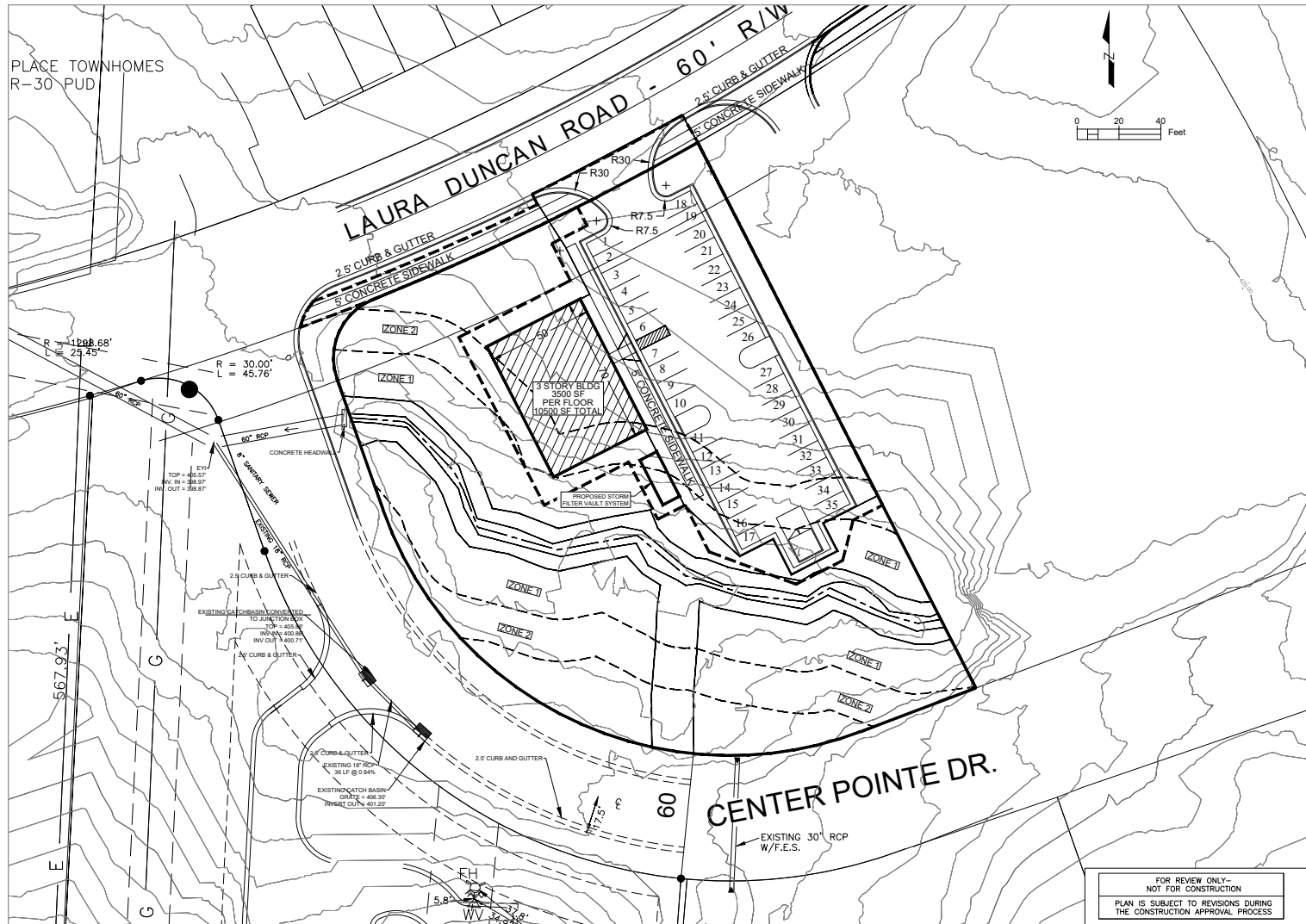
mkeen@trademarkproperties.com

919.795.1944 direct

1001 Wade Avenue, Suite 300, Raleigh, NC 27605 • trademarkproperties.com • 919.782.5552

The information contained herein was obtained from sources believed reliable; however, TradeMark Properties makes no guarantees, warranties, or representations as to the completeness or accuracy thereof. The presentation of this property is submitted subject to errors, omissions, changes of price or conditions prior to sale or lease, or withdrawal without notice.

CONCEPTUAL SITE PLAN



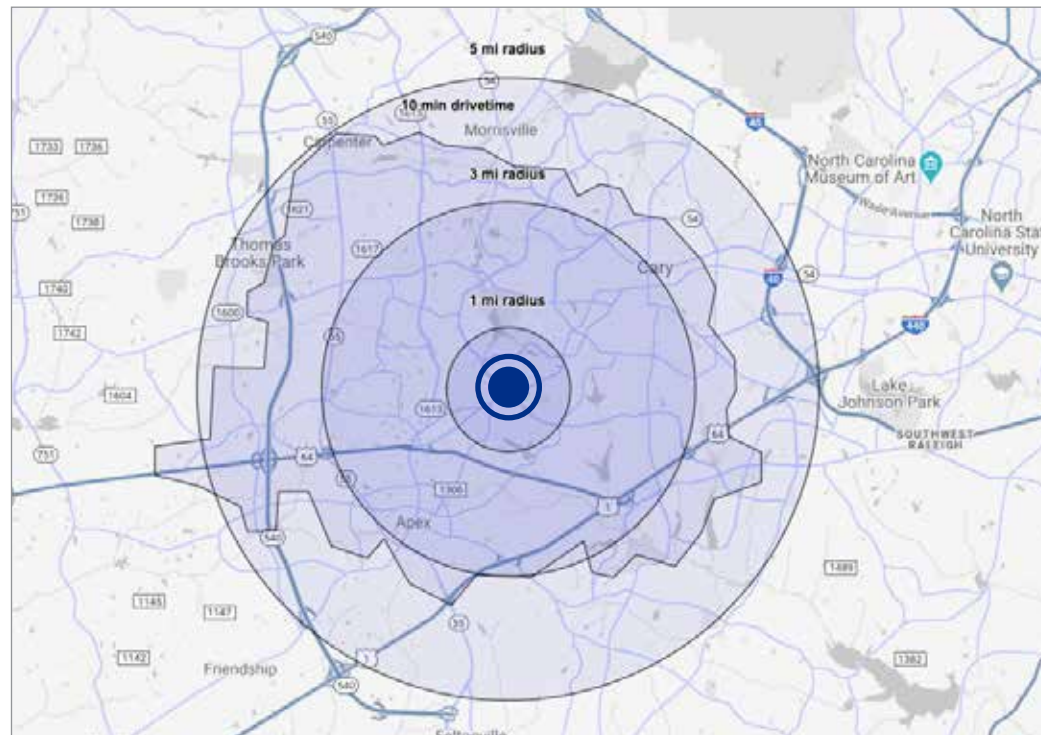
CONCEPTUAL SITE AERIAL





## DEMOGRAPHICS

2019 Estimates	1 Mile	3 Miles	5 Miles	10 Minute Drive Time
Population	10,399	87,598	212,144	139,702
Households	4,109	34,170	83,168	53,926
Avg. Household Income	\$120,516	\$124,502	\$120,516	\$125,472



MIKE KEEN

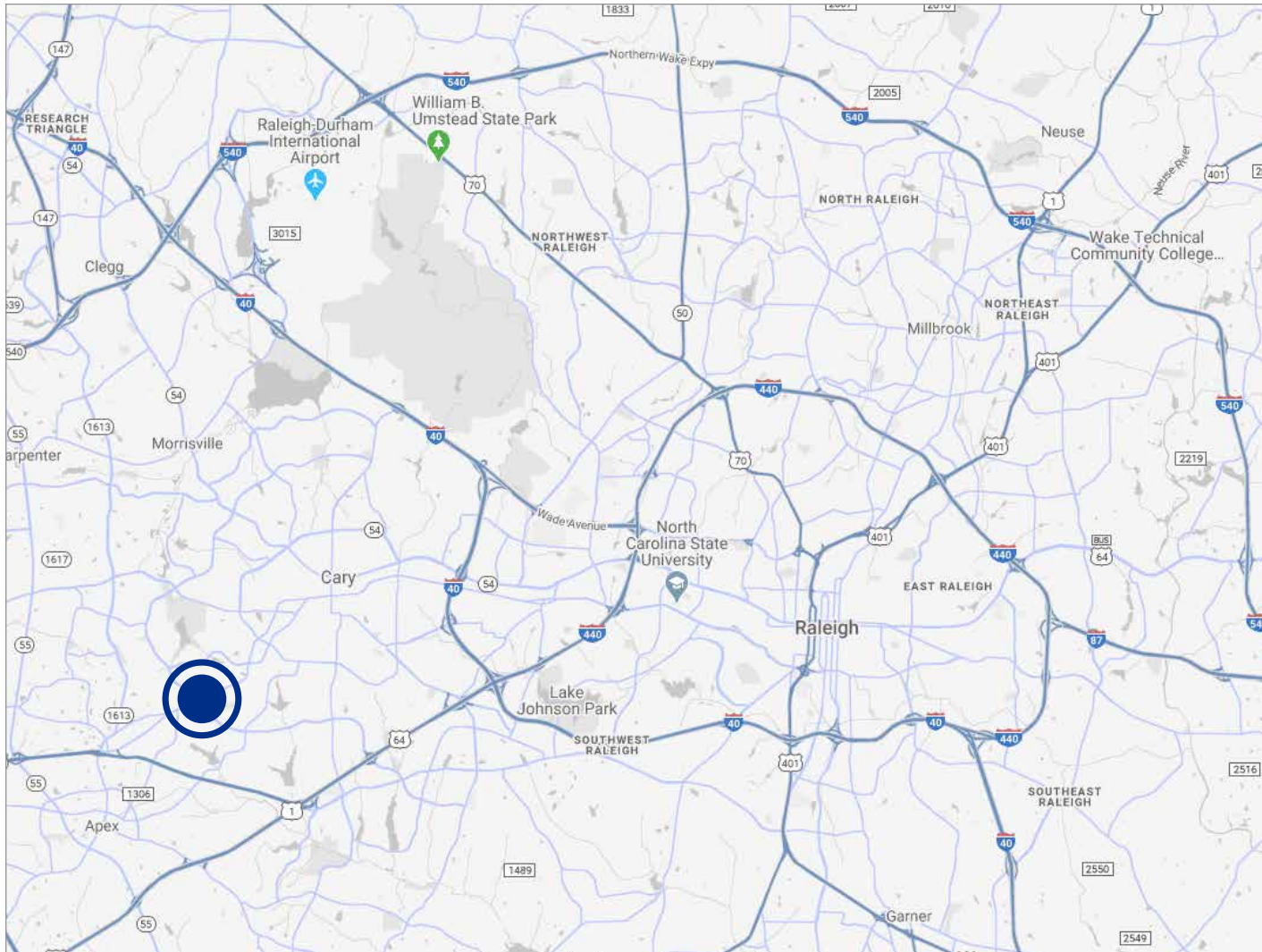
mkeen@trademarkproperties.com

919.795.1944 direct

1001 Wade Avenue, Suite 300, Raleigh, NC 27605 • trademarkproperties.com • 919.782.5552

The information contained herein was obtained from sources believed reliable; however, TradeMark Properties makes no guarantees, warranties, or representations as to the completeness or accuracy thereof. The presentation of this property is submitted subject to errors, omissions, changes of price or conditions prior to sale or lease, or withdrawal without notice.

## LOCATION MAP



## ZONING

Cary Future Growth Framework has this property designated Commercial Center. The purpose of the Commercial Center designation is to promote the development of traditional commercial centers that serve the daily retail and service needs of nearby neighborhoods, and is designed to maximize convenience and accommodate parking nearby stores. Commercial Centers may be able to include Office and Residential uses, with building heights from one to three stories.