

LAND FOR SALE
11550 GREEN LEVEL CHURCH RD
CARY, NC 27519



LEE & ASSOCIATES
COMMERCIAL REAL ESTATE SERVICES
RALEIGH DURHAM

PRESENTED BY:

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PROPERTY DESCRIPTION

+/- 2.0 Acres for sale off of Green Level Church Road

PROPERTY HIGHLIGHTS

- +/- 2.0 Acres of land for sale
- Zoning: ORD
- Water and sewer available
- Ideal for daycare, dental, medical or vet office
- Close proximity to amenities and schools
- Easy access to Hwy 55 and I-540

LOCATION DESCRIPTION

PIN #0736071492, 2 Acres

OFFERING SUMMARY

Sale Price:	\$750,000
Lot Size:	+/- 2.0 Acres

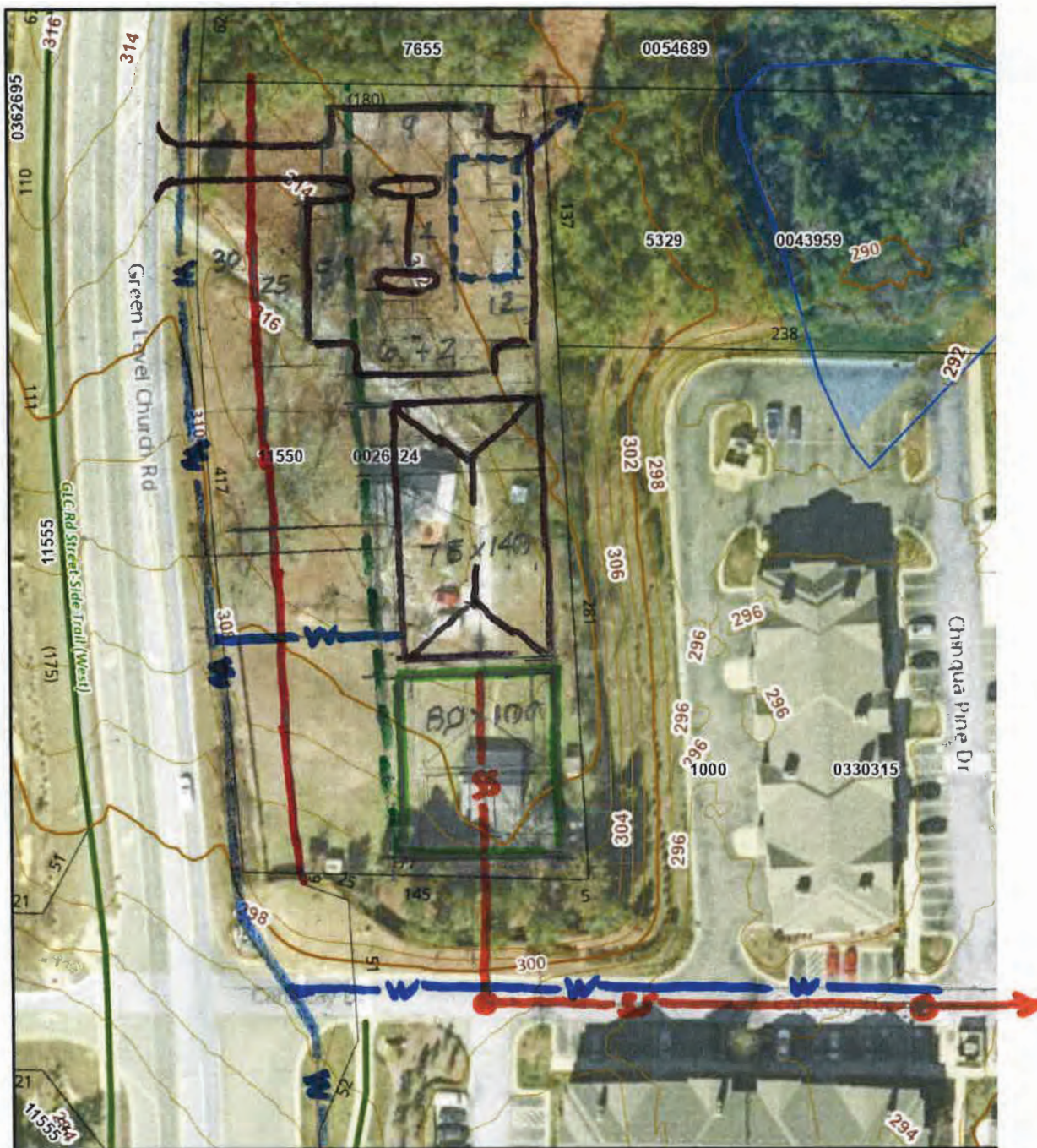
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SKETCH PLAN - DAY CARE CENTER

10,000 SF BUILDING - 1 STORY (70' X 140') WITH 8,000 SF OUTDOOR PLAY AREA

PARKING = 1 SPACE/200 SF = 50 REQUIRED

PROVIDED = 45 SPACES WITH 10% REDUCTION + 2 ADA

ACCESS: RI/RO + LANE + FEE FOR 1/2 MEDIAN

STORMWATER: UNDERGROUND FACILITY

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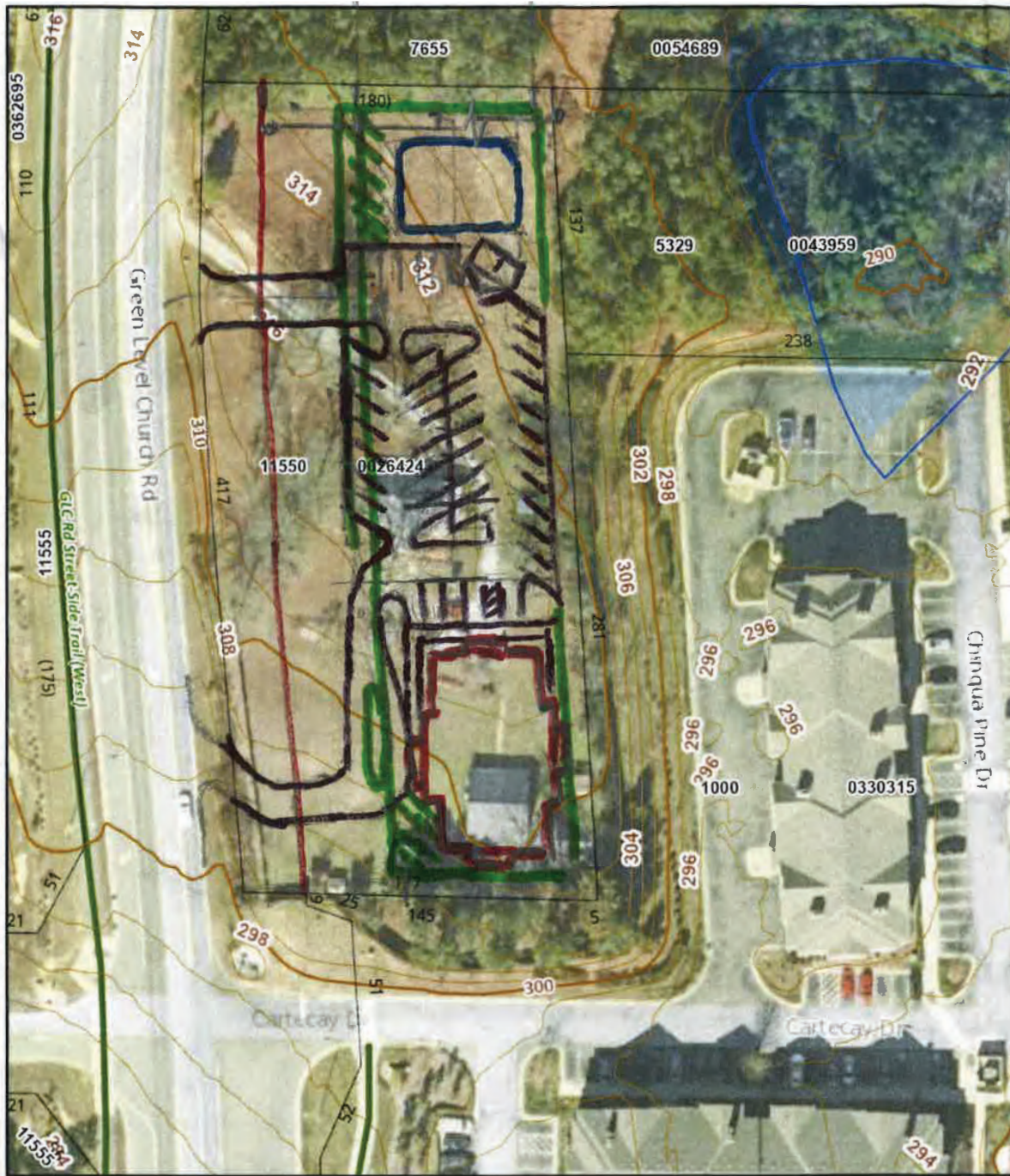
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SKETCH PLAN - MEDICAL OFFICE BUILDING

12,000 SF BUILDING - 2 STORY (60' X 120')

PARKING = 1 SPACE/250 SF = 48 REQUIRED

PROVIDED = 44 SPACES WITH 10% REDUCTION + 2 ADA

45° PARKING + DROP-OFF/PICK-UP LANE

STORMWATER: BIORETENTION (ALT FOR 3-STORY 18,000 SF WITH UNDERGROUND FACILITY)

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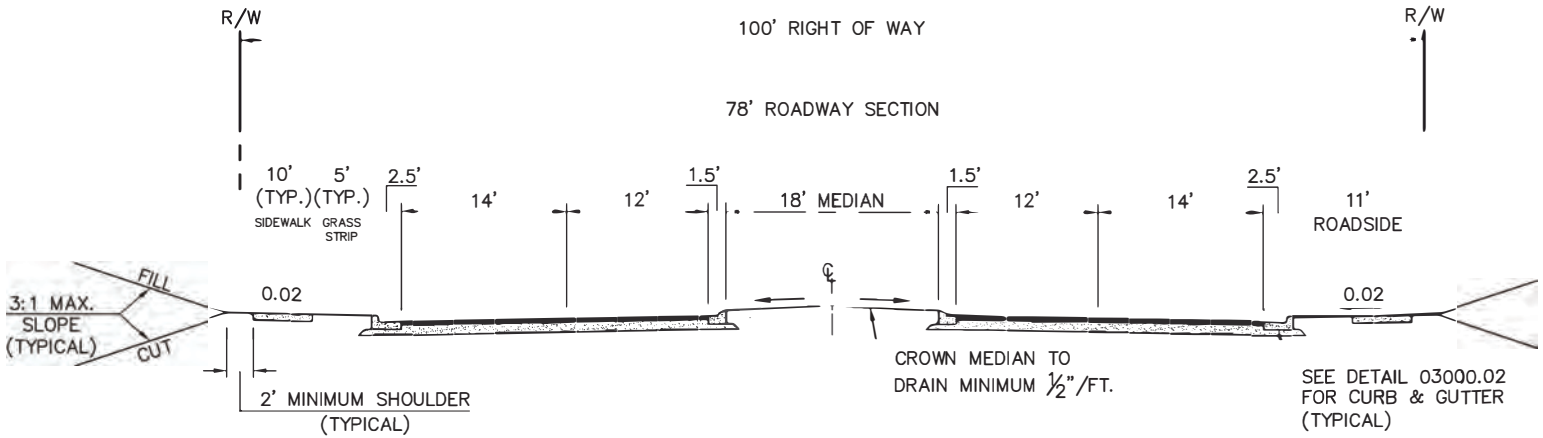
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GREEN LEVEL CHURCH RD. FUTURE SECTION



FUTURE TYPICAL
STANDARD 4-LANE THOROUGHFARE- 18' MEDIAN

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DISTANCES

I-540:	1.8 miles
I-40:	5.0 miles
Research Triangle Park:	5.5 miles
RDU International Airport:	7.7 miles
Downtown Cary:	10.2 miles

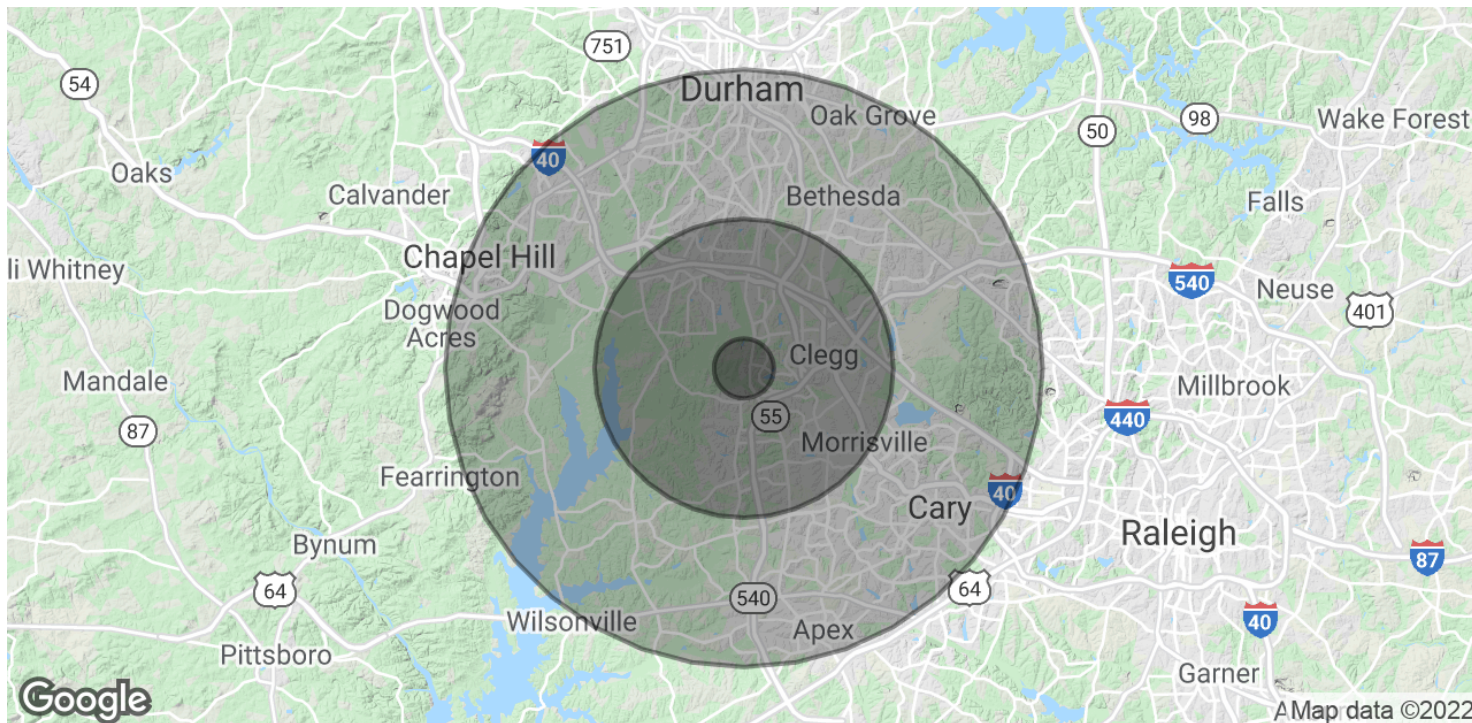
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POPULATION

	1 MILE	5 MILES	10 MILES
Total Population	2,155	68,029	360,051
Average age	31.1	34.0	34.6
Average age (Male)	31.1	33.5	33.6
Average age (Female)	31.0	34.1	35.4

HOUSEHOLDS & INCOME

	1 MILE	5 MILES	10 MILES
Total households	887	28,109	145,507
# of persons per HH	2.4	2.4	2.5
Average HH income	\$80,817	\$93,791	\$84,517
Average house value	\$285,753	\$321,211	\$292,716

* Demographic data derived from 2010 US Census

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