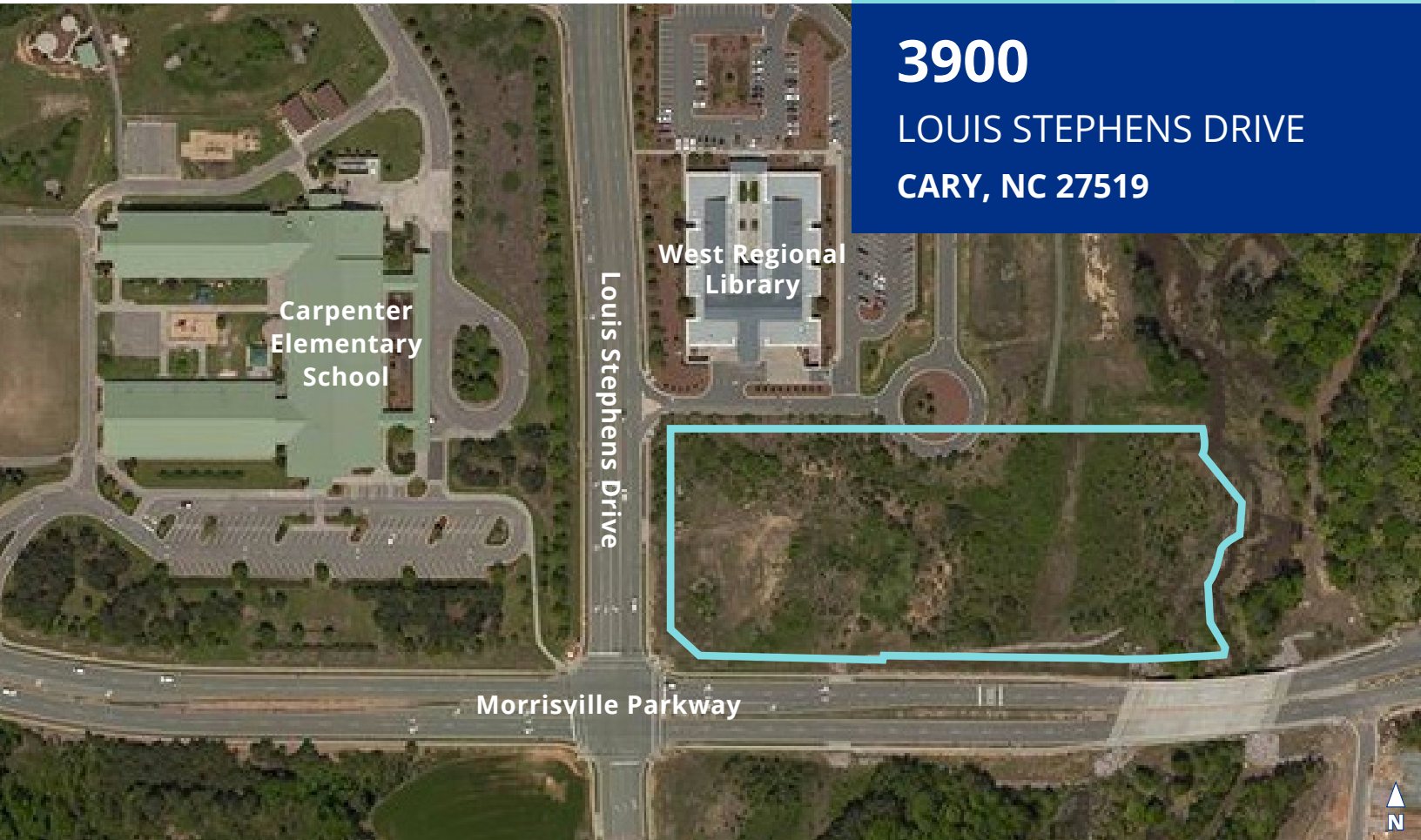




TRADEMARK
PROPERTIES

**5.91 ACRES
FOR SALE**

3900
LOUIS STEPHENS DRIVE
CARY, NC 27519

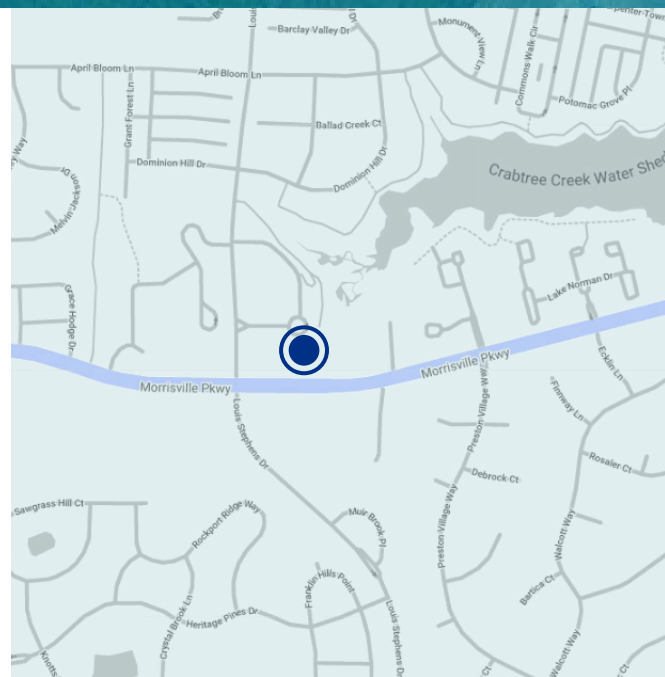


PROPERTY DESCRIPTION

- 5.91 acres
- Zoned PDD Major
- PIN # 0745015170
- Adjacent to West Regional Library and Carpenter Elementary School

ABOUT THE ZONING

- Zoned Planned Development District PDD (Major)
- Wide range of uses possible including office, neighborhood retail, sit-down restaurant, school, etc.
- No strip center or drive-through restaurant allowed under current zoning



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AREA HIGHLIGHTS

- Money Magazine consistently names Cary as one of the best places to live in the country
- 39 greenway trails located in close proximity
- Conveniently located near Raleigh-Durham International Airport (7.5 miles)
- Nearby country clubs, golf courses, and tennis courts
- Major universities and medical centers nearby
- Strong demographics with Medium Household Income of \$114,680 within three miles

**SALES
PRICE**

\$1,884,000



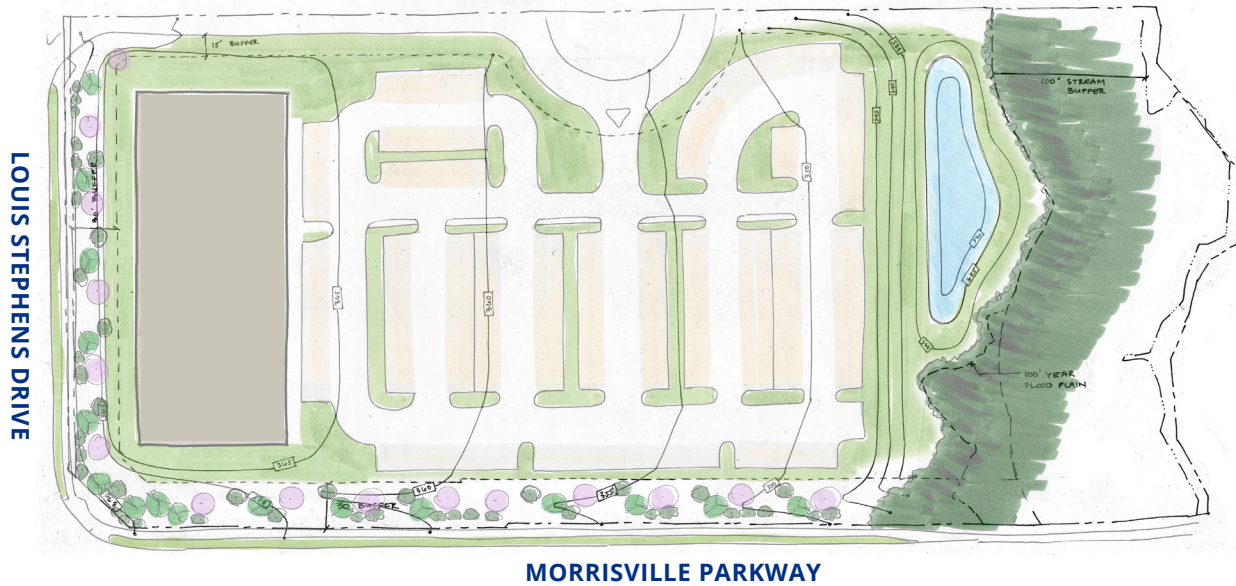
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OFFICE/RETAIL CONCEPT



EDUCATIONAL CONCEPT



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AREA HIGHLIGHTS

The north side of the property borders West Regional Library and the east side of the property borders Carpenter Grove townhome community that has recently been developed. Right across Louis Stephens Drive is Carpenter Elementary School (K-5). The subject property is also surrounded by multiple single-family and multi-family developments. The property has great visibility at the intersection with 2,500 linear feet (LF) of road frontage on Morrisville Parkway and 800 LF on Louis Stephens Drive.



Cary is a thriving community in the heart of North Carolina's Triangle Area, between Raleigh and the Research Triangle Park (RTP). Located within 30 minutes of Duke University, NC State University and UNC Chapel Hill, many students choose to remain in the area after graduation to work for the area's renowned employers, enjoy the manicured subdivisions, excellent medical facilities and parks. Known for their tree-lined streets and family-friendly atmosphere, Cary is also one of the nation's 20 safest cities.

Backed by Prestonwood Country Club with 35 unique and varied neighborhoods surrounding the three championship golf courses.

Surrounded by multiple public and private schools with rankings amongst the top in the Wake County, including Carpenter Elementary School, Highcroft Elementary School, Green Hope Elementary School, Morrisville Elementary School, Green Hope High School, Sterling Montessori, Chesterbrook Academy, and Cary Academy.

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