

## LAND FOR SALE

# CARPENTER FIRE STATION LAND ASSEMBLY

7216 Carpenter Fire Station Rd, Cary, NC 27519



<b>SALE PRICE:</b>	\$1,399,500
<b>PRICE PER ACRE:</b>	\$150,000
<b>LOT SIZE:</b>	9.33 Acres
<b>APN #:</b>	0735342893 & 0735351258
<b>ZONING:</b>	TRCU & R-40

### PROPERTY OVERVIEW

Assemblage of two parcels totaling 9.33 acres with approximately 770 feet of frontage on Carpenter Fire Station Rd.

### PROPERTY FEATURES

- Excellent Opportunity for Residential Development
- 6.14 Acre Parcel - Zoned TRCU Town of Cary
- 3.19 Acre Parcel - Zoned R40 Town of Cary ETJ
- Approximately 770 FT of Road Frontage on Carpenter Fire Station Rd.
- Potential for an additional 4.4 Acres
- Cross Streets: Carpenter Fire Station Rd & Sanger Dr.

**KW COMMERCIAL**  
201 Shannon Oaks Circle,  
Suite 101  
Cary, NC 27511

**BRIAN DONNELLY**  
Agent  
919.616.8681  
briandonnely@kwcommercial.com

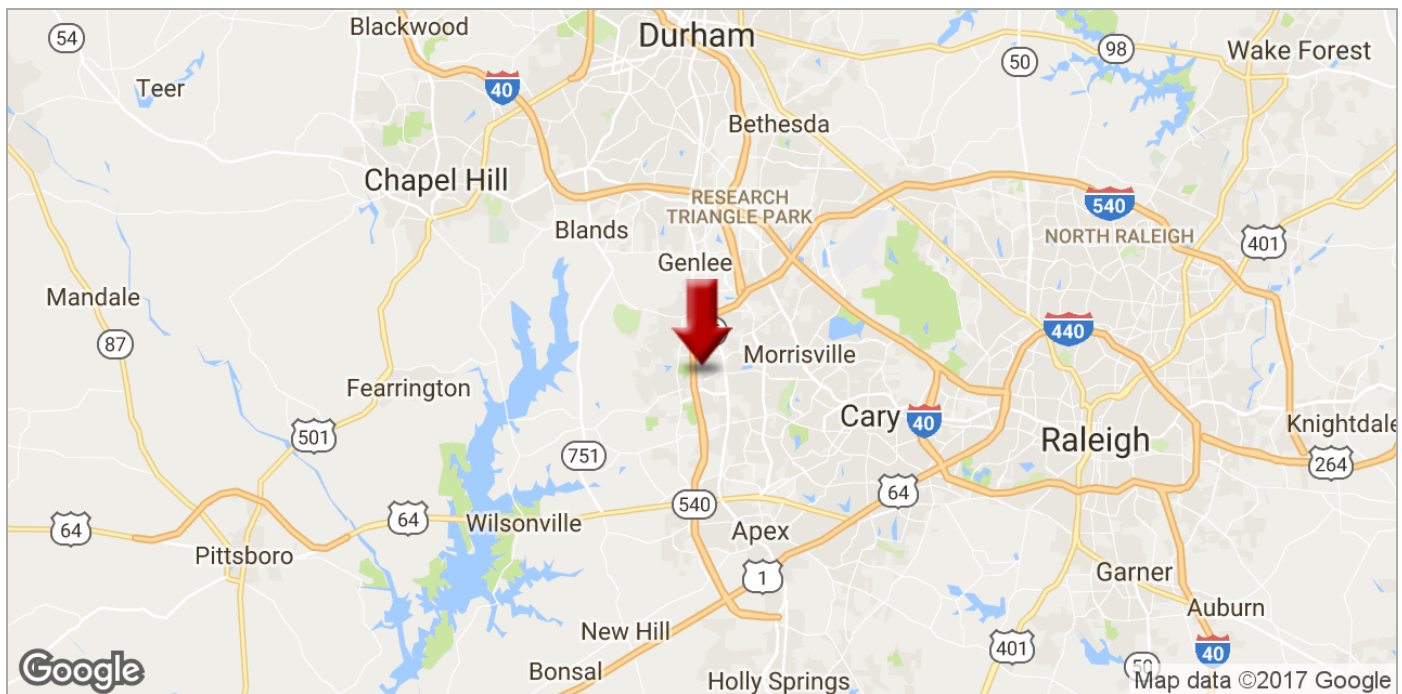
**JULIE DONNELLY**  
Agent  
919.616.0956  
juliedonnely@kwcommercial.com

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[www.kwcommercial.com](http://www.kwcommercial.com)

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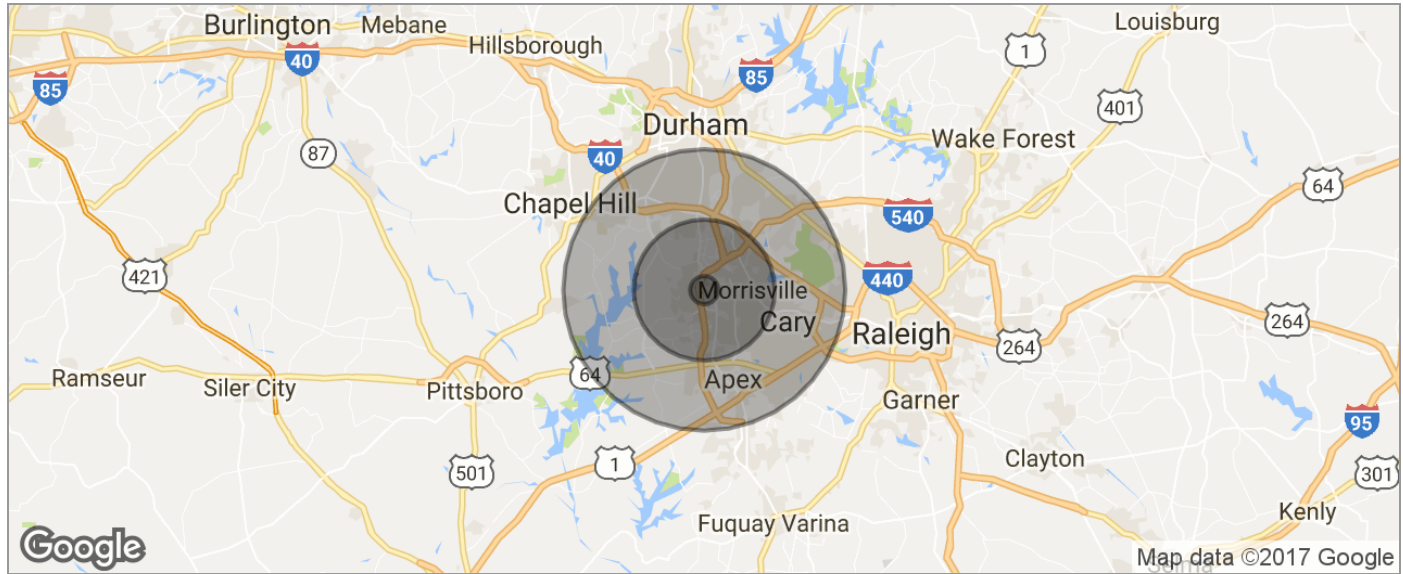
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<b>POPULATION</b>	<b>1 MILE</b>	<b>5 MILES</b>	<b>10 MILES</b>
TOTAL POPULATION	2,248	80,839	314,687
MEDIAN AGE	32.0	35.1	35.4
MEDIAN AGE (MALE)	33.0	35.2	34.5
MEDIAN AGE (FEMALE)	30.9	34.8	36.2

<b>HOUSEHOLDS &amp; INCOME</b>	<b>1 MILE</b>	<b>5 MILES</b>	<b>10 MILES</b>
TOTAL HOUSEHOLDS	843	29,641	125,847
# OF PERSONS PER HH	2.7	2.7	2.5
AVERAGE HH INCOME	\$98,012	\$112,143	\$92,398
AVERAGE HOUSE VALUE	\$458,487	\$347,852	\$300,989

<b>RACE</b>	<b>1 MILE</b>	<b>5 MILES</b>	<b>10 MILES</b>
% WHITE	64.0%	67.1%	66.6%
% BLACK	11.7%	9.0%	16.3%
% ASIAN	18.4%	18.7%	10.2%
% HAWAIIAN	0.0%	0.0%	0.0%
% INDIAN	0.0%	0.2%	0.2%
% OTHER	4.3%	2.2%	4.3%

<b>ETHNICITY</b>	<b>1 MILE</b>	<b>5 MILES</b>	<b>10 MILES</b>
% HISPANIC	5.6%	4.9%	8.2%

\* Demographic data derived from 2010 US Census

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