



CROSSROADS CORPORATE PARK
DILLARD DRIVE
CARY, NORTH CAROLINA

DEVELOPMENT PARCEL FOR SALE
±5.72 ACRES

CROSSROADS CORPORATE PARK

DEVELOPMENT PARCEL FOR SALE



SITE OVERVIEW

Foundry Commercial is pleased to present an exceptional 5.72 acre development opportunity within the highly successful and well-established mixed-use Crossroads Corporate Park in the fast-growing Triangle region town of Cary, North Carolina.

LOCATION OVERVIEW

Crossroads Corporate Park is a 133-acre mixed-use development that features Class A office buildings surrounded by numerous retail, dining, entertainment, hospitality, and multifamily options:

- Retail: 1.85 million square feet, 1.5% vacant
- Office: 550,000 square feet, 2.3% vacant
- Multifamily: 737 units, 5.9% vacant
- Hotel: 381 rooms, approximately 90% average occupancy

The area enjoys stellar regional linkages from the major east-west artery Interstate 40, and by US Highway 1/64, which becomes Interstate 440/Raleigh's Inner Bellline, both with average vehicles per day (VPD) counts well over 100,000 vehicles. Located in the heart of Cary (the seventh largest town in North Carolina) and bolstered by strong employment gains by companies such as MetLife and SAS in recent years, this area has excellent access to the rapidly expanding Apex and Holly Springs communities, as well as the burgeoning tech hub in Downtown Raleigh.

SITE FEATURES

GROSS ACREAGE	5.72 ACRES
WAKE COUNTY REAL ESTATE IDS & INDIVIDUAL ACREAGE	0218987 - 2.142 ACRES 0218988 - 2.265 ACRES 0218989 - 1.314 ACRES
ZONING	O&I (OFFICE & INSTITUTIONAL)
POTENTIAL USES	BANK, OFFICE, NURSING HOME, GOVERNMENT/INSTITUTIONAL USE, HOTEL FOR ADDITIONAL INFORMATION: HTTP://VIP.TOWNOFCARY.ORG/MASTER/PDF/PERMITTIDUSESTABLESTOWNWIDE.PDF
UTILITIES	TOWN OF CARY

DEMOGRAPHICS

	1 MILE	3 MILE	5 MILE
2013 POPULATION	7,216	64,135	161,581
2018 POPULATION (PROJECTED)	7,799	69,292	173,668
2013 AVG. HOUSEHOLD INCOME	\$66,591	\$72,116	\$80,098
2013 PER CAPITA INCOME	\$33,251	\$31,290	\$32,306

TRAFFIC COUNTS

I-40	103,000 VPD
I-440/US-1	126,000 VPD
WALNUT STREET	36,000 VPD
JONES FRANKLIN ROAD	18,000 VPD
DILLARD DRIVE	13,000 VPD

For more information, please contact:

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Although the information contained herein was provided by sources believed to be reliable, Foundry Commercial makes no representation, expressed or implied, as to its accuracy and said information is subject to errors, omissions or changes.

FOUNDRY
COMMERCIAL

2301 Sugar Bush Road, Suite 520
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CROSSROADS CORPORATE PARK DEVELOPMENT PARCEL FOR SALE

SITE A



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IMMEDIATE AREA - SELECT TENANTS



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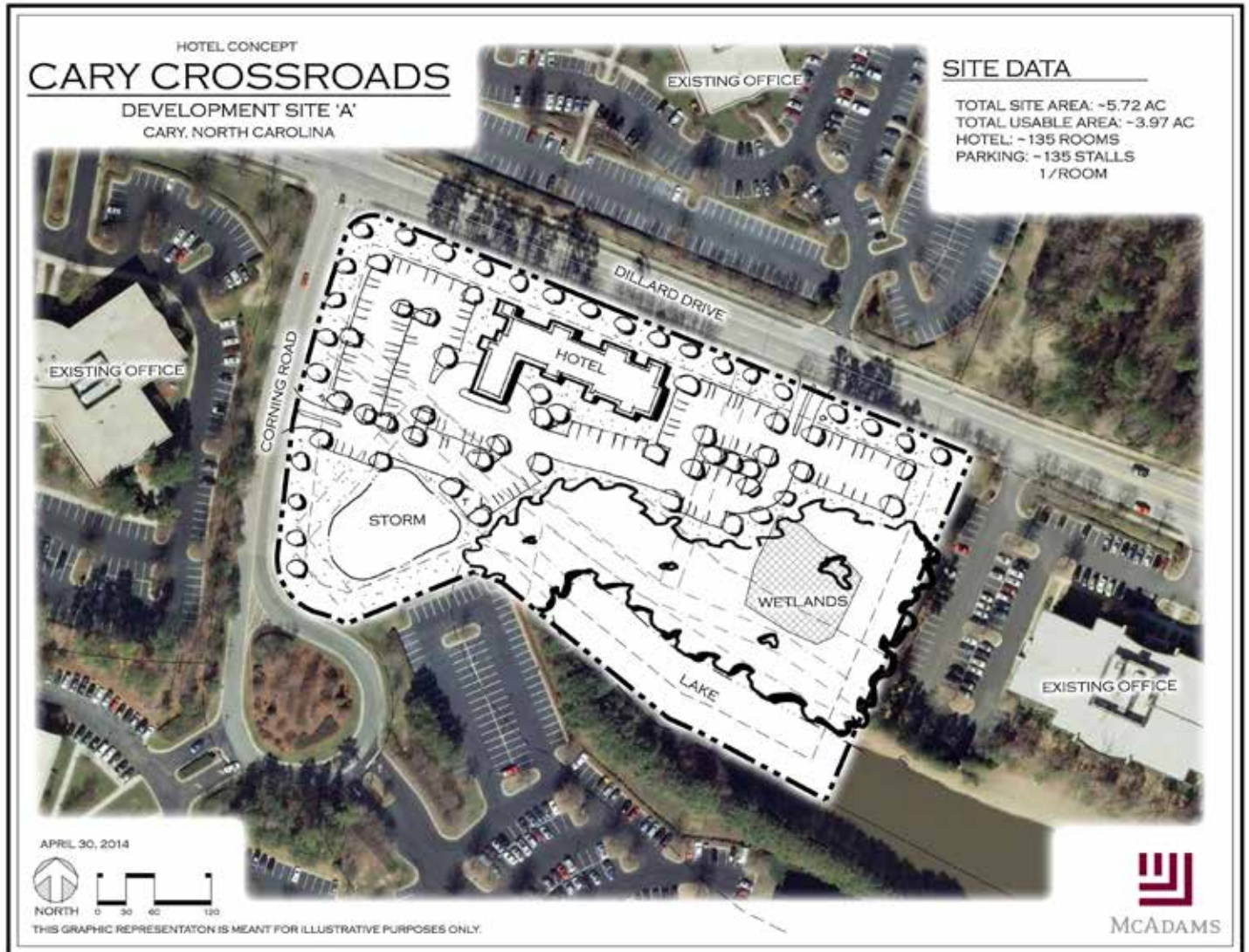
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CROSSROADS CORPORATE PARK DEVELOPMENT PARCEL FOR SALE

CONCEPTUAL PLAN - HOTEL



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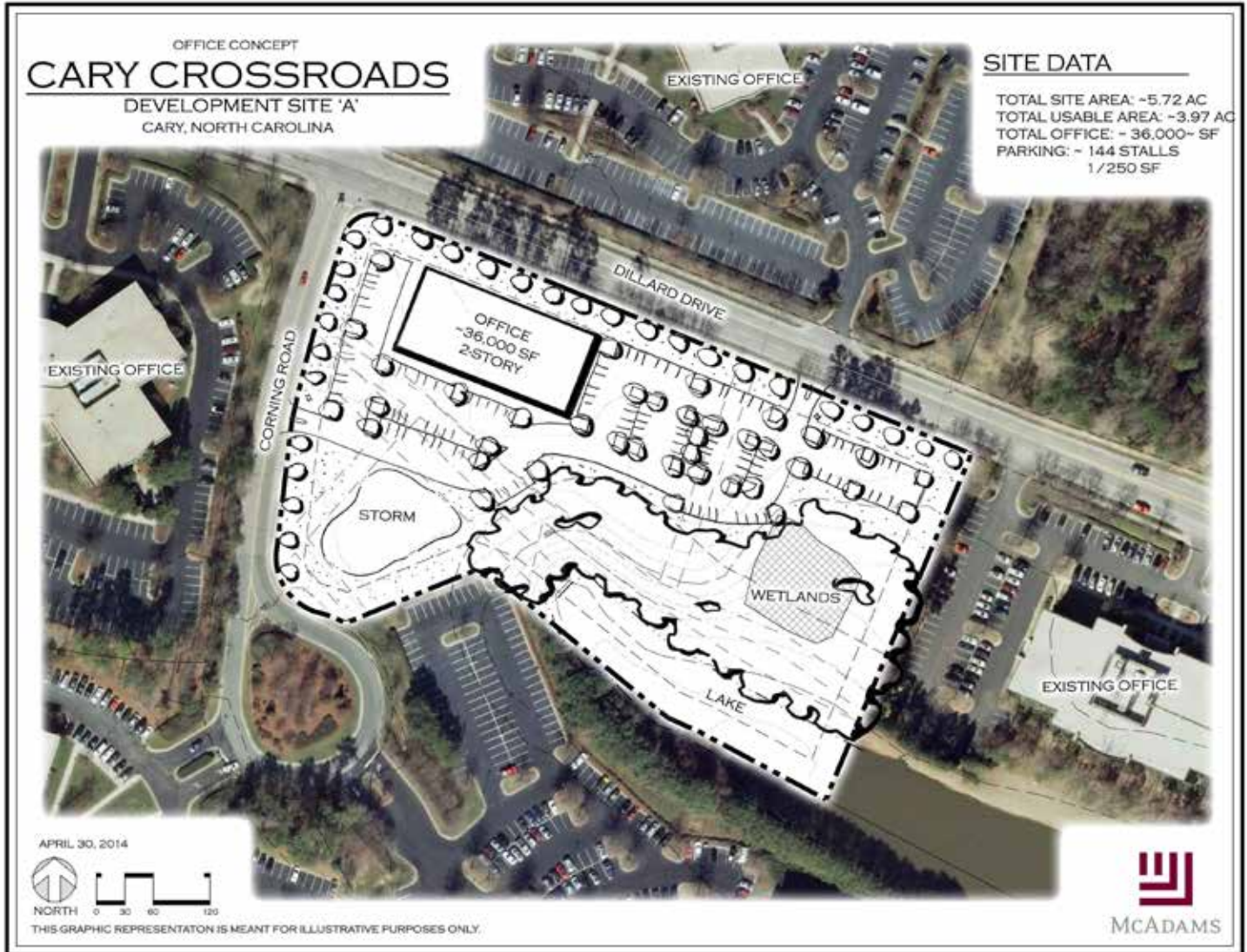
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CROSSROADS CORPORATE PARK DEVELOPMENT PARCEL FOR SALE

CONCEPTUAL PLAN - OFFICE



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