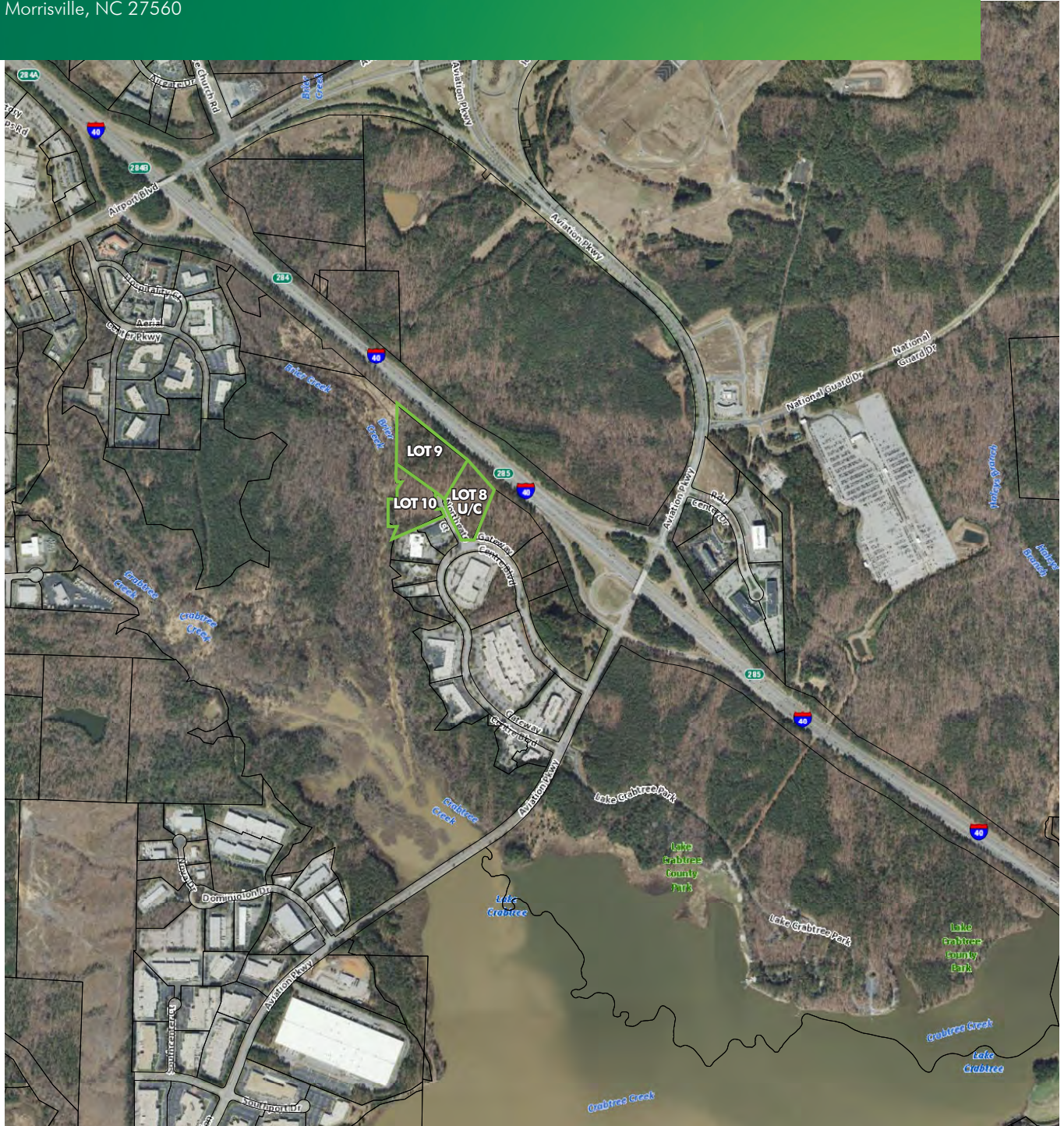


FOR SALE

COMMERCIAL/FLEX LAND

GATEWAY CENTRE
GATEWAY CENTRE BOULEVARD

Morrisville, NC 27560



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FOR SALE COMMERCIAL/FLEX LAND

GATEWAY CENTRE
Morrisville, NC 27560



PROPERTY FEATURES

- + Three vacant land parcels for sale in Gateway Centre
- + Up to 18.09 contiguous acres available
- + Municipal water and sewer service available
- + Currently zoned Office/Research/Development (ORD) in the Town of Cary's ETJ
- + Permitted uses include day care, hospital, government services, recreation center, educational facilities, veterinary hospital, bank, restaurant, office building, hotel/motel, some retail services, research & development, manufacturing, warehousing, etc.
- + Prime access to RDU International Airport and the Research Triangle Park via I-40 on-ramp, less than 1/8 mile from Gateway Centre

Parcel ID	PIN#	Acreage	Current Zoning	Sale Price	\$ PSF
Lot 8	0756759279	5.22 Acres	ORD	UNDER CONTRACT	UNDER CONTRACT
Lot 9	0756755785	7.72 Acres	ORD	Call for pricing	Call for pricing
Lot 10	0756754205	5.15 Acres	ORD	Call for pricing	Call for pricing

NEIGHBORING DEMOGRAPHICS

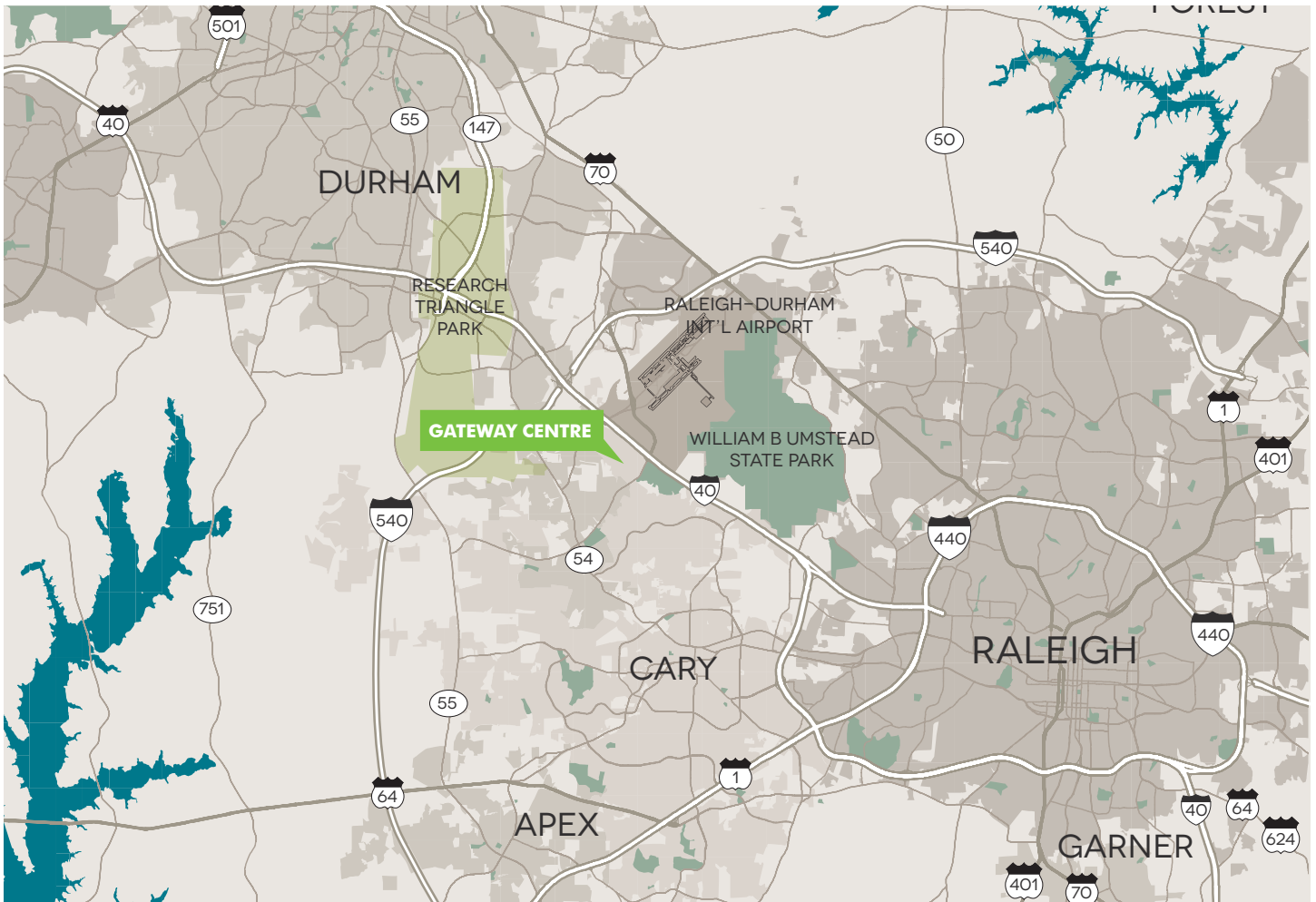
	3 Miles	5 Miles	7 Miles
2018 POPULATION	29,511	119,859	292,409
EST. POPULATION GROWTH 2018-2023	3.93%	2.78%	2.44%
2018 AVERAGE HOUSEHOLD INCOME	\$110,587	\$109,433	\$108,370

TRAFFIC COUNTS

I-40	156,000 VPD
AVIATION PARKWAY	31,000 VPD

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CONTACT US

BARRY J. BOWLING, CCIM

Senior Vice President
+1 919 831 8187
barry.bowling@cbre-raleigh.com

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