

TRYON RD

±4.22 ACRES FOR SALE
GENERAL COMMERCIAL ZONING

HOLLY SPRINGS RD

CAMPBELL RD

0 CAMPBELL ROAD
CARY, NORTH CAROLINA 27518

MOSS WITHERS, SIOR, MBA
CEO & Principal
mwITHERS@lee-associates.com
O 919.576.2501

KARAH JENNINGS MCCONNELL
Executive Vice President, Principal
kjennings@lee-associates.com
O 919.576.2502
C 919.817.0705

LEE & ASSOCIATES
COMMERCIAL REAL ESTATE SERVICES
RALEIGH • DURHAM • WILMINGTON

PROPERTY SUMMARY

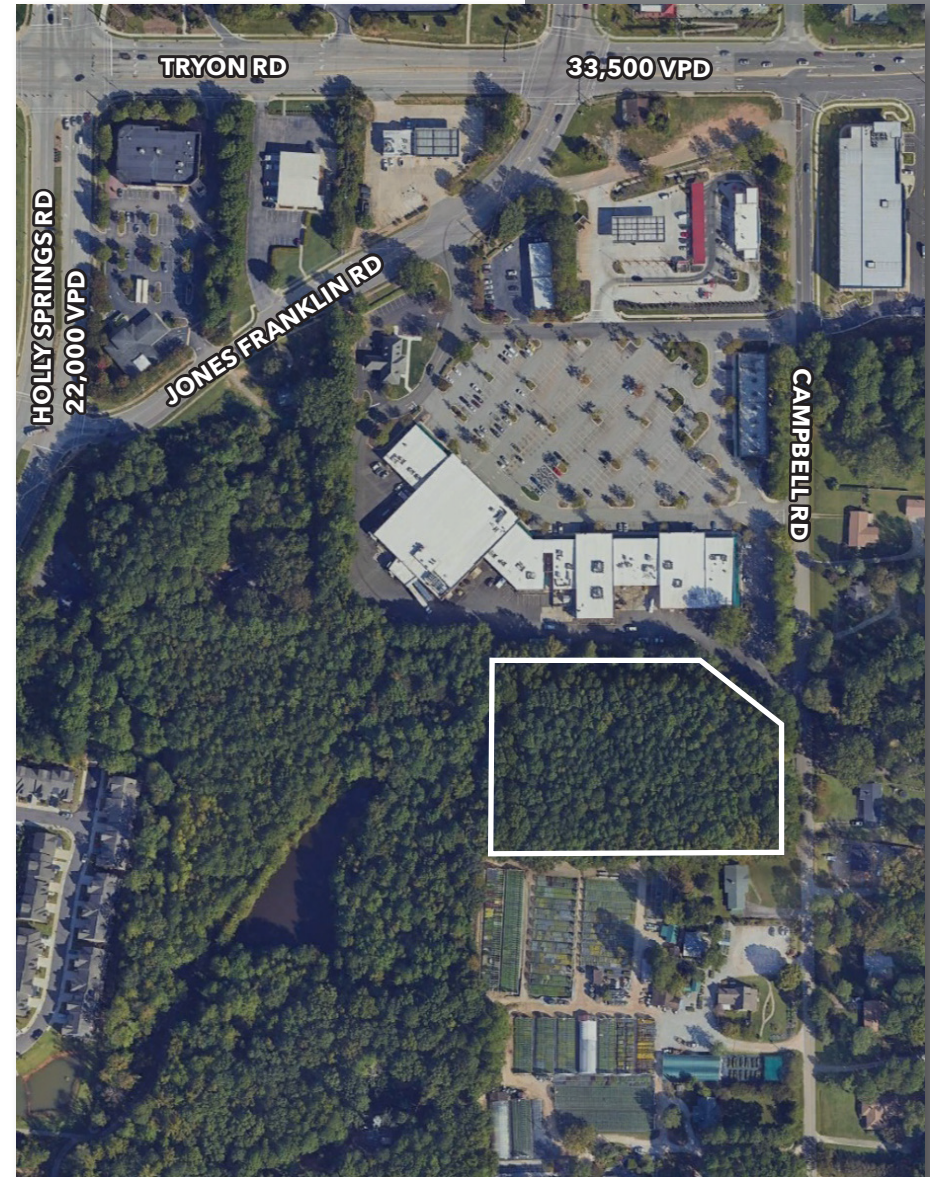
±4.22-acre development opportunity in Cary, NC, designated within the Town of Cary's Future Growth Framework - Destination Center. The site presents an excellent opportunity for investors and developers seeking a well-positioned infill property in one of the Triangle's most established and supply-constrained markets.

LOCATION DESCRIPTION

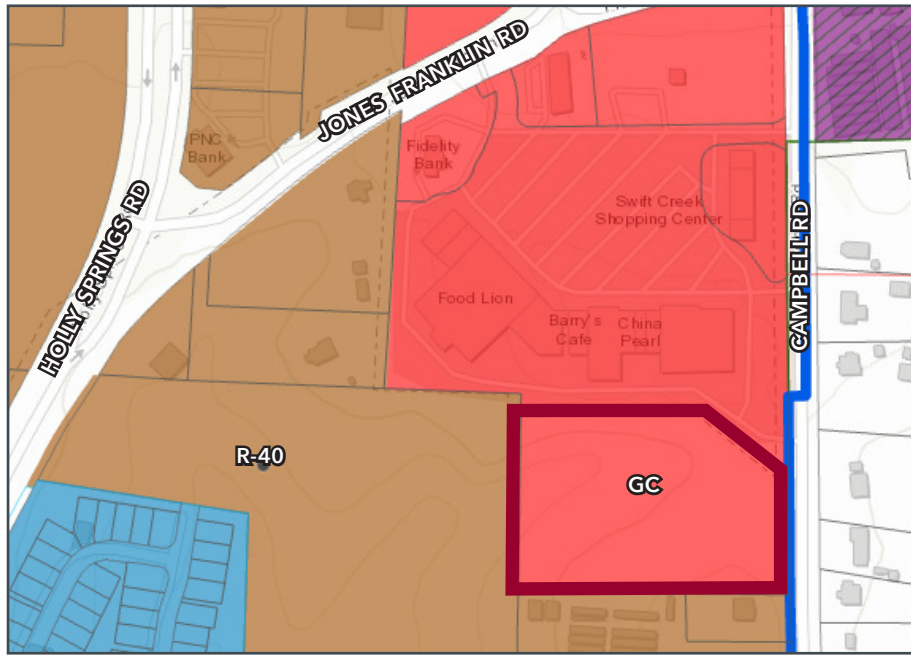
Located along Campbell Road, the property offers convenient access to Holly Springs Road, US-1, I-40, and NC-540 (Triangle Expressway), providing excellent connectivity throughout Cary, Raleigh, Apex, Research Triangle Park, and Raleigh-Durham International Airport. The surrounding area is characterized by established residential neighborhoods, strong demographics, and a wide range of nearby retail, dining, and everyday amenities.

HIGHLIGHTS

- » ±4.22 acres: wooded, unimproved land in the Town of Cary
- » PIN / REID: 0772759211 / 0143642
- » Cary Zoning: GC (General Commercial)
- » Located within Cary's Future Growth Framework - Destination Center, supporting higher-intensity mixed-use and residential redevelopment
- » Approximately 446 multifamily units have been approved within 1.7 miles, reinforcing continued residential growth in the immediate area
- » Located within the Swift Creek Watershed Protection Overlay (maximum residential density of approximately 6 units per acre).
- » Convenient access to I-40, US-1, and NC-540 (Triangle Expressway)
- » Minutes from Downtown Cary, Crossroads Plaza, Fenton, and major employment centers
- » SALE PRICE: \$2,200,000 (\$521,327/acre)



ZONING / FUTURE GROWTH FRAMEWORK

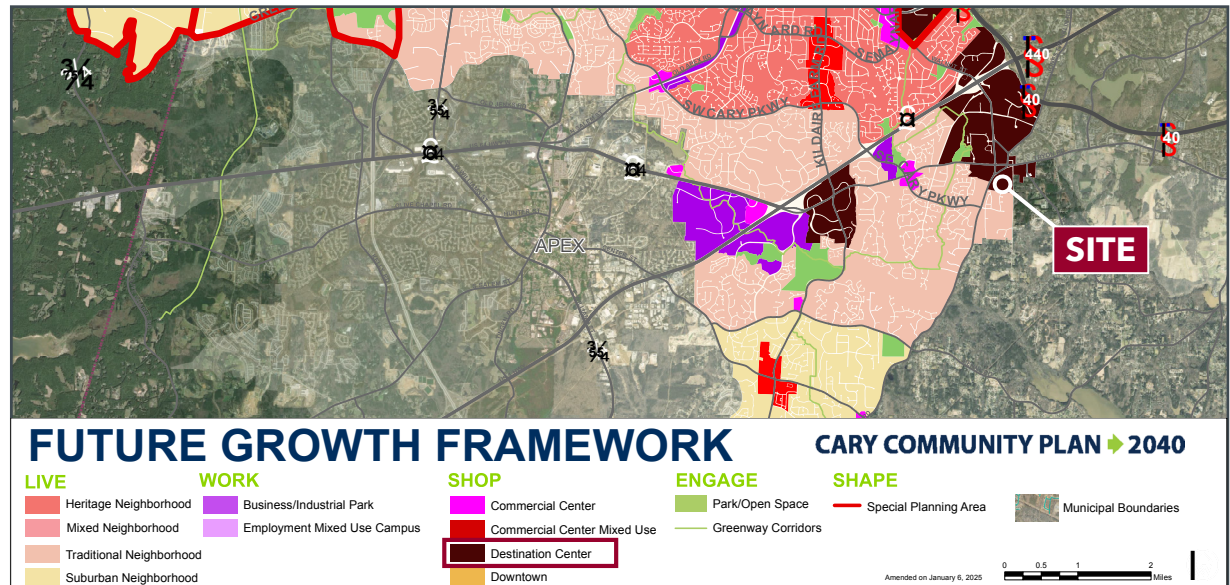


ZONING - THE TOWN OF CARY

- » **GC (General Commercial) Zoning:** Allows a range of commercial and service-oriented uses, providing flexibility within the assemblage
- » **Swift Creek Watershed Protection Overlay:** Portions of the property are subject to the Swift Creek Watershed Protection Overlay, which limits residential density to approximately 6 units per acre while regulating impervious surface coverage and stormwater management to protect water quality
- » **Planning Context:** While zoning and overlays govern current development standards, the property's location within Cary's adopted Future Growth Framework - Destination Center provides policy support for future rezoning to higher-density residential or mixed-use development

FUTURE GROWTH FRAMEWORK - DESTINATION CENTER

- » Identified by the Town of Cary as a Destination Center, supporting long-term mixed-use and commercial investment opportunities. While the Future Growth Framework encourages redevelopment, the Swift Creek Watershed Overlay limits residential density to approximately 6 units per acre
- » Highlights long-term potential for increased density and a blend of commercial, residential, and community uses
- » Signals Cary's vision for urban-style, walkable growth and strategic investment focus areas
- » Positions the property for future rezoning opportunities aligned with the Town's development framework



FUTURE DEVELOPMENT POTENTIAL

POSITIONED FOR DESTINATION USES IN THE HEART OF CARY



RECOMMENDED USES

1



MEDICAL / PROFESSIONAL OFFICE PRIMARY RECOMMENDATION

- 15,000 - 30,000 SF campus
- Medical & dental offices
- Professional office condos
- Strong demand in cary market

2



CHILD CARE / EARLY EDUCATION STRONG ALTERNATIVE

- Across from Swift Creek Elementary
- 446 multifamily units approved within 1.7 miles
- Affluent, young-family demographics
- Ample space for outdoor play

3



OTHER POTENTIAL USES SUPPORTING OPTIONS

- Veterinary Hospital
- Swim School
- Indoor Recreation
- Fitness Facility
- Self-Storage

DEVELOPMENT PIPELINE

PROJECT	USE / SIZE	STATUS	DISTANCE
MACEDONIA PLACE	226 UNITS/ 10.9 AC	APPROVED	0.3 MI
TRYON VILLAGE MEDICAL OFFICE	5,162 SF	UNDER REVIEW	0.4 MI
TRYON VILLAGE RESTAURANT	4,860 SF	UNDER REVIEW	0.5 MI
4020 TRYON RD APARTMENTS	220 UNITS/ 6.6 AC	APPROVED	1.7 MI
SE CARY PKWY C-STORE & MEDICAL OFFICE	166,000 SF (80,000 SF MEDICAL)	UNDER REVIEW	1.8 MI

AREA OVERVIEW



DEMOGRAPHICS

	1 MILE	3 MILES	5 MILES
Population (2025)	7,098	58,218	168,170
Daytime Population	7,521	64,636	191,358
Median Age	36.2	35.2	33.7
Average Household Income	\$115,786	\$142,412	\$152,959
Average Home Value	\$610,485	\$588,971	\$580,905
Bachelor's Degree or Higher	72.9%	63.8%	62.4%



**#3 U.S. City
with the Fastest
Job Growth**
Quartz

**#2 Hottest Real
Estate Market
in 2024**
U.S. News & World Report

**#1 Place to
Start a Small
Business**
LendingTree

**#2 Best
Performing City
in the U.S.**
Milken Institute

**#2 Best Place
to Live
in America**
StudyFinds

MOSS WITHERS, SIOR, MBA
CEO & Principal
O 919.576.2501
mwITHERS@lee-associates.com

KARAH JENNINGS MCCONNELL
Executive Vice President, Principal
O 919.576.2502
C 919.817.0705
kjennings@lee-associates.com



COMMERCIAL REAL ESTATE SERVICES
RALEIGH • DURHAM • WILMINGTON

100 Walnut Street | Cary, NC 27511 | 919.576.2500 | lee-associates.com/raleigh

All information furnished regarding property for sale, rental or financing is from sources deemed reliable, but no warranty or representation is made to the accuracy thereof and same is submitted to errors, omissions, change of price, rental or other conditions prior to sale, lease or financing or withdrawal without notice. No liability of any kind is to be imposed on the broker herein.