



# 271 Towerview Court

Cary, NC 27513

1.49 Acres  
Available

Industrial Zoned Pad Site For Sale

# Property Details

## Address

271 Towerview Court, Cary, NC 27513

## Sale Price

Call for Pricing

## Acres | Land SF

1.49

## Zoning

(I) Industrial

## Annual Association Dues

\$1,393.69

## Corridor

Towerview Court Flex / Industrial

271 Towerview Court presents a rare pad site opportunity within one of Cary's most established and active flex and light-industrial corridors. Positioned along Towerview Court off James Jackson Avenue — accessible via both NW Cary Parkway and NW Maynard Road — this site offers immediate visibility and connectivity in a submarket that has consistently attracted owner-users, service-oriented businesses, and flex operators seeking efficient, professionally situated product in the heart of the Triangle.

- **Established flex corridor** with proven long-term occupancy and diverse tenant mix: technology, medical, professional services & light industrial
- **Surging residential density** with apartment and townhome communities surrounding the corridor driving live-work demand
- **Affluent trade area** — median household income of \$135,132, up 27.9% from 2019–2024
- **Minutes from Research Triangle Park**, home to 300+ companies and 65,000+ employees, one of the nation's leading tech & life sciences hubs
- **Median home value** \$649,000 with ~68.5% homeownership rate — one of Wake County's most stable submarkets
- **Lowest property tax rate** among all 12 Wake County municipalities for 18 consecutive years; highest bond ratings from all major

### Airport Access

~7 Miles to RDU International Airport

### Interstate Access

I-40 & I-540 (minutes away)

### Proximate Landmark

Prestonwood Country Club

### Mixed-Use Adjacent

Park West Village



# Location Map



# Highlights & Demographics

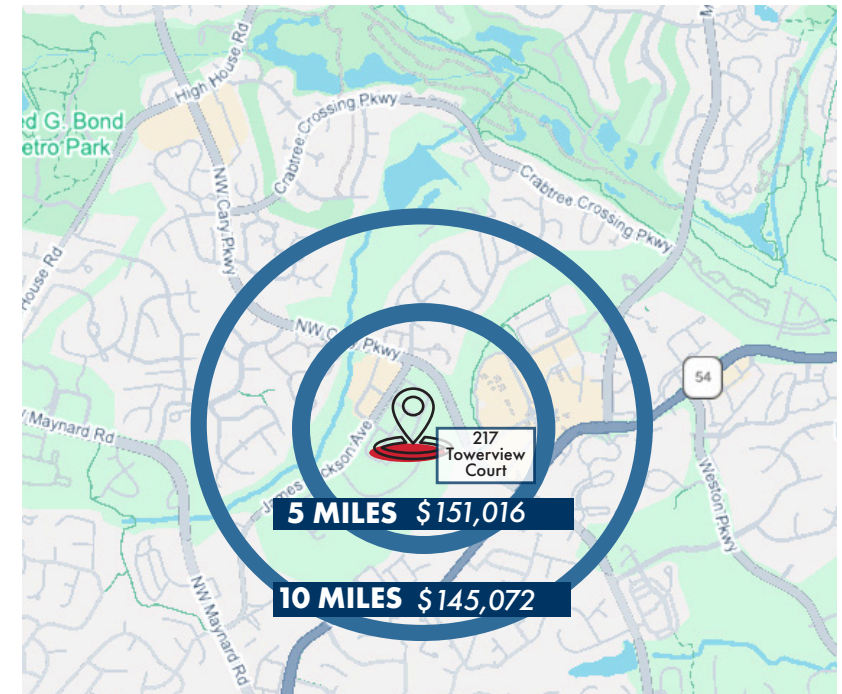
## Location & Accessibility

- **Prime Cary Location:** 271 Towerview Court is ideally situated off James Jackson Avenue, between Maynard Road and NW Cary Parkway in Cary, NC — one of the most desirable business corridors in the region. Cary is consistently recognized as one of the safest towns in America, making it an exceptional place to operate and grow a business.
- **Surrounding Residential Density:** The immediate trade area surrounding 271 Towerview Court has experienced significant residential intensification in recent years, with a growing concentration of apartment communities and townhome developments within close proximity. This densification has created a built-in, live-work dynamic that continues to drive demand for service, medical, and light-commercial uses along the corridor.
- **Proximity to Prestonwood:** 271 Towerview Court sits within minutes of Prestonwood, one of Cary's most prestigious master-planned communities and home to the renowned Prestonwood Country Club. This proximity places the site squarely within the orbit of one of Wake County's highest-income residential enclaves, characterized by an educated, high-earning professional demographic with strong discretionary spending power.

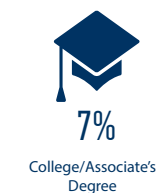
## Demographics

	1 MILE	3 MILES	5 MILES
2025 Population	10,258	93,360	196,189
Average Household Income	\$180,253	\$151,953	\$151,016
Median Household Income	\$140,751	\$121,893	\$121,813
Total Households	4,302	38,062	77,058
Median Age	38.2	38.2	39

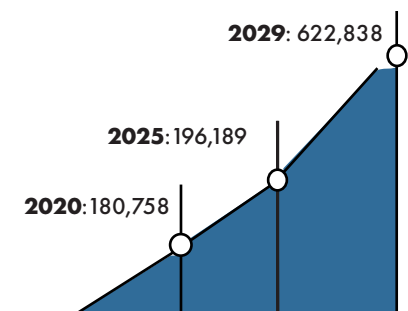
## Average Household Income



## Large, Rapidly Growing Population



5 Mile Radius



# Market Overview

Cary, NC

## Cary Submarket

Cary, located in the heart of North Carolina's renowned Research Triangle, stands as one of the nation's most desirable places to live, work, and invest. Ranked #5 nationally and #1 in North Carolina by U.S. News' 2025-2026 Best Places to Live list, Cary has experienced tremendous growth driven by its proximity to Research Triangle Park, exceptional schools, and vibrant economy. The town is home to world-class employers including SAS Institute, Epic Games, and Deutsche Bank, creating a robust job market that continues to attract professionals and families. With a reputation for safety, quality of life, and innovation, Cary represents a premier market for real estate investment.



## Retail

Cary's retail market continues to thrive with over 188,000 square feet of available retail space across multiple shopping centers and mixed-use developments. The premier Fenton development anchors the retail landscape with 348,000 square feet featuring high-end national brands including Williams Sonoma, Warby Parker, Pottery Barn, and Anthropologie. Average retail rents hover around \$25 per square foot, reflecting strong demand from both national and local retailers. Premium retail centers maintain occupancy rates above 95%, demonstrating the robust consumer spending power of Cary's affluent residents with a median household income exceeding \$129,000.



98,533  
Total Employees  
5 Mile Radius



11,524  
Total Businesses  
5 Mile Radius

## Expansion

Cary's economy has experienced robust growth driven by strategic expansion across multiple sectors. The Fenton development, encompassing 2.5 million square feet of mixed-use space, represents the largest catalytic project with retail, office, hotel, and luxury residential components creating a vibrant urban destination. New housing initiatives include a 126-unit mixed-income development at 921 SE Maynard Road welcoming residents in 2026, supported by \$3.6 million in Town Council-approved funding for housing programs. Major infrastructure investments exceeding \$400 million include NCDOT roadway improvements and the Complete 540 extension, enhancing connectivity to Research Triangle Park and RDU International Airport.



\$135,132  
Median  
Household  
Income  
5 Mile Radius





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