



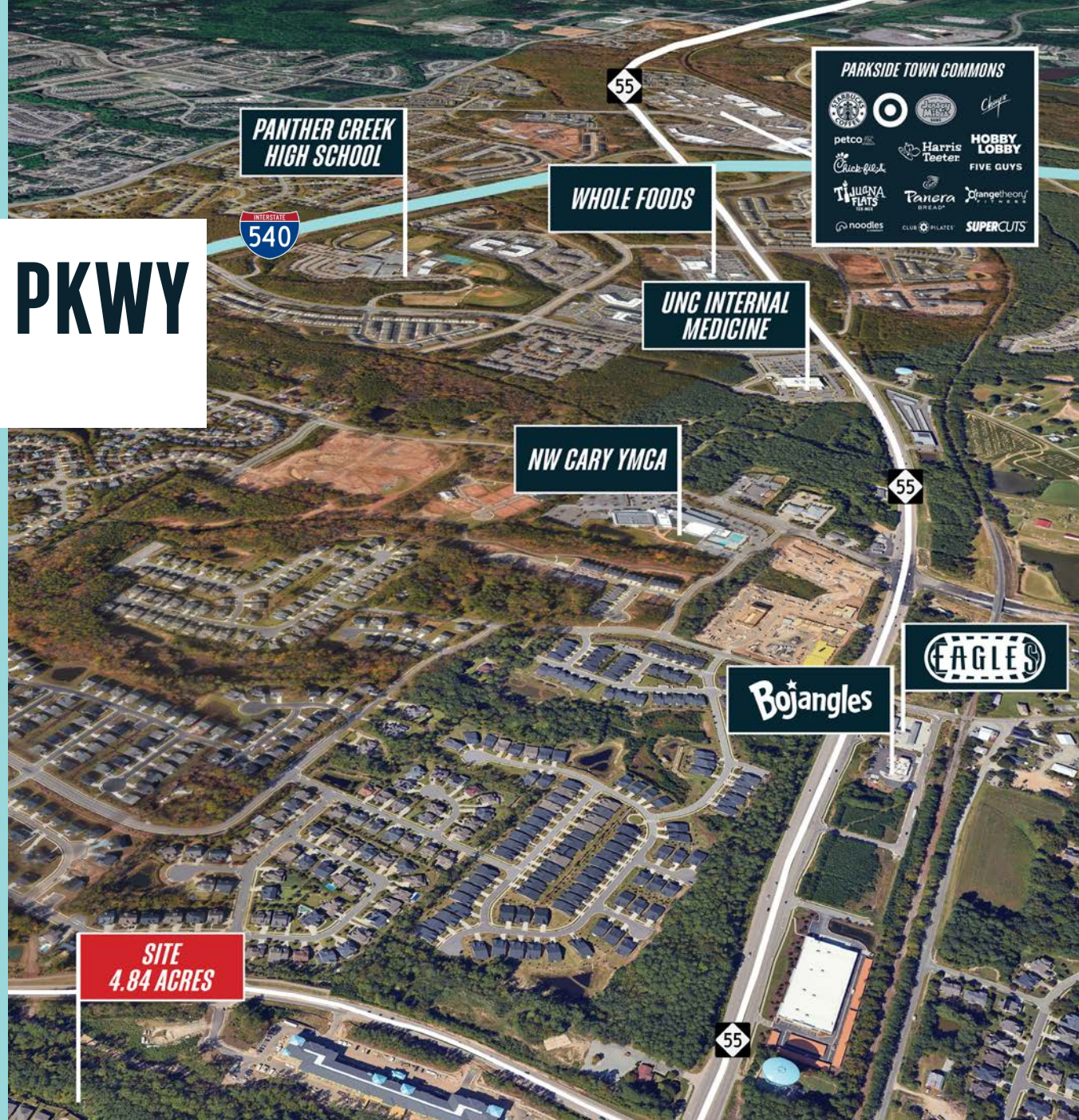
# 3301 MORRISVILLE PKWY

CARY, NC 27519

# 4.84 ACRES FOR SALE

LISTING BROKER:

MIKE KEEN  
919.573.1392 (O) | 919.795.1944 (M)  
MKEEN@TRADEMARKPROPERTIES.COM

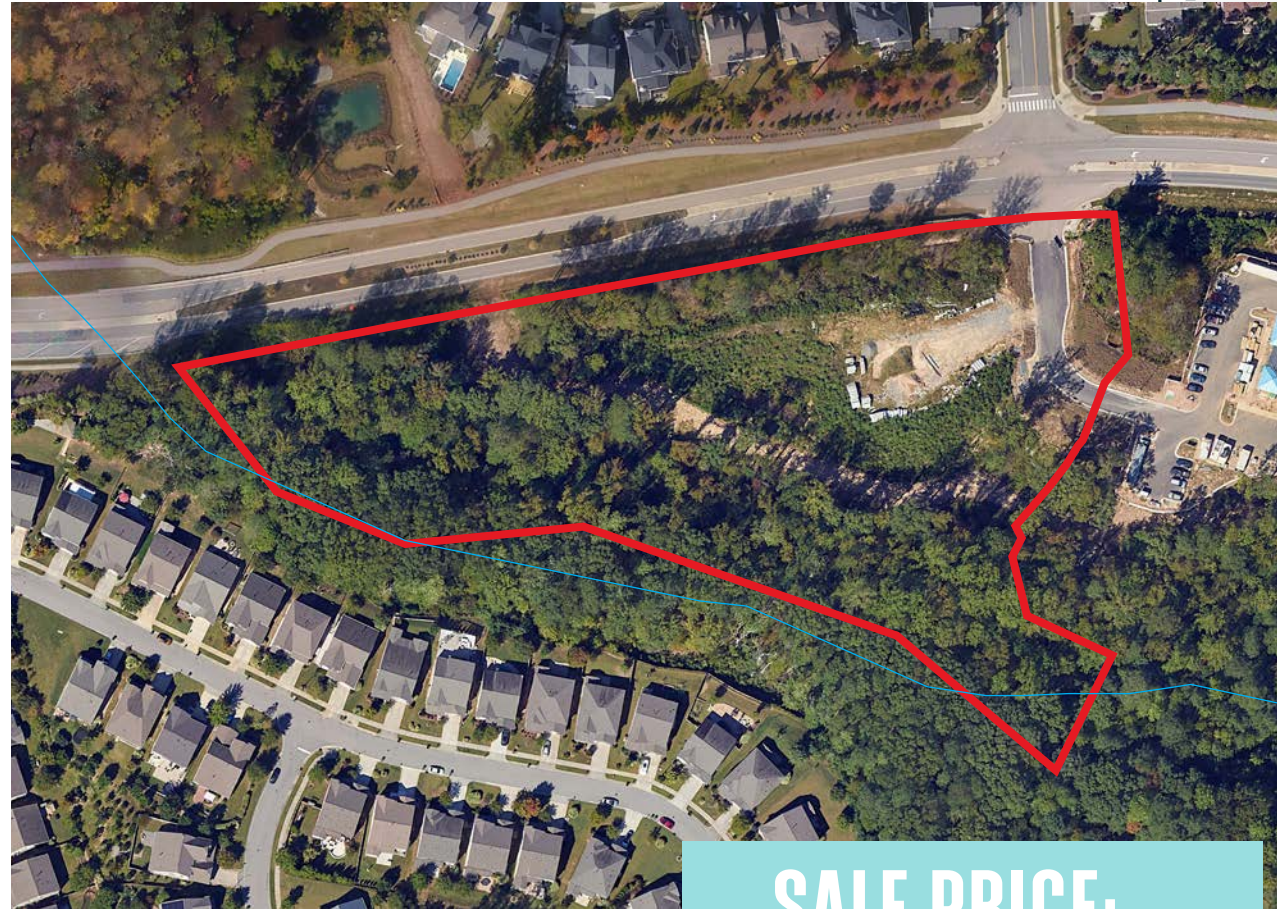


1001 WADE AVENUE SUITE 300, RALEIGH, NC 27605  
TRADEMARKPROPERTIES.COM | 919-782-5552

**3301 MORRISVILLE PARKWAY  
CARY, NC 27519**

## PROPERTY DESCRIPTION

- › 4.84 acres located on Morrisville Parkway 0.25 miles east of NC-55.
- › Great visibility and traffic (AADT 15,500)
- › Within Cary Planning Jurisdiction with OIP Zoning
- › OI: Office and Institutional District provides for the
  - › Development of offices and community institutions that have similar development characteristics
  - › Require locations close to the more intensive commercial districts.
  - › Permitted uses included Daycare, Office, Recreation Center, Veterinary, Restaurant, and Retail
- › Public water and sewer at site



<b>UTILITIES</b>	Public water and sewer
<b>PIN</b>	0735602509
<b>ZONED</b>	OI

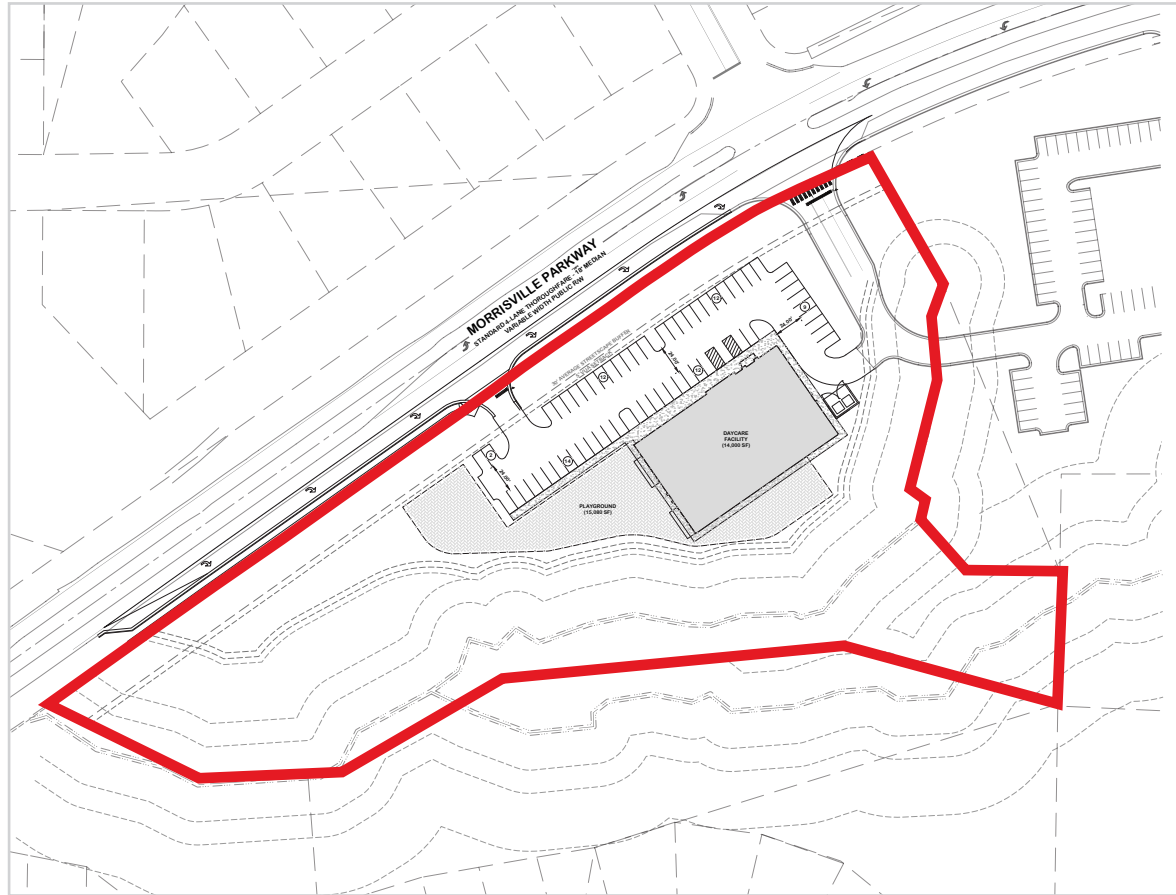
**SALE PRICE:  
\$1,850,000**

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# CONCEPTUAL PLAN

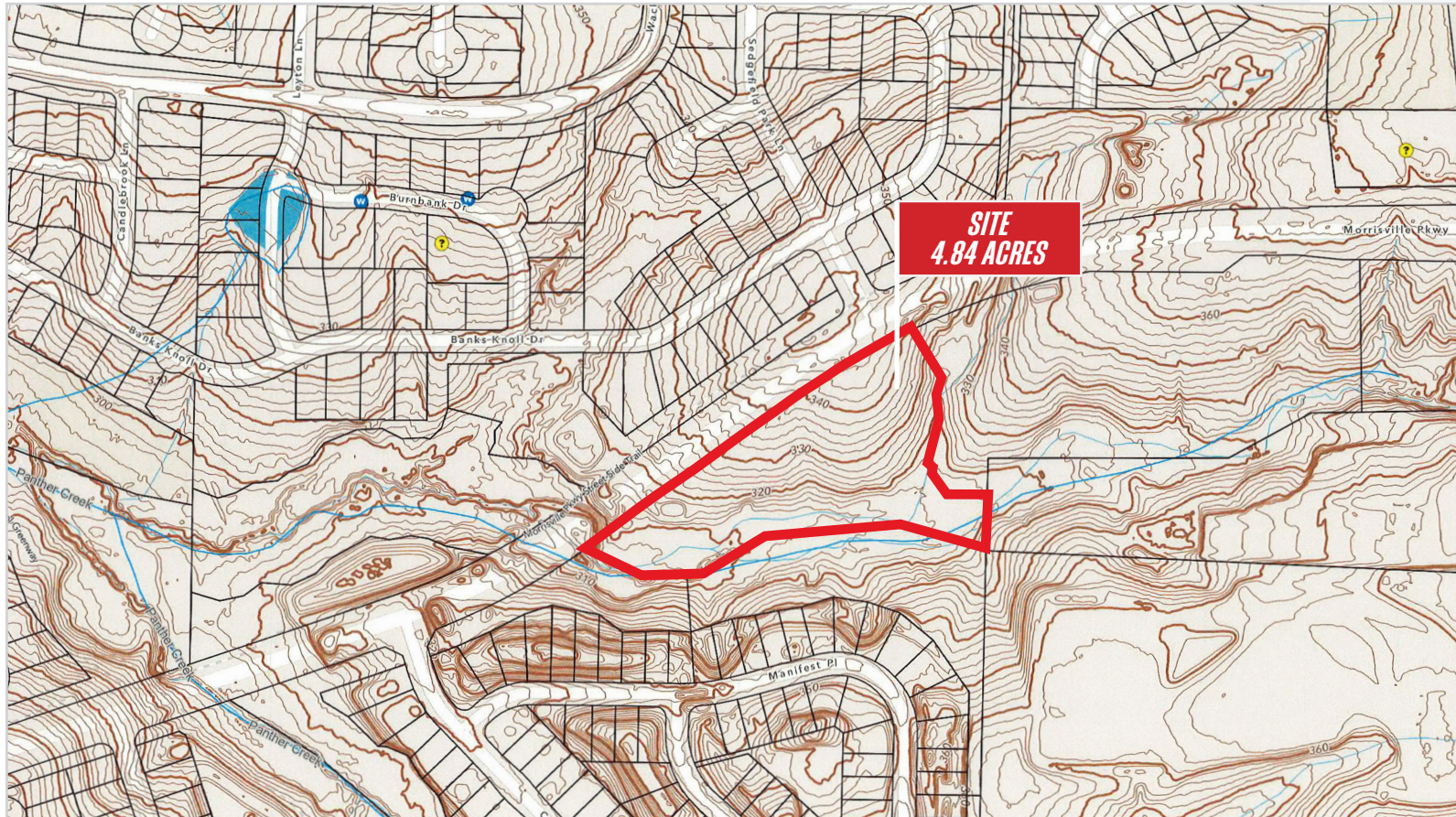


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## ENVIRONMENTAL MAP

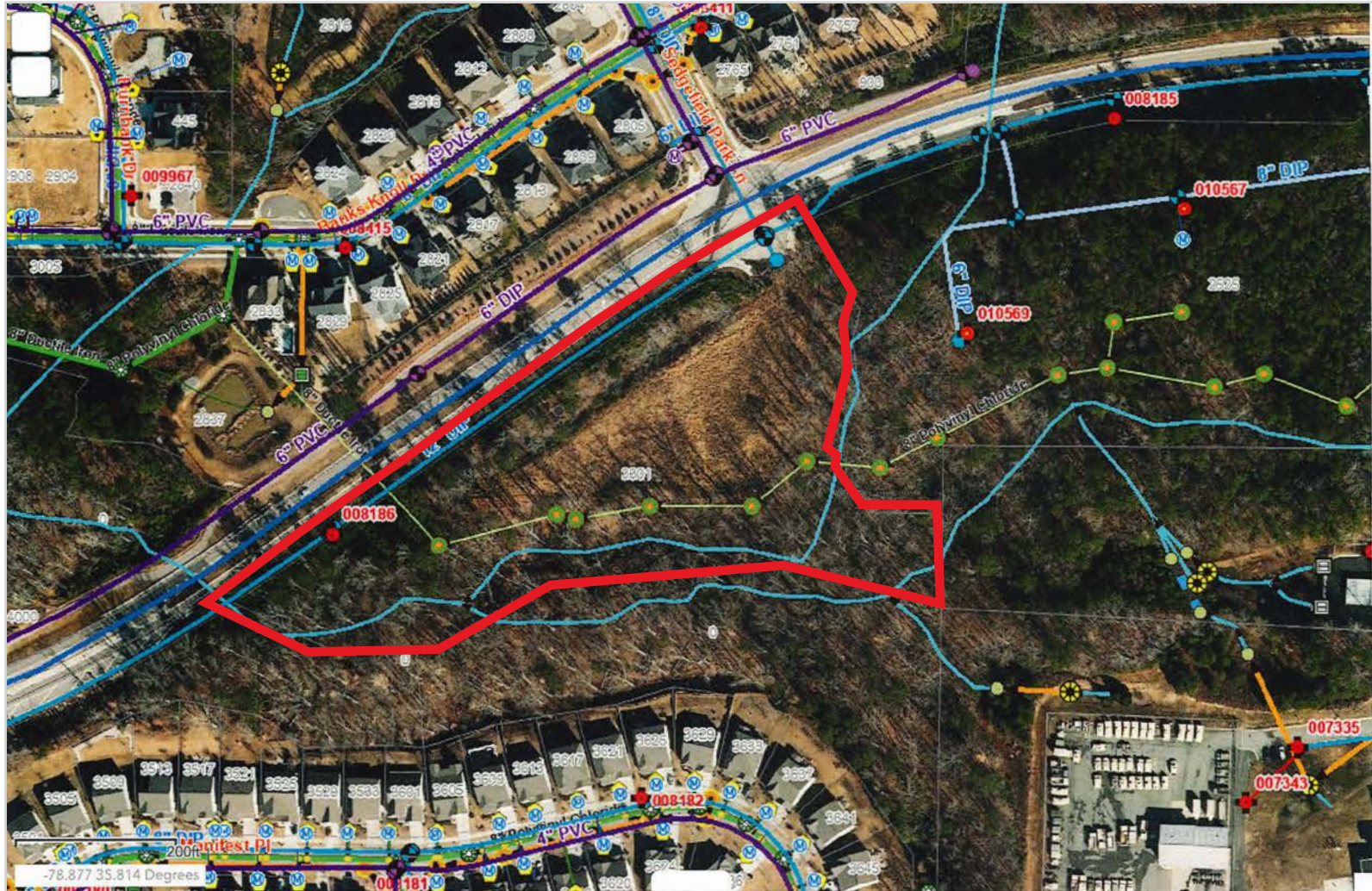


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## UTILITIES MAP



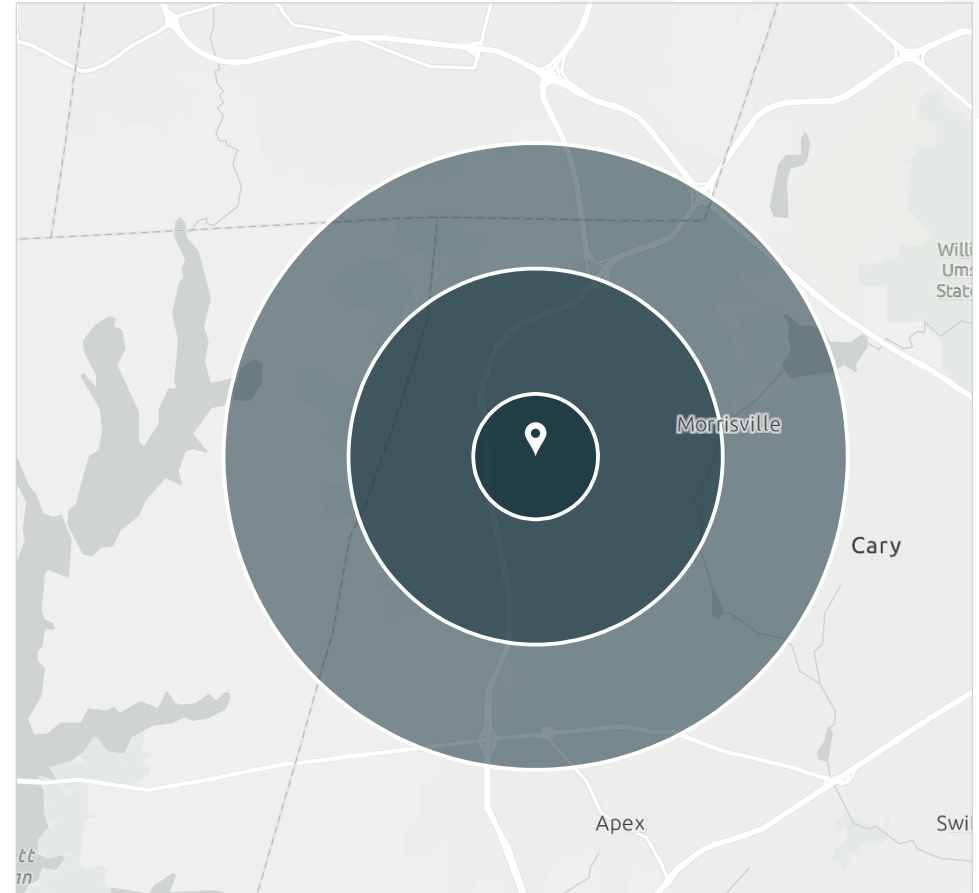
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## DEMOGRAPHICS

	1-Mile	3-Mile	5-Mile
2023 POPULATION	8,454	92,140	167,455
2028 POPULATION (PROJECTED)	9,402	97,237	175,699
2023 HOUSEHOLDS	2,517	31,941	61,592
2028 HOUSEHOLDS (PROJECTED)	2,774	33,657	64,732
OWNER-OCCUPIED HOUSING UNITS	1,969	22,414	40,658
RENTER-OCCUPIED HOUSING UNITS	548	9,527	20,934
2023 AVERAGE HOUSEHOLD INCOME	\$219,830	\$187,200	\$173,317





**CARY PARK  
TOWN CENTER**

**PANTHER CREEK  
HIGH SCHOOL**

**WHOLE FOODS**

**UNC INTERNAL  
MEDICINE**

**NW CARY YMCA**

**Bojangles**



**PARKSIDE TOWN COMMONS**

- Starbucks Coffee
- Target
- Jojoba Beauty Labs
- Chop
- Petco
- Chick-fil-A
- Harris Teeter
- HOBBY LOBBY
- FIVE GUYS
- Tijuana Flats
- Panera
- OrangeTheory Fitness
- noodles
- CLUB PILATES
- SUPERCUTS



**MORRISVILLE PKWY (15,500 AADT)**

**SITE  
4.84 ACRES**

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