

THE DOWNTOWN CARY ASSEMBLAGE

+/- 3.16 ACRE DEVELOPMENT OPPORTUNITY IN THE HEART OF CARY, NC

DOWNTOWN RALEIGH
15-MINUTE DRIVE

WALNUT ST

SUBJECT PROPERTY

DOWNTOWN CARY
PARK

KILDAIRE FARM ROAD



THE DOWNTOWN CARY ASSEMBLAGE

EXTRAORDINARILY RARE +/- 3.16-ACRE DEVELOPMENT OPPORTUNITY IN THE HEART OF DOWNTOWN CARY, NC

Jones Lang LaSalle, a North Carolina-licensed real estate broker, has been retained as the exclusive sales representative for The Downtown Cary Assemblage (referred to as the “Site” or “Project”), an exceptional 3.16-acre development opportunity situated in Downtown Cary, NC. The Site presents a rare chance for an investor to develop a tier-one project in the epicenter of one of Raleigh MSA’s most coveted submarkets, where privately owned 3+ acre tracts with accretive entitlements are extremely scarce. The property is zoned Town Center District with a Mixed-Use designation, which permits multifamily and mixed-use development by right. Additionally, the property is less than a 2-minute walk to Downtown Cary’s most exciting amenities, including some of the MSA’s hottest new restaurants, social scenes, and public gathering areas. Notably, it is directly adjacent to Cary’s brand new \$68 million, 7-acre urban public park, which opened in Q4 2023.

Adjacent to DT Cary’s major economic drivers, the assemblage offers a special opportunity to acquire a main and main site and develop a high-density project supported by favorable micro-market fundamentals, including strong renter demand. The Downtown Cary Assemblage presents a generational opportunity to develop in the middle of one of Raleigh’s most affluent submarkets. The Site is 5 minutes away from Fenton, Cary’s premier mixed-use destination, which, upon full completion, will offer 920 residential units and 575,000 square feet of retail space. Finally, the site presents a truly unmatched opportunity to leave long lasting mark on the landscape of Downtown Cary, NC.

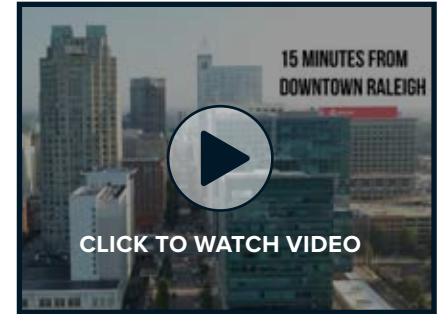
ONE OF THE LAST
MULTIPLE ACRE
ASSEMBLAGES IN
DOWNTOWN CARY

ZONING
FOR MULTIFAMILY AND
MIXED USE

WALKABLE
TO DOWNTOWN CARY’S
EXCITING RETAIL
OFFERING

ADJACENT
FROM NEWLY OPENED
7-ACRE DOWNTOWN
CARY PARK

STRONG
DEMOGRAPHIC AND
RENTER PROFILE



PROPERTY DETAILS

MUNICIPALITY

Town of Cary

ADDRESS

Assemblage Along: Walnut St., S Walker St., and Byrum St. Cary, NC 27511

ZONING

Town Center District (Mixed Use District)

ACREAGE

3.16-acres

FUTURE LAND USE

Downtown Special Planning Area

BY-RIGHT DENSITY

DUA – No Limit
Commercial/Retail – no min/no max
*must have mix of uses to comply w/zoning

CURRENT USE

Single Family Residential

PRICING

Unpriced

THE OFFERING



2 MINUTES

TO NEAREST GROCER
(HARRIS TEETER)

5 MINUTES

TO MIXED-USE
DEVELOPMENT FENTON

15 MINUTES

TO RTP

15 MINUTES

TO DOWNTOWN RALEIGH

THE TRIANGLE'S CROWN JEWEL:

CARY, NC

Cary is a thriving community in the heart of the Triangle, between Raleigh and renowned Research Triangle Park. The region is consistently ranked as one of the top places in the nation to live, work, raise a family, or start a business. Cary's advantageous location near one of the fastest-growing metro areas in the nation and several premier research universities, including Duke, NC State, and the University of North Carolina, has propelled the city's economic and population growth. This dynamic growth in the region has led Cary to become a preferred residential corridor in the Raleigh MSA.

No. 2

BEST PLACES TO LIVE IN
SOUTHEAST BY LIVABILITY
(2023)

1.4M+

RALEIGH-CARY MSA
POPULATION

70 MILES

OF CARY GREENWAY
NETWORK WALKING TRAILS

\$104,707

AVERAGE HOUSEHOLD
INCOME 1-MI (REGIS)

2.0%

PROJECTED ANNUAL
POPULATION GROWTH
5-MI (REGIS)



CARY GREENWAY

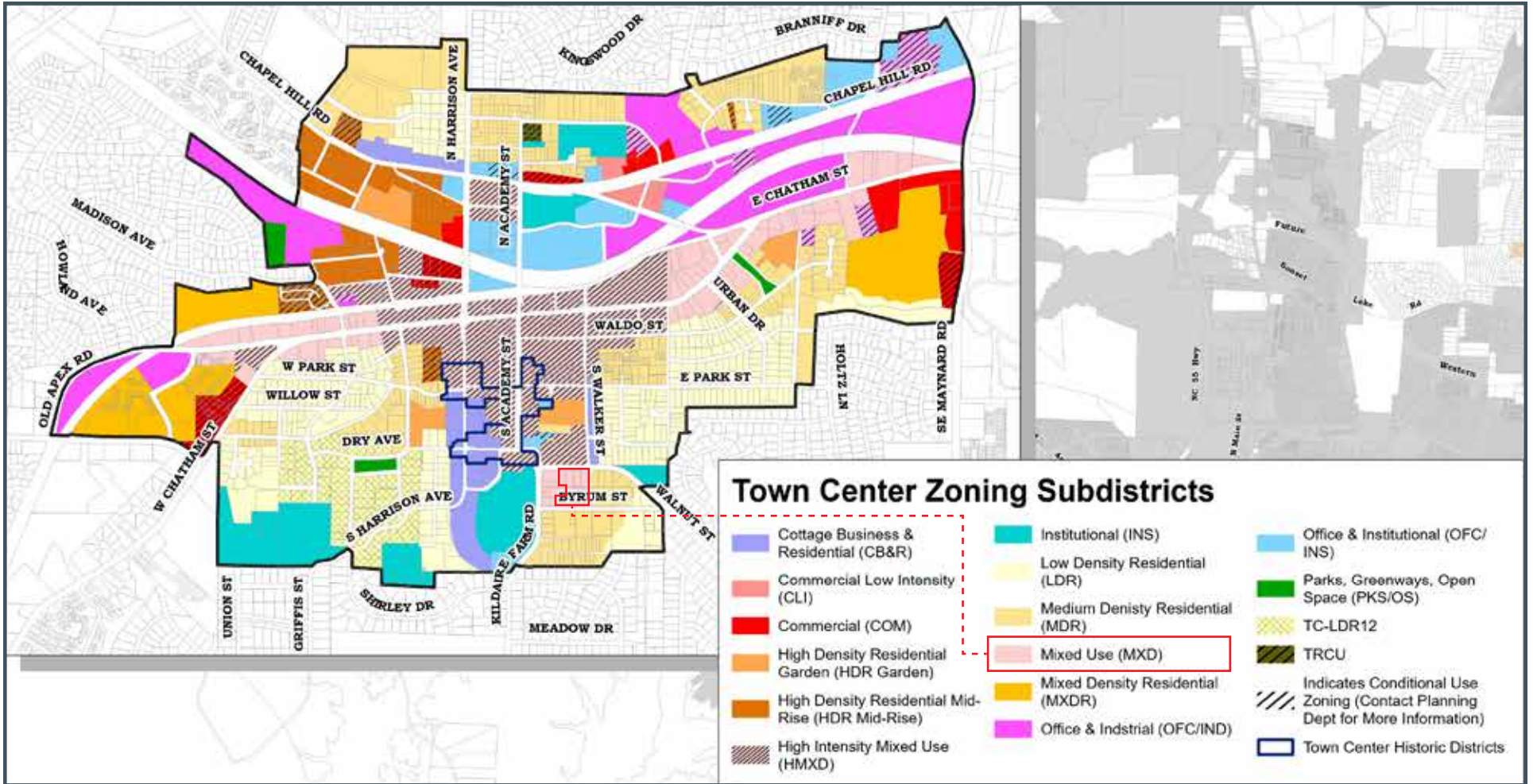


KOKA BOOTH AMPHITHEATRE



WAKEMED SOCCER PARK

CURRENT ZONING



[CLICK FOR MORE ZONING INFORMATION](#)

MIXED-USE ZONING

MULTIFAMILY DEVELOPMENT BY-RIGHT

45' HEIGHT RESTRICTION

UNLIMITED DENSITY PER ACRE

CARY PARK

OVERVIEW

Cary's new downtown seven-acre park is a vibrant addition to the town's landscape, offering a diverse range of amenities and entertainment options. Nestled in the heart of the town, the \$68 million project is home to a small concert venue that hosts regular live music performances and outdoor movies, creating an enjoyable atmosphere for residents and visitors alike. Beyond the concert venue, the park also features a bar (The BarkBar) and Café (Market 317), providing a perfect spot to grab a drink or a bite to eat. Additionally, the park offers various recreational activities such as walking trails, lush green spaces, playgrounds, and outdoor seating areas, inviting people to relax and connect with nature. With its dynamic blend of entertainment, open space, and offerings for all ages, Cary's new downtown park has already become a beloved community gathering spot for all.

OPENED NOVEMBER 2023

**500 ANNUAL
PROGRAMS**

**HOME OF DOWNTOWN CARY
FARMER'S MARKET**

\$68 MILLION PROJECT

PET FRIENDLY

**CARY PARK
SOCIAL DISTRICT**





MARKET 317

GREAT LAWN PAVILION

THE BARK BAR

MAP OF

CARY PARK

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