

Twyla North

Commercial Development Opportunity

6050 Morrisville Parkway
Cary, NC 27519
www.cbre.us/raleigh

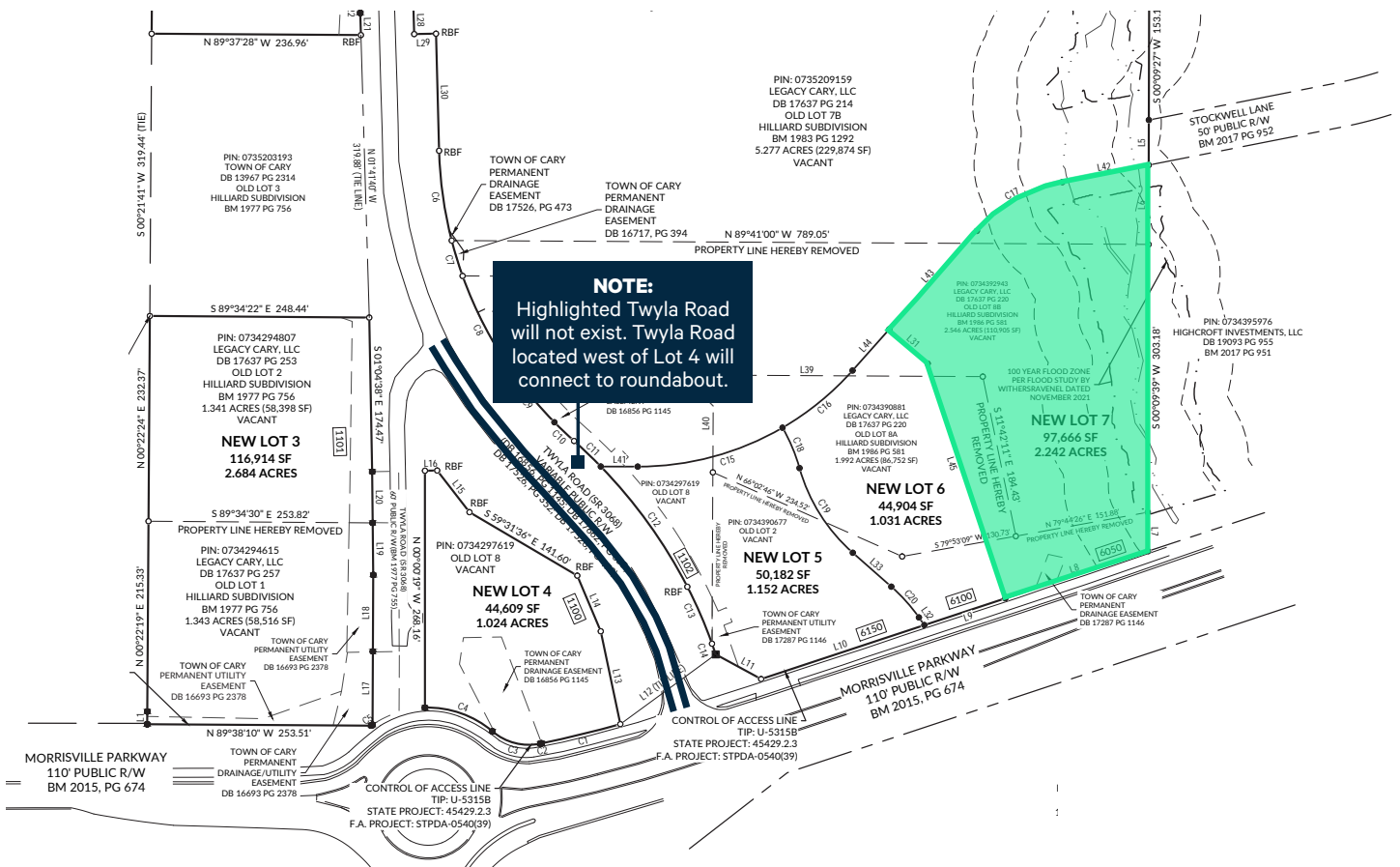
Pad-Ready Retail/Office/Medical Office Site in West Cary



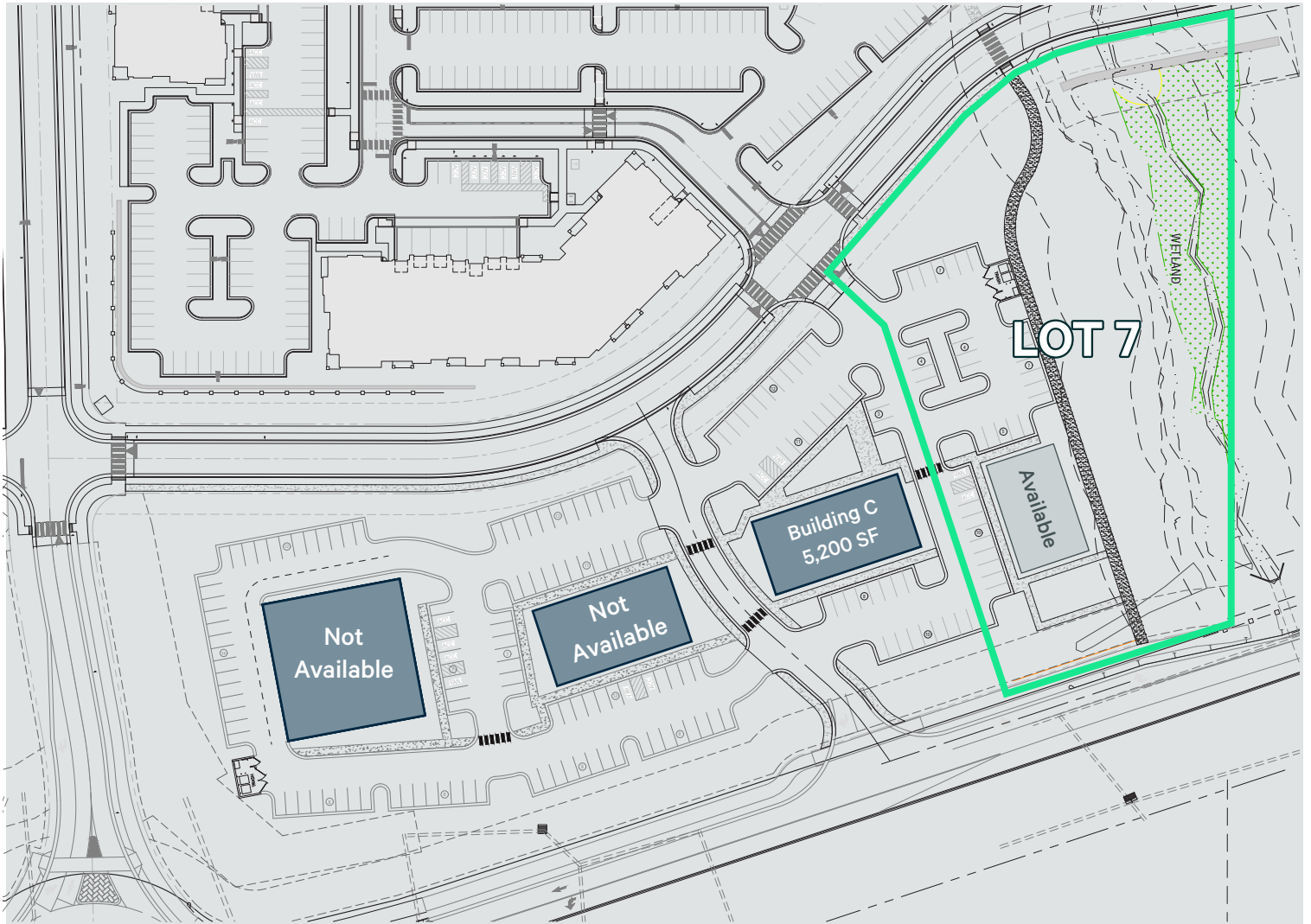
Property Features

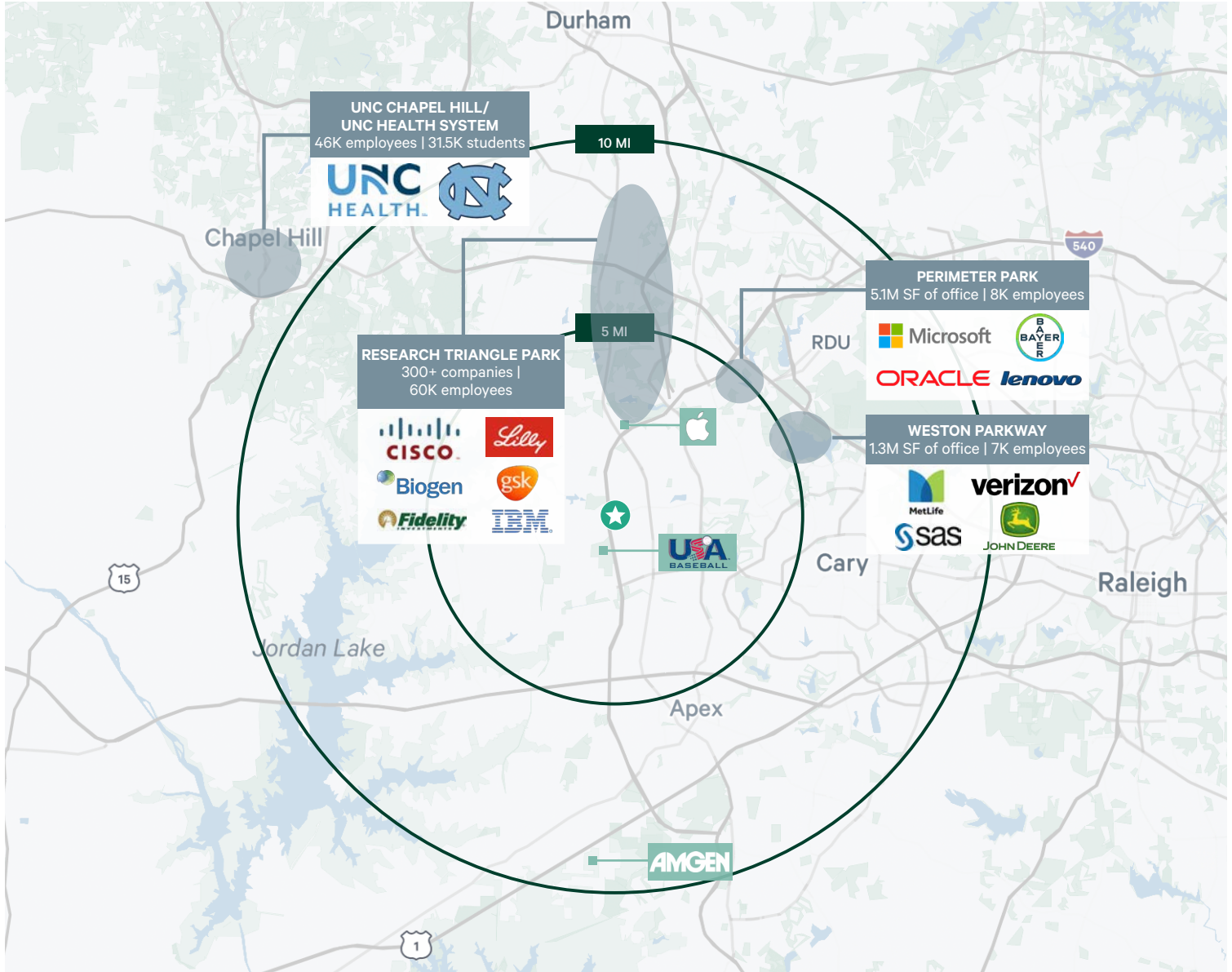
- + ±2.242 acres available
- + Pad-ready site with an estimated completion of Q1 2025
- + Zoned Major Planned Development District (Major PDD) (Town of Cary ETJ)
- + Permitted uses include and are limited to kennel, veterinary hospital/office, bank, restaurant, office, hotel, commercial indoor recreational facility, ABC store, convenience store, wellness center, small shopping center, postal center, personal service establishment, indoor recreation (yoga, martial arts, etc.), retail store, and vehicle filling station. For more information, click [here](#).
 - Building capacity for up to 5,000 SF with parking required
- + Municipal water and sewer services available
- + PIN# 0734392970
- + Site is a part of Twyla North PDD, an approved master plan with 395 multifamily units; Construction starts in mid-2024 with anticipated completion by 2026
- + Surrounded by existing and planned rooftops with convenient access to I-540 and NC Hwy. 55; minutes from Research Triangle Park and Duke University & Hospital's medical mixed-use campus
- + All buildings in the site plan (next page) are conceptual with the exception of Building C, which will be constructed by Goldberg Companies and available for lease with Lee & Associates
- + For due diligence files, click [here](#)
- + \$1,250,000 sale price

Demographics	1 Mile	3 Miles	5 Miles
2023 Population	11,248	82,268	157,766
2023-2028 Population Growth Rate	2.69%	1.00%	0.99%
2023 Average Household Income	\$223,988	\$189,825	\$178,340



Conceptual Site Plan





Contact Us

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