



DEVELOPMENT OPPORTUNITY

NC Hwy 55 & HOLT ROAD | CARY, NC 27519

± 45.85-acre Development
North of US Highway 64 in Cary

High-Connectivity Location Supported by
Rapid Growth and Proximity to Employment

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INVESTMENT HIGHLIGHTS

ADDRESS: 6728 CHARLIES WAY, CARY NC 27519

- Prime Cary Location, High-demand growth corridor
- Large contiguous assemblage with frontage on US Highway 55/Holt Rd
- ±41.02 acres east US Hwy 55 and NW of Holt Rd, ±4.83 Acres west US Hwy 55
- Ideal for mixed use and high density residential with excellent connectivity
- Affluent surrounding area, median household income of \$129,399 (*census.gov)

WAKE COUNTY PIN: 0733745921, 0733747931, 0733746573, 0733843502, 0733840290, 0733832878, 0733748189, 0733748035, 0733735866, 0733745057, 0733832533, 0733738912, 0733732784, 0733733526, 0733835879, 0733832533, 0733830346, 0733639791, 0733637763, 0733730909, 0733637969

TOTAL ACREAGE: ± 45.85-acre

JURISDICTION: Town of Cary / White Oak Township

CURRENT ZONING: R-40W/HD

CURRENT STRUCTURES: Mobile Home Park, Self-Storage, Outdoor Storage, Single-Family Home

Exclusively Listed by Pradeep Sharma

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NC License: 335897

EXECUTIVE SUMMARY

US HIGHWAY 55 & HOLT RD

exp Commercial has been retained as the exclusive representative for the ownership group of a **±45.85-acre land development opportunity** in **Cary, North Carolina**, located just north of Highway 64 along NC Highway 55 with good frontage. The Property is an assemblage of 16 contiguous parcels located East of US Hwy 55 and 4 parcels West of US Hwy 55, strategically positioned within one of Wake County's fastest-growing corridors of west Cary.

The Property's location provides exceptional access and visibility along Highway 55 and Holt Rd. and is within minutes of I-540, US-1, and the Research Triangle Park employment core. Surrounded by premier residential neighborhoods and retail destinations, the site presents an outstanding opportunity for **residential, mixed-use, or larger master-planned development**.

The assemblage lies within the Town of Cary's **Future Growth Area**, where long-range planning supports **medium- to high-density residential and mixed-use** land uses to complement nearby infrastructure and economic development projects. Cary continues to experience robust population growth and sustained demand for new residential inventory, retail amenities, and neighborhood-scale employment centers.

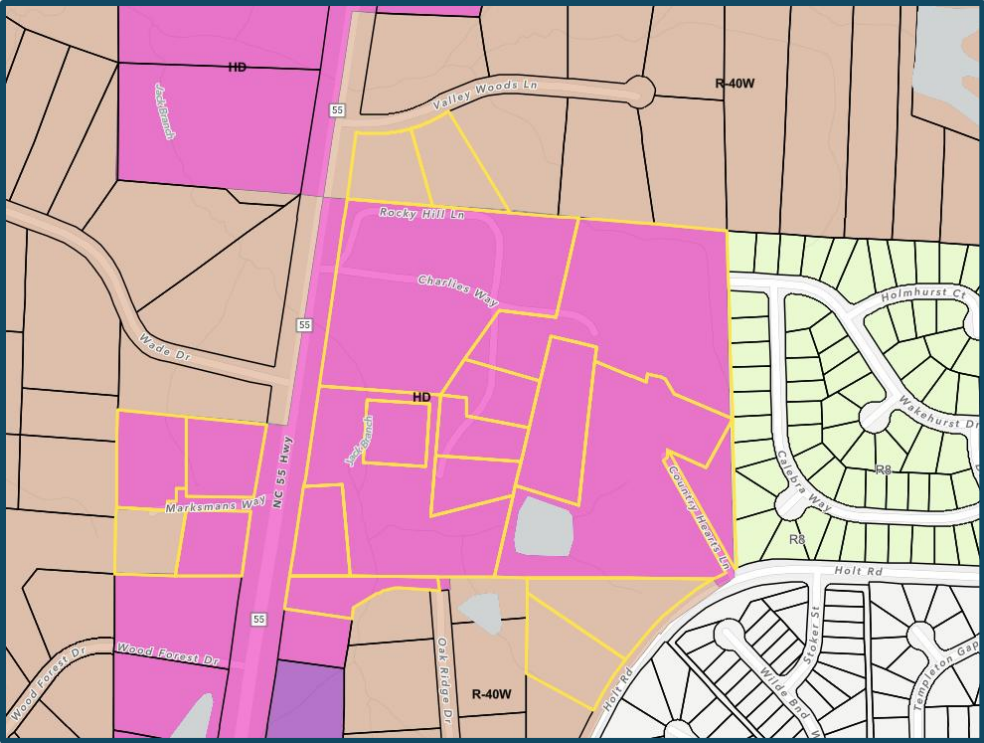
The Property is well-positioned to capitalize on the town's ongoing **Western Cary infrastructure expansions**, including planned roadway extensions and improved utility capacity north of US-64. Cary's focus on smart growth, coupled with regional demand driven by major employment hubs such as RTP, Downtown Raleigh, and Apex's life-science corridor (FujiFilm Diosynth, Amgen, Seqirus), reinforces the Property's long-term development potential.

CHARLIES WAY | HIGHWAY ACCESS AND CONNECTIVITY

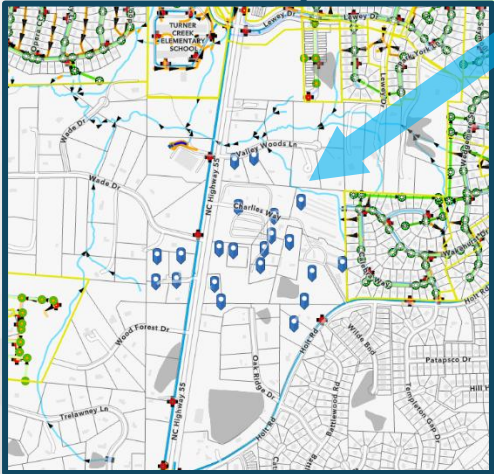


- Turner Creek Elementary 0.7 miles
- Beaver Creek Crossing 2.5 miles
- Davis Drive Elementary School 2.7 miles
- WakeMed Cary Hospital 7 miles

CHARLIES WAY | WAKE COUNTY, TOWN OF CARY

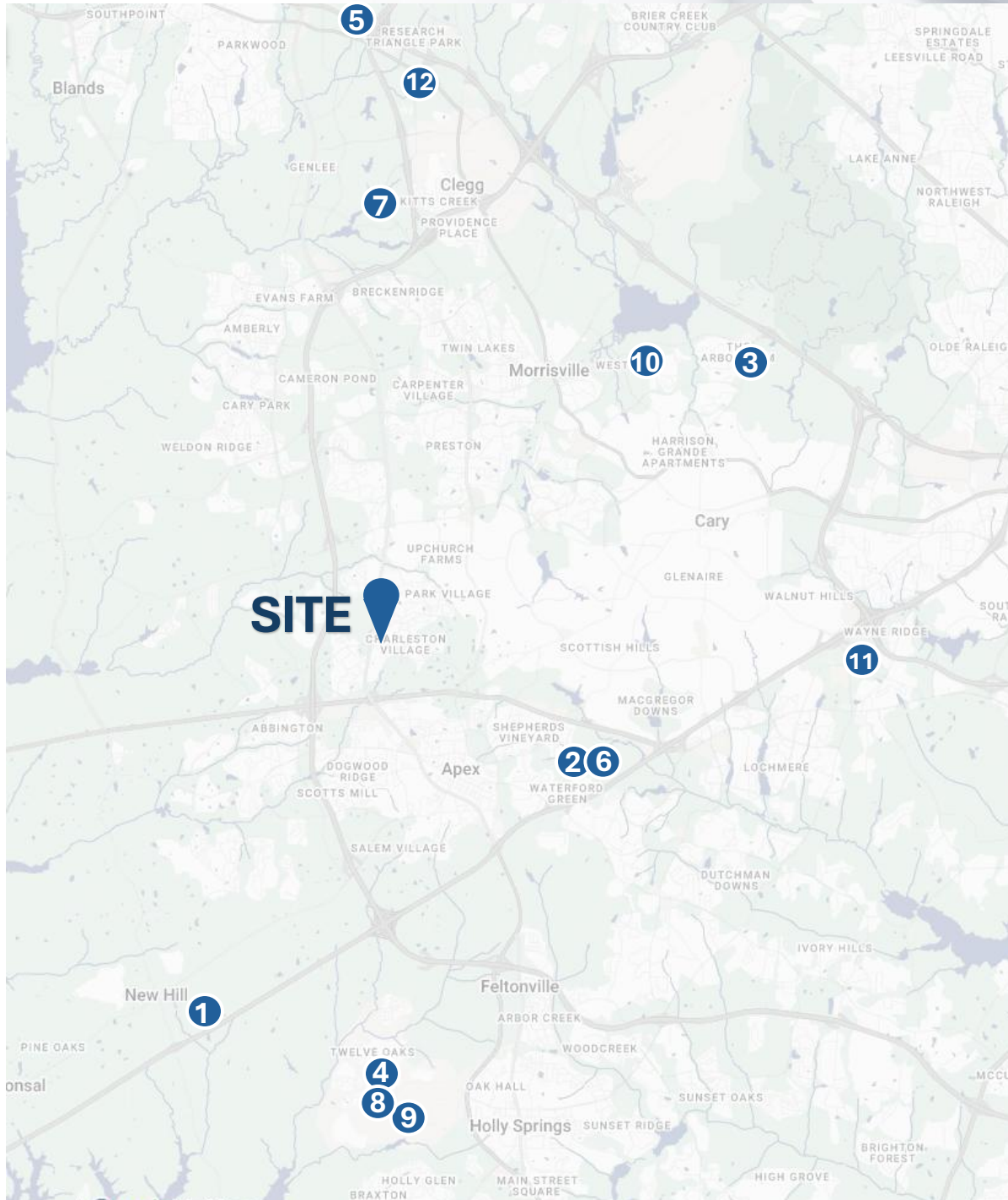


- HD: Highway District
- R-40W: Maximum Density = 1.00 du/ac



- White Oak Pump station 1.4 mi (2505 NC-55)
- Cary Sewer Adjacent Development
- ▶ Stormwater Channel

CHARLIES WAY | TECH AND ADVANCED MANUFACTURING HUB



Employees		
1	AMGEN	250 (*725 by 2032)
2	ABB	900
3	sas	4,000
4	FUJIFILM Di-synth biotechnologies	750
5	IBM	7,000
6	SIEMENS	1,000
7	Biogen	1,500
8	Catalyst pharmaceuticals	*New cGMP Facility
9	Seqirus A CSL Company	935
10	MetLife	2,600
11	EPIC GAMES	2,200
12	Fidelity INVESTMENTS	8,300



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