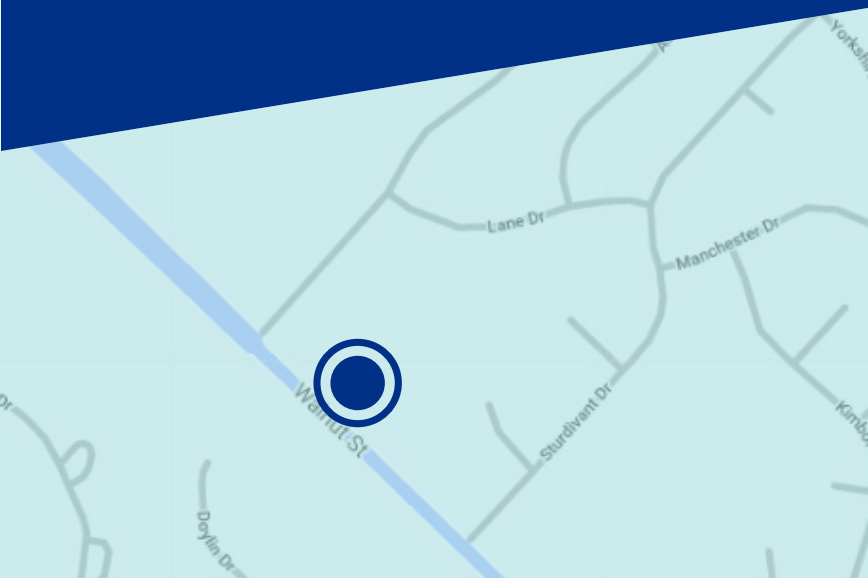




1215 WALNUT STREET  
CARY, NC 27511

—  
3.41 ACRES FOR SALE



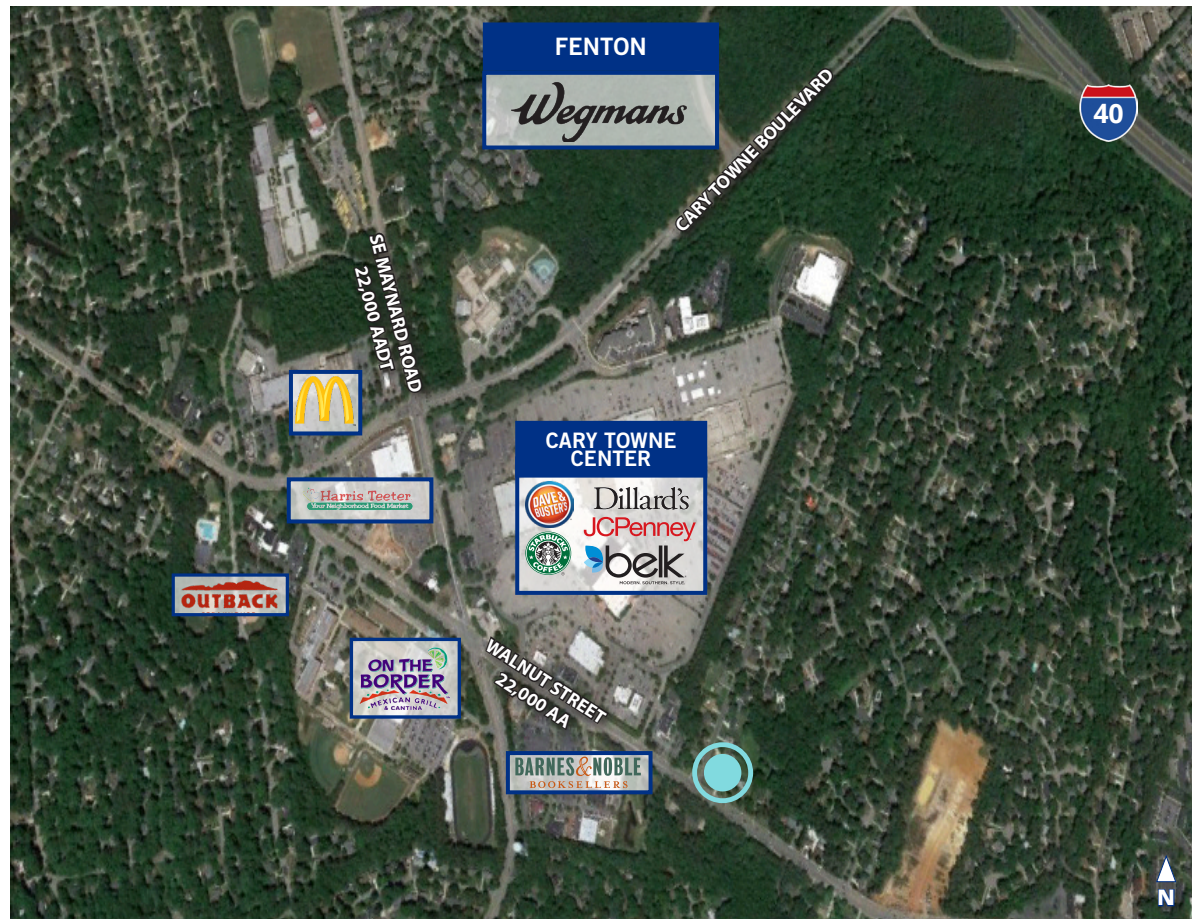
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# 1215 WALNUT STREET CARY, NC 27511

LAND FOR SALE  
3.41 ACRES

## PROPERTY DESCRIPTION

- 3.41 acres
- Adjacent to Cary Towne Center
- PIN # 07733147888
- Zoned Corridor Transition (CT) with permitted uses: townhouses, multi-family, daycare home, office, restaurant, & retail store
- Perfectly positioned to be a part of FENTON, the biggest redevelopment project in Cary
- FENTON is a 92-acre project that will create a thriving eastern gateway along Cary Towne Boulevard and I-40
- FENTON will be anchored by Wegman's and will include 2.5 million SF of Class A office, street level retail, restaurants & luxury multi-family units



# SALES PRICE

\$1,199,000

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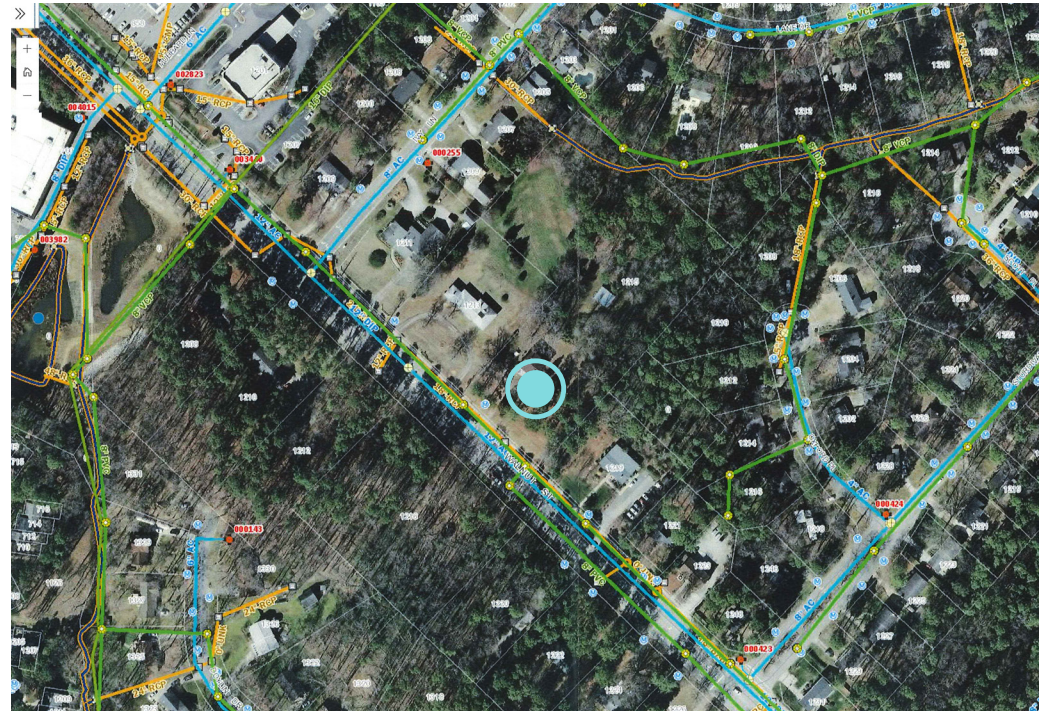
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1215 WALNUT STREET  
CARY, NC 27511

LAND FOR SALE  
3.41 ACRES

GIS AERIAL

UTILITIES AERIAL



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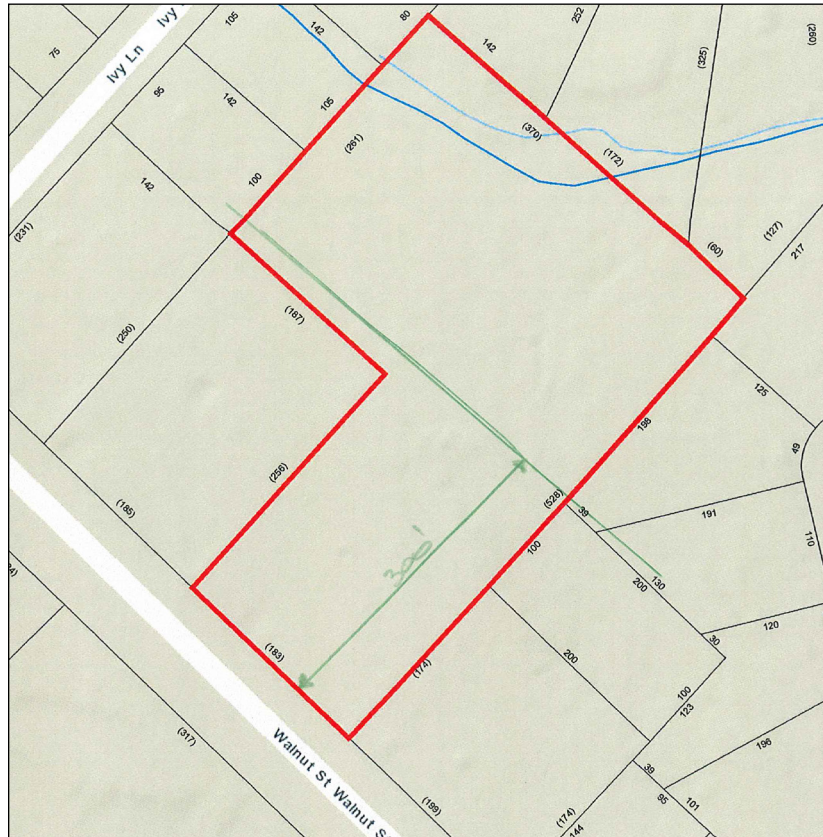
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GIS MAP



CORRIDOR TRANSITION DISTRICT USES

**TABLE 5.1-3: TABLE OF CORRIDOR TRANSITION (CT) DISTRICT USES**

**Walnut Street Corridor**

P = Permitted Use; S = Special Use (see Section 3.8); A = Accessory Use  
PZ=Permitted Use Requiring Zoning Compliance Permit (Uses not listed are prohibited)

Corridor Sub-Area	Nursing home	Detached dwelling	Family Care & Group Homes	Townhouse	Multi-family dwelling	Live/work unit	Day care home, large	Day care home, small	Public utility facility	Town owned/operated facilities and services	Park, public	Religious assembly	Club, lodge or hall	Office	Bed and Breakfast	Funeral home	Personal service establishment	Retail store	Restaurant
Conversion Area		P	PZ			S/P	S	P		P	P			S/P	S/P		S/P		
Redevelopment Area (on parcels with less than 1 acre)		P	PZ			P	P	P		P	P			P	P		P		
Redevelopment Area (on parcels with 1 or more acres)	P	P	PZ		P	P	P	P	P	P	P	P	P	P	P	P	P	P	P
Infill Area (1st 300 feet from Walnut Street)	P	P	PZ	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P
Infill Area (301 or more feet from Walnut Street)		P	PZ	P						P	P	P							
Use Specific Standards	5.2.1 (G)	5.2.1 (M)	5.2.1 (D)	5.2.1 (L)	5.2.1 (F)		5.3.4 (L)	5.3.4 (M)		5.2.2 (G)	5.2.2(A) & (D)	5.2.2 (E)	5.2.2 (E)		5.2.1 (B)		5.2.3 (K)	5.2.3 (K)	5.2.3 (K)

<sup>1</sup> Family care Homes and Group Homes are allowed in all residential dwellings as otherwise permitted by law, and may not be prohibited through zoning conditions.

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