

3705 DAVIS DRIVE

3705

DAVIS DRIVE

LAND AVAILABLE  
FOR GROUND LEASE

3705 Davis Drive, Morrisville, NC 27560



3705 DAVIS DRIVE

**york**

**AGENT**

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# POTENTIAL CONCEPT USAGE - TWO LOTS

3705 Davis Drive



## PROPERTY DESCRIPTION LAND

### LOCATION

- Situated on the west side of Davis Drive between McCrimmon Parkway (north) and Morrisville Carpenter Road (south)
- Prime commercial land and development site available for ground lease across Davis Drive from Twin Lakes Center, a 158,300 SF Shopping Center anchored by Wegmans Supermarket (103,000 SF)
- Ideal for: Restaurants with drive-thru, retail stores, banks with drive-thru, medical office building, medical office service facilities, and financial service facilities
- Approximately 3 miles from Apple's billion-dollar campus in RTP
- Approximately 2.5 miles from Research Triangle Park

### ESTIMATED NET AVAILABLE ACREAGE

± 3.82 acres (total site ± 4.3 acres)

### ZONING

NAC, Neighborhood Activity Center  
Town of Morrisville

### UTILITIES

Sewer: Town of Cary (just south of site)  
Water: Town of Cary (on site)

### GROUND LEASE

Contact broker for more information





3705 DAVIS DRIVE

CARPENTER VILLAGE HOMES →

← BEXLEY AT CARPENTER VILLAGE APTS.

NETSPORTS Flex →

← PRIMROSE SCHOOL

WEGMANS Retail →

21,000+ VPD

← TWIN LAKES CENTER  
WakeMed PM Pediatrics  
Hollywood Feed Pet Store  
Mezeh Mediterranean  
Gulli Boys  
Bul Box

← ANDY'S Retail

UNITED COMMUNITY BANK →

DAVIS DRIVE

HATCHES-POND LANE

NORTH WEST VIEW





**DURHAM**  
17 minutes | 14.0 miles

**RTP**  
6 minutes | 3.5 miles

**RDU AIRPORT**  
11 minutes | 6.2 miles

**NORTH HILLS**  
20 minutes | 16 miles

**PNC ARENA**  
16 minutes | 9.3 miles

**APPLE'S CAMPUS**  
6 minutes | 3 miles

**CARY**  
2 minutes | 1 mile

**NC STATE UNIVERSITY**  
19 minutes | 13 miles





**← RESEARCH TRIANGLE PARK**  
 Located at the geographic center of three Tier-1 research universities, RTP is the largest research park in the United States and premier global innovation center. Its 7,000 acres house hundreds of companies, including science and technology firms, government agencies, academic institutions, start-ups and nonprofits

**→ APPLE CAMPUS (FUTURE)**

147

540

**THE GABLES AT TOWN HALL**

40

**BRECKENRIDGE**

DAVIS DRIVE

**→ STATE EMPLOYEES CREDIT UNION**

**CHESSINGTON**

21,000+ VPD

**DOWNING GLEN**

**→ CHAPEL HILL TIRE**

**← WEGMANS**

**3705 DAVIS DRIVE**

**← TWIN LAKES SHOPPING CENTER**

**← OVERTURE APTS. AT TWIN LAKES**  
189 units

**→ HEALTH PARK**

**← TWIN LAKES APARTMENTS**  
230 units

**MAGONOLIA**

**CARPENTER VILLAGE**

**→ BETHANY VILLAGE**  
Food Lion  
Walgreens  
Taco Bell  
Triangle Family Dentistry

**← GRACE PARK**  
Buffalo Wild Wings  
Wakemed OBGYN  
Mi Cancun  
Anytime Fitness

**ADDISON PARK**

**SAVANNAH**

**↓ ALTA WREN APTS.**  
250 units + 8,800 sf retail

MORRISVILLE CARPENTER RD

55



### 2021 DEMOGRAPHICS, 3705 DAVIS DRIVE

MILE RADIUS	POPULATION	HOUSEHOLDS	HOUSEHOLD INCOME	DAYTIME POPULATION
1	13,370	5,143	\$141,067	3,027
3	73,469	27,820	\$140,360	37,617
5	163,413	63,210	\$129,716	85,129

source: REGIS Online

### ABOUT MORRISVILLE

West of RDU International Airport and south of Research Triangle Park is Morrisville, a small but growing enclave known for its diversity, educated populace and cultural vibrancy. Each September, foodies and globetrotters alike will enjoy international dishes, dance and more at the East Meets West Festival. Throughout the year, visitors can experience a variety of sumptuous cuisines at Indian, Persian and Southern restaurants in Morrisville, including Hyderabad House and Neomonde Mediterranean.

source: <https://www.visitraleigh.com/plan-a-trip/cities-and-towns/morrisville/>

### RANKINGS FOR MORRISVILLE

- #1 BEST PLACES TO LIVE IN NORTH CAROLINA**  
Niche · 2021
- #2 BEST SUBURBS FOR YOUNG PROFESSIONALS IN NC**  
Niche · 2021
- #3 BEST PLACES TO RAISE A FAMILY IN NORTH CAROLINA**  
Wallethut.com · June 2019
- #4 BEST CITY FOR JOBS IN NORTH CAROLINA**  
Zippia · May 2019
- #1 GREENIST CITY IN NORTH CAROLINA**  
Insurify · March 2019
- #1 BEST PLACES TO LIVE IN THE USA**  
Niche.com · April 2017

source: <https://www.morrisvillechamber.org/newsroom/#rankings>

### MORRISVILLE PROFILE

**14,268**  
Number of Employees, 2019

**9,700**  
Number of Households, 2019

**\$101,738**  
Median Household Income, 2019

**26,300**  
Total Population, 2019

**33.8**  
Median Age, 2018

**\$331,800**  
Median Property Value, 2019

**20.4 MIN**  
Average Commute Time

Source: DataUsa.io