

Land for Sale: 5.5 Acres in RDU



1051 Northgate Ct. | Cary, NC 27560



Sam Costello | Sam@BellCommercial.net | 240.994.6523

Steve Ellis | Steve@BellCommercial.net | 336.209.5256

EXECUTIVE SUMMARY

1051 Northgate Ct. Cary, NC 27560



Land for Sale

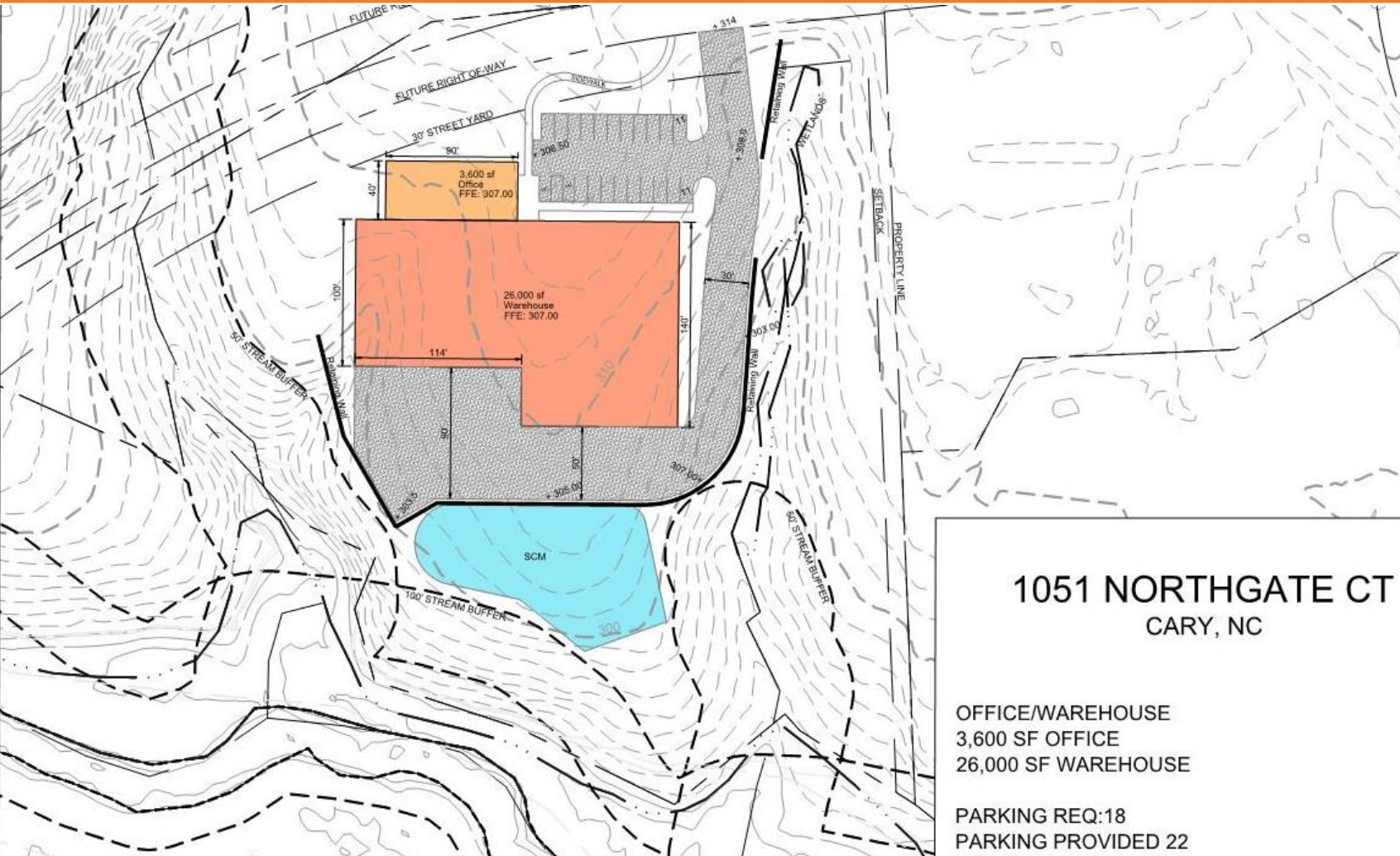
- 5.15 Acres, ~3 Acres Useable
- Zoned ORD: Suitable for Medical Office, Warehouse, Flex, Hotel, Office, Research Laboratory, Brewery. [Other Potential Uses](#)
- Strategically located in the Heart of Raleigh-Durham
 - 5 minutes to RDU International Airport
 - 3 Minutes to I-40 (153K Vehicles per Day)
 - 11 Min to Research Triangle Park
- Suitable for ~40K SF Flex Building
- Pricing: \$750,000

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FLEX CONCEPT PLAN

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MARKET AERIAL

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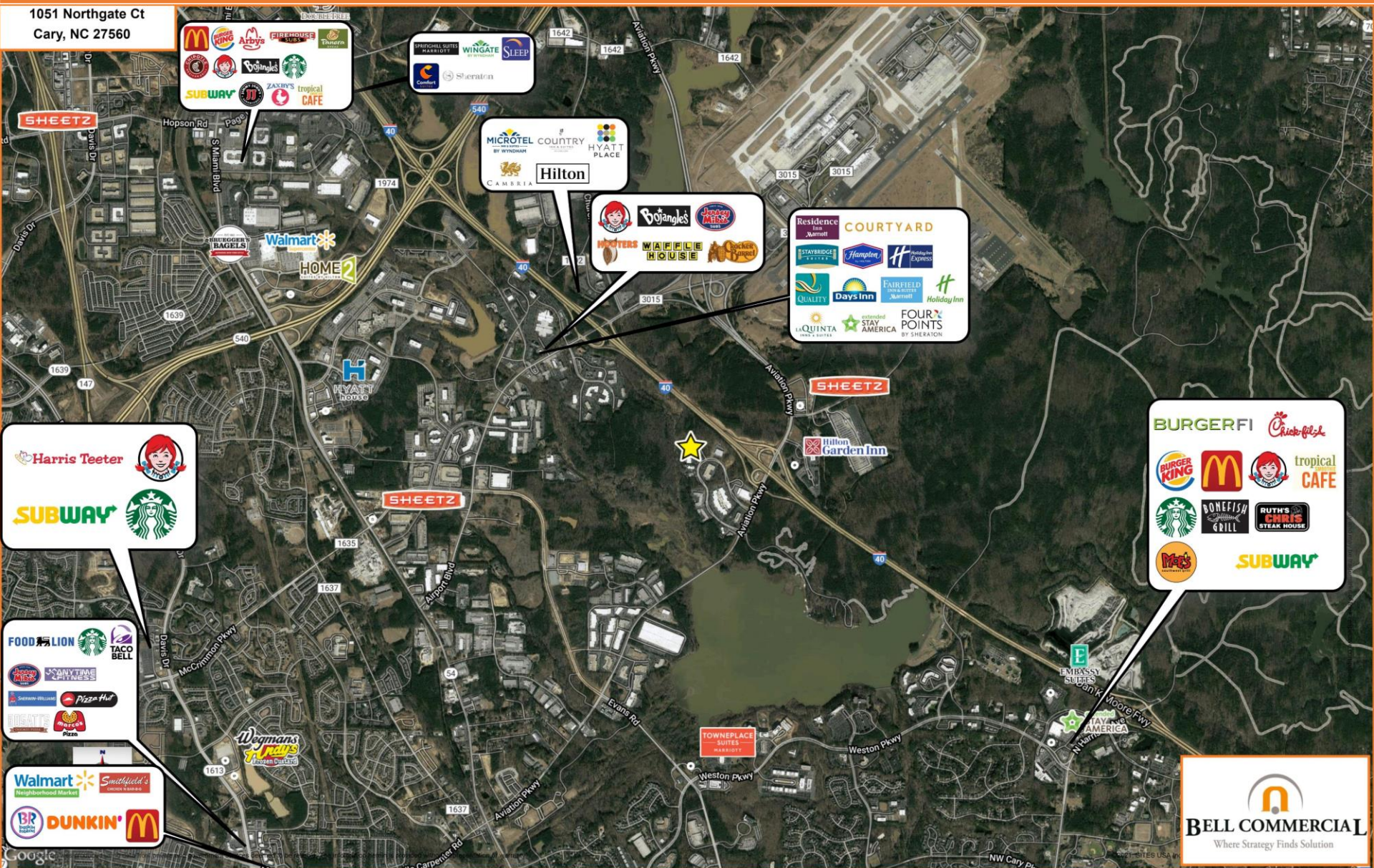
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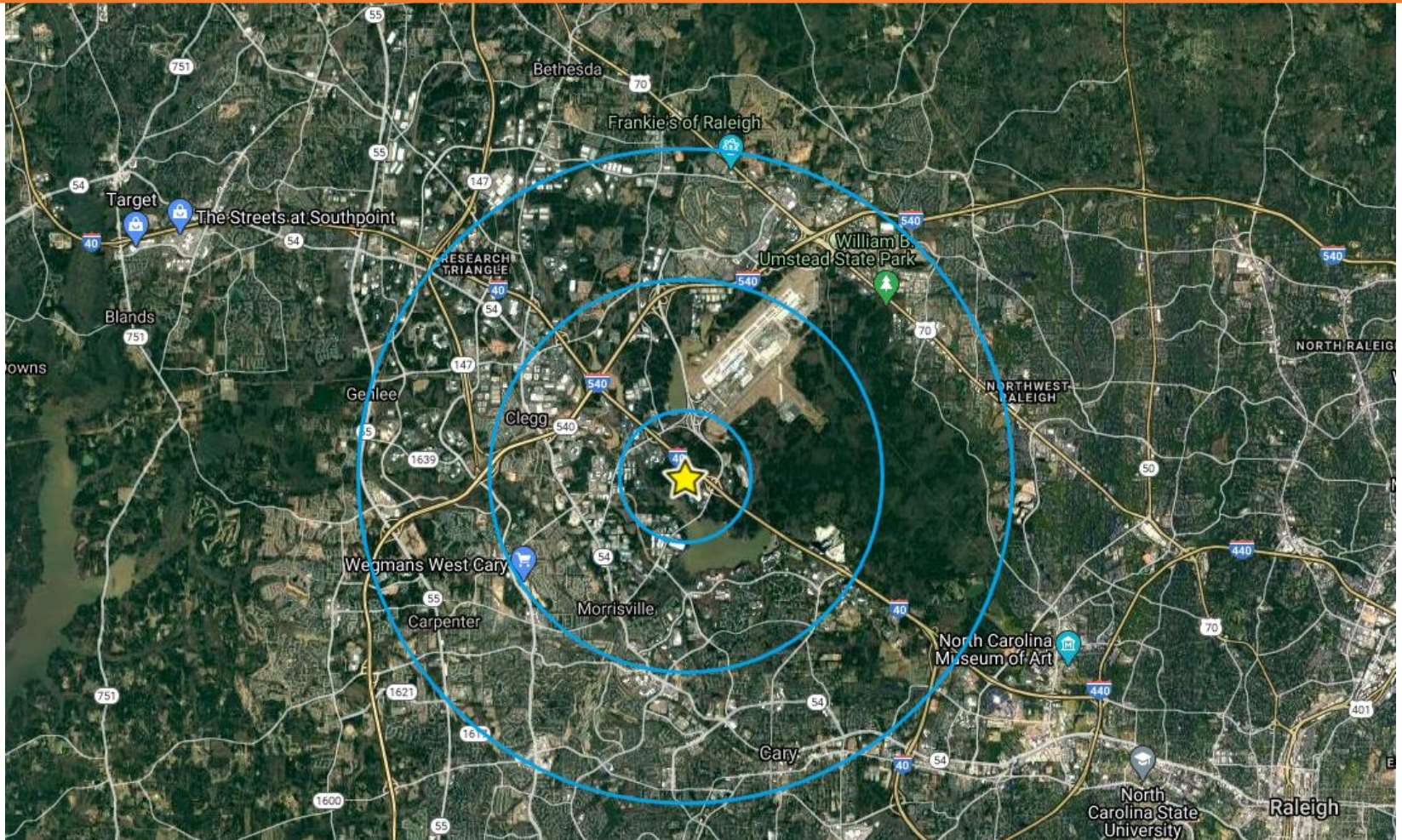
Surrounding Retail/Hotel Map

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DEMOGRAPHIC RADIUS MAP

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1, 3 & 5-MILE DEMOGRAPHICS

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1051 Northgate Court Cary, NC 27560

1 mi 3 mi 5 mi

POPULATION	1051 Northgate Court Cary, NC 27560		
	1 mi	3 mi	5 mi
2020 Estimated Population	437	33,870	126,739
2025 Projected Population	486	37,798	139,095
2010 Census Population	-	21,554	90,545
2000 Census Population	-	8,665	45,099
Projected Annual Growth 2020 to 2025	2.2%	2.3%	1.9%
Historical Annual Growth 2000 to 2020	-	14.5%	9.1%
HOUSEHOLDS	1051 Northgate Court Cary, NC 27560		
	1 mi	3 mi	5 mi
2020 Estimated Households	220	14,613	55,563
2025 Projected Households	247	16,065	61,260
2010 Census Households	-	9,116	38,480
2000 Census Households	-	3,580	18,646
Projected Annual Growth 2020 to 2025	2.5%	2.0%	2.1%
Historical Annual Growth 2000 to 2020	-	15.4%	9.9%
AGE	1051 Northgate Court Cary, NC 27560		
	1 mi	3 mi	5 mi
2020 Est. Population Under 10 Years	10.6%	13.1%	12.2%
2020 Est. Population 10 to 19 Years	8.4%	10.5%	11.6%
2020 Est. Population 20 to 29 Years	21.9%	15.7%	14.9%
2020 Est. Population 30 to 44 Years	28.1%	29.1%	26.0%
2020 Est. Population 45 to 59 Years	18.1%	18.3%	19.5%
2020 Est. Population 60 to 74 Years	9.3%	10.2%	11.5%
2020 Est. Population 75 Years or Over	3.6%	3.1%	4.2%
2020 Est. Median Age	32.7	33.9	35.4

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1 mi 3 mi 5 mi

LABOR FORCE	1051 Northgate Court Cary, NC 27560		
	1 mi	3 mi	5 mi
2020 Est. Labor Population Age 16 Years or Over	368	27,151	101,982
2020 Est. Civilian Employed	68.3%	68.3%	68.2%
2020 Est. Civilian Unemployed	4.1%	4.1%	4.1%
2020 Est. in Armed Forces	0.5%	-	-
2020 Est. not in Labor Force	27.1%	27.5%	27.6%
2020 Labor Force Males	49.2%	48.0%	47.7%
2020 Labor Force Females	50.8%	52.0%	52.3%
OCCUPATION	1051 Northgate Court Cary, NC 27560		
	1 mi	3 mi	5 mi
2020 Occupation: Population Age 16 Years or Over	251	18,545	69,539
2020 Mgmt, Business, & Financial Operations	11.3%	23.3%	23.7%
2020 Professional, Related	39.2%	42.3%	38.2%
2020 Service	14.4%	9.9%	11.5%
2020 Sales, Office	12.4%	14.9%	16.9%
2020 Farming, Fishing, Forestry	-	-	-
2020 Construction, Extraction, Maintenance	9.4%	2.4%	3.3%
2020 Production, Transport, Material Moving	13.3%	7.1%	6.3%
2020 White Collar Workers	62.9%	80.5%	78.8%
2020 Blue Collar Workers	37.1%	19.5%	21.2%
TRANSPORTATION TO WORK	1051 Northgate Court Cary, NC 27560		
	1 mi	3 mi	5 mi
2020 Drive to Work Alone	77.3%	77.4%	77.8%
2020 Drive to Work in Carpool	6.1%	8.0%	8.1%
2020 Travel to Work by Public Transportation	0.8%	0.8%	1.1%
2020 Drive to Work on Motorcycle	0.1%	0.1%	0.1%
2020 Walk or Bicycle to Work	13.5%	2.7%	1.7%
2020 Other Means	0.3%	0.8%	0.8%
2020 Work at Home	2.0%	10.1%	10.4%

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