

MACGREGOR PARK

Rare 7.67-Acre Opportunity for Office / Flex Pre-Lease or Build-to-Suit
Cary, North Carolina



GREGSON DRIVE

GREGSON DRIVE

MACALYSON CT

SITE



CLAUDE E. POPE MEMORIAL HWY.



TRINITY
PARTNERS

PROPERTY SUMMARY

PROPERTY	MacGregor Park
ADDRESS	0 MacAlyson Court Cary, NC 27511
MUNICIPALITY	Town of Cary
COUNTY	Wake County
PIN	0752826053
REAL ESTATE ID	0194687
ZONING	ORD (Office, Research, and Development)
ACREAGE	7.67

+/- 50,000 TO 82,000 SF OFFICE / FLEX BUILDING AVAILABLE FOR LEASE

Trinity Partners is offering for pre-lease or build-to-suit this 7.67-acre site located at 0 MacAlyson Court in Cary, North Carolina.

This is an exceptional corporate HQ opportunity in a desirable area of the Cary submarket. In addition to Siemens and ABB, other respected companies in the MacGregor/Regency/Crescent micromarket include Lord Corporation, American Airlines, HCL, Caterpillar, Global Knowledge, Dude Solutions, Black & Veatch, Crown Castle, Garmin, and others.

This MacGregor Park property is immediately adjacent to significant employers in Siemens and ABB. The adjacent 5.0-acre parcel at 301 Gregson Drive is under common ownership, and significant renovations to the existing $\pm 33,000$ square foot office building are underway to accommodate relocation of SmallHD's US Headquarters in 2018.

Attractively located in one of the most affluent areas of the Research Triangle Region, where within one-mile average household incomes are \$161,000 and median home values are approximately \$432,000. The exceedingly well-educated local population resides in some of the region's most desirable neighborhoods, such as MacGregor Downs, Regency, Lochmere, and Preston.

MacGregor Park is a ± 108 -acre mixed-use planned development near the southwest intersection of US Highway 64 and US Highway 1 in Cary, North Carolina. The MacGregor/Regency micromarket combined is nearly 2 million square feet of office/industrial space and is part of the Cary submarket which absorbed 265,000 square feet in the last 12 months. This market has experienced robust positive activity since the start of 2014, after recent expansions and relocations by HCL Technologies, Caterpillar, Dude Solutions, CBC Americas, Physicians Pharmacy Alliance, and American Tower Corporation.

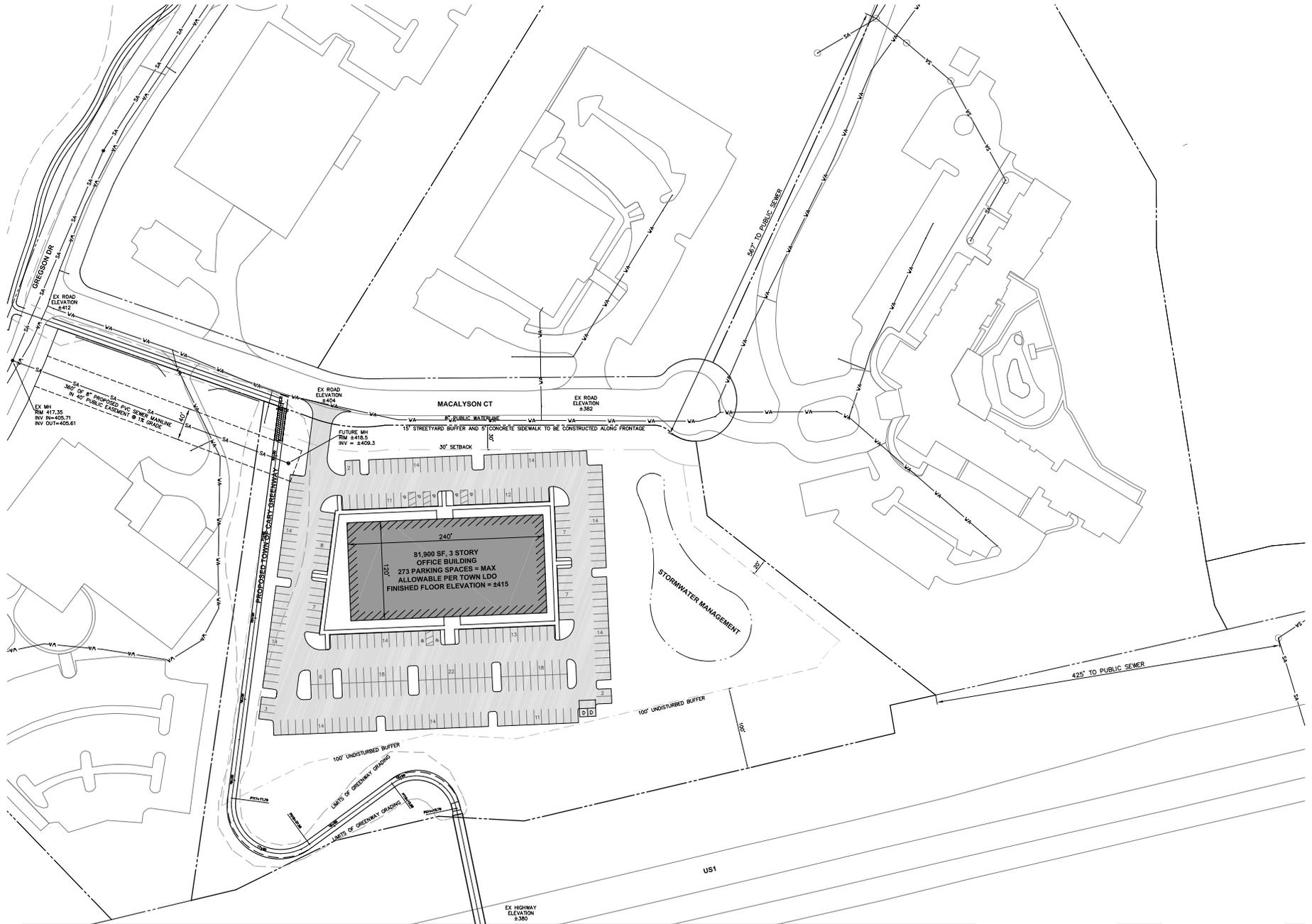


DEVELOPMENT CONDITIONS

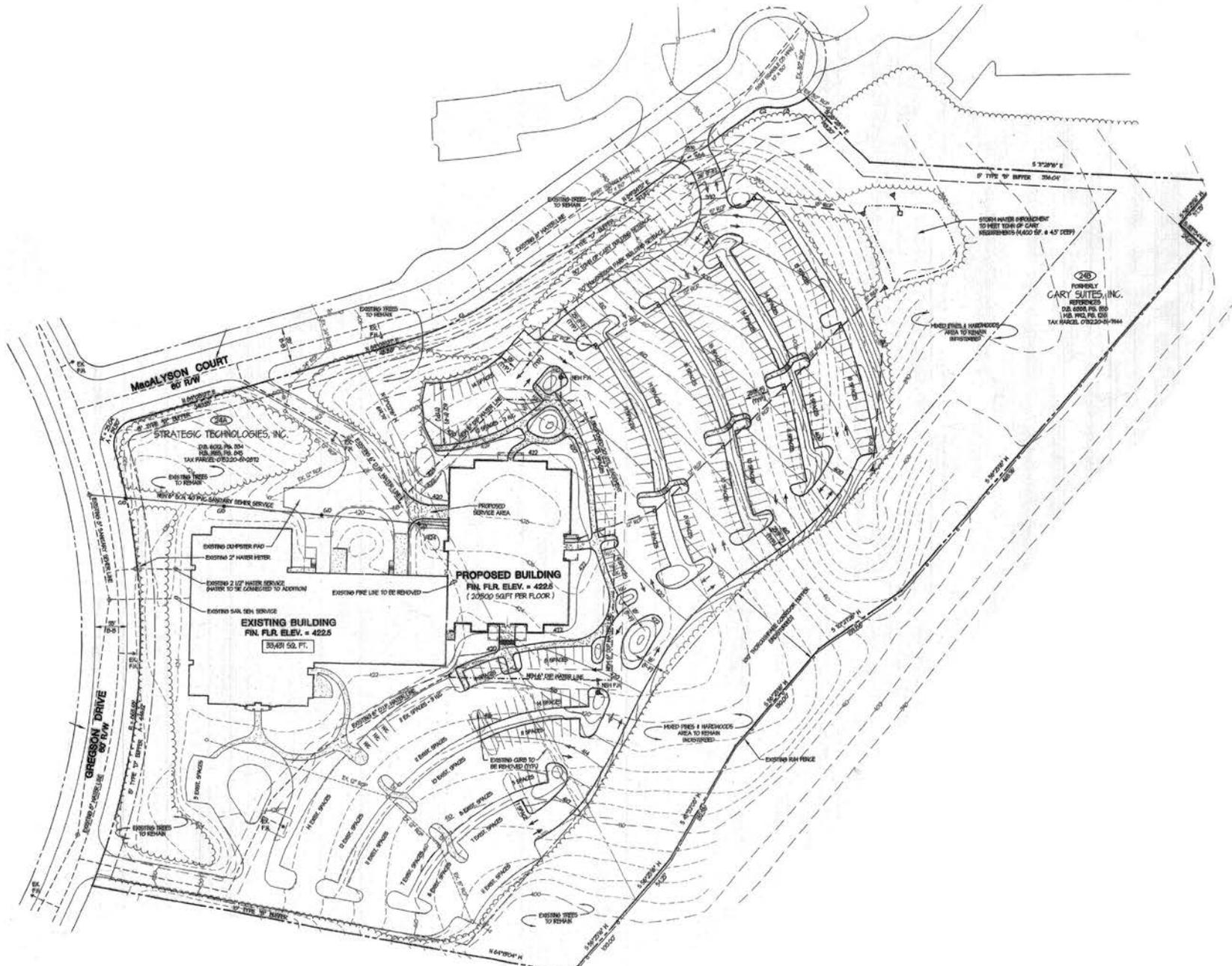
The owner engaged a local civil engineering firm to complete due diligence on the 7.67-acre unimproved land parcel known as MacGregor Park Lot 24 B, specifically to determine the infrastructure improvements that will be required as well as local zoning code and regulations that need to be met in order to construct new buildings. Based on current zoning, the most likely use is office, flex, or R&D/warehouse development, and conceptual designs indicate building area of 50,000 square feet to 82,000 square feet. The subject parcel, nearly 100% covered in trees, is served by Town of Cary water and sewer, and is considered one of the last remaining vacant parcels in MacGregor Park. Contrary to public GIS mapping, there are no wetland areas as per a determination made recently by the North Carolina Department of Environmental and Natural Resources. Maximum building height for this site is 50 feet. Parking requirements for new development are a maximum allowable rate dependent on building size and the specific use for each building.



CONCEPT "A" MULTI-STORY OFFICE



CONCEPT "B" MULTI-STORY OFFICE (EXPANSION TO 301 GREGSON)





MACGREGOR DOWNS CC

COURTYARD BY MARRIOTT

MACGREGOR VILLAGE

SIEMENS HEALTHCARE CAMPUS

HOMEWOOD SUITES

CATERPILLAR

MODIS

DUKE EYE

CBC AMERICAN

HUMANA

LIFETIME FITNESS

AMERICAN RED CROSS

AMERICAN TOWER CORP

JEDSON ENGINEERING

GARMIN

ERIE INSURANCE

MICHAEL BAKER CORP

KOKA BOOTH AMPHITHEATRE

DUDE SOLUTIONS

GLOBAL KNOWLEDGE

HCL

BLACK & VEATCH

ABB N. AMERICAN HEADQUARTERS.

CHESTERBROOK ACADEMY

TRIANGLE MATH & SCIENCE ACADEMY

WITHERS & RAVENEL

TRANS WORLD RADIO

HENDRICK AUTOMOTIVE GROUP

CARY AUTOMALL

CARY OIL

LORD CORP. CAMPUS

CARY AUTOMALL

NEARBY EMPLOYERS



MACGREGOR VILLAGE

SITE

MACGREGOR DOWNS CC

WAKEMED-CARY CAMPUS

COMFORT SUITES

WALMART

EXTENDED STAY

RESIDENCE INN

LIFETIME FITNESS

EXTENDED STAY

KOKA BOOTH AMPHITHEATRE

WAVERY PLACE

CRESCENT COMMONS

LOCHMERE COUNTRY CLUB



MACGREGOR VILLAGE
RETAIL CENTER



MACGREGOR DOWNS
COUNTRY CLUB



LIFETIME FITNESS



KOKA BOOTH AMPHITHEATRE

The Town of Cary is a thriving community in the heart of the Triangle area, located just between Raleigh and renowned Research Triangle Park; and sits just 20 minutes from Duke University, North Carolina State University, and the University of North Carolina-Chapel Hill.

Tenants at MacGregor Park are in excellent company with world-class businesses such as Siemens Healthcare, John Deere, MetLife, Lord Corporation, and SAS Institute, the biggest privately held software company in the world, as neighbors in Cary.

An ideal place to both live and work, Cary continues to rank highly as one of the top places in the country to live and work.

office market statistics

raleigh market

94.8%

office occupancy rate

1.4 MSF

net absorption in the last
12 months

6.3%

rental rate increase
in the last 24 months

cary submarket

95.1%

office occupancy rate

265,000

sf net absorption in the last
12 months

6.5%

rental rate increase
in the last 24 months

demographics

Cary Submarket (2017)

5-MILE



168,876

2017
population



\$88,502

median household
income



63,352

of
households

10-MILE



470,599

2017
population



\$78,154

median household
income



177,713

of
households

15-MILE



867,687

2017
population



\$69,394

median household
income



339,323

of
households

area population growth

surrounding 301 gregson drive

Situated southwest of Raleigh and close to Research Triangle Park, the Cary submarket is largely residential but accounts for approximately twenty-percent of Raleigh's office inventory. The bulk of the submarket's largest office assets are low and mid-rise towers and located in suburban office parks. The area enjoys access to a highly educated workforce, comparatively low cost of doing business and proximity to a significant number of high-tech firms. Population growth is expected to continue at nearly three times the national average. Corporate relocations have contributed favorably to recent economic and office expansion, most notably MetLife's global technology campus in Cary's Weston Parkway corridor, and HCL Technologies planned addition of 1,237 jobs to its current 800 in Cary's Regency Park.



MACGREGOR PARK

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