

#1 Top Metro  
for Career Growth  
(moveBudda, 2024)

#1 Best Job Market  
in the U.S.  
(SmartAsset, 2024)

#2 Best Place to Live  
in the Southeast  
(Livability, 2024)

70.2% Bachelor's Degree or  
Higher Workforce  
(U.S. Census Bureau, 2023)

# CARY<sup>®</sup>

— NORTH CAROLINA —

THE RESEARCH TRIANGLE REGION'S  
MOST **MOVE-IN READY** COMMUNITY

*Start Your Site Selection Journey*

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## KOKA BOOTH AMPHITHEATRE

For 25 years, Koka Booth Amphitheatre has welcomed over 4 million visitors to more than 1,300 events—from sold-out national tours to marquee community celebrations like Independence Day. Nestled beside Symphony Lake and just minutes from Downtown Cary, this award-winning, 7,000-seat venue hosts over 60 events annually, including the NC Symphony's Summerfest Series and the nationally acclaimed NC Chinese Lantern Festival, which alone drew more than 230,000 attendees in 2024. Koka Booth exemplifies the scale, beauty, and cultural reach that set Cary apart.







STRATEGIC LOCATION

Cary sits at the heart of the Research Triangle Park region — the largest research park in North America and home to Duke, UNC, NC State, and Wake Tech (NC’s largest community college). Cary was named the #7 Most Educated City in the U.S. (WalletHub, 2024), reflecting access to top-tier talent pipelines.

BUSINESS-FRIENDLY TAX ENVIRONMENT

With a 2.5% corporate tax rate phasing out by 2030, North Carolina holds the lowest rate among the 44 states that levy this tax.

CONVENIENCE AND EFFICIENCY

Streamlined approvals, minimal red tape, and a proactive local government. Cary is designed for execution — not just ideas.

HIGH QUALITY OF LIFE

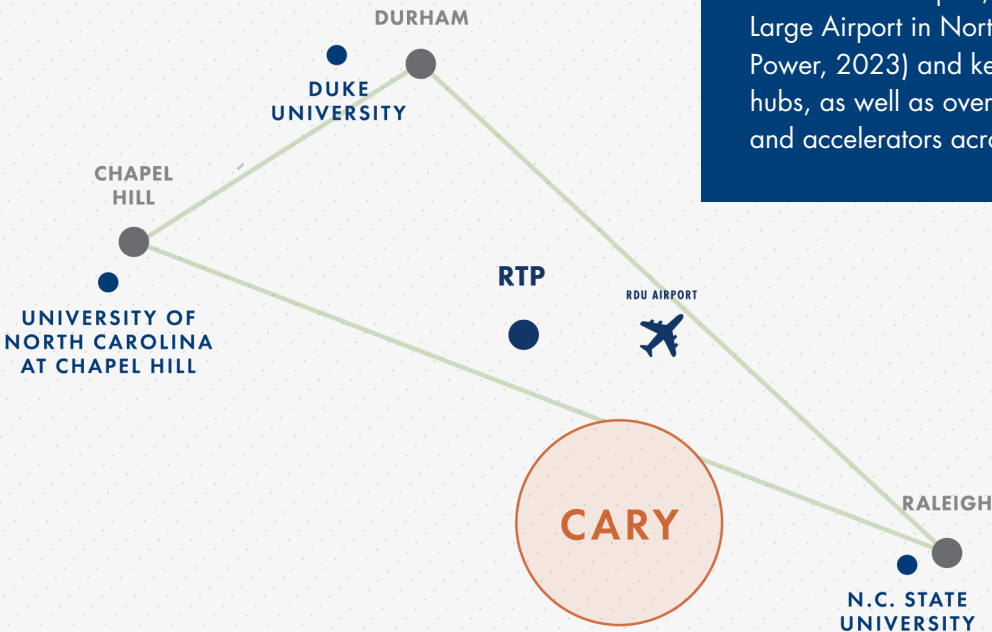
Cary is the #1 Best Place to Live and the #1 Best Place to Raise a Family in North Carolina (Niche, 2025). Median household income is \$129,399 (U.S. Census Bureau, 2023), and residents enjoy nearly 100 miles of greenways, award-winning restaurants, and nationally ranked schools.

INFRASTRUCTURE-READY

As part of the #3 Best Large Metro for Business Climate (Business Facilities, 2023), Cary provides redevelopment-ready sites, adaptable commercial spaces, and Class A office opportunities.

WORKFORCE STRENGTH

A highly skilled, highly motivated workforce driven by one of the country’s most educated populations. Cary is the #1 City with the Most People Working From Home (SmartAsset, 2024), supporting flexibility and modern workforce trends.



PROXIMITY & ACCESS

Cary is just minutes away from RDU International Airport, the #5 Best Large Airport in North America (J.D. Power, 2023) and key regional hubs, as well as over 16 incubators and accelerators across the region.



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## WHY CARY? CONNECTIVITY



### CLASS A OFFICE & INDUSTRIAL SPACE

Move-in ready corporate HQs, flex spaces, and highly redevelopable sites.



### EMERGING INDUSTRY CLUSTERS

Biotech, fintech, clean energy, IT, and advanced manufacturing.



### ACCESS TO INNOVATION & RESEARCH

Connected to RTP, Cary is home to 300+ companies and one of the top innovation hubs in the U.S.

## STRATEGIC PROXIMITY & UNMATCHED CONVENIENCE

Cary's location allows companies to tap into the entire Research Triangle Park region while maintaining a distinct, business-friendly environment.

### RDU INTERNATIONAL AIRPORT

Fastest-growing Top 50 Airport in the Country (U.S. DOT, 2023), with over 60 nonstop flights to major U.S. & international destinations.

## ROAD & RAIL ACCESS

I-40, I-85, I-540, plus Amtrak connectivity.





WHY CARY?

## SMART TALENT, SMARTER TECH TRANSFER

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### HIGHLY EDUCATED POPULATION

An estimated population of over 191,000 (2025), with 70.2% holding a bachelor's degree or higher.

### EXECUTIVE-LEVEL AMENITIES

Cary is home to the region's most exclusive corporate amenities, including The Umstead Hotel & Spa, award-winning parks, and premier sports venues that are home to powerhouses like the NC Courage and USA Baseball.

### TOP-RANKED SCHOOLS & FAMILY-FRIENDLY AMENITIES

A place where C-suites and talent want to live.

### WALKABLE DOWNTOWN & LIFESTYLE PERKS

Greenways, arts, entertainment, and world-class restaurants.

#### FORM & FUNCTION

Designed to mitigate a 500-year flood, Downtown Cary Park's signature water feature anchors a \$70M resilience investment. Two decades in planning, this award-winning destination opened in late 2023—transforming Downtown Cary from a pass-through to a year-round draw for residents, visitors, and businesses alike.







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## WHY CARY? COMPETITIVE ADVANTAGE

### CARY: WHERE INDUSTRY LEADERS THRIVE

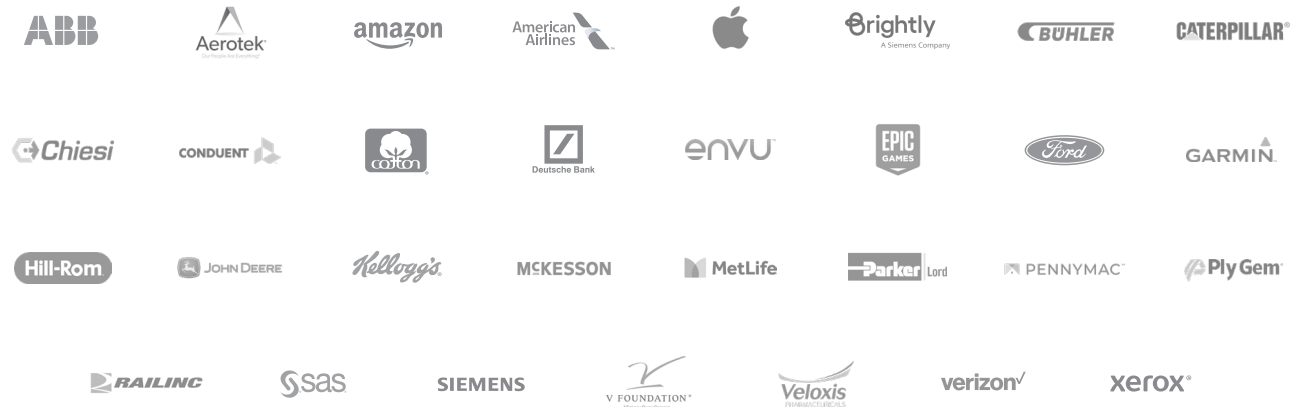


Photo: Charles L. Harris

Doing business in Cary provides you with:

- Access to competitive utility rates and reliable infrastructure
- Skilled, educated workforce from nearby top-tier universities (Duke, NC State, UNC), and the state's largest community college, Wake Tech.

Strategic location in the heart of the Triangle region, with excellent transportation access.

TAX RATE		
CARY	\$0.325	PER \$100 OF ASSESSED VALUE
WAKE COUNTY	\$0.5135	
COMBINED	\$0.8385	
<b>EFFECTIVE</b>	<b>0.8385%</b>	

*This rate applies to real property, such as land and buildings, for businesses located within Cary town limits in Wake County.*



#### EXECUTIVE EXCELLENCE

Cary is home to The Umstead Hotel & Spa — North Carolina's only triple Five-Star property, offering award-winning dining, tranquil trails, and refined meeting space just minutes from RDU, RTP, and Downtown Cary. It's where global executives unwind, connect, and make decisions that move business forward.





## USA BASEBALL NATIONAL TRAINING COMPLEX

Located within Cary's 220-acre Thomas Brooks Park, this \$11 million facility is home to U.S. amateur baseball and a cornerstone of Cary's \$300M+ sports tourism economy. Just 15 minutes from RDU International Airport and directly adjacent to I-40, the complex features four MLB-grade fields and a signature stadium that hosts elite championships and national team training year-round.



## IN GOOD COMPANY

CentreGreen Office Park anchors one of Cary's most prestigious corporate corridors, home to global leaders like MetLife's Global Technology Campus, Apple, SAS, John Deere, and Verizon. With more than 4 million square feet of office space within minutes—including over 735 hotel keys and 32,000 square feet of meeting space—this area blends Class A workspace, executive accommodations, and direct access to RDU, RTP, and Downtown Cary.

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**CARY**  
— LIVE INSPIRED —

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