



Land development opportunity

6700 CASS HOLT ROAD
HOLLY SPRINGS, NC

**AVISON
YOUNG**



±39.37

acres of land



Raleigh/Durham
market



RR

current zoning

Property overview

OFFERING SUMMARY

ADDRESS	6700 Cass Holt Road
CITY, STATE, ZIP	Holly Springs, NC 27540
COUNTY	Wake County
PIN	0637639993
REID	0073827
ACREAGE	±39.37 acres
CURRENT ZONING	RR: Rural Residential
MARKET	Raleigh/Durham
SUBMARKET	Southwest Wake County
PRICING	Call Broker for Pricing

LAND DEVELOPMENT OPPORTUNITY

6700 CASS HOLT ROAD | HOLLY SPRINGS, NC

PROPERTY HIGHLIGHTS

- Development opportunity in Holly Springs
- ±39.37 acres of land for sale
- Approximately 0.9 acres across Cass Holt Road shall be subdivided and not included
- Holly Springs ETJ

DEMOGRAPHICS



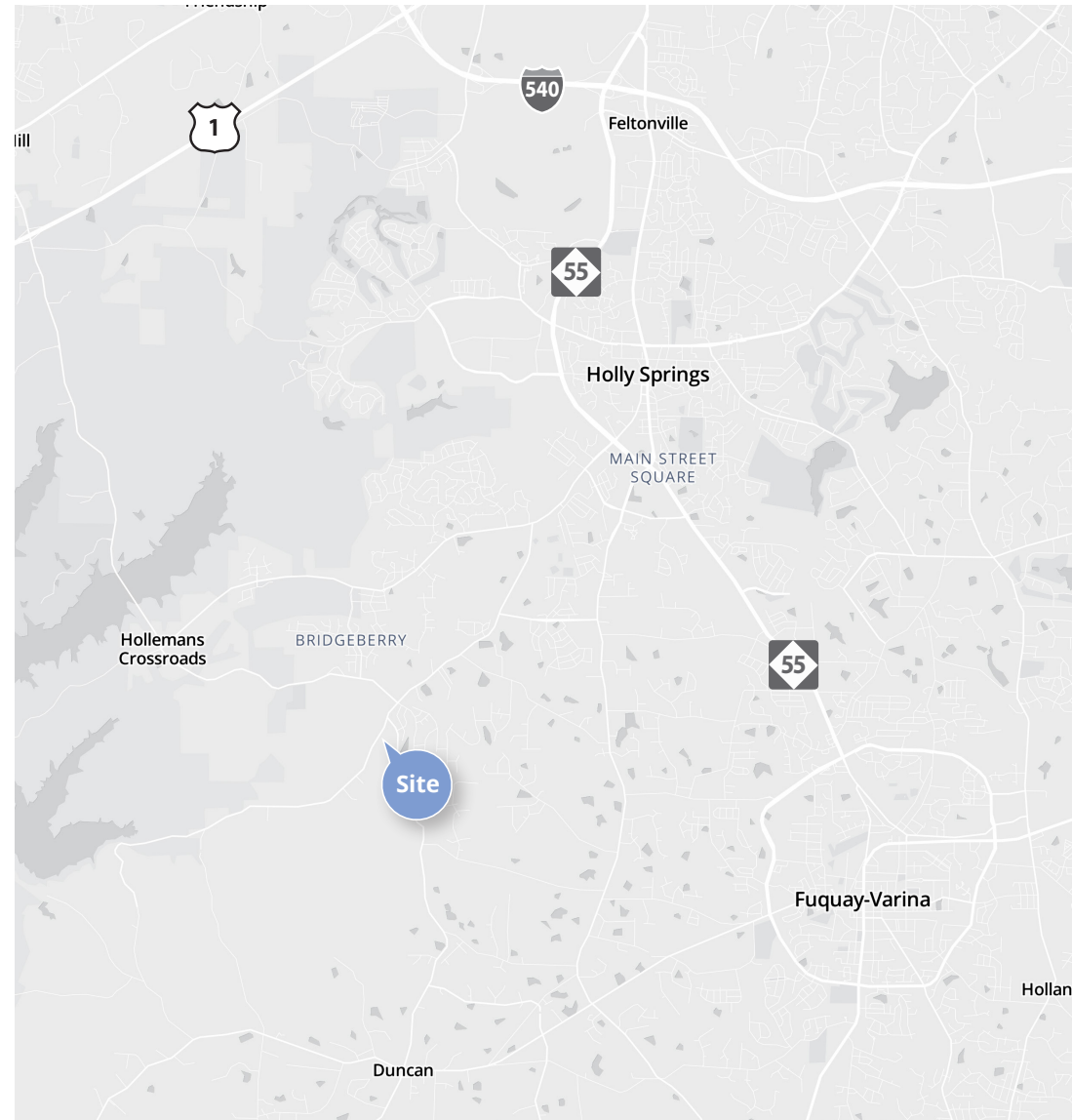
54,012
population



\$144,327
average hh income



\$464,279
median house value



02 Market overview

Holly Springs maintains a balance between growth and small-town charm through strategic planning and infrastructure development. The town offers a high quality of life with amenities such as parks, recreational facilities, and community events. The recent introduction of the “Sip & Stroll” social district in downtown Holly Springs exemplifies the town’s commitment to enhancing community engagement.

Situated in the heart of one of the fastest-growing regions in the U.S., Holly Springs provides businesses with access to over 70% of the U.S. industrial base and more than 200 million people within a two-day truck drive. This strategic location, combined with a skilled workforce and supportive local government, makes Holly Springs an attractive destination for both businesses and residents.

Holly Springs is a dynamic and prosperous community that offers a blend of economic opportunity, quality living, and strategic advantages, making it an ideal location for property investment and development.



NOTABLE DEVELOPMENT ACTIVITY

HOLLY SPRINGS, NORTH CAROLINA

HOLLY SPRINGS NOTABLE DEVELOPMENT



Genentech has announced plans to invest \$700 million in Holly Springs to establish a new high-volume manufacturing facility.



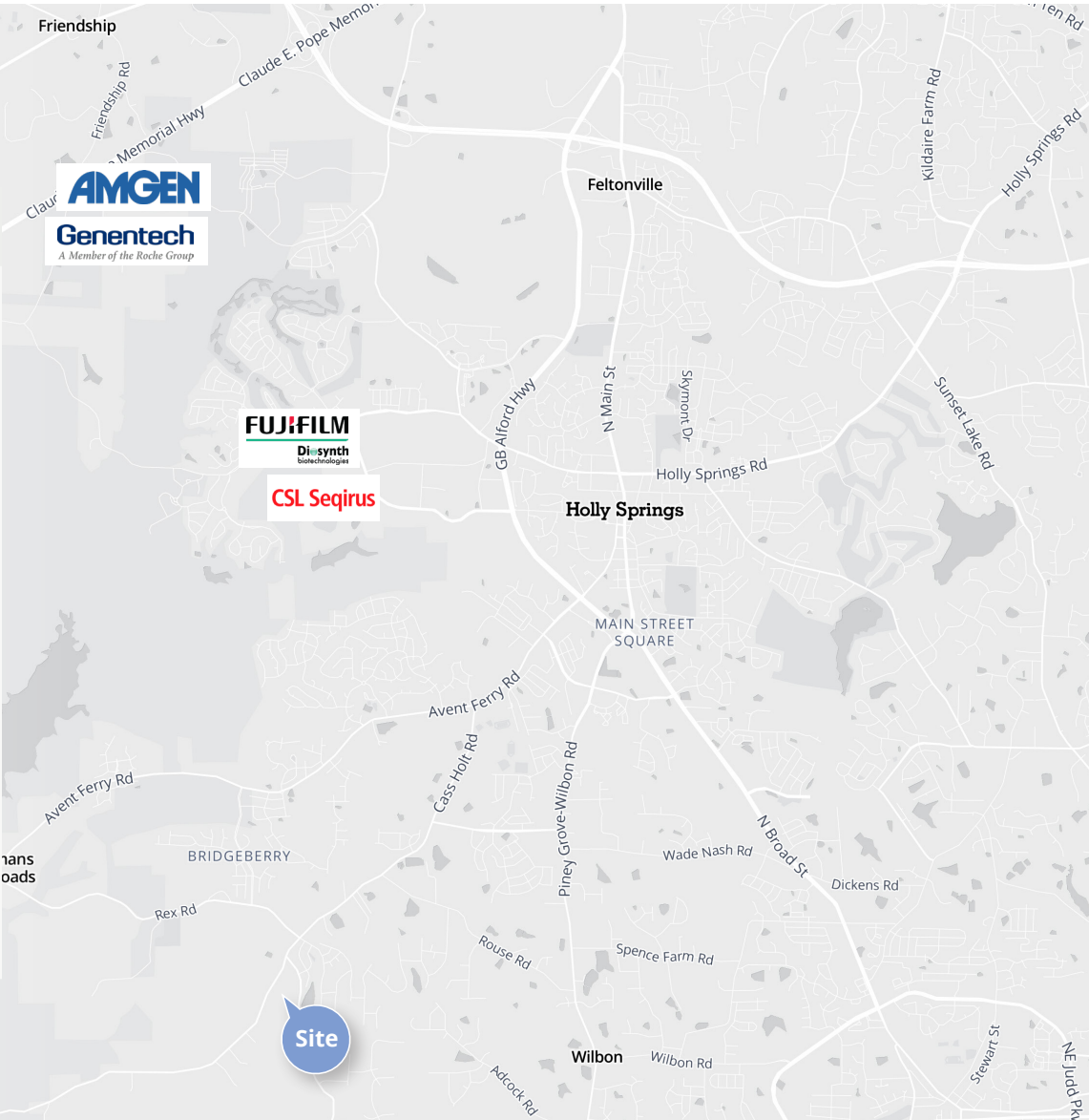
\$2 billion project announced in 2021 and is the largest life sciences investment announcement ever in the state of North Carolina.



\$550 million manufacturing facility broke ground in 2022. In December 2024, Amgen announced an additional \$1 billion expansion with employment reaching 725 by 2032.



CSL Seqirus is a global vaccine maker with a facility in Holly Springs that is over 618,000 square feet.



Get in touch.

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Principal

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