

1209 PINEY GROVE WILBON RD

RESIDENTIAL DEVELOPMENT OPPORTUNITY

HOLLY SPRINGS, NC 27540

PINEY GROVE WILBON RD

±10.43 ACRES

WADE NASH RD

 LEE &
ASSOCIATES

COMMERCIAL REAL ESTATE SERVICES
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PROPERTY SUMMARY

Prime retail development opportunity located within Holly Springs' Extraterritorial Jurisdiction. This site is currently zoned Rural Residential (RR), but the Future Land Use Plans designate it as Neighborhood Center (NC). The property sits near the new Holly Springs Park, and across from the approved Elmsley subdivision in Fuquay-Varina, adding 212 new rooftops to the area. This property is ideally positioned for near-term growth, offering a strategic investment opportunity in one of the area's most desirable and rapidly expanding submarkets.

In addition, an adjacent parcel (± 48.8 acres) is available for possible expansion, offering developers the potential to enlarge the overall footprint and create a larger-scale residential subdivision or master-planned community. *The adjacent parcel is not included in the current offering or sale price.*

LOCATION DESCRIPTION

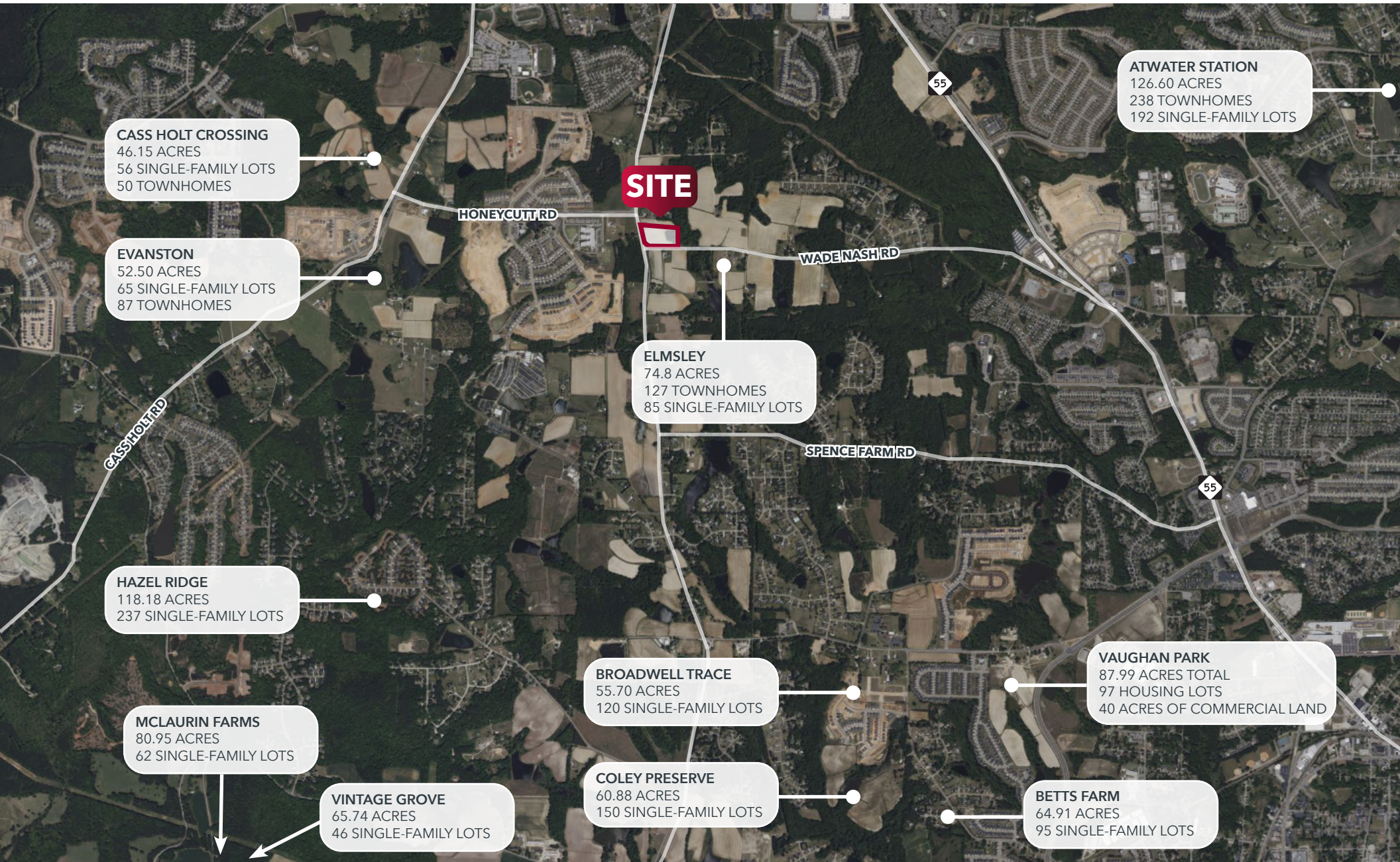
The property is located at the corner of Piney Grove Wilbon Road and Wade Nash Road less than 10 minutes from downtown Holly Springs and under 5 minutes to Hwy 55.

HIGHLIGHTS

- » ± 10.43 acres
- » PIN: 0648706251
- » **Zoning:** RR (Rural Residential)
- » **Future Land Use:** Neighborhood Center (NC)
- » **Accessibility:** Quick access to US-1, NC-540, and major employment centers
- » **Strong Market Fundamentals:** Rapid residential growth and top schools
- » **Traffic Counts:** 19,500 VPD on Piney Grove Wilbon Rd
- » **Ideal Use:** Grocery-anchored retail development
- » **SALE PRICE:** \$4,400,000 (\$421,860/ac)



NEARBY DEVELOPMENTS



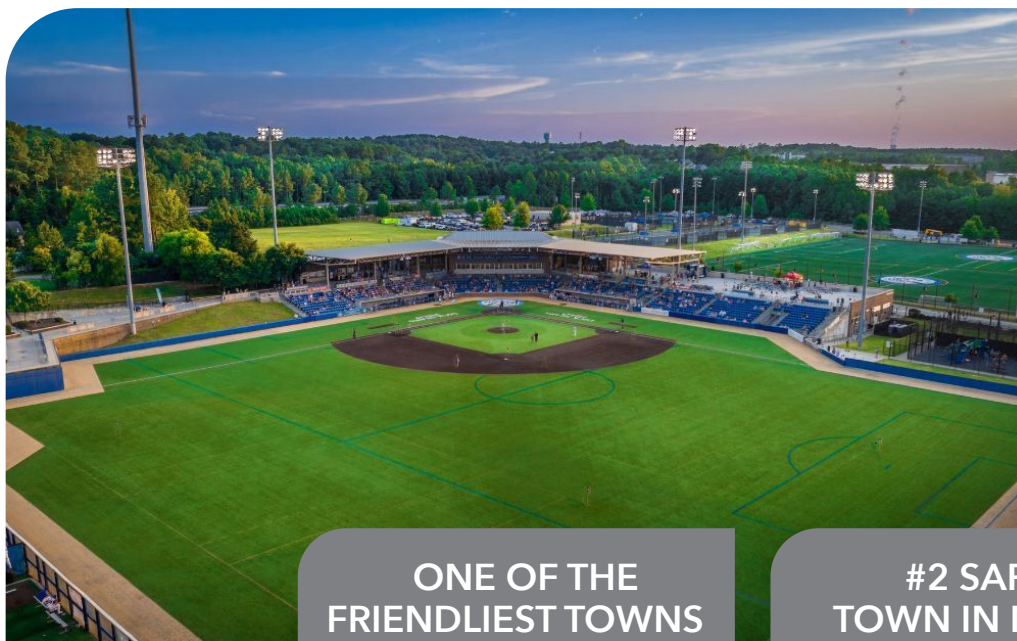
AREA OVERVIEW



DISTANCES	
TRIANGLE EXPRESSWAY (NC 540)	2 MILES
NC 55 HWY	3.1 MILES
DOWNTOWN HOLLY SPRINGS	2.5 MILES
DOWNTOWN APEX	7.3 MILES
DOWNTOWN FUQUAY-VARINA	7.3 MILES
DOWNTOWN RALEIGH	17 MILES
RDU AIRPORT	21.6 MILES
RESEARCH TRIANGLE PARK	24.5 MILES

DEMOGRAPHICS

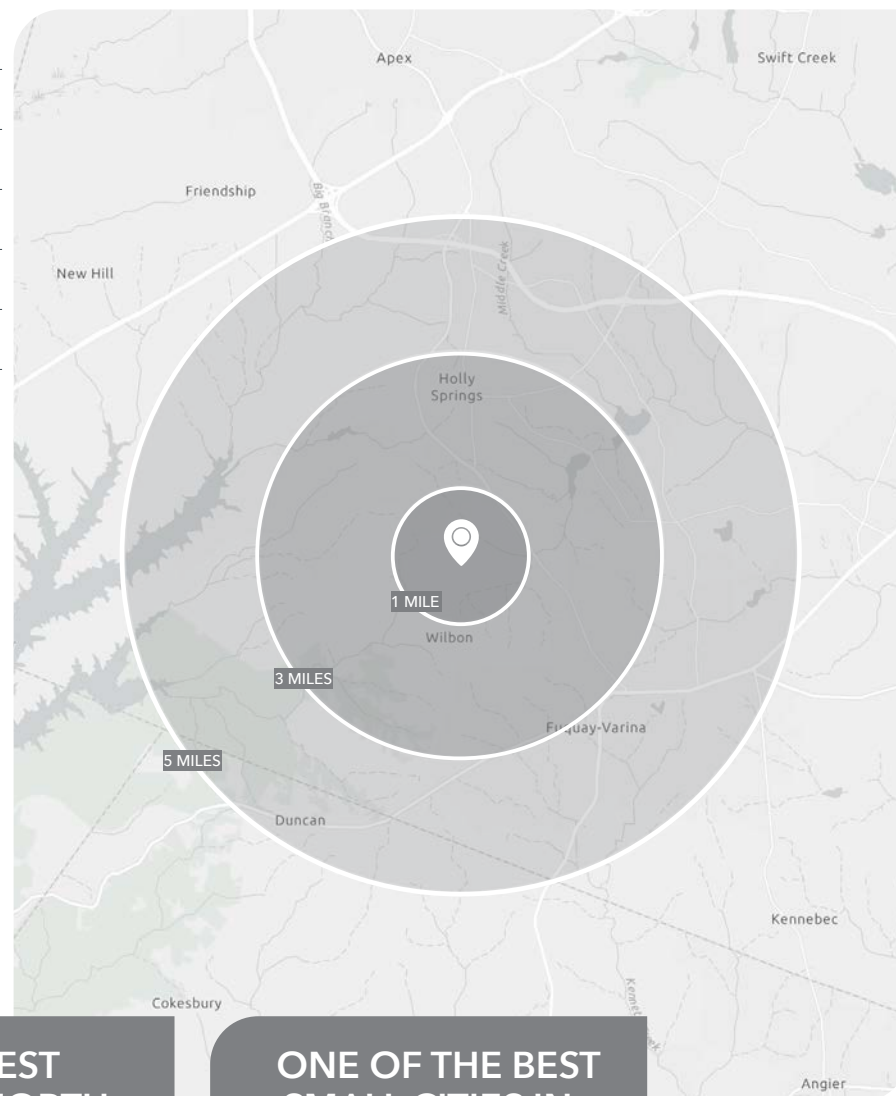
	1 MILE	3 MILES	5 MILES
Population (2025)	6,769	49,646	111,060
Daytime Population	4,575	40,867	89,472
Median Age	34.9	36.7	37.3
Average Household Income	\$166,806	\$156,781	\$155,740
Average Home Value	\$620,244	\$613,514	\$608,093
Bachelor's Degree or Higher	60.9%	63.6%	61.5%



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IN NORTH CAROLINA**
WORLDTLAS, 2024

**#2 SAFEST
TOWN IN NORTH
CAROLINA**
MONEYGEEK, 2023

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SMALL CITIES IN
AMERICA**
WALLETHUB, 2023



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