

# 1209 PINEY GROVE WILBON RD

## RESIDENTIAL DEVELOPMENT OPPORTUNITY

HOLLY SPRINGS, NC 27540



**±10.43 ACRES**

WADE NASH RD

# 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 ( $\pm 48.8$  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

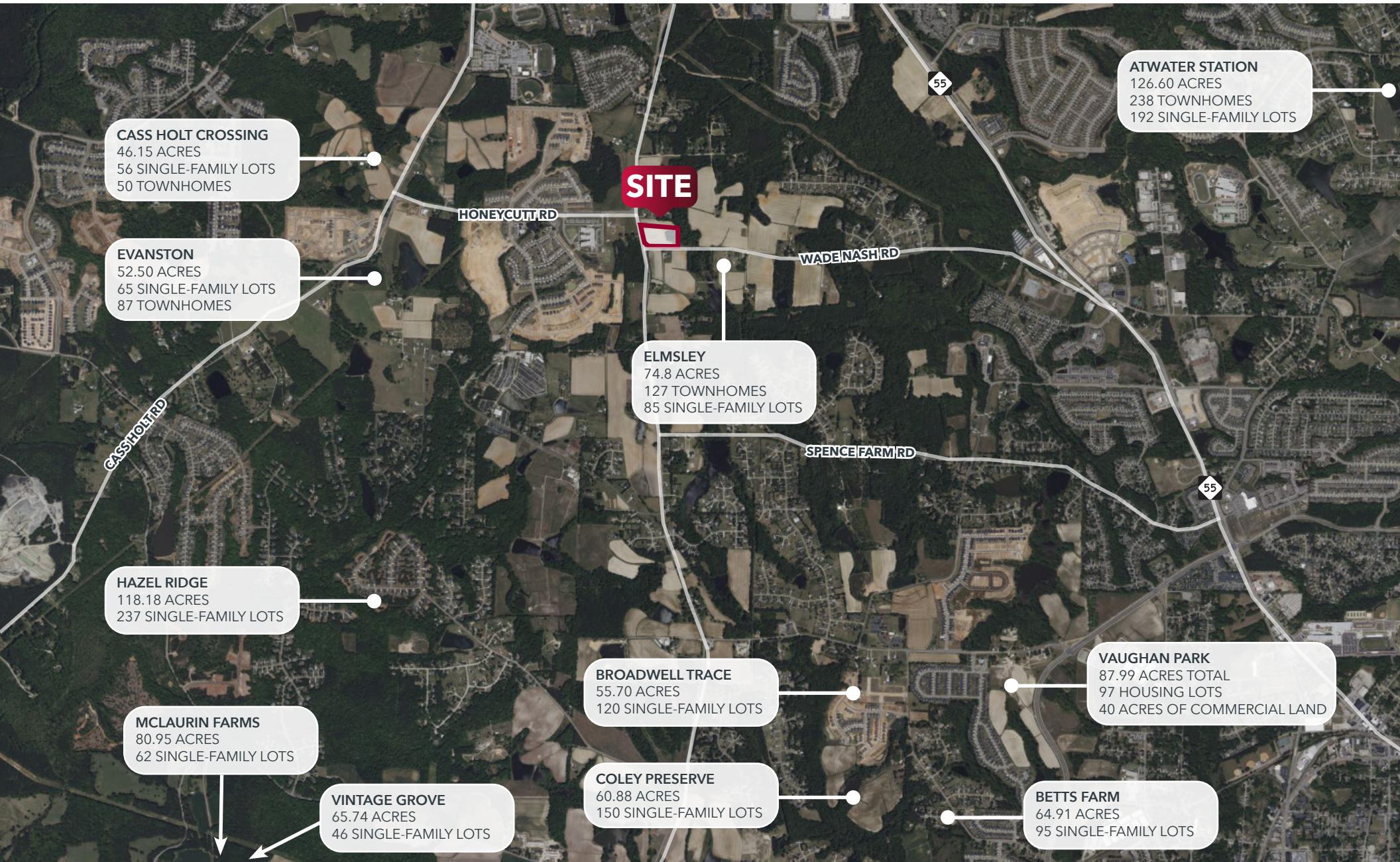
The property is located at the corner of Piney Grove Wilbon Road and Wade Nash Road less than 10 minutes from downtown Holly Springs and under 5 minutes to Hwy 55.

## HIGHLIGHTS

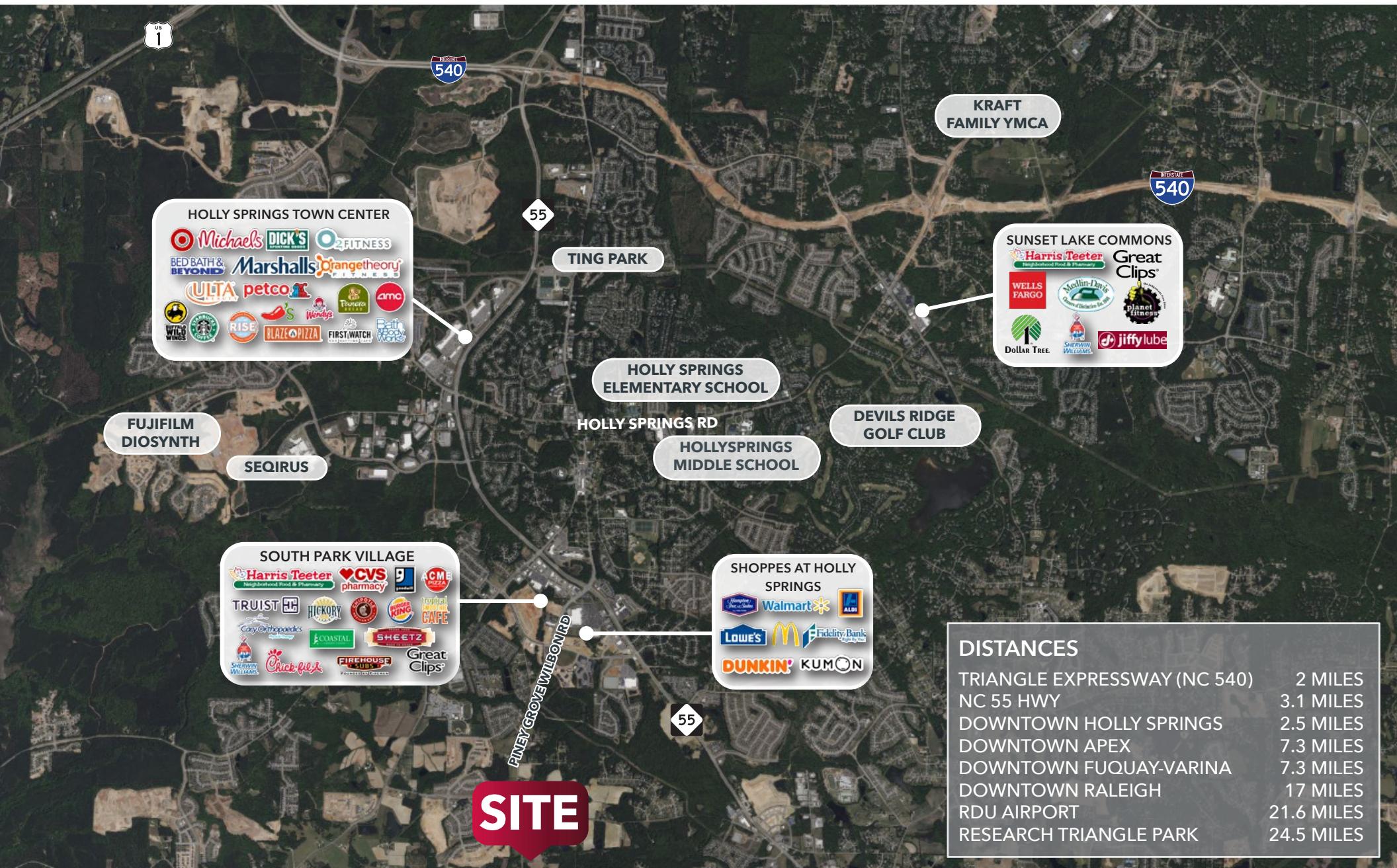
- »  $\pm 10.43$  acres
- » PIN: 0648706251
- » Zoning: RR (Rural Residential)
- » Future Land Use: Neighborhood Center (NC)
- » Accessibility: Quick access to US-1, NC-540, and major employment centers
- » Strong Market Fundamentals: Rapid residential growth and top schools
- » Traffic Counts: 19,500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



# NEARBY DEVELOPMENTS



# AREA OVERVIEW



# DEMOGRAPHICS

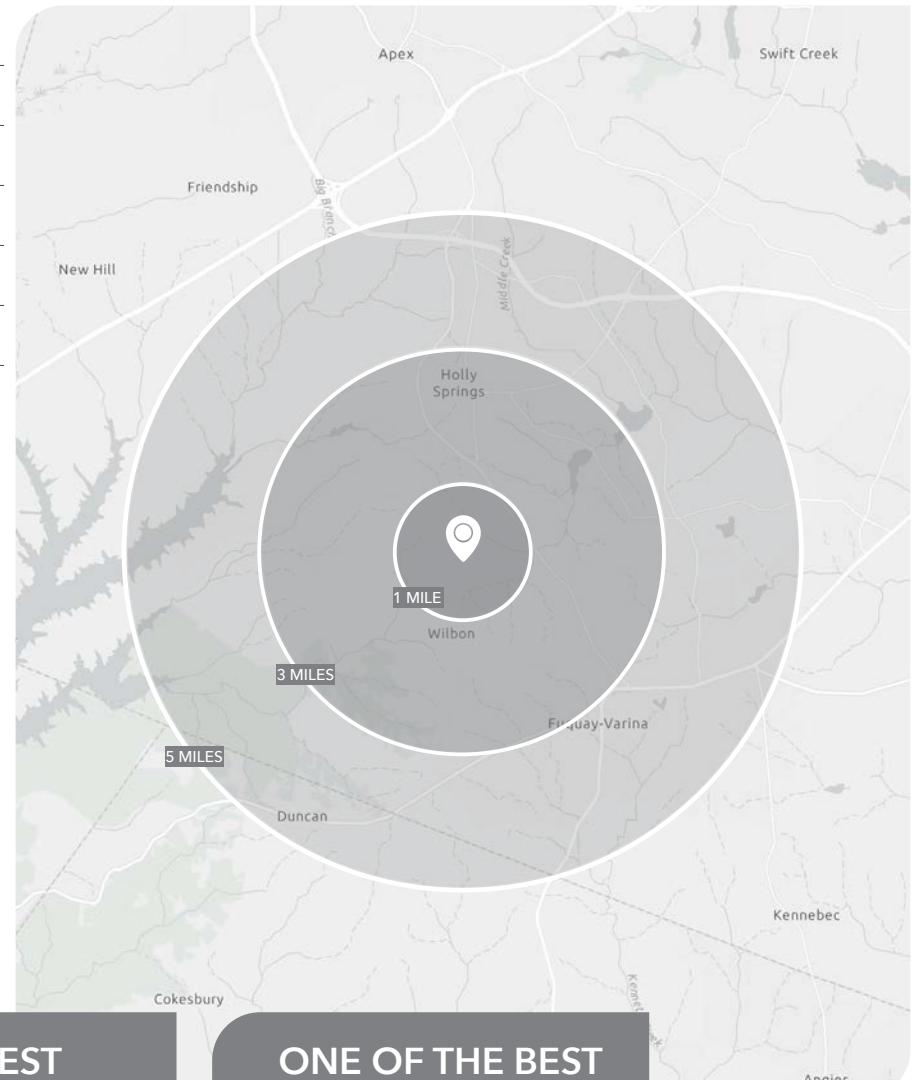
	1 MILE	3 MILES	5 MILES
Population (2025)	6,769	49,646	111,060
Daytime Population	4,575	40,867	89,472
Median Age	34.9	36.7	37.3
Average Household Income	\$166,806	\$156,781	\$155,740
Average Home Value	\$620,244	\$613,514	\$608,093
Bachelor's Degree or Higher	60.9%	63.6%	61.5%



ONE OF THE  
FRIENDLIEST TOWNS  
IN NORTH CAROLINA  
WORLDAATLAS, 2024

#2 SAFEST  
TOWN IN NORTH  
CAROLINA  
MONEYGEEK, 2023

ONE OF THE BEST  
SMALL CITIES IN  
AMERICA  
WALLETHUB, 2023





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