

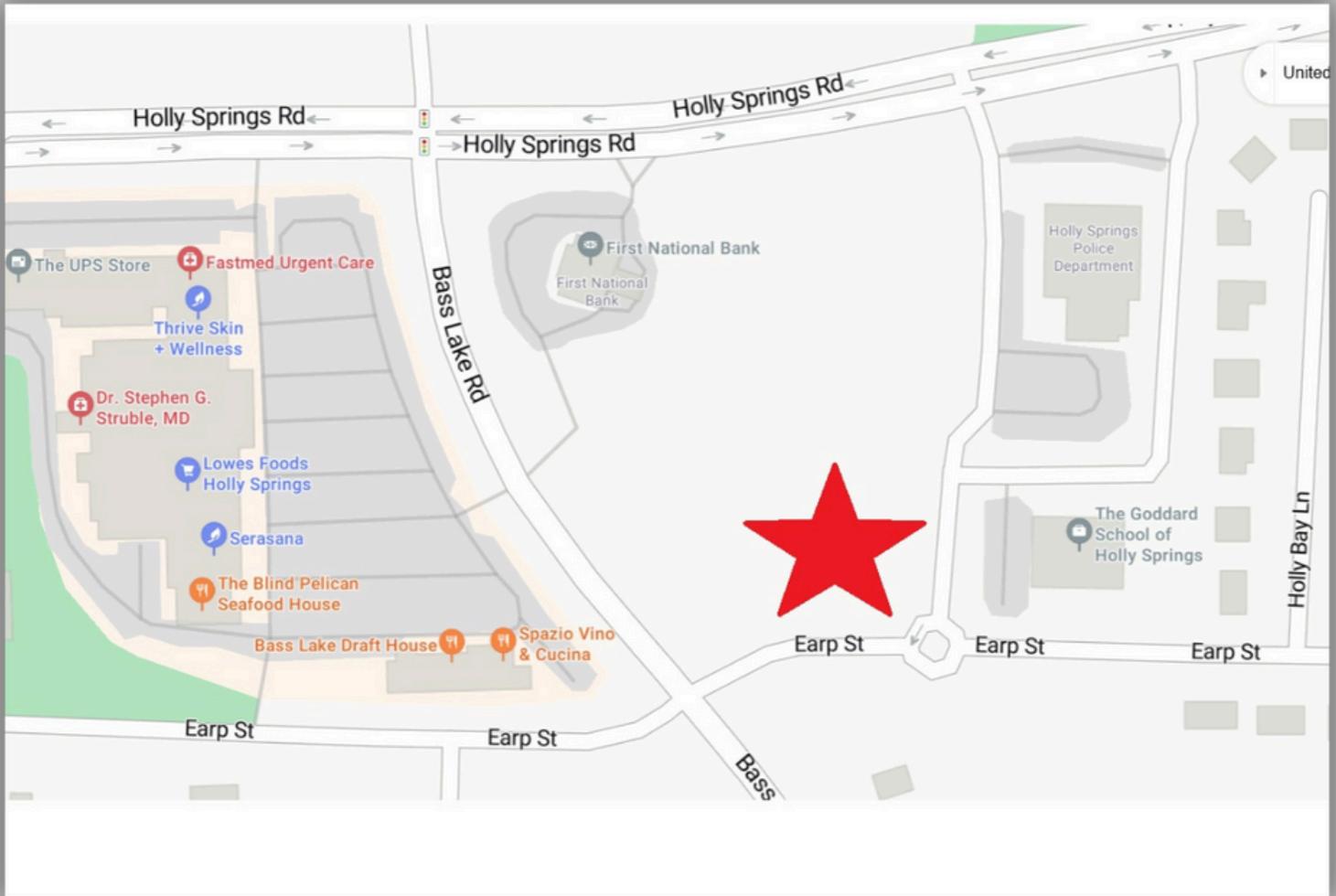
**0 BASS LAKE ROAD
HOLLY SPRINGS, NC 27540**

COMMERCIAL LAND FOR SALE

PROPERTY OVERVIEW

White Oak Commercial is proud to present this ± 2.95 -acre commercial parcel located on Bass Lake Road in Holly Springs, NC. Positioned just off Holly Springs Road, one of the area's main thoroughfares, the property sits directly across from a busy Lowe's Foods shopping center within a vibrant and established commercial corridor. The site offers excellent visibility and access, making it well-suited for a range of end users including retail, medical office, or institutional development.

- **Site Address** - 0 Bass Lake Rd, Holly Springs, NC 27540
- **Acreage** - Approximately 2.95
- **Parcel ID** - 0308702

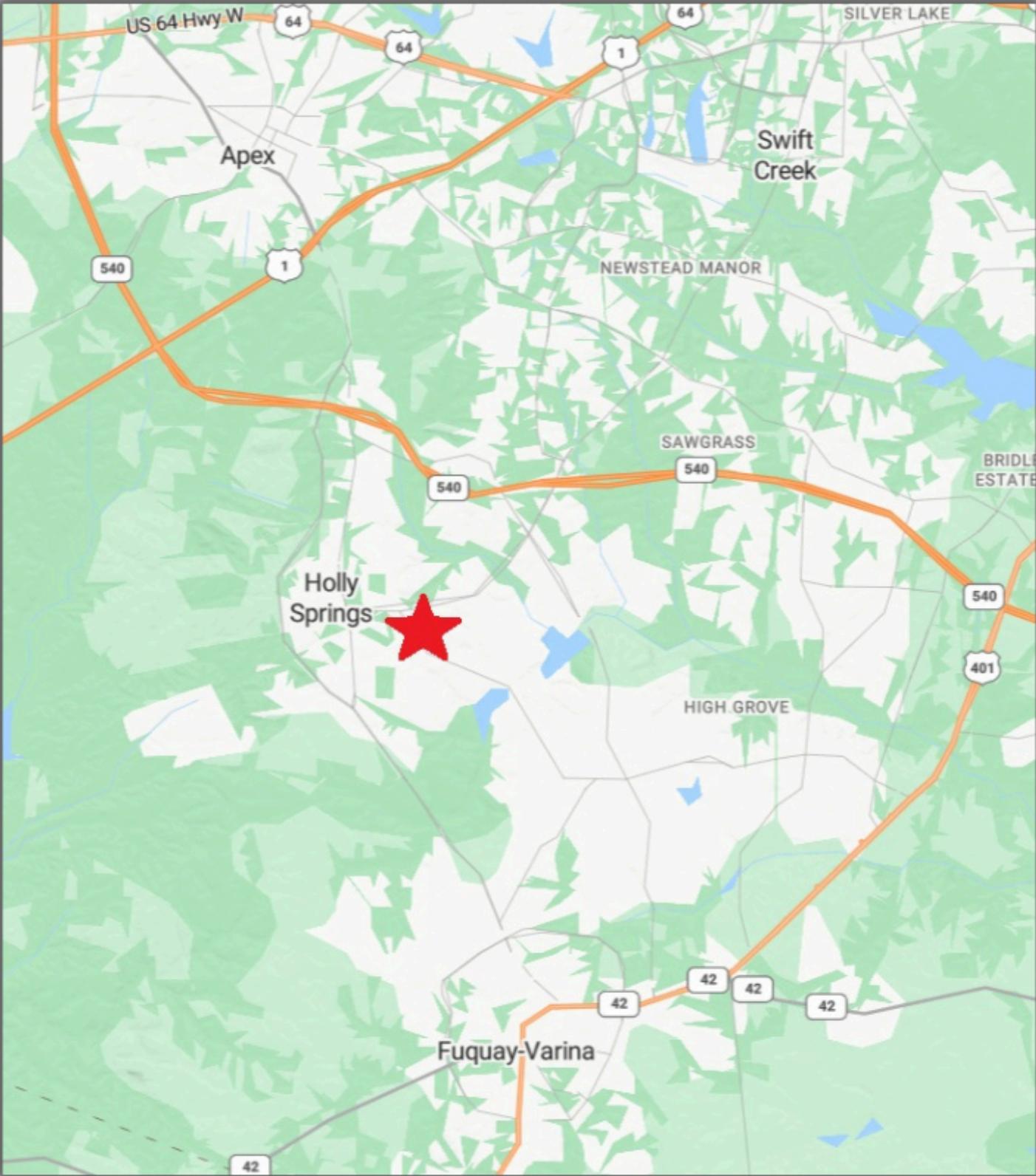


- Utilities - All public utilities are to the site
- Current Zoning - Rural Residential (RR)
- ETJ - Holly Springs
- Future Land Use - Neighborhood Commercial (NC)

PRICING GUIDANCE = \$1,250,000.00

FUTURE LAND USE MAP

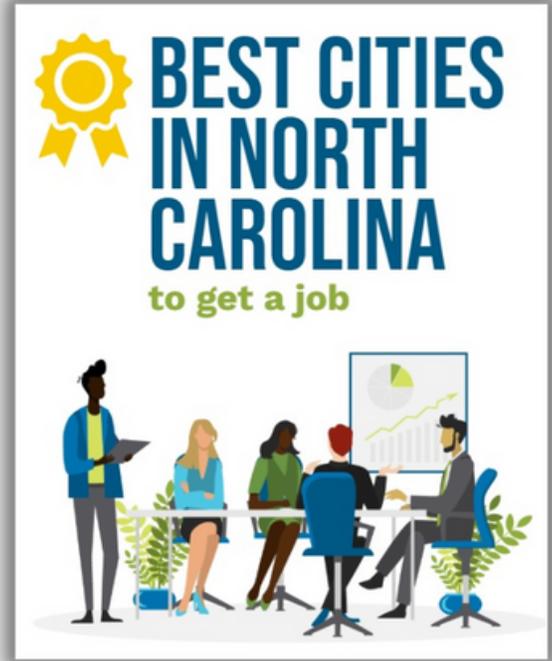




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Area Demographics

0 Bass Lake Road | Holly Springs, NC 27540

Strong household incomes and a prime working-age population support long-term commercial demand.

Income & Age Profile

Radius	Median Household Income	Median / Average Age
1-Mile	\$120,488	38 years
3-Mile	\$121,299	37 years
5-Mile	\$118,076	38 years