



TRADEMARK
PROPERTIES

5828 OLD SMITHFIELD RD

APEX, NC 27539

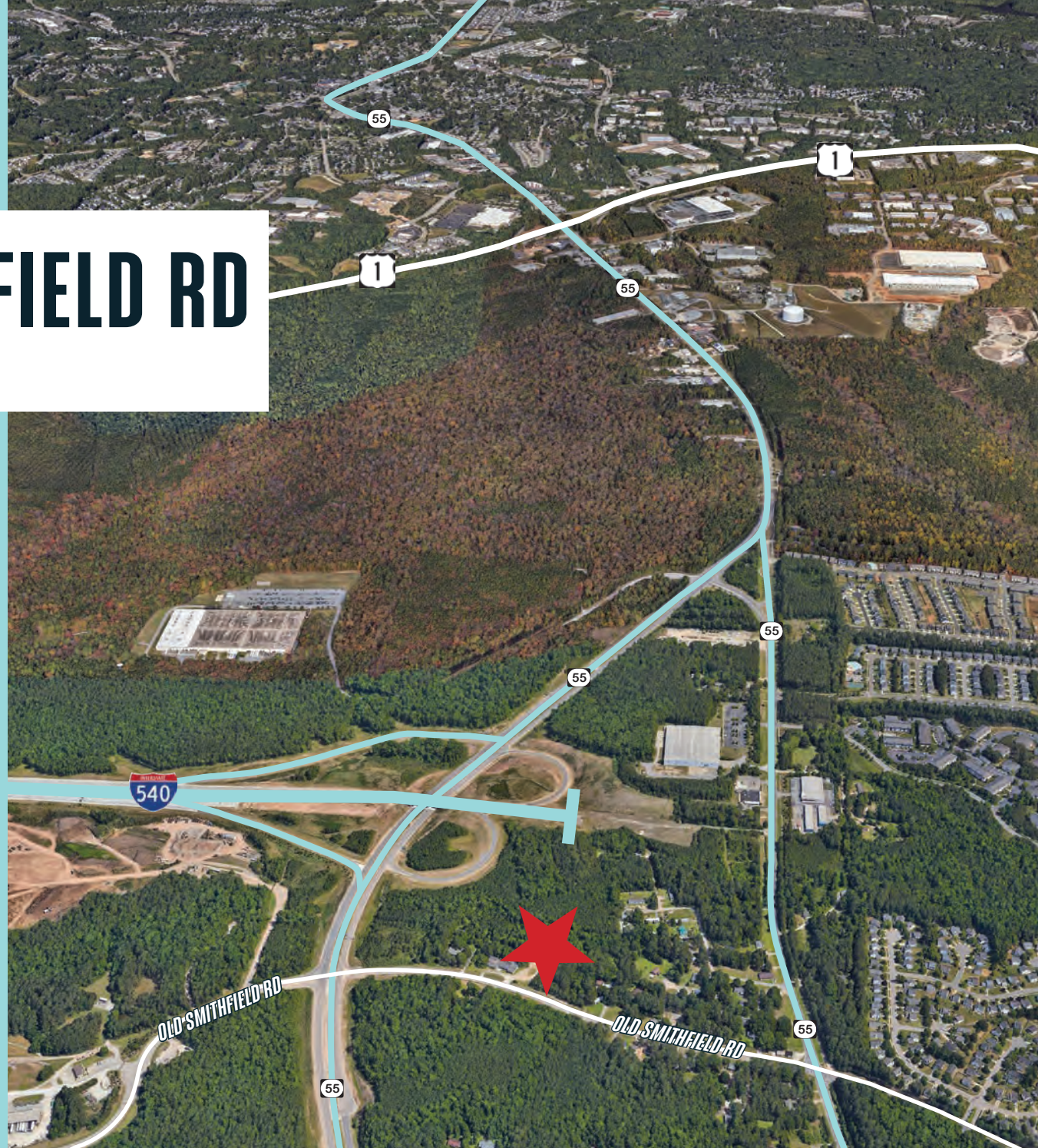
1.215 ACRES
FOR
SALE

LISTING BROKER:

MIKE KEEN

919.573.1392 (O) | 919.795.1944 (M)

MKEEN@TRADEMARKPROPERTIES.COM



1001 WADE AVENUE SUITE 300, RALEIGH, NC 27605
TRADEMARKPROPERTIES.COM | 919-782-5552

5828 OLD SMITHFIELD ROAD
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PROPERTY DESCRIPTION

- » 1.215-acre flag lot with private driveway access; quiet setting with close proximity to local amenities
- » PIN# 0740842383
- » Flexible use potential — property can be developed for residential living or held as a smart investment in a growing region
- » Abandon mobile home on property
- » Zoned RR (Rural Residential) with the Town of Apex's future land use plan designating the area for Mixed-Use
- » Public sewer connection is already available at the property, saving on infrastructure costs
- » Public water line runs along Old Smithfield Road, making utility access straightforward for future construction or improvements

SALE PRICE: \$140,000

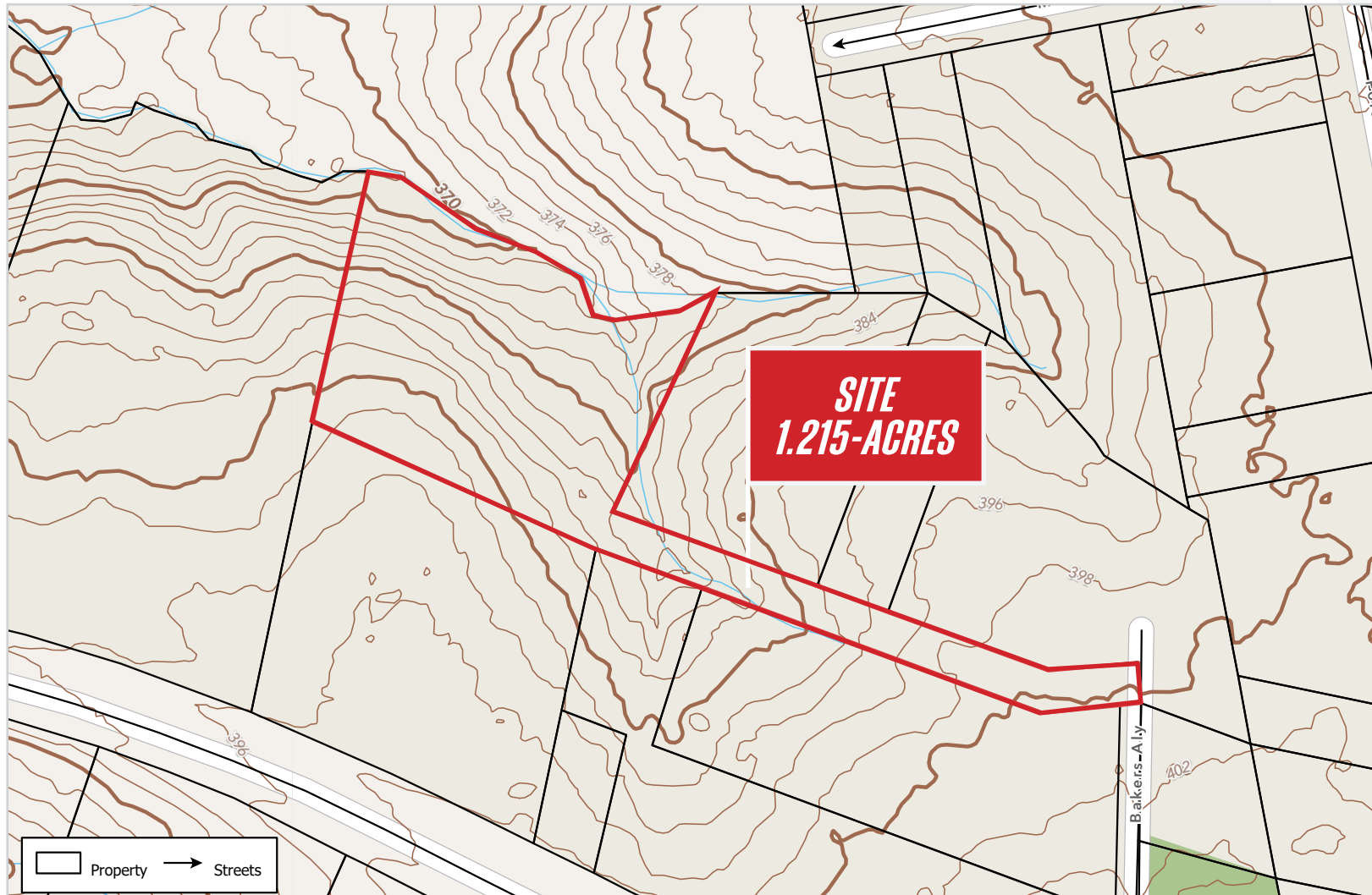


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ENVIRONMENTAL MAP



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UTILITIES MAP



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TOWN OF APEX PEAK PLAN FUTURE LAND USE

» Current Zoning: Rural Residential

- » Designates areas for low-density, single-family housing in rural settings.
- » Permits single-family homes, allows for accessory structures, and in some cases, limited home occupations or small-scale agricultural activities.

» Future Zoning: Regional Mixed Use

- » Allows for a mix of residential, commercial, and potentially light industrial uses within a specific area
- » Economic development potential estimated to be, but not limited to:
 - » Over 350,000 ft' of commercial
 - » 10 to 25-mile trade area



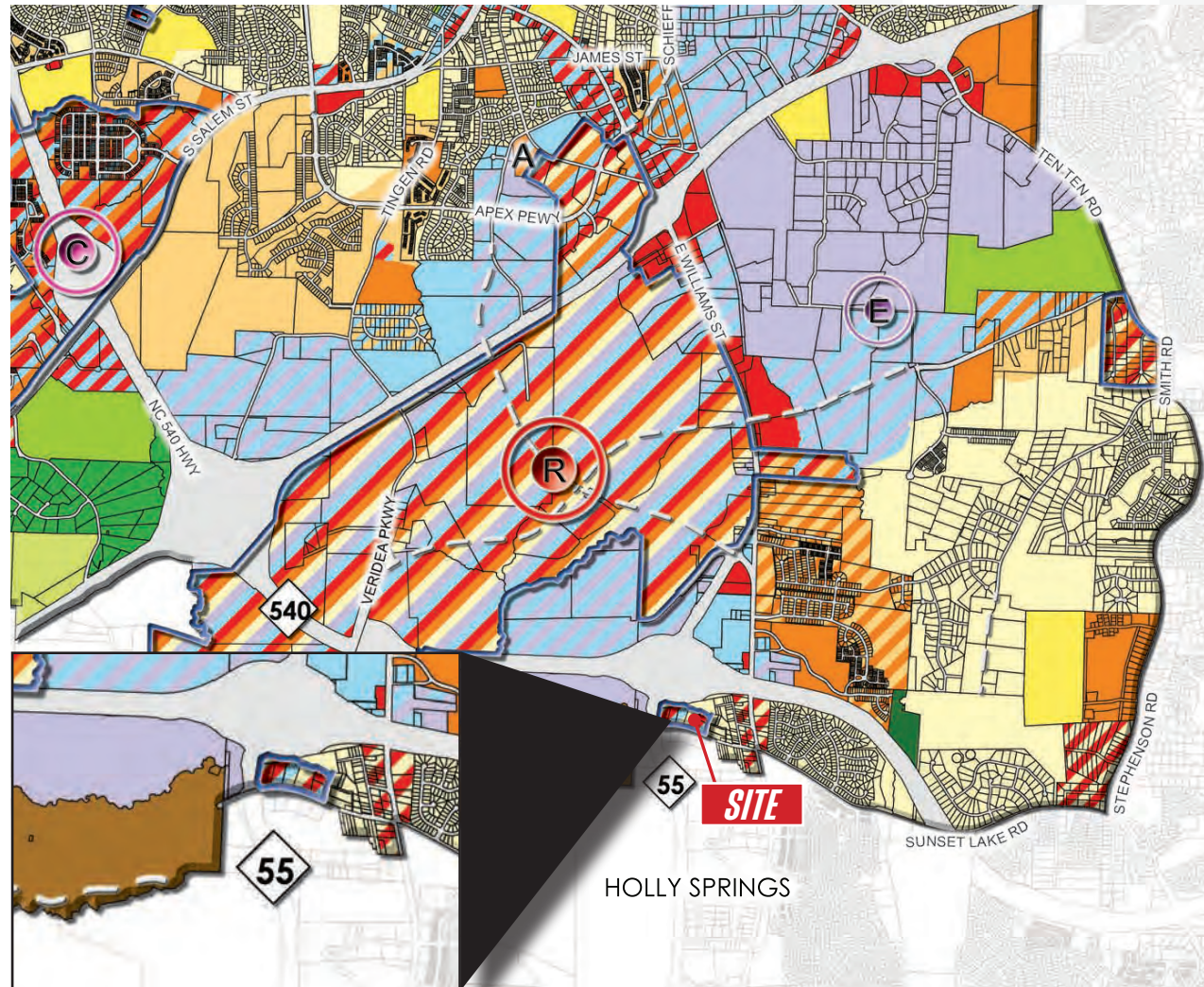
Commercial Services



Medium Density Residential



Office Employment

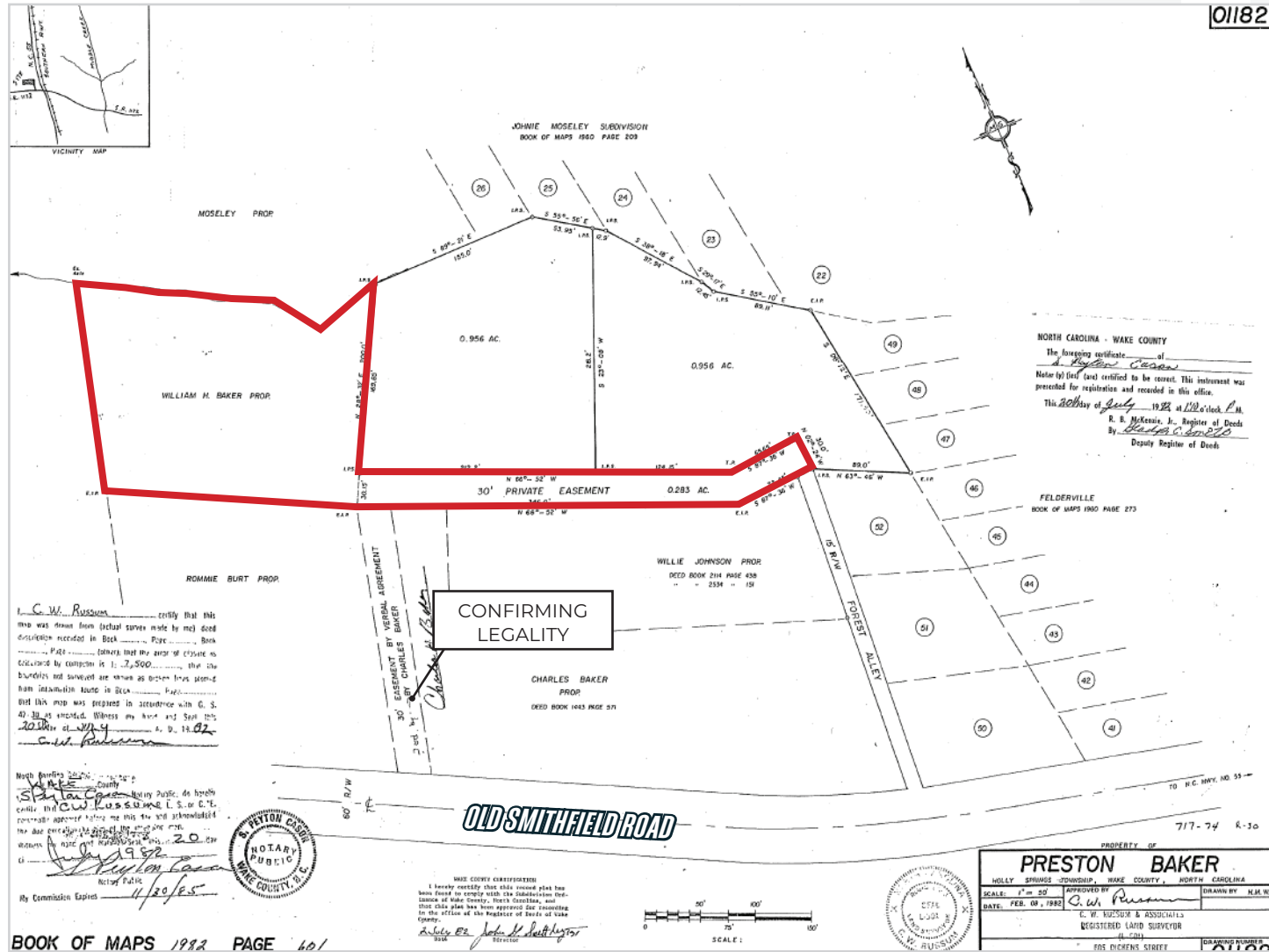


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PROPERTY PHOTOS



Main Property



Baker's Ally Easement



Curb Cut/Driveway at 5814 Smithfield Rd



Access Path

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919.573.1392 DIRECT | 919.795.1944 MOBILE
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P R O P E R T I E S

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