

# LAND FOR SALE SUNSET LAKE ROAD

Holly Springs, NC 27539



## PROPERTY DESCRIPTION

±6.15 acres for sale adjacent to the Woodcreek division, located north of the intersection of Holly Springs Road and Sunset Lake Road. The property has an Apex address and falls into Town of Holly Springs jurisdiction.

## PROPERTY HIGHLIGHTS

- ±6.15 acres
- Adjacent to the Woodcreek subdivision
- Zoned RR (Rural Residential) by Holly Springs
- Future Land Use: Mixed Residential Neighborhood
- Water and sewer nearby
- PIN 0659792618
- Sales Price: \$399,000

## OFFERING SUMMARY

|             |            |
|-------------|------------|
| Sale Price: | \$399,000  |
| Lot Size:   | 6.15 Acres |

Moss Withers  
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C: 919.576.2501

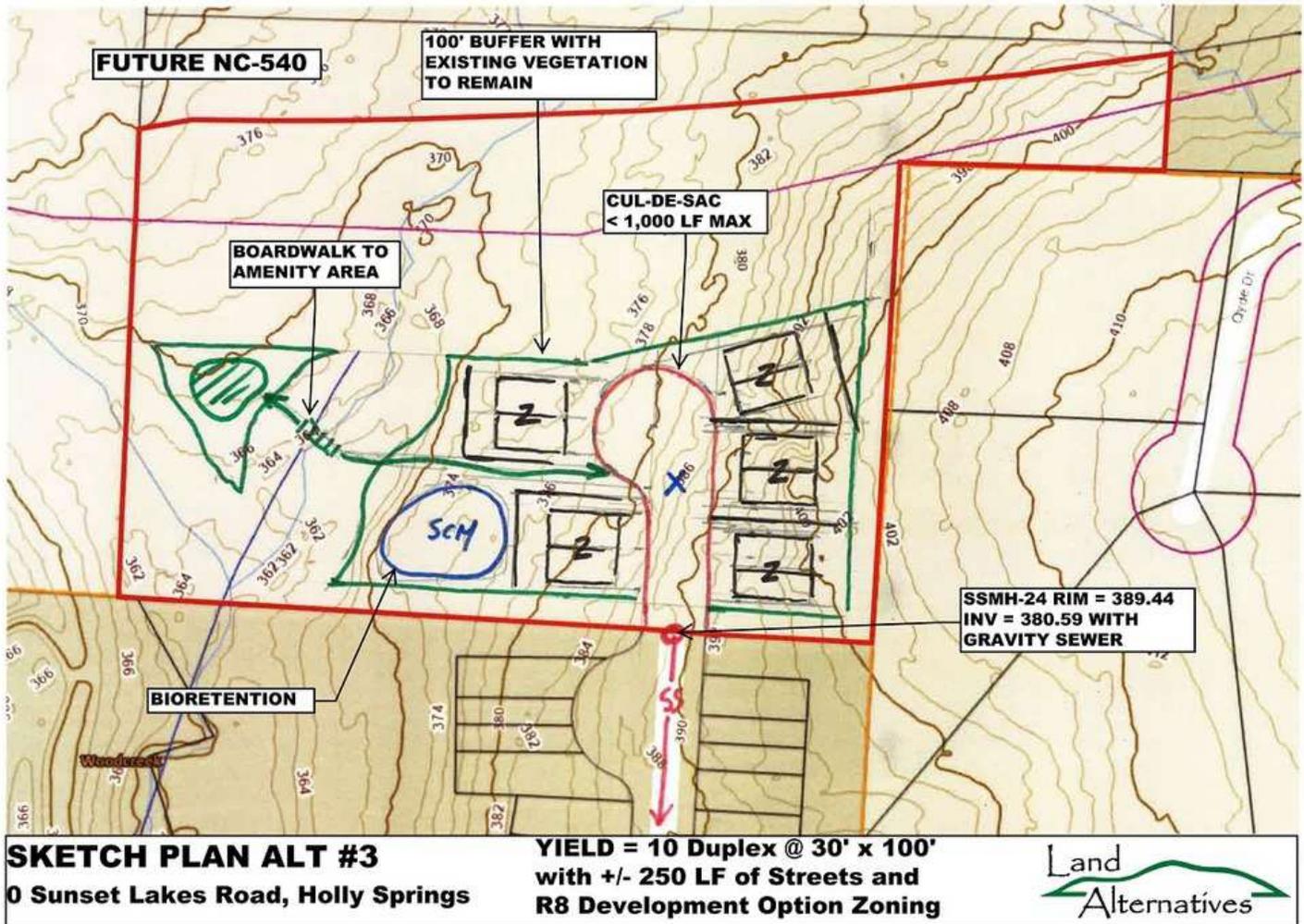
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All information furnished regarding property for sale, rental or financing is from sources deemed reliable, but no warranty or representation is made to the accuracy thereof and same is submitted to errors, omissions, change of price, rental or other conditions prior to sale, lease or financing or withdrawal without notice. No liability of any kind is to be imposed on the broker herein.

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## Conceptual Plan



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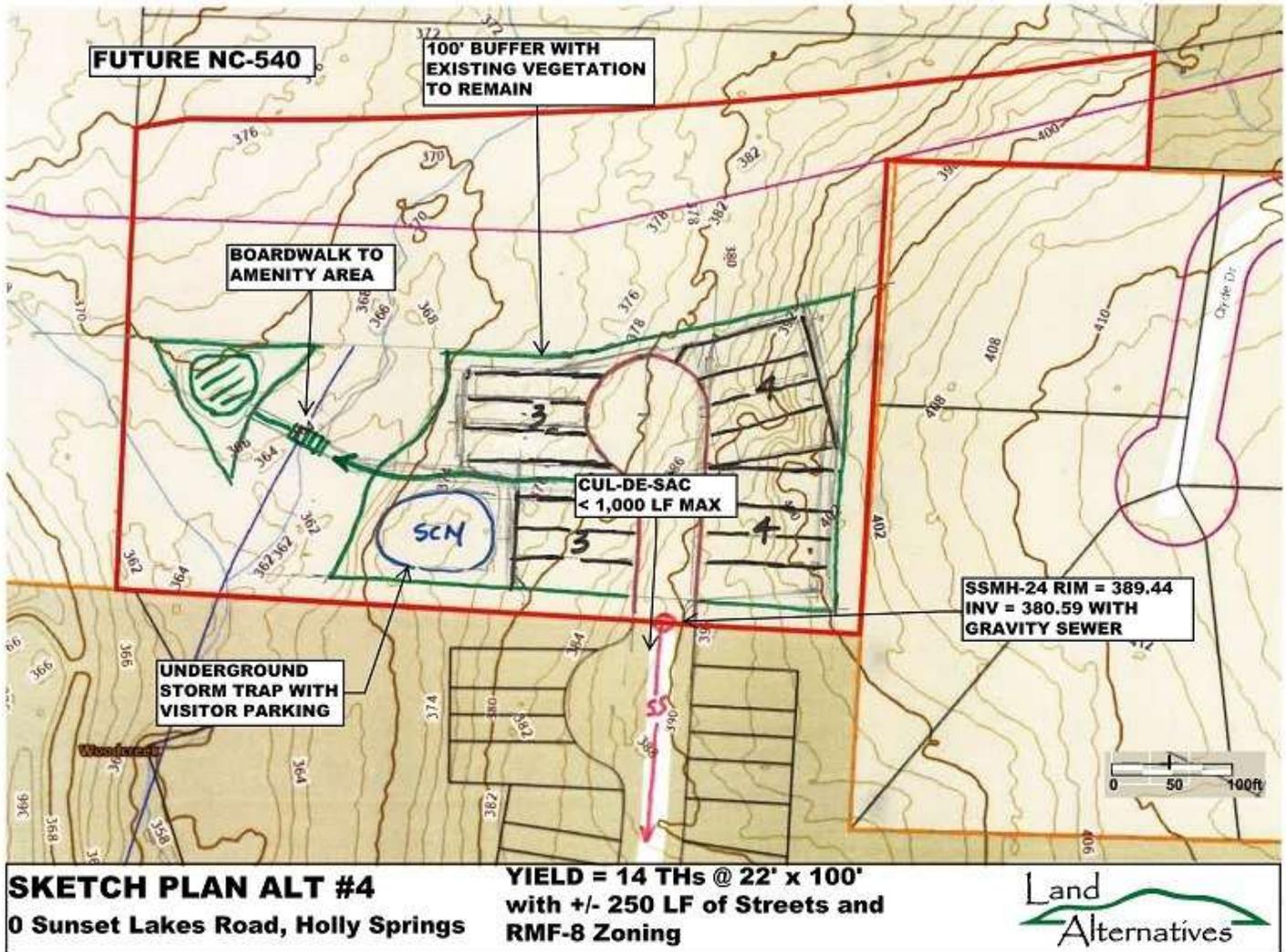
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COMMERCIAL REAL ESTATE SERVICES  
RALEIGH • DURHAM • WILMINGTON



6.15  
ACRES

**SITE**

UNDER CONSTRUCTION

540

FUTURE  
INTERSECTION  
ANTICIPATED 2023

SUNSET LAKE RD

HOLLY SPRINGS RD

- |                  |                     |
|------------------|---------------------|
| HARRIS TEETER    | ANYTIME FITNESS     |
| CVS              | AQUA-TOTS           |
| WELLS FARGO      | TOWN HALL BURGER    |
| SHERWIN-WILLIAMS | JIFFY LUBE          |
| DUNKIN'          | OSTERIA G           |
| PLANET FITNESS   | SHAKEY RAY'S TAVERN |

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**LEE & ASSOCIATES**

COMMERCIAL REAL ESTATE SERVICES  
RALEIGH • DURHAM • WILMINGTON



| DISTANCES              |            |
|------------------------|------------|
| DOWNTOWN RALEIGH       | 18.2 MILES |
| RDU INT'L AIRPORT      | 22.6 MILES |
| DOWNTOWN FUQUAY-VARINA | 7.7 MILES  |
| DOWNTOWN HOLLY SPRINGS | 3.3 MILES  |
| DOWNTOWN APEX          | 6.6 MILES  |

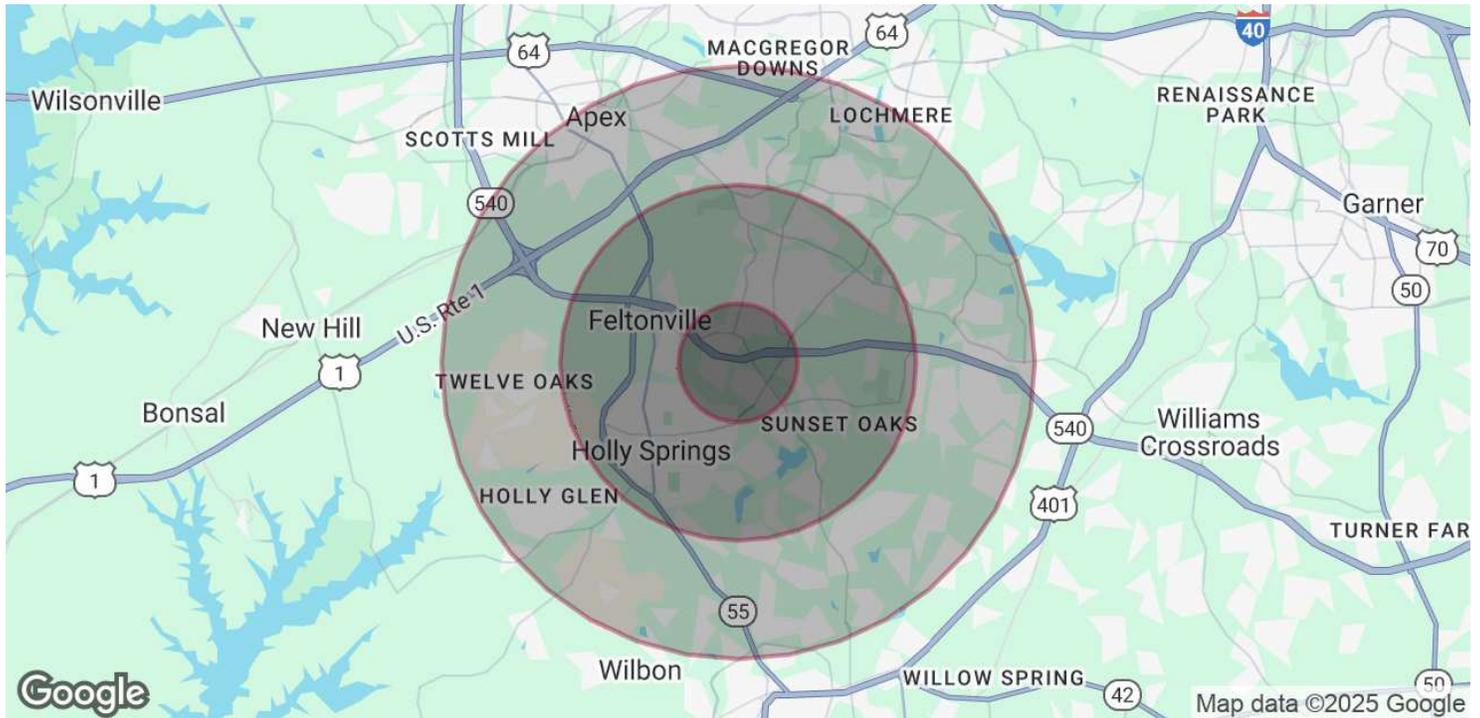
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## POPULATION

|                      | 1 MILE | 3 MILES | 5 MILES |
|----------------------|--------|---------|---------|
| Total Population     | 5,560  | 35,230  | 79,171  |
| Average Age          | 32.9   | 34.6    | 36.3    |
| Average Age (Male)   | 32.9   | 33.4    | 35.2    |
| Average Age (Female) | 33.0   | 35.3    | 37.1    |

## HOUSEHOLDS & INCOME

|                     | 1 MILE    | 3 MILES   | 5 MILES   |
|---------------------|-----------|-----------|-----------|
| Total Households    | 1,801     | 11,724    | 26,856    |
| # of Persons per HH | 3.1       | 3.0       | 2.9       |
| Average HH Income   | \$93,115  | \$102,940 | \$109,333 |
| Average House Value | \$345,210 | \$299,204 | \$325,677 |

\* Demographic data derived from 2020 ACS - US Census

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