

DEVELOPMENT LAND FOR SALE

4800 Old Powell Rd 📍 Holly Springs, NC 27540



Mikels & Jones Properties, Inc. is pleased to offer for sale approximately 50.42 acres: 23.16 zoned CDF-1 for retail and commercial mixed use, and 26.8 zoned R-4 multifamily. Zoning has been approved for up to 265 apartment units. The property is strategically located on NC Highway 55 midway between Fuquay-Varina and Holly Springs at the newly signalized intersection of Old Powell Road. This site offers exceptional visibility on NC 55 and Old Powell Rd.

The North Carolina Department of Transportation has issued driveway permits for six points of entry and exit to this site, including a new full movement signalized intersection mid-block along the NC Highway 55 frontage. A new signalized intersection is already in place at Old Powell Rd and NC-55.

Commercial/Retail Land Price:
\$280,000 per acre; \$6,484,520

Multifamily Land Price:
\$16,500 per unit; 265 total units;
\$4,372,500

FOR
MORE
INFORMATION
PLEASE
CONTACT

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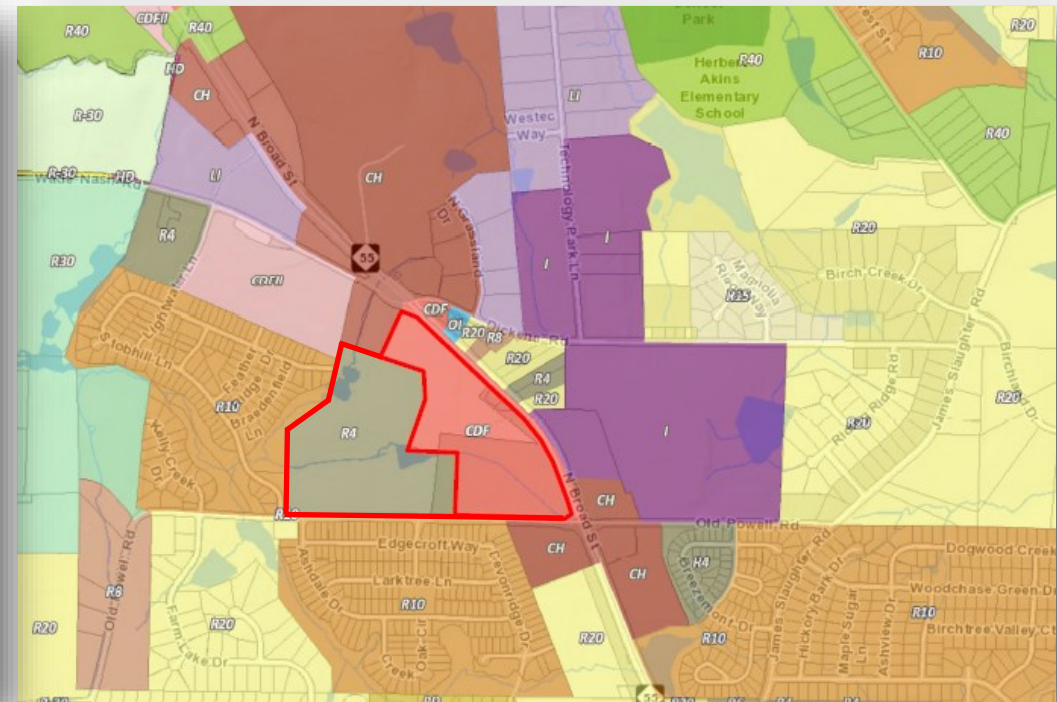
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ZONING : CDF-1 (Commercial Retail)

-Intent: To provide a mix of complimentary land uses that is safe, compatible, attractive and pedestrian friendly; creating an environment of convenient services and goods necessary to meet daily needs; and encourage living, office and retail on a two parcels of land.



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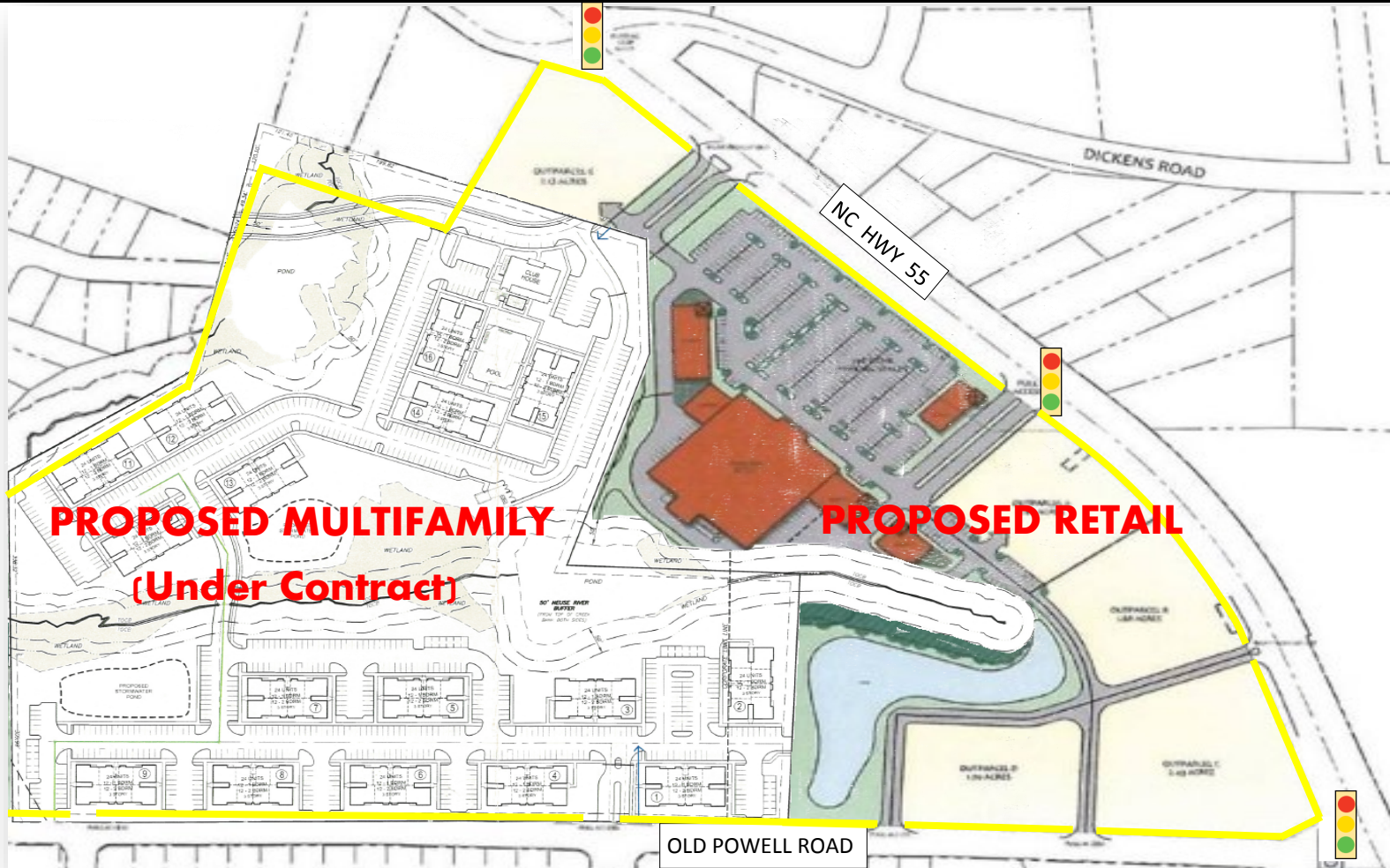
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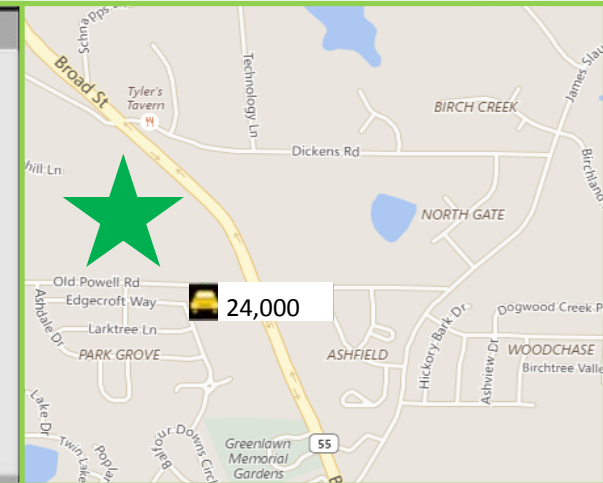
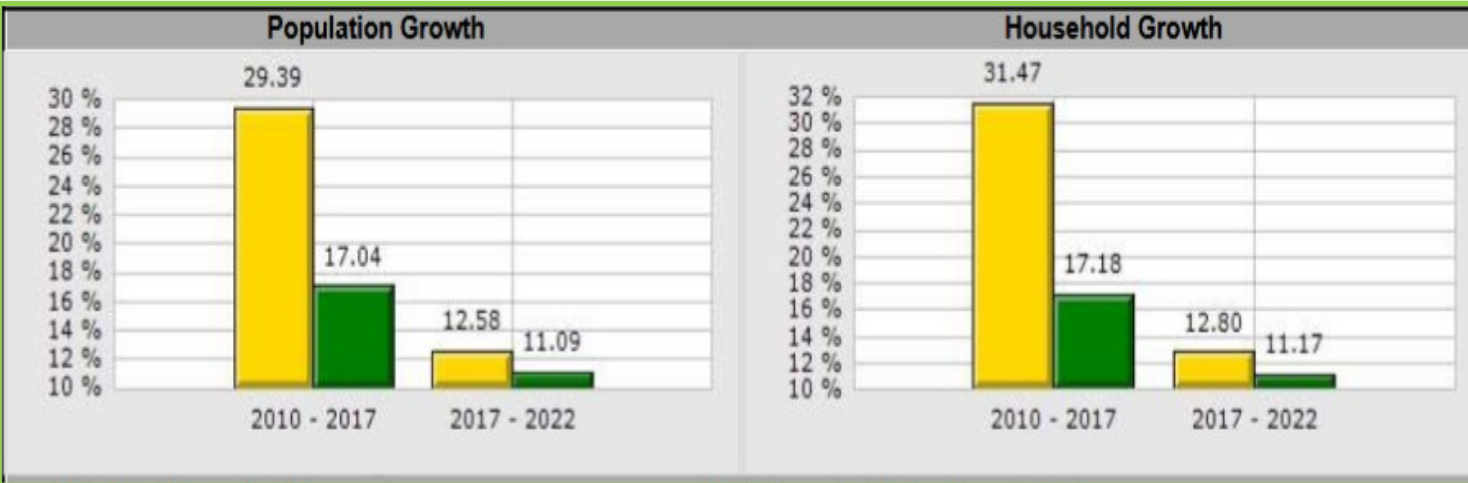
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POPULATION GROWTH

TRAFFIC COUNT



2017 DEMOGRAPHICS

POPULATION	1 MILE	5,002	HOUSEHOLDS	1 MILE	1,572	AVERAGE HH INCOME	1 MILE	86,473	MEDIAN HH INCOME	1 MILE	74,390
	3 MILE	33,853		3 MILE	12,456		3 MILE	87,525		3 MILE	72,115
	5 MILE	87,944		5 MILE	27,930		5 MILE	93,621		5 MILE	80,412

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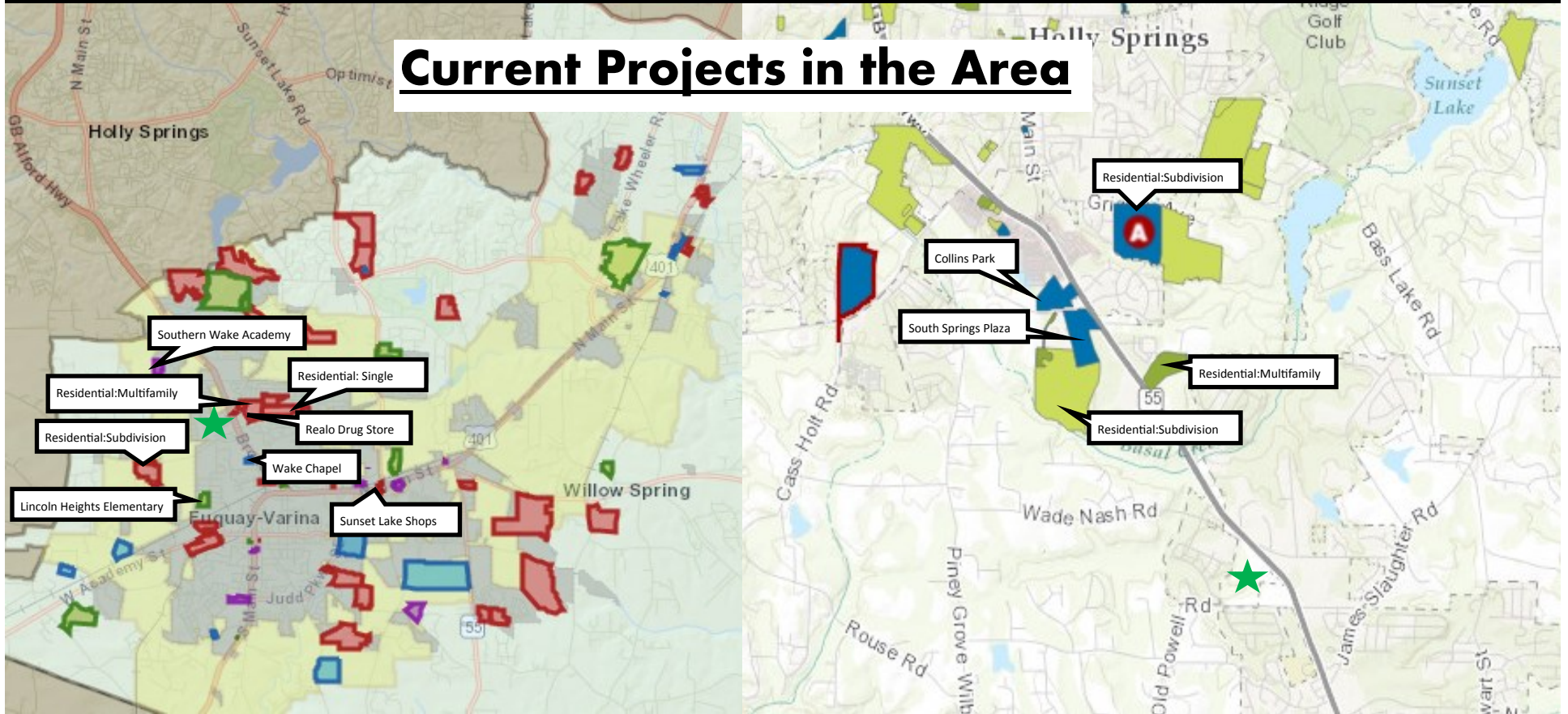
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Current Projects in the Area



Interactive Maps: Fuquay Varina <https://tofv.maps.arcgis.com/apps/webappviewer/index.html?id=50643751f398474eae4f1d77b37a60>

Holly Springs <http://tohs.maps.arcgis.com/apps/Solutions/s2.html?appid=cfa6162a0a004b7cbf152a370c496d7b>

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