

**AVISON  
YOUNG**

# Investment opportunity

101 Arbor Creek Drive & 101 Osterville Drive  
Holly Springs, North Carolina

## OFFERING MEMORANDUM

**Baxter M. Walker, III, SIOR, CCIM**  
**Principal, Occupier Solutions**

 +1 919 913 1118

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If you would like  
more information,  
please get in touch.

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# 01 Executive summary

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# Executive summary

101 ARBOR CREEK DRIVE & 101 OSTERVILLE DRIVE

We are pleased to present an exceptional investment opportunity in the rapidly growing town of Holly Springs, North Carolina: two fully built-out childcare and after-school program facilities offered for sale. Located at 101 Arbor Creek Drive and 101 Osterville Drive, these properties offer investors the opportunity to secure stable, long-term tenancy in an essential service sector.

The property at 101 Arbor Creek Drive is purpose-built for daycare operations and is situated in an established residential neighborhood that ensures consistent demand. The second property, located at 101 Osterville Drive, is strategically positioned with convenient access to major roads and strong surrounding demographics. Both facilities feature thoughtfully designed interior layouts and outdoor play areas tailored to meet the needs of licensed childcare operators.

Holly Springs is one of the fastest-growing communities in North Carolina, characterized by a rapidly expanding population, high household incomes, and increasing demand for quality childcare services. As a lease-back opportunity, this offering presents a rare chance to invest in a resilient sector supported by favorable demographic trends and continued local growth. For pricing information, please contact Baxter Walker at 919-913-1118.



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# 02

## Property overview

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# Property overview

101 ARBOR CREEK DRIVE & 101 OSTERVILLE DRIVE

## 101 ARBOR CREEK DRIVE

Address:	101 Arbor Creek Drive
City, State, Zip:	Holly Springs, NC 27540
Year Built:	1996
Current Use:	Daycare Center
Zoning:	PUD (Planned Unit Development)
Market:	Raleigh/Durham
Submarket:	Southwest Wake County

## 101 OSTERVILLE DRIVE

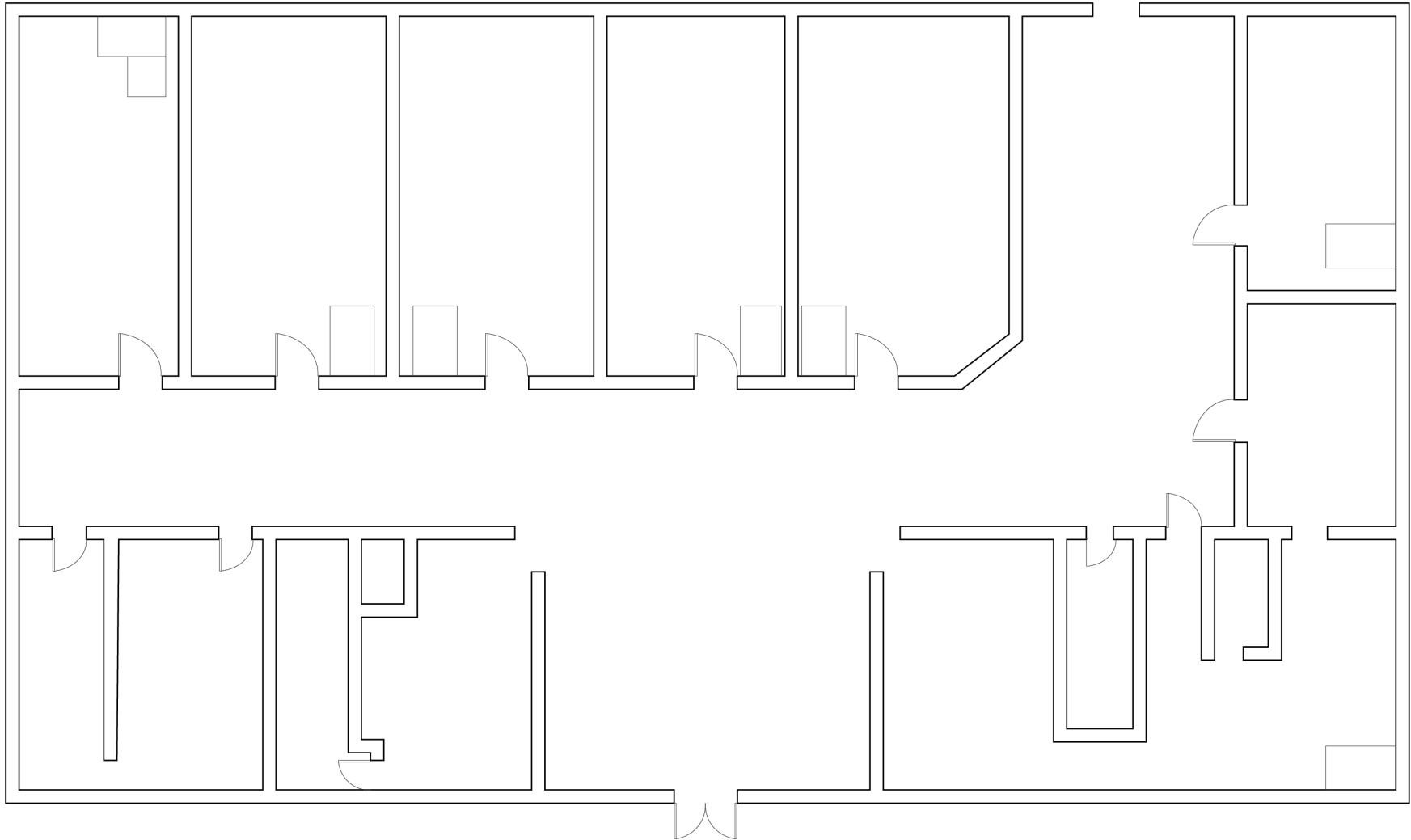
Address:	101 Osterville Drive
City, State, Zip:	Holly Springs, NC 27540
Year Built:	2019
Current Use:	Daycare Center
Zoning:	PUD (Planned Unit Development)
Market:	Raleigh/Durham
Submarket:	Southwest Wake County





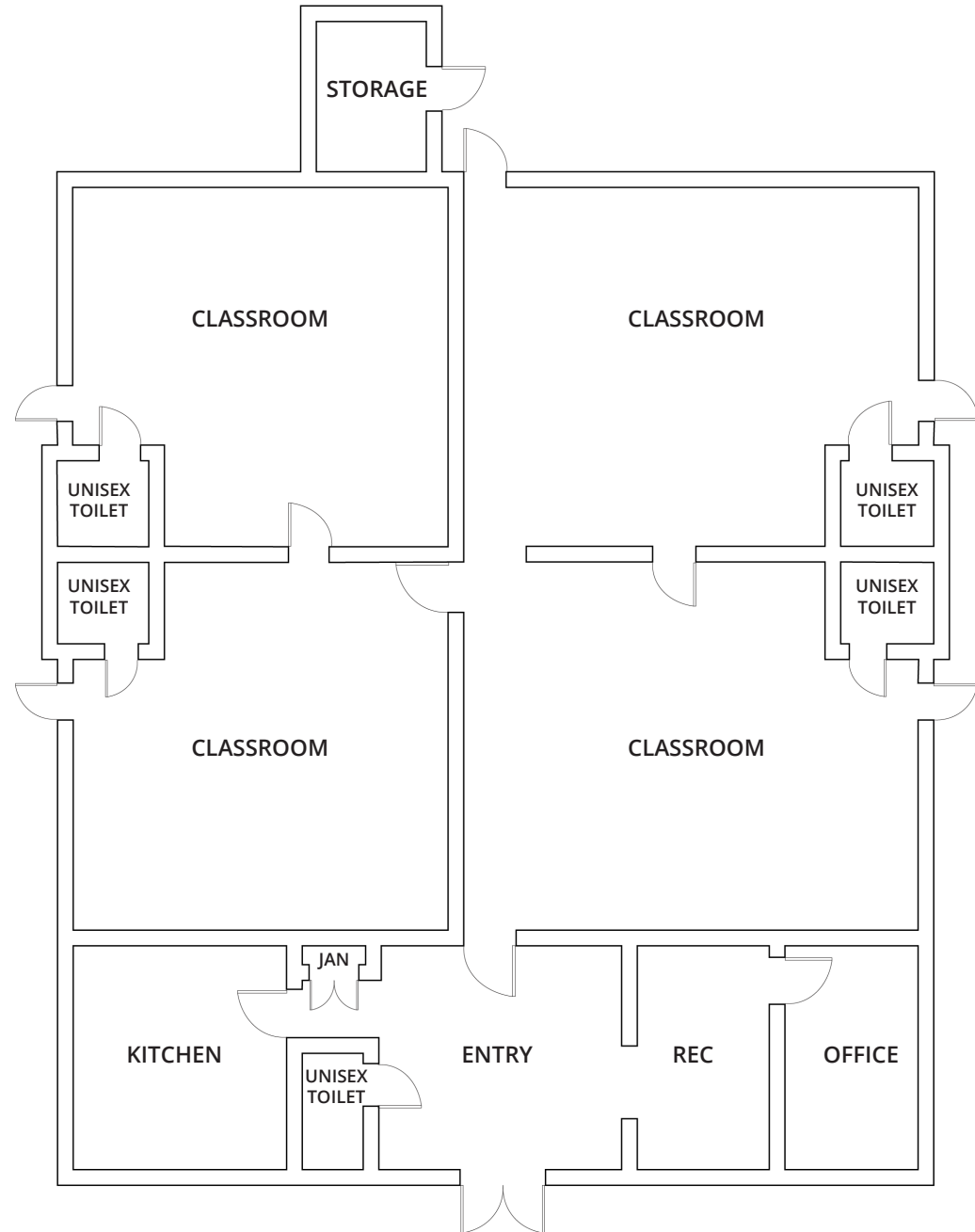
# Floor plan

101 ARBOR CREEK DRIVE



# Floor plan


















































101 OSTERVILLE DRIVE





101 OSTERVILLE DRIVE

## SYMBOLS AND ABBREVIATIONS

AC	AGGREGATE BASE COURSE		EXISTING CURB INLET
ALUM	ALUMINUM		EXISTING GRATE INLET/HAND INLET
AST2	ALUMINIZED STEEL - TYPE 2		EXISTING FLARED END SECTION
B-B	BACK TO BACK		EXISTING FIRE HYDRANT
BOA	BLOW-OUT ASSEMBLY		EXISTING BLOW-OUT ASSEMBLY
C&G	CURB AND GUTTER		EXISTING GATE VALVE
CFS	CUBIC FEET PER SECOND		EXISTING REDUCER
CL	CURB INLET		EXISTING WATER METER
CL	CENTER LINE		EXISTING SAN SEWER MANHOLE
CMP	CORRUGATED METAL PIPE		EXISTING CLEAN OUT
CM	CLEAN OUT		EXISTING POWER POLE
CON	CONCRETE		EXISTING TELEPHONE PEDESTAL
CONC	CONCRETE		EXISTING AREA LIGHT
DOV	DOUBLE CHECK VALVE		EXISTING SIGN
DOV	DOUBLE DETECTOR CHECK VALVE		NEW CURB INLET
DI	DROP INLET		NEW GRATE INLET/HAND INLET
DIPI	DUCTILE IRON PIPE		NEW FLARED END SECTION
E&E	EASEMENT		NEW FIRE HYDRANT
ELEC	ELECTRIC		NEW BLOW-OUT ASSEMBLY
EX	EXISTING		NEW REDUCER
EXS	FLARED END SECTION		NEW WATER METER
FM	FIRE HYDRANT		NEW TIE
FW	FORCE MAIN		NEW FLAG
FT	FEET		NEW MANHOLE
FT/SEC	FEET PER SEC		NEW CLEAN OUT
GV	GATE VALVE		NEW SIGN
HDP	HIGH DENSITY POLYETHYLENE		IRON PIPE
L	LENGTH		BENCHMARK
LI	LINCOLN PIPE		
MH	MANHOLE		
PAVE	PAVEMENT		
PE	FINISHED PAV. ELEVATION		
PPV	POWER POLE		
PVC	POLYVINYL CHLORIDE		
R	RADIUS		
R/W	RIGHT-OF-WAY		
RED	REDUCER		
RCP	REINFORCED CONCRETE PIPE		
RPZ	REDUCED PRESSURE ZONE		
SS	SANITARY SEWER		
STA	STATION		
TSD	TEMPORARY DIVERSION DITCH		
TELE	TELEPHONE		
TSG	TEMPORARY SEDIMENT BASIN		
UG	UNDERGROUND		
WC	WHEELCHAIR RAMP		
WL	WATER LINE		
WM	WATER METER		
Y	YARD INLET		

PLAN IS SUBJECT TO REVISIONS DURING  
CONSTRUCTION DRAWING APPROVAL PROCESS

**NOTE: ALL CONSTRUCTION ACTIVITY MUST BE IN ACCORDANCE WITH THE ACCEPTED POLICIES OF THE TOWN OF HOLLY SPRINGS AND NCDOT**

### CONSTRUCTION NOTES

- [illegible]

**ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH CURRENT  
TOWN OF HOLLY SPRINGS STANDARDS AND SPECIFICATIONS**

## BEYOND SCHOOL AGE DAY CARE

(SITE PART OF ARBOR CREEK PUD APPROVED ON DECEMBER 4, 2001)

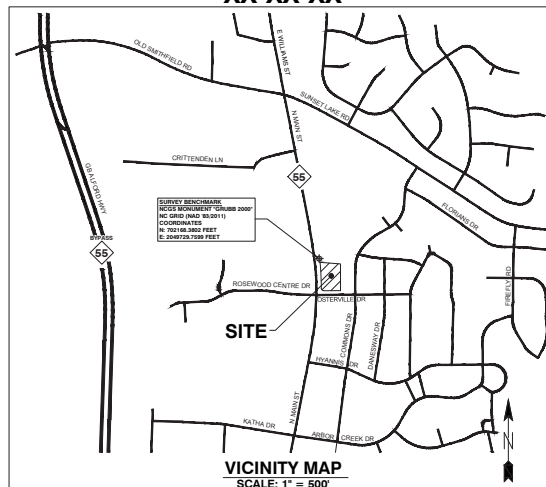
**101 OSTERVILLE DRIVE**

TOWN OF HOLLY SPRINGS. WAKE COUNTY. NORTH CAROLINA

## DEVELOPMENT PLAN

**TOWN OF HOLLY SPRINGS PROJECT NO.**

XX-XX-XX



## SHEET INDEX

## COVER

- C1.0 EXISTING CONDITIONS & DEMOLITION PLAN
- C1.1 SITE AND UTILITY PLAN
- C3.1 GRADING AND DRAINAGE PLAN
- L1.1 LANDSCAPE PLAN
- SL-101 SITE LIGHTING
- A1.0 FLOOR PLAN AND ELEVATIONS

**OWNER:**

**HOLLY SPRINGS SHOPPING  
CENTER, LLC  
401 MERLIN RD  
NEWTOWN SQUARE, PA 19073**

DEVELOPER:

CMN1970, LLC  
101 ARBOR CREEK DR.  
HOLLY SPRINGS, NC 27540

**CONTACT: RICHARD NEWTON**  
**PHONE: 919-602-6786**  
**EMAIL: rnewton@nc.rr.com**

## SITE DATA

PROJECT NAME: BETHUNE SCHOOL, EAST DAY CAMP

FIN: 0740-92-8040

REAL ID NUMBER: 0272970

ADDRESS: 101 OSTENWALE DRIVE  
HOLLY SPRINGS, NORTH CAROLINA

ZONING: PUD: ARBOR CREEK

USE: EXISTING: VACANT OUT PARCELS  
PROPOSED: DAYCARE FACILITY

SITE AREA (GROSS): 1.02 ACRES (44,631 SF)

EXISTING IMPROVEMENTS: 0 SF

PROPOSED IMPROVEMENTS: 17,083 SF DRIVE

PROPOSED BUILDING AREA: 4,736 SF

BUILDING SECTIONS:  
FRONT (DRY 55'): 30  
SIDE (OSTENWALE DRIVE): 30  
REAR: 15

PARKING REQUIRED:  
STUDENTS: 1 SPACE PER 8 STUDENTS (100/9) 13 SPACES  
EMPLOYEES: 1 SPACE PER 2 EMPLOYEES (4/2) 3 SPACES  
PROVIDED: (110/0 IF REQUIRED) 20 SPACES  
(INCLUDES 1 1/2 SPACE)

TRIP GENERATION DATA:  
PEAK HOUR AM: 56 TRIPS  
PEAK HOUR PM: 57 TRIPS  
AVERAGE DAILY TRIPS: 340 TRIPS PER DAY

SANITARY SERVICE FLOW:  
150 GALLONS PER DAY PER PERSON: 15 x 100 = 1,575 GALLONS PER DAY

ENGINEER:



**BASS, NIXON & KENNEDY, INC.**  
CONSULTING ENGINEERS  
6310 CHAPEL HILL ROAD, SUITE 250  
RALEIGH, NORTH CAROLINA 27607  
TELEPHONE: (919) 851-4422  
FAX: (919) 851-8968

CERTIFICATION NUMBERS: NCBELS (C-0110)  
NCBOLA (C-0267)

CONTACT: K. ROBERT BELL, JR., PE CPESC  
EMAIL: Robbie.Bell@BNKinc.com



# 03 Location overview

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# Location overview

101 ARBOR CREEK DRIVE & 101 OSTERVILLE DRIVE

KEY DEMOGRAPHICS WITHIN 5-MILE RADIUS



**127,890**  
population



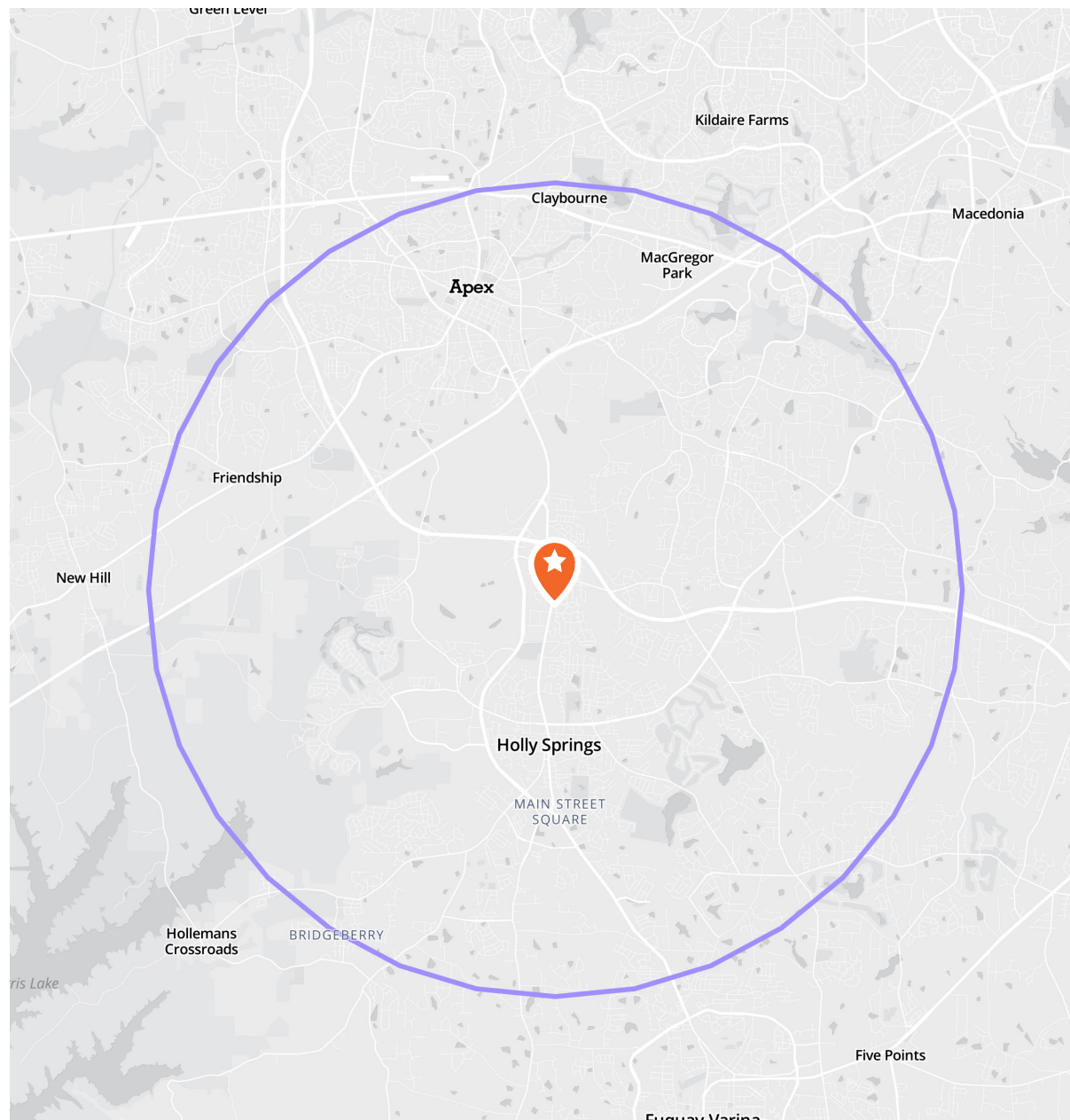
**\$137,044**  
average hh income



**\$510,397**  
median house value



**9.58%**  
projected population growth



# 04

## Market overview

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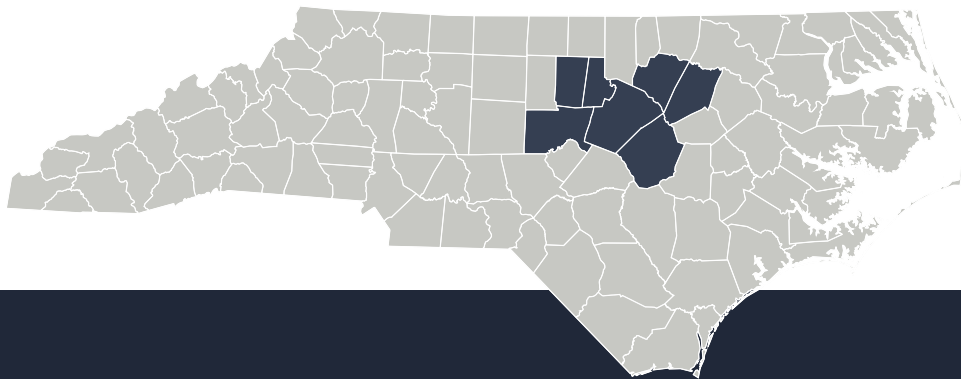


# Market overview

## THE TRIANGLE REGION

The Raleigh-Durham region, more commonly referred to as the Triangle, spans seven counties and includes two metro areas – the Durham-Chapel Hill MSA and the Raleigh-Cary MSA. The region is anchored by three research universities – The University of North Carolina at Chapel Hill, North Carolina State University in Raleigh and Duke University in Durham. Located in the heart of the Triangle, the world-renowned Research Triangle Park is one of the largest R&D parks in the world and serves as a major economic driver for the region.

From thriving central business districts to quiet suburban areas, the Triangle offers something for everyone. Since 2020, the Raleigh-Durham-Cary combined statistical area has grown 5.6% to 2.4 million people, the 10th fastest rate in the U.S. Wake County has grown by 5.3% since 2020, with 1.2 million residents, and is the largest county in North Carolina.



**#1**  
**State for  
Business**  
-CNBC, July 2023







# Market overview

## HOLLY SPRINGS, NORTH CAROLINA

Holly Springs, located about 17 miles southwest of Raleigh in Wake County, has emerged as one of the Triangle's fastest-growing and most dynamic communities. In 2023, its population was approximately 43,400, up about 3.4% year-over-year, with projections reaching 65,000 residents by 2030. This rapid growth reflects the town's strong appeal to young families and professionals drawn to its high quality of life and expanding opportunities.

Public education is a major draw, with schools integrated in the top-tier Wake County system, strong crime safety metrics, and frequent accolades for family-friendly living. The town also invests strategically in infrastructure—with over \$500 million committed to utility upgrades to support anticipated population and industry growth.

Holly Springs combines rapid population expansion, high incomes, leading-edge life-sciences investment, and an exceptional living environment, making it a top-tier community for residents and businesses alike.

**If you would like more  
information on this offering,  
please get in touch.**

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