

**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

 [baxter.walker@avisonyoung.com](mailto:baxter.walker@avisonyoung.com)



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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

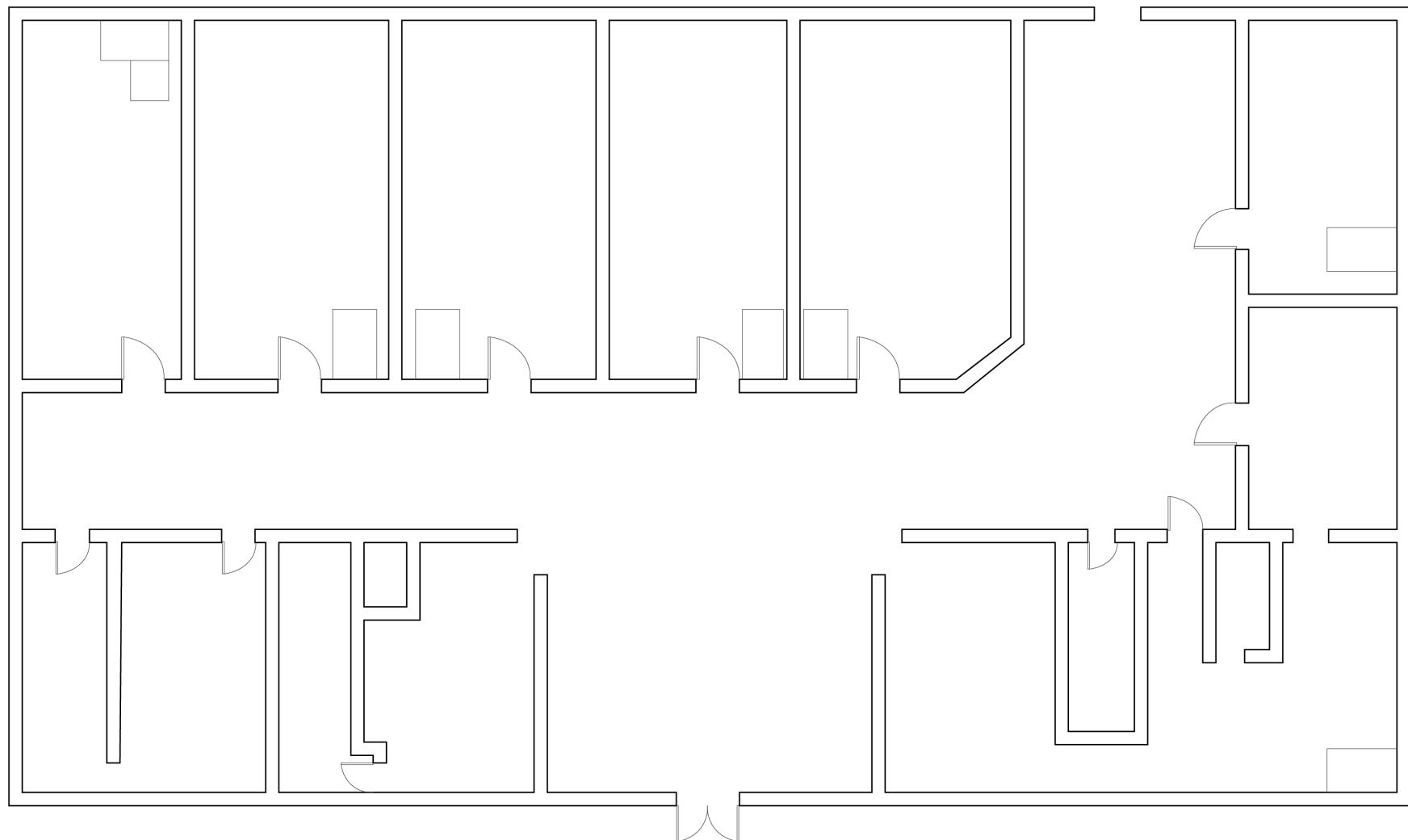
### 101 OSTERVILLE DRIVE

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



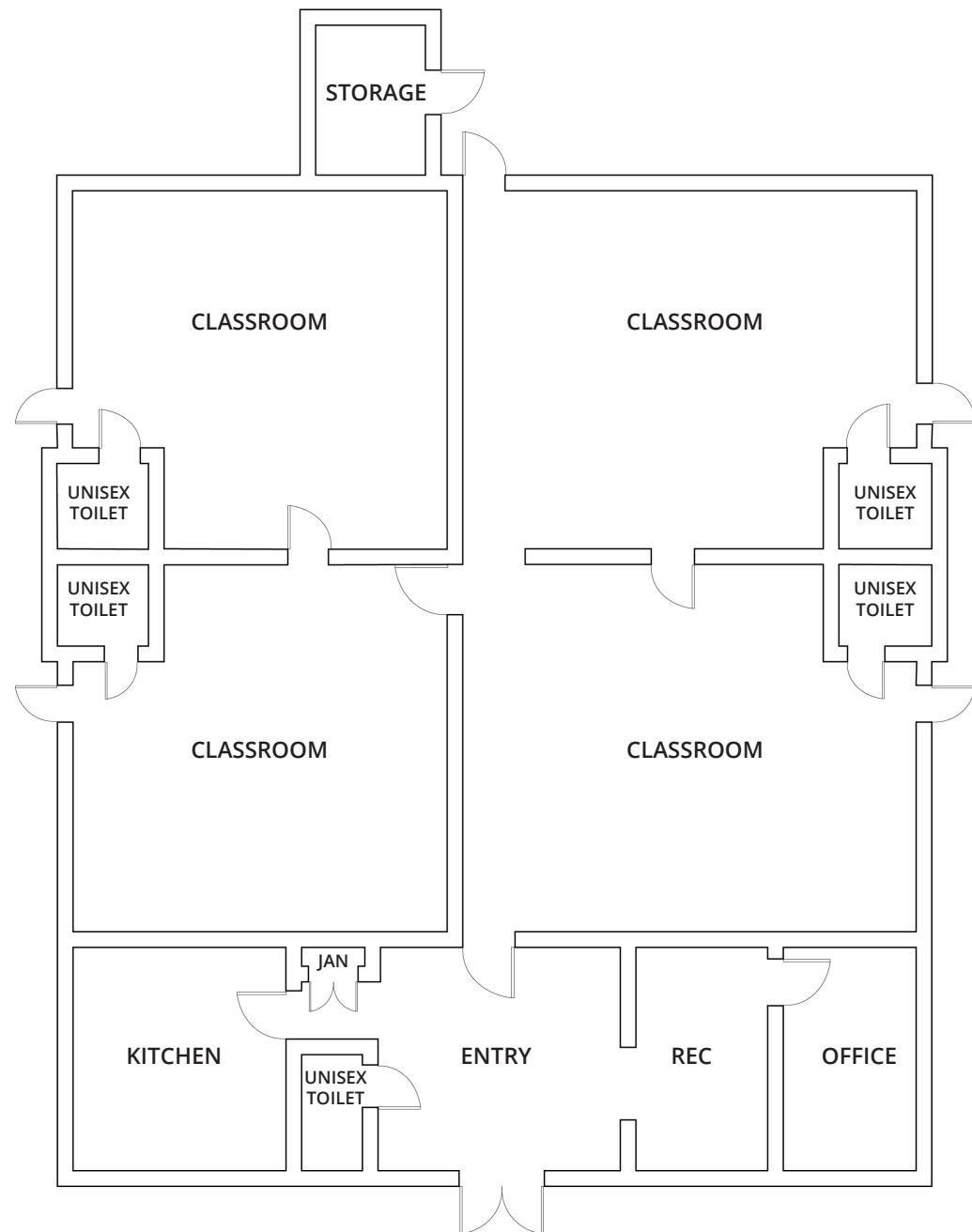
# Floor plan

101 ARBOR CREEK DRIVE



# Floor plan

101 OSTERVILLE DRIVE





# 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



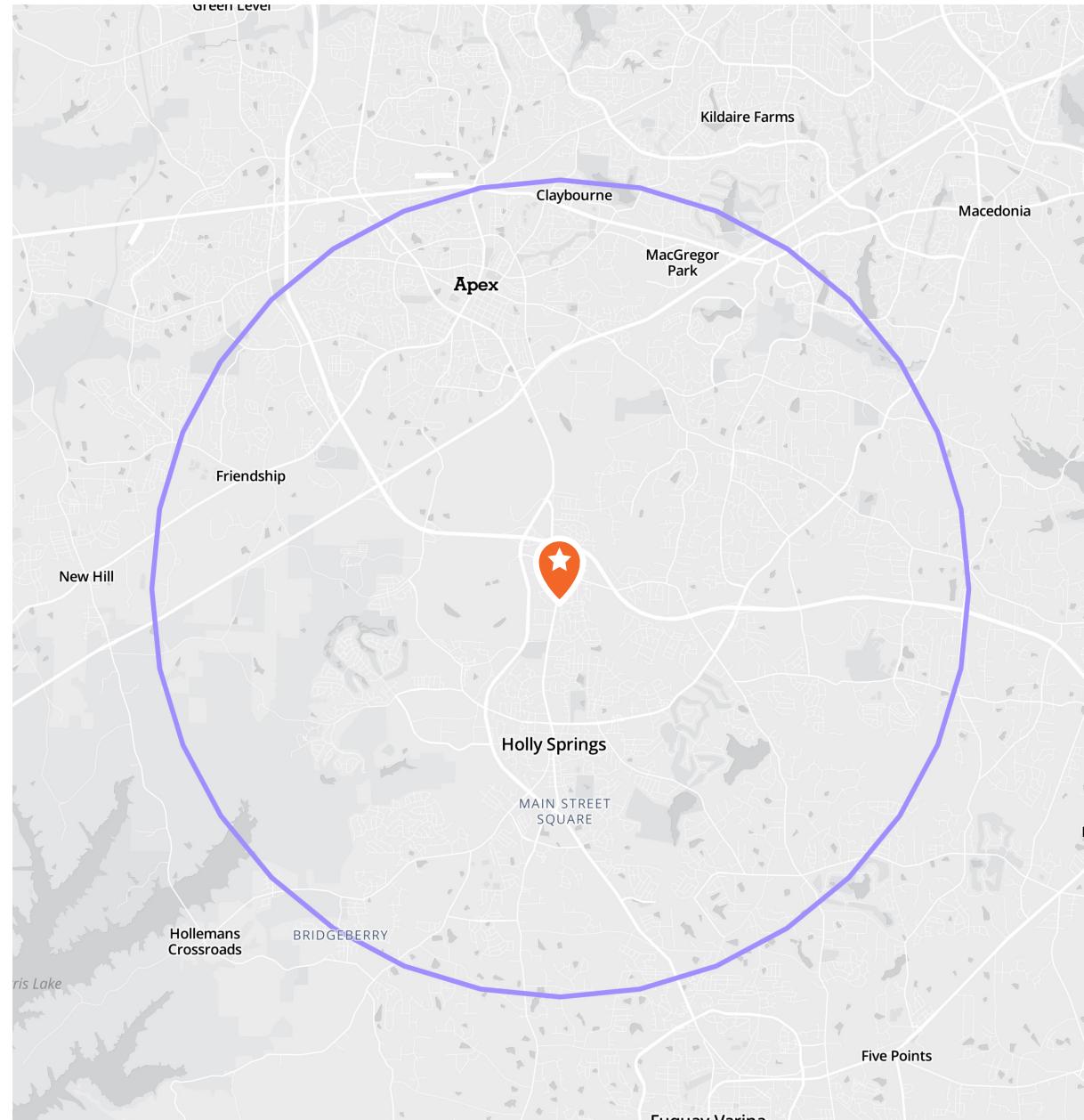
**\$137,044**  
average hh income



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



**9.58%**  
projected population growth



# 04

## Market overview

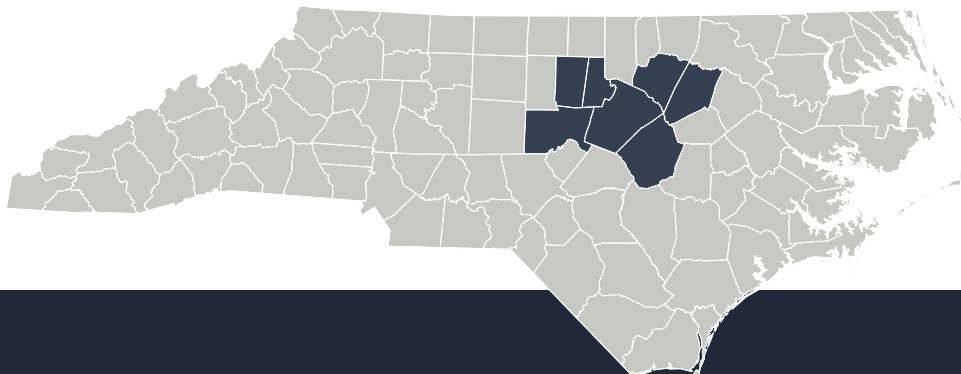
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# Market overview

## 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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