



TRADEMARK  
PROPERTIES

**5828 OLD SMITHFIELD RD**

APEX, NC 27539

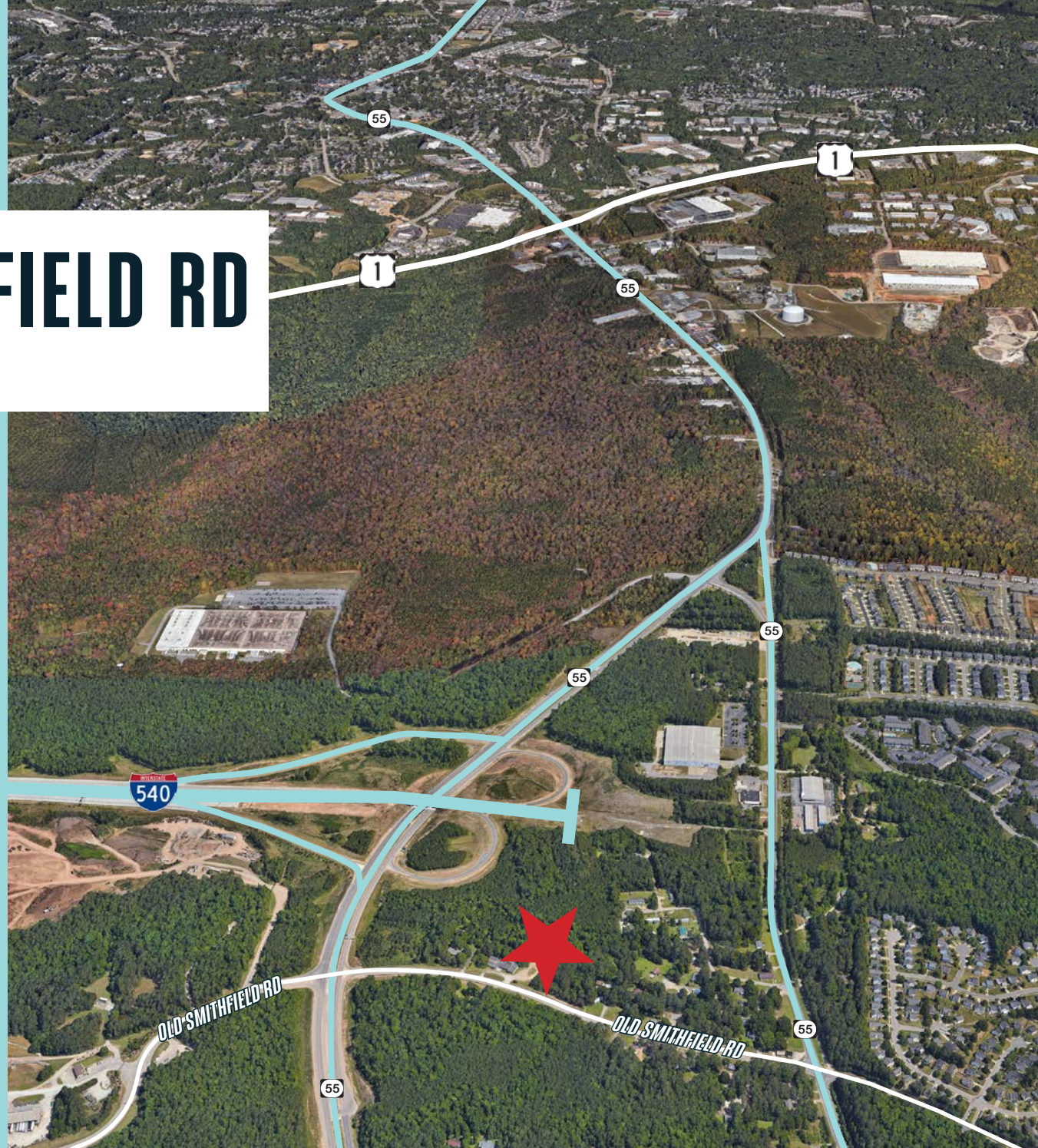
**1.215 ACRES**  
**FOR**  
**SALE**

**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

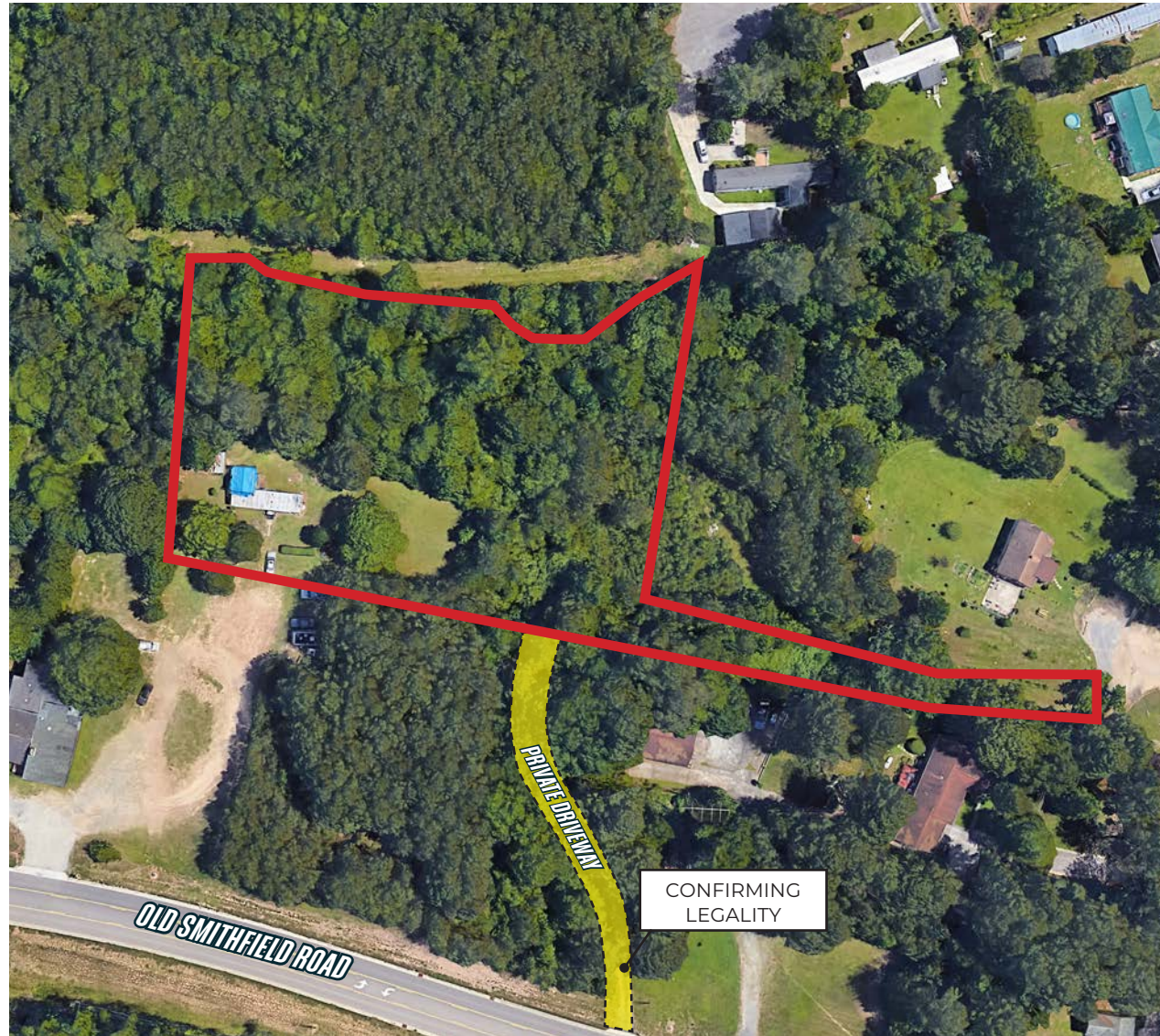


**5828 OLD SMITHFIELD ROAD**  
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## PROPERTY DESCRIPTION

- » 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: \$165,000**

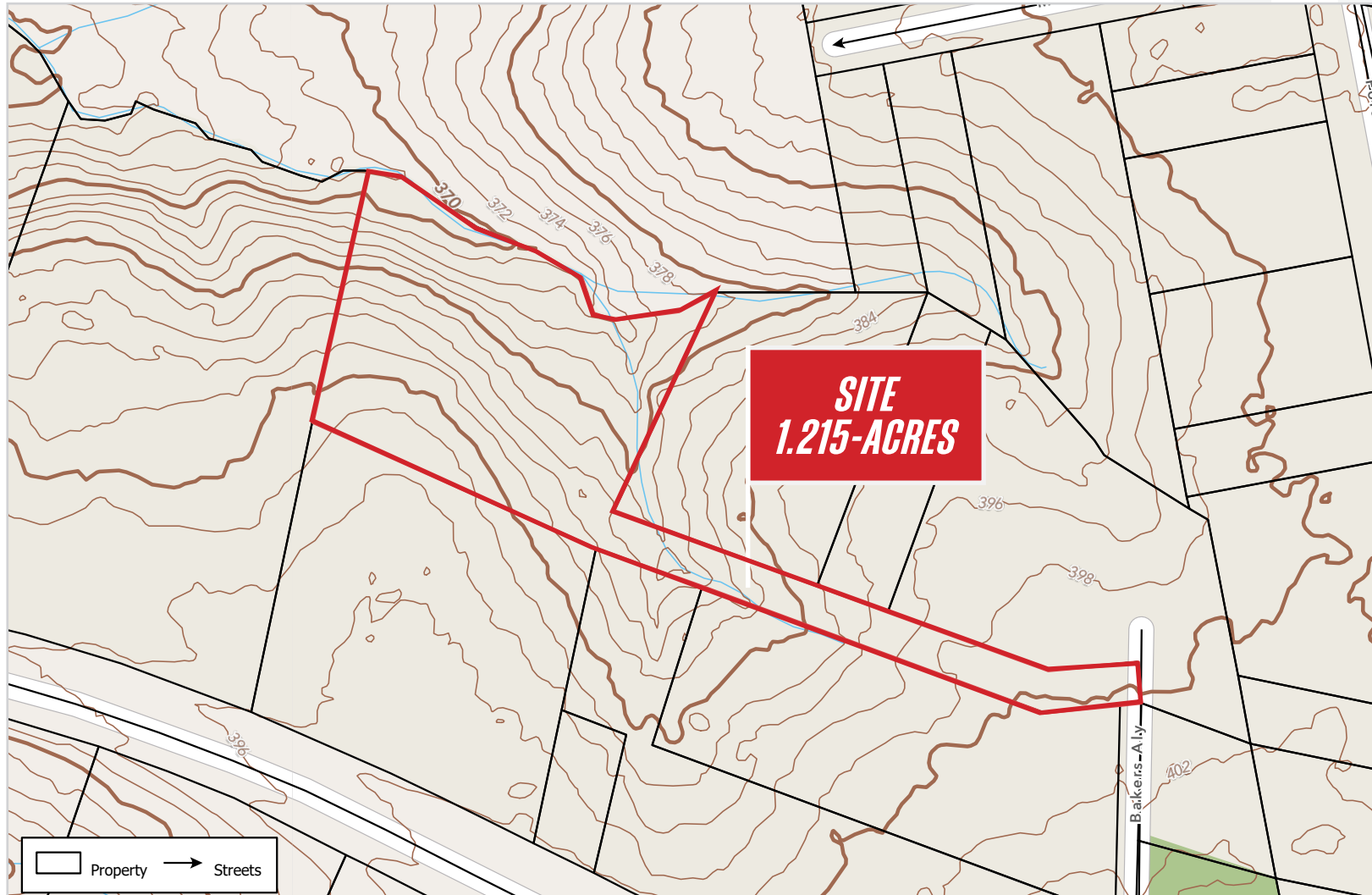


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## ENVIRONMENTAL MAP



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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



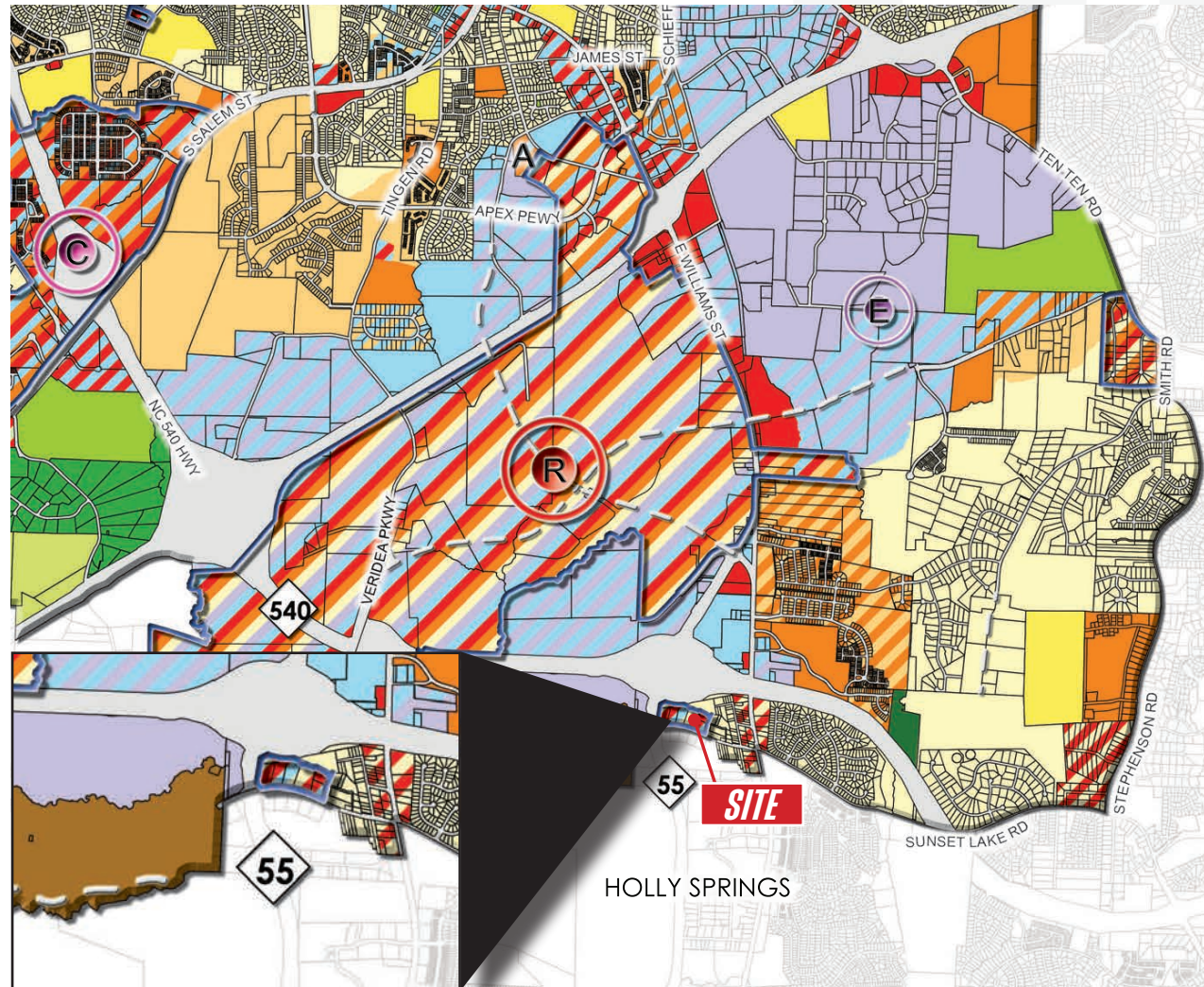
**Commercial Services**



**Medium Density Residential**



**Office Employment**



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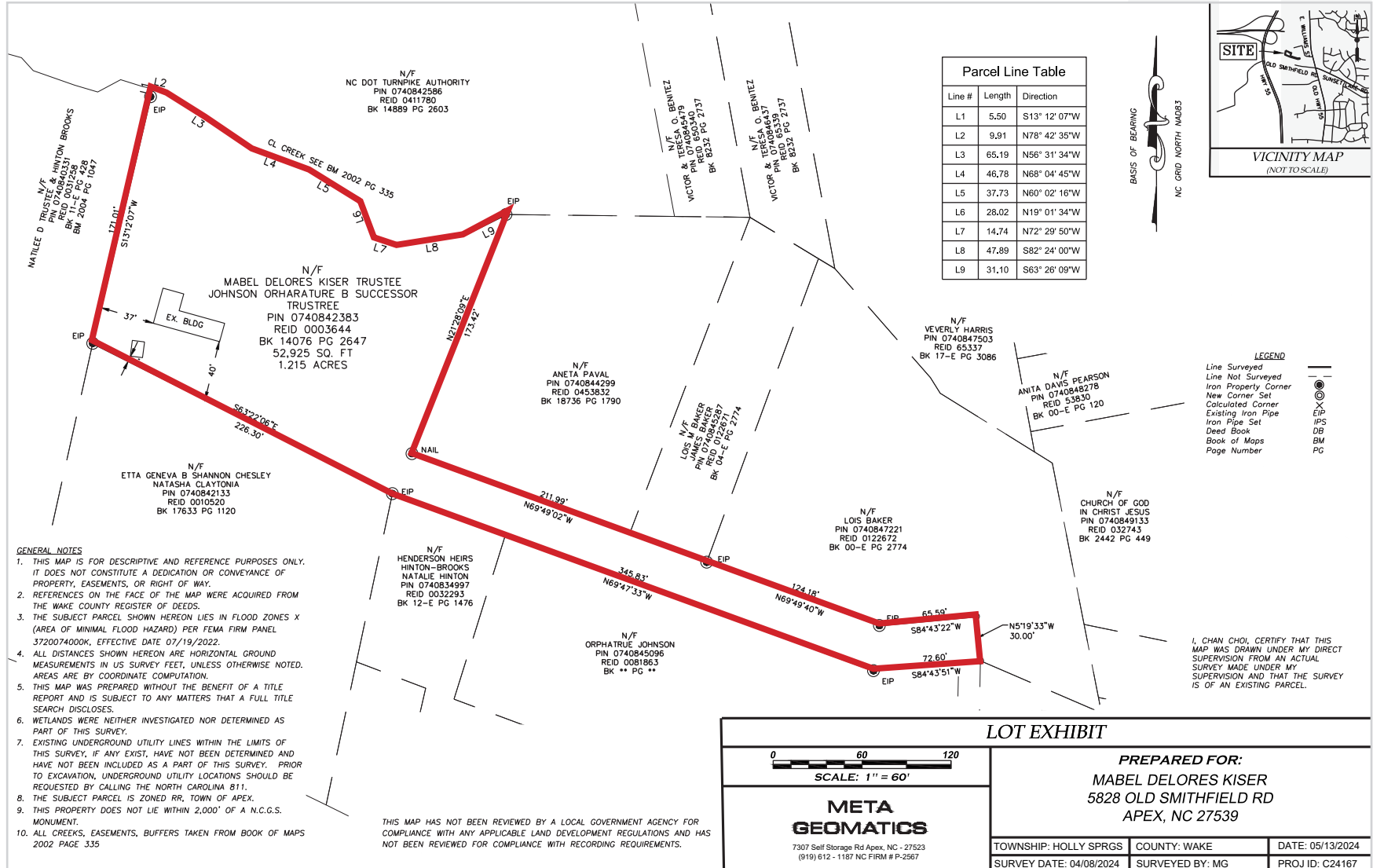
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## PROPERTY PHOTOS



Main Property



Baker's Ally Easement



Curb Cut/Driveway at 5814 Smithfield Rd



Access Path

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**THIS IS OUR TRADEMARK**

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