

LAND FOR SALE

# Sunset Lake at Optimist Farm

Holly Springs, North Carolina 27540

**LEE & ASSOCIATES**  
COMMERCIAL REAL ESTATE SERVICES  
RALEIGH DURHAM

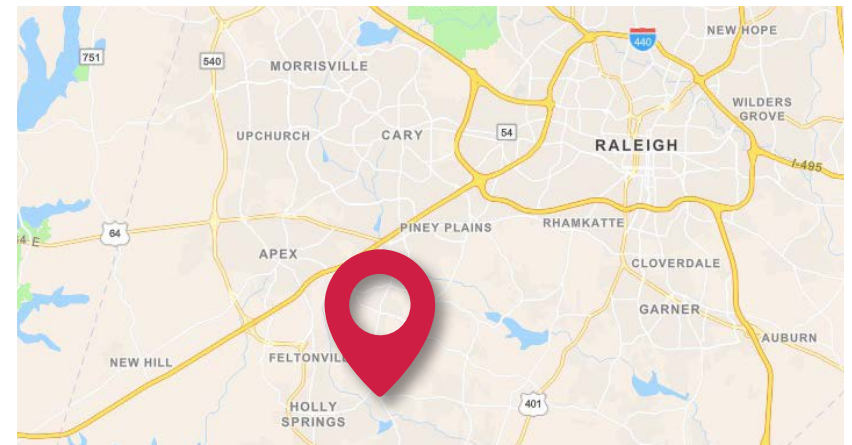


## PROPERTY OVERVIEW

Land for sale at the intersection of Sunset Lake Road and Optimist Farm Road in Holly Springs, adjacent to the Sunset Lake Commons shopping center.

## HIGHLIGHTS

- » Two commercial parcels for sale in Harris Teeter-anchored shopping center
- » NMX zoning (Neighborhood Mixed Use) allows for a number of uses, including office, medical office, personal services, veterinary clinic, food/restaurant and retail
- » Rapidly developing area with new I-540 interchange one mile from the site
- » 13,500 cars per day on Sunset Lake Road



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# Tract A

**SUNSET LAKE AT OPTIMIST FARM**  
HOLLY SPRINGS, NC 27540



## SITE OVERVIEW

ADDRESS	5321 Sunset Lake Road Holly Springs, NC 27540
ACRES	±5.0 acres
WAKE COUNTY PINS	0669160474 and a portion of 066170766
MUNICIPALITY	Holly Springs
ZONING	NMX & NMX-CU
WATER	At Matthews Drive, Sunset Lake Road and Optimist Farm Road
SEWER	At Matthews Drive on northwest side of site and Optimist Farm Road southeast of the site
ACCESS	Connection via Matthews Drive to signalized intersection on Sunset Lake Road
SALE PRICE	\$2,600,000

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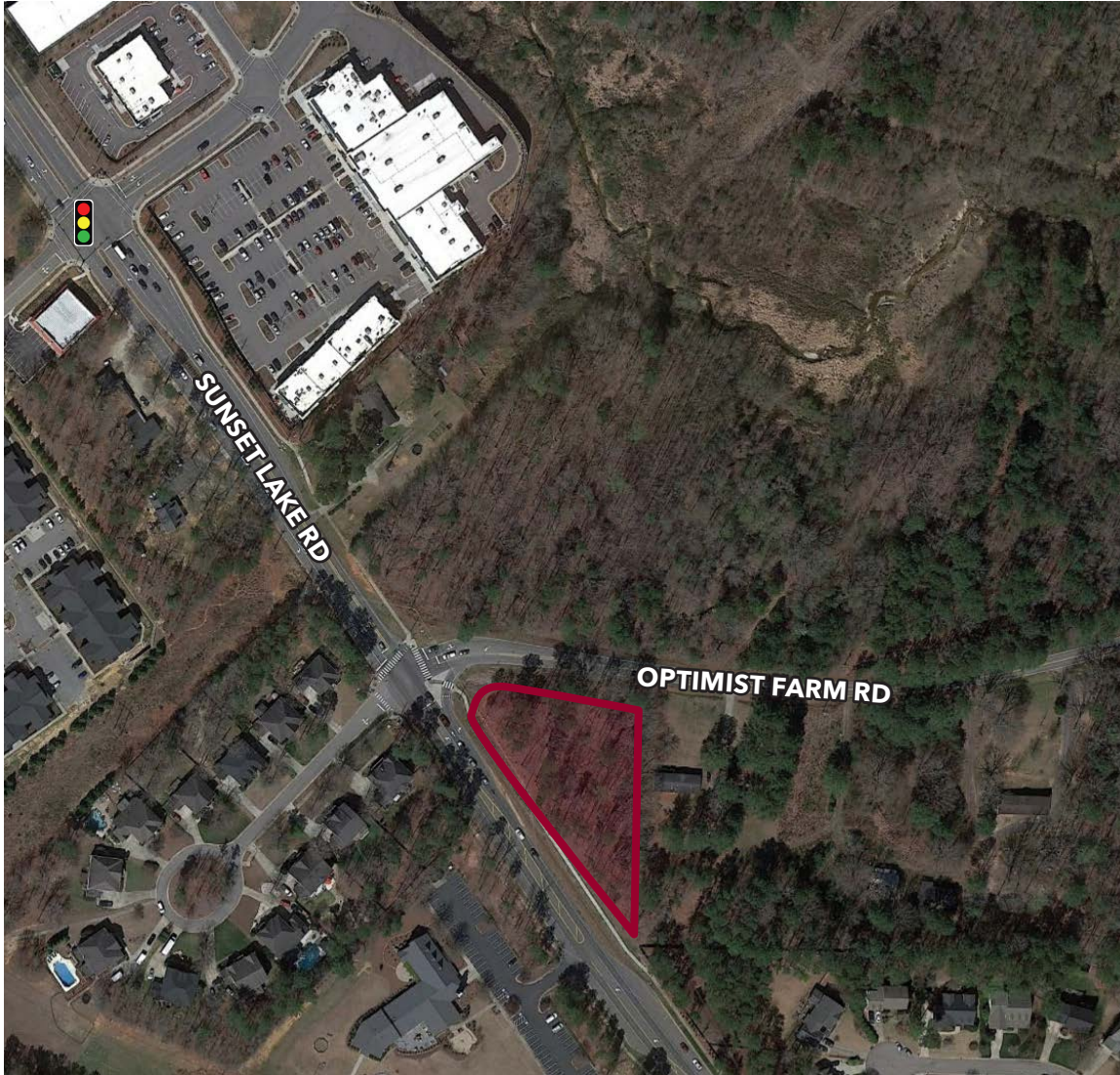
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# Tract B

## SUNSET LAKE AT OPTIMIST FARM HOLLY SPRINGS, NC 27540



### SITE OVERVIEW

ADDRESS	0 Sunset Lake Road Holly Springs, NC 27540
ACRES	±1.12 acres
WAKE COUNTY PINS	0669153859
MUNICIPALITY	Holly Springs
ZONING	NMX
WATER	12" mains on Sunset lake and Optimist Farm
SEWER	Located on western edge of the parcel on Optimist Farm Road
FRONTAGE	Sunset Lake Road and Optimist Farm Road
SALE PRICE	\$1,100,000

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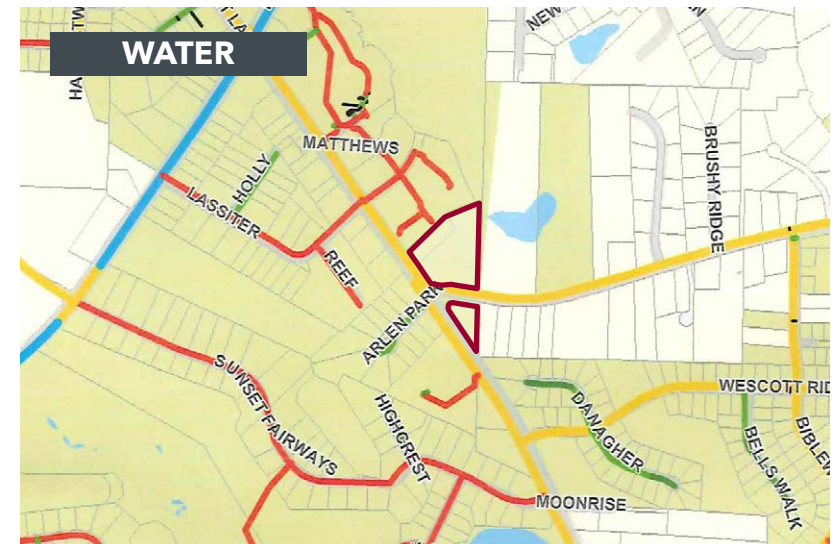
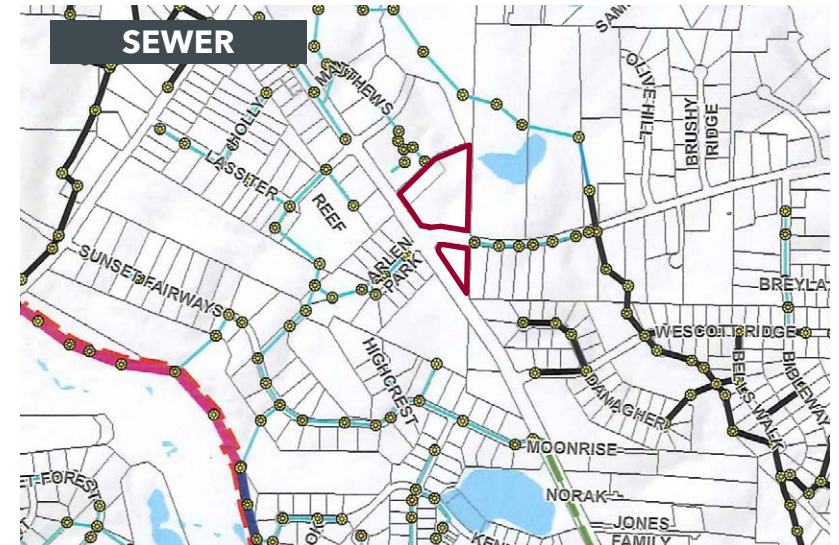
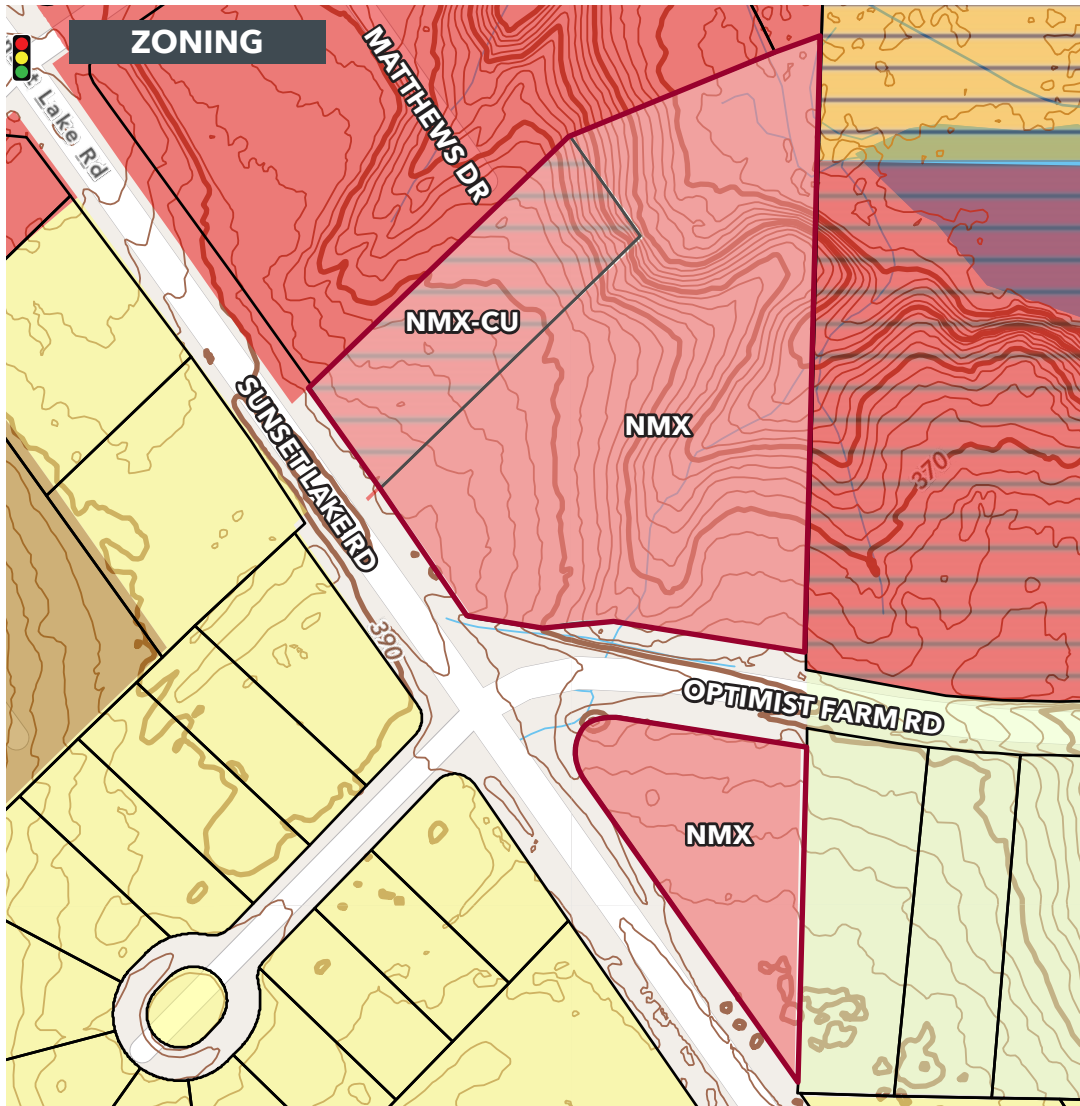
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# Site Details

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# Demographics

SUNSET LAKE AT OPTIMIST FARM  
HOLLY SPRINGS, NC 27540

	1 MILE	3 MILES	5 MILES
2023 Population	4,903	54,332	120,798
2028 Est. Population	4,960	56,882	128,175
2023 Daytime Population	3,675	40,404	100,623
Average Home Value	\$525,000	\$485,149	\$496,663
Median Age	37.7	35.8	37.0
Avg. Household Income	\$193,951	\$166,928	\$159,958
Bachelor's Degree or Higher	62.3%	62.1%	60.7%

**#2 Safest Town in North Carolina**  
MoneyGeek, 2023

**#1 Best Cities in North Carolina to Get a Job**  
Zippia, 2019

**#5 Best Place to Live in NC to Raise a Family**  
WalletHub, 2019



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