



Preston Lavinder
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APEX COMMERCIAL LAND FOR SALE

NNA Beaver Creek Commons Dr Apex, NC



Zoned Planned Commercial (PD-CU) PIN: 0732266081

Property offers premier highway frontage with visibility from both I-540 and HWY-64. Supported by 125,000 residents and an impressive AHHL approaching \$150,000.

The Property is Zoned PC, Planned Commercial District, offering a favorable flexible zoning for a variety of uses.

Property is positioned adjacent to Beaver Creek Crossings anchored by TJMaxx, Burkes, Dicks, and HomeGoods.

Near Beaver Creek Commons with a ±417k SF Target and Lowe's Home Improvement co-anchored center with other national/credit tenants including Chick-fil-A, Truist Bank, IHOP, Chili's, Wells Fargo, Panda Express and more.

Property is walkable to a myriad of shopping and dining options. The city of Apex is known as an affluent community located just 20 minutes west of Raleigh's downtown. Property is an easy commute to Research Triangle Park, RDU Airport and Chapel Hill, Cary, Durham and Raleigh.

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BORDEN
REAL ESTATE

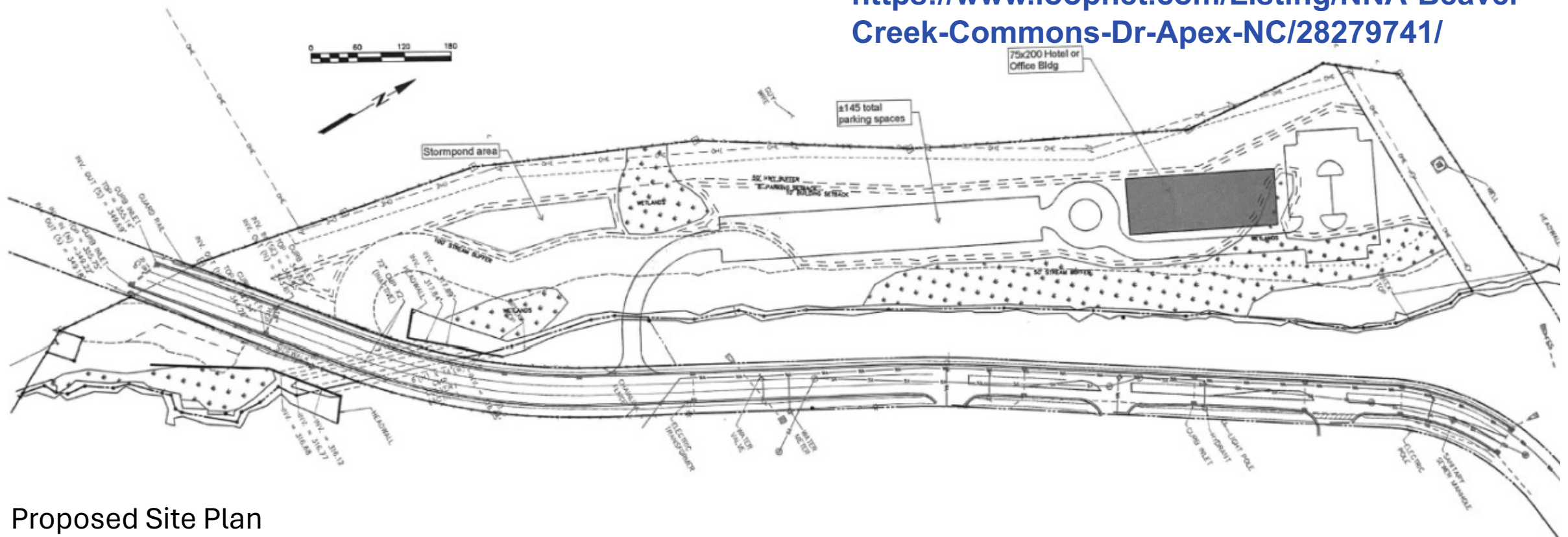


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For more information visit:

<https://www.loopnet.com/Listing/NNA-Beaver-Creek-Commons-Dr-Apex-NC/28279741/>



Proposed Site Plan



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Price Upon Request

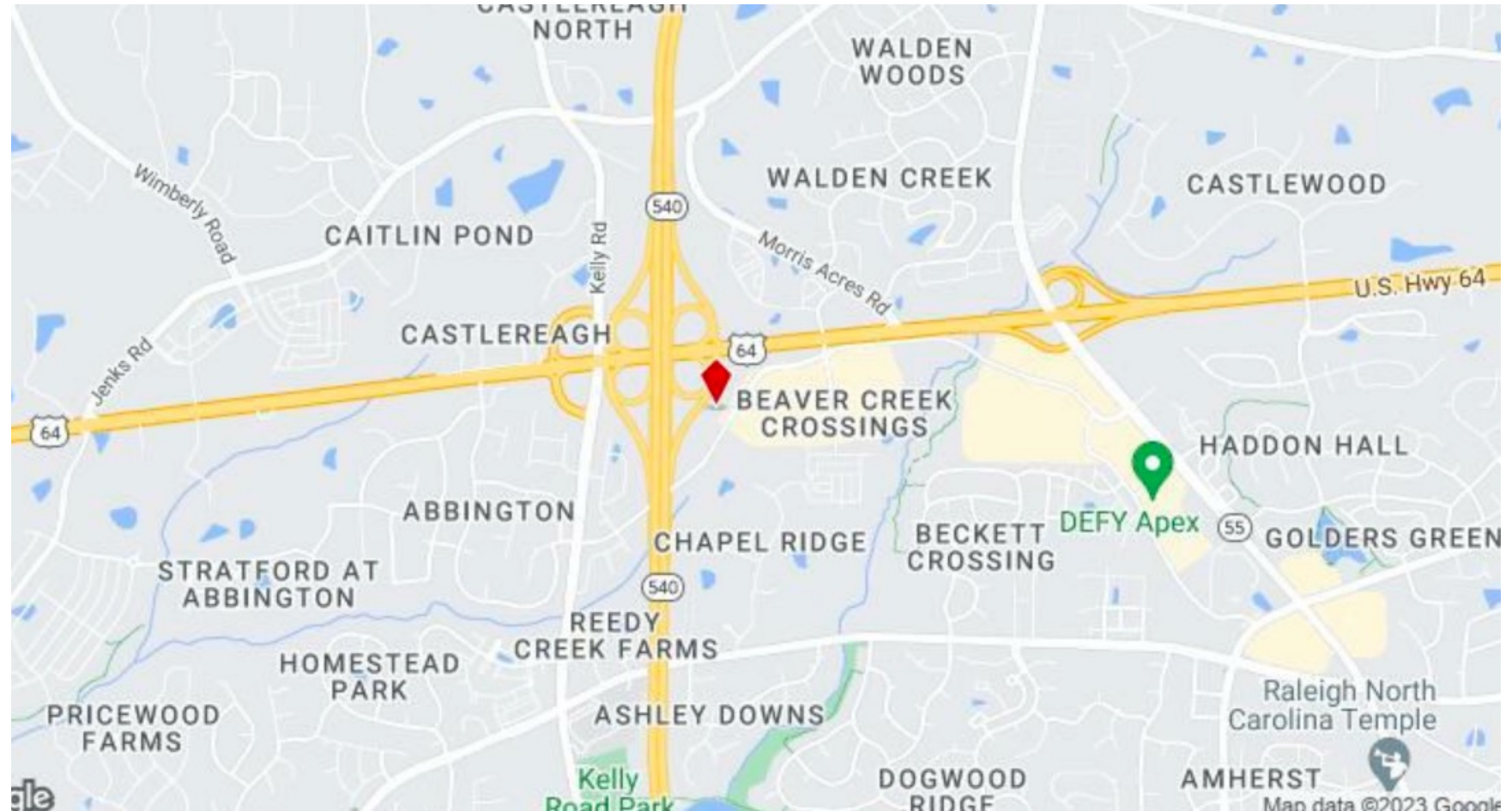
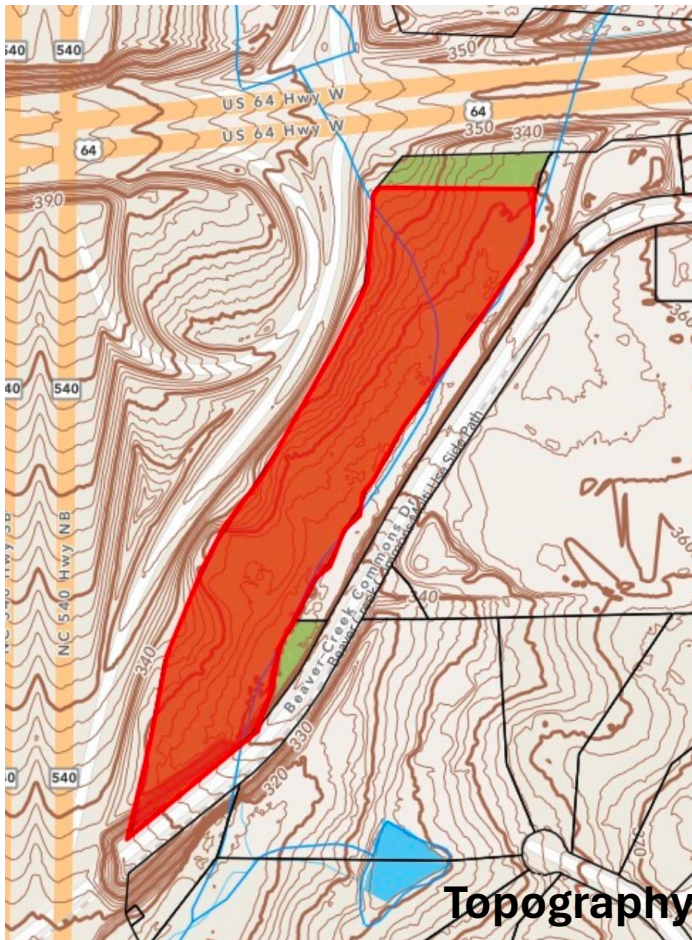
±9.15 AC land parcel located on Beaver Creek Commons Drive (the "Property") in Apex, NC within the Raleigh MSA. This Property offers premier highway frontage with visibility from both I-540 and HWY-64 and presents developers significant upside via strategic development in a robust and growing market. The Property offers irreplaceable highway frontage/visibility and is positioned at I-540's exit 59A and US Highway 64.

Beaver Creek Commons is anchored by Target and Lowes while Beaver Creek Crossing is anchored by TJMaxx, Dick's Sporting Goods and HomeGoods. The Property boasts a resident population of nearly 125,000 in a 5-mile trade area supported by a robust annual household income North of \$120,000 per year.



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NNA Beaver Creek Commons Dr Apex, NC



APEX COMMERCIAL LAND FOR SALE

NNA Beaver Creek Commons Dr Apex, NC

Price:	Upon Request
Property Type:	Land
Property Subtype:	Commercial
Proposed Use:	Office/Retail/Hotel
Sale Type:	Investment or Owner User
Total Lot Size:	9.15 AC
No. Lots:	1
Zoning Description:	PC-CU
APN / Parcel ID:	0732.01-26-6081-000





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NNA Beaver Creek Commons Dr. Apex, NC 27502

This Property offers premier highway frontage with visibility from both I-540 and HWY-64 and presents developers significant upside via strategic development in a robust and growing market. The Property offers irreplaceable highway frontage/visibility and is positioned at I-540's exit 59A and US Highway 64. The Property is Zoned PC, Planned Commercial District, this commercial development site offers favorable, flexible zoning that allows for a variety of uses. Properties in this zoning district are intended primarily to serve the needs of the surrounding residential neighborhood and serve as regional commercial centers. These C1-zoned areas tend to encourage the development of a moderate and high intensity mix of convenience and city-wide serving convenience and regional retail and related uses within a planned environment at the intersections of the Town's arterials and major collector roads.

The Property is positioned near several dominant power centers in the Apex trade area and located adjacent to Beaver Creek Crossings anchored by TJMaxx, Burkes, Dicks, and HomeGoods; and near Beaver Creek Commons, a ±417k SF Target and Lowe's Home Improvement co-anchored shopping center with other national/credit tenants including Chick-fil-A, Truist Bank, IHOP, Chili's, Wells Fargo, Panda Express, and more. The Property is also walkable to a myriad of shopping and dining options and the plethora of national nearby tenants has the potential to significantly promote crossover exposure to the subject property. This development site is also located near numerous other area POI's and is positioned within a bustling retail corridor with other nearby tenants including The Home Depot, Harris Teeter, LifeTime Athletic, PetSmart, and more, further increasing consumer draw to the immediate trade area.

The strong surrounding national/credit tenant presence, combined with the convenient access to commuter thoroughfares, puts this property in the position to succeed for years and quite possibly decades to come. The Property also benefits from dense and compelling demographics and the 5-mile trade area is supported by nearly 125k residents boasting an impressive AHHI approaching \$150,000 (median HH income of \$121k). The city of Apex is known as an affluent community located just 20 minutes west of Raleigh's downtown. Interstate-540 is part of a partially completed beltway around the city of Raleigh forming the Raleigh Outer Loop allowing easy access from the Property to the greater area. The Property is also accessible via NC Hwy 55 which is located 1-mile east of the site and offers an easy commute to Research Triangle Park, RDU Airport and Chapel Hill, Cary, Durham and Raleigh.



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