

**609 HOLLY SPRINGS ROAD**  
**Holly Springs, NC 27540**



**FOR SALE | APPROVED COMMERCIAL  
LAND DEVELOPMENT OPPORTUNITY**



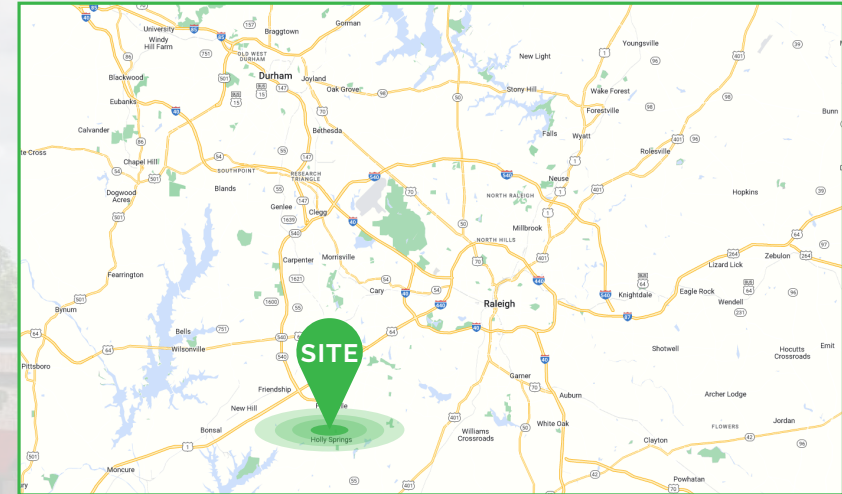
**APG**  
DEVELOPMENT



**APG**  
ADVISORS

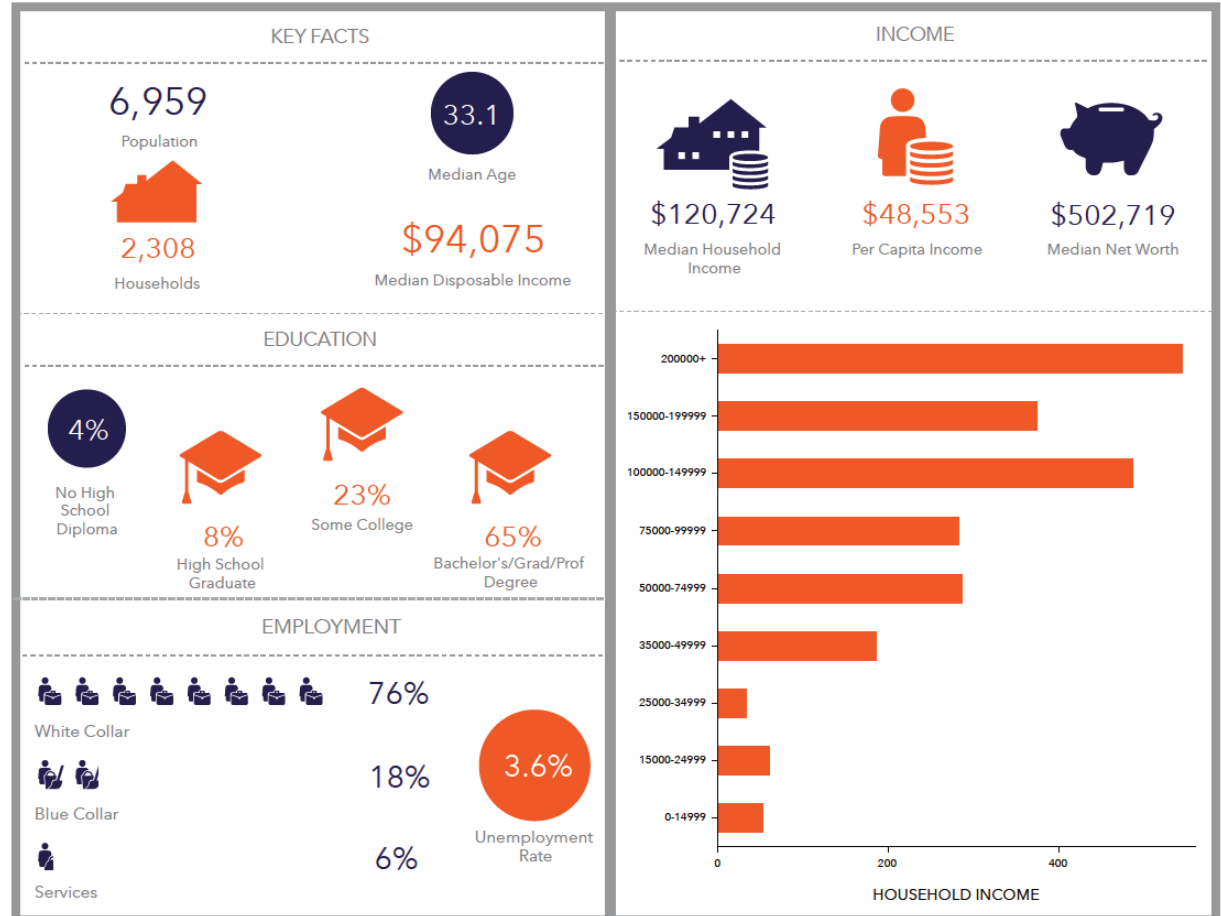
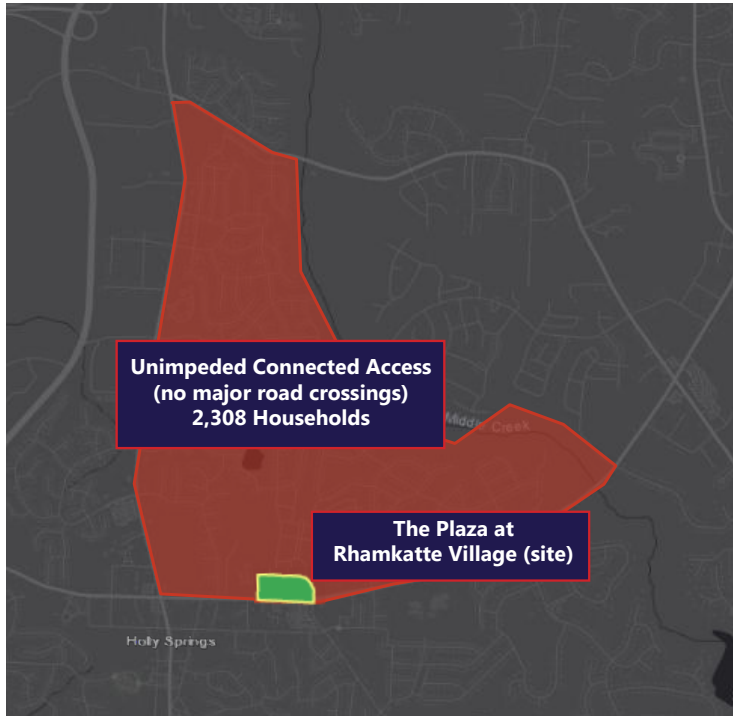
## PROPERTY INFORMATION

<b>Acreage</b>	<b>± 5.3 AC</b>
<b>Location</b>	<b>Holly Springs, NC</b>
<b>Zoning</b>	<b>PUD, Holly Springs</b>
<b>Frontage</b>	<b>Holly Springs Road</b>
<b>Utilities</b>	<b>Electric: Available</b> <b>Gas: Available</b> <b>Water: Available</b> <b>Sewer: Available</b>
<b>Price</b>	<b>\$4,250,000</b>
<b>Description</b>	Site has been approved to allow for up to ±53,000 SF of Suburban Retail/Office space.
<b>Approved Plans</b>	<ul style="list-style-type: none"> <li>• Approved Site Plan</li> <li>• Approved Construction Drawings for Retail and Office buildings</li> </ul>

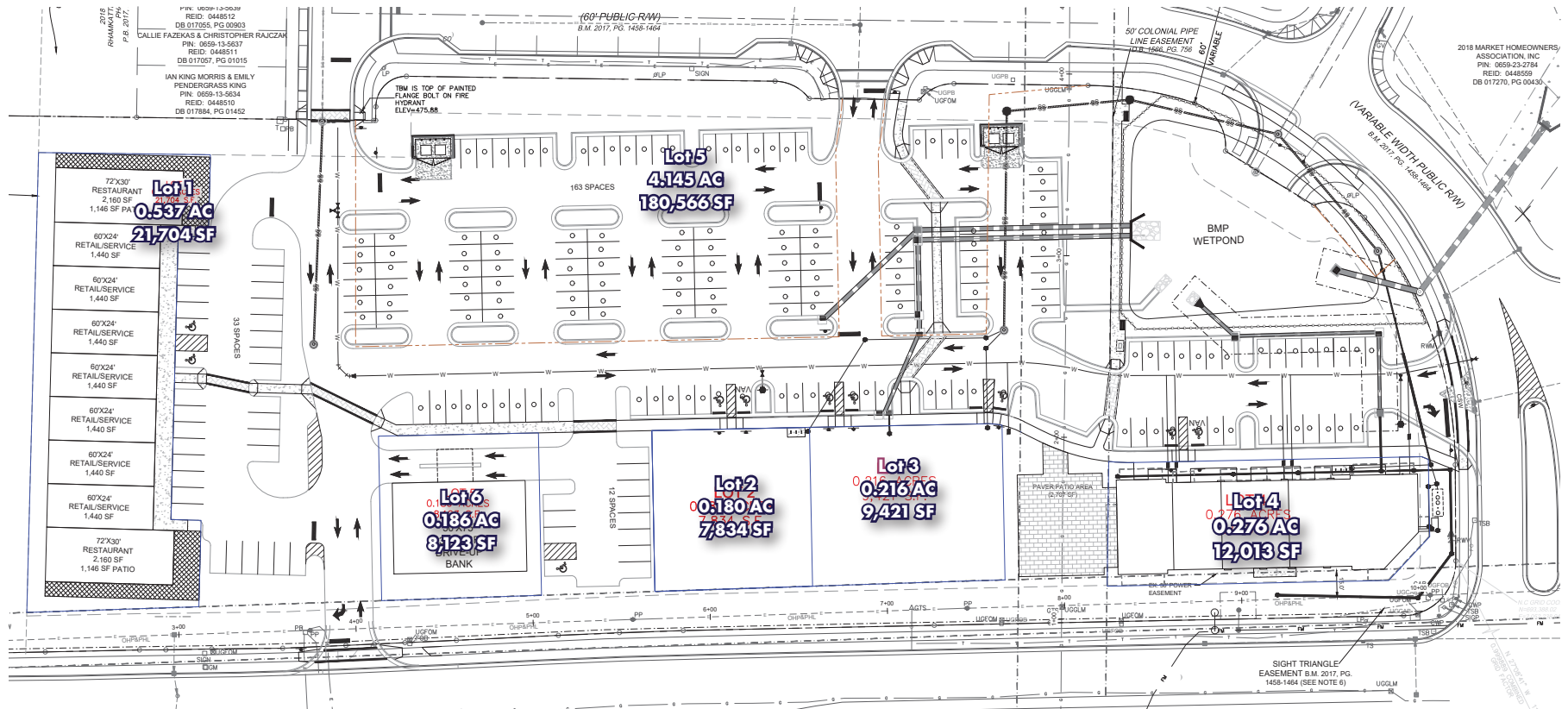


The Plaza at Rhamkette Village features unimpeded connected access (no major road crossings) to over 2,300 households. The site is located on Holly Springs Road, with 15,000 AADT.

Connected Access Demographics



## PROPOSED MODIFIED SITE PLAN



## ZONING INFORMATION

### Zoning: PUD

Planned Unit Development  
Approved for up to 7 Lots

### Allowed Uses

Retail, Service, Restaurant, QSR, Hotel,  
Automotive, Medical, Office, Health/Fitness,  
Microbrewery/Distillery, and more

[Click Here](#) for further information on Zoning Ordinances

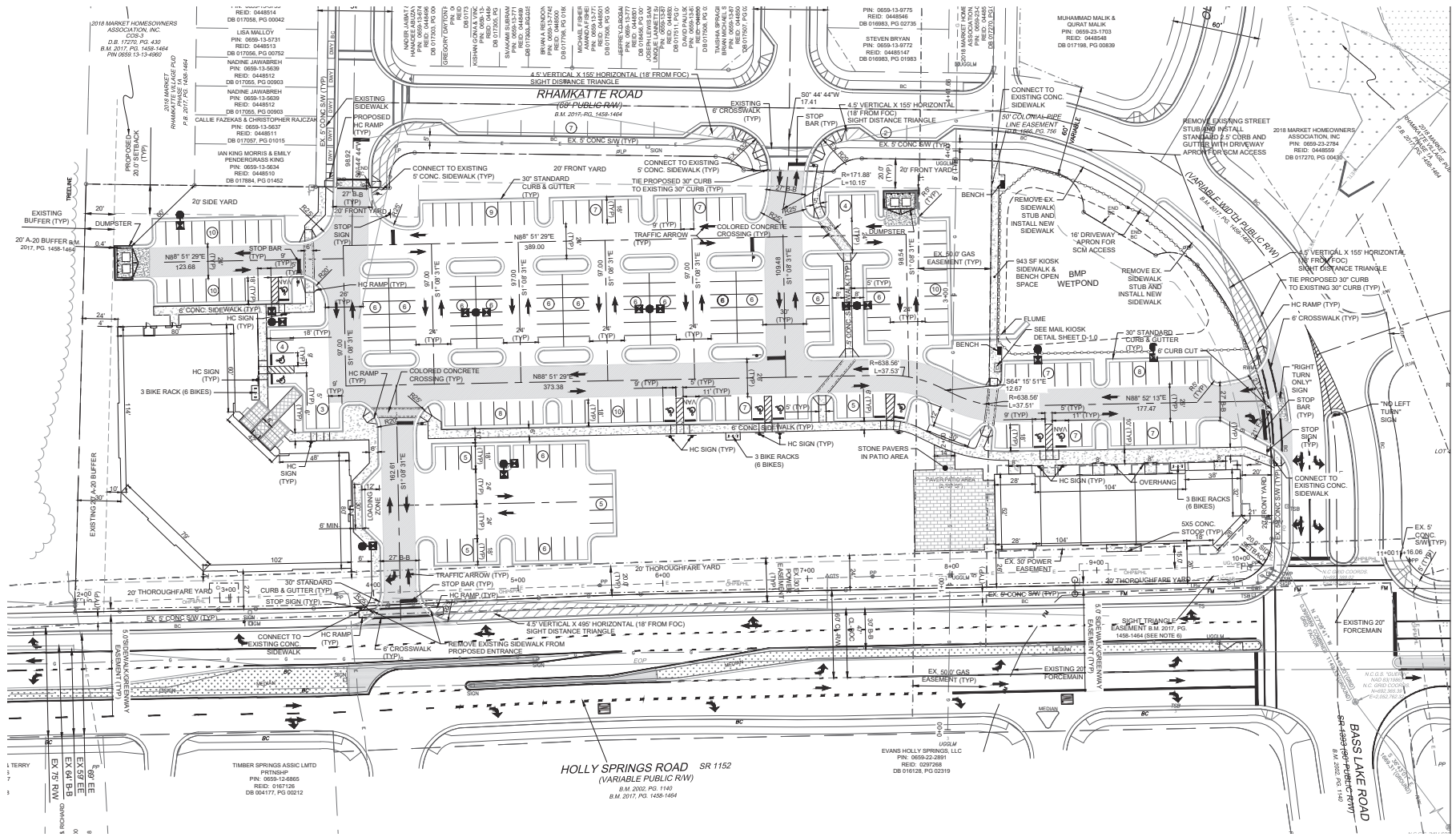
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## CURRENTLY APPROVED SITE PLAN

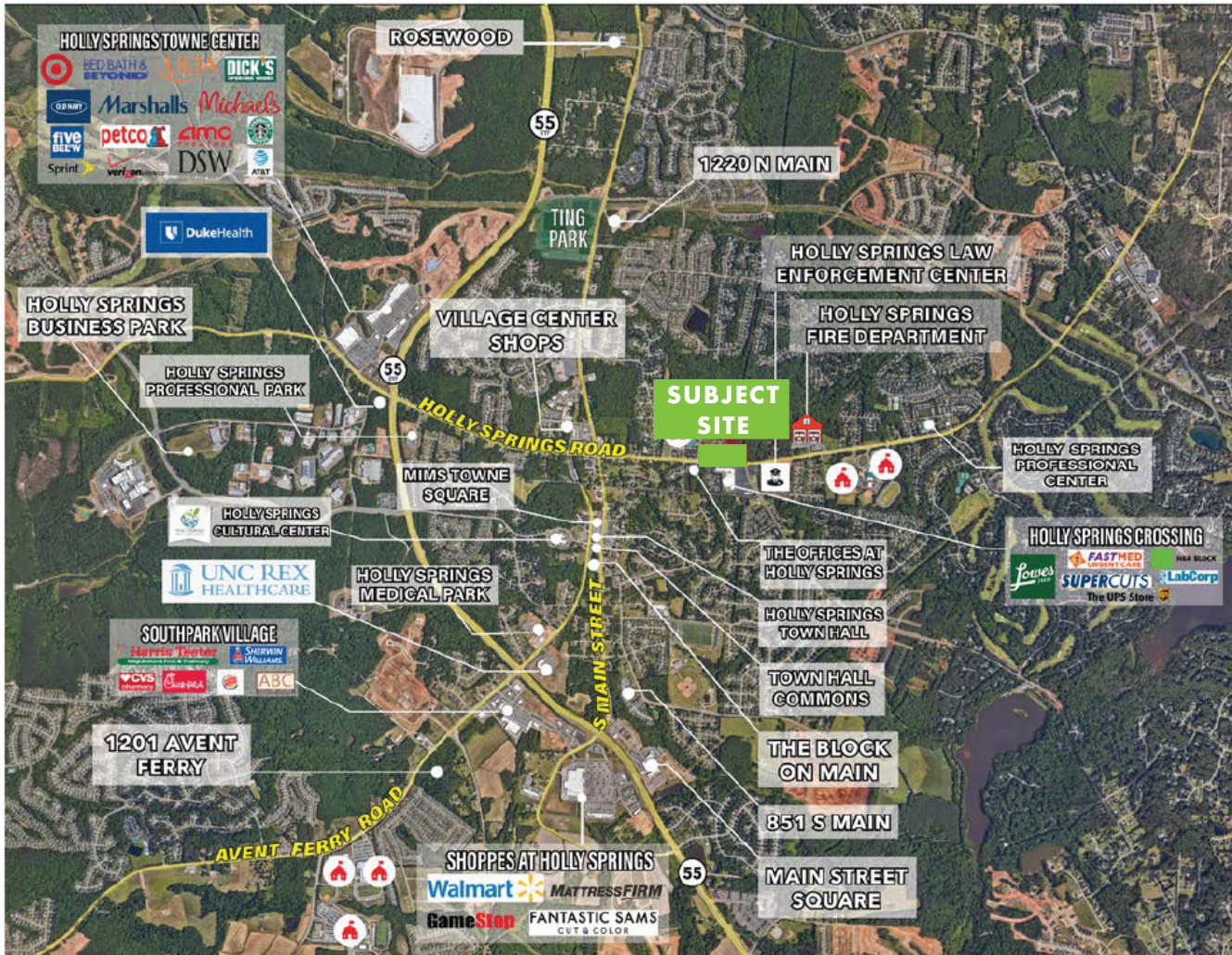


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## Location Map



## LINKS

- [Wake Co Economic Development](#)
- [Holly Springs Planning Web Portal](#)
- [Holly Springs Chamber of Commerce](#)
- [Go Triangle](#)
- [Park and Ride](#)

## Traffic Legend

- Less than 1,000
- 1,000 - 9,999
- 10,000 - 49,999
- 50,000 - 99,999
- More than 100,000

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