

LAND FOR SALE 9890 HOLLY SPRINGS ROAD

Holly Springs, NC 27540



COMMERCIAL REAL ESTATE SERVICES
RALEIGH DURHAM



PROPERTY DESCRIPTION

Four parcels totaling 6.23 acres available for purchase in Holly Springs.

PROPERTY HIGHLIGHTS

- ±6.23 acres
- Zoned NMX (Neighborhood Mixed Use)
- Included in the Holly Springs Northeast Gateway Master Plan - Commercial Center Functional Subarea defines future land use as Apartment Dwellings
- Water and sewer nearby
- Holly Springs Road widening project anticipated 2025
- PIN #s 0659970504, 0659972507, 0659972213, and 0659973368

LOCATION DESCRIPTION

The property is located near the intersection of Holly Springs Road and Sunset Lake Road in Holly Springs, less than one mile from new I-540 interchange.

OFFERING SUMMARY

Sale Price:	\$4,000,000
Lot Size:	6.23 Acres

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All information furnished regarding property for sale, rental or financing is from sources deemed reliable, but no warranty or representation is made to the accuracy thereof and same is submitted to errors, omissions, change of price, rental or other conditions prior to sale, lease or financing or withdrawal without notice.
No liability of any kind is to be imposed on the broker herein.

Holly Springs, NC 27540



<https://www.hollyspringsnc.us/1664/Holly-Springs-Road-Widening---East>



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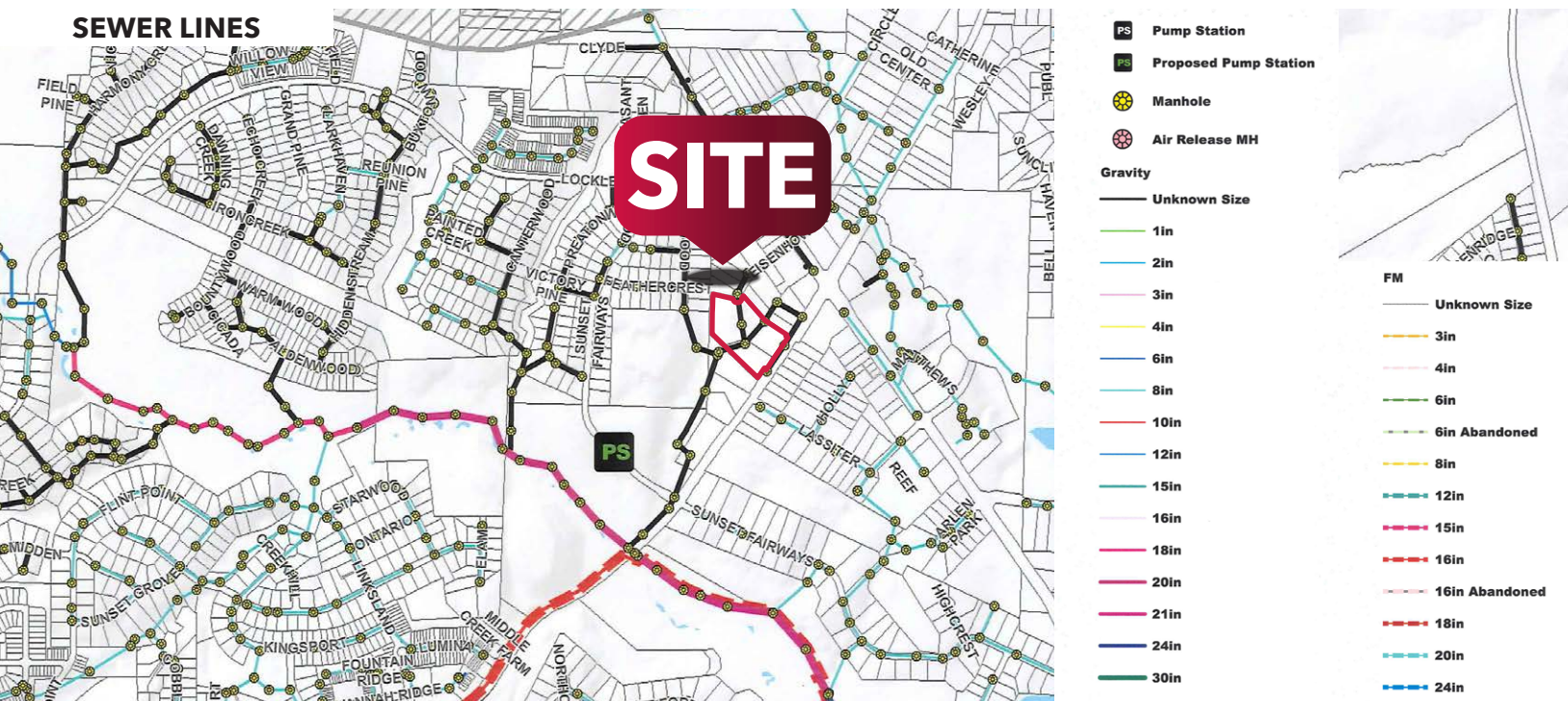


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WATER LINES



SEWER LINES



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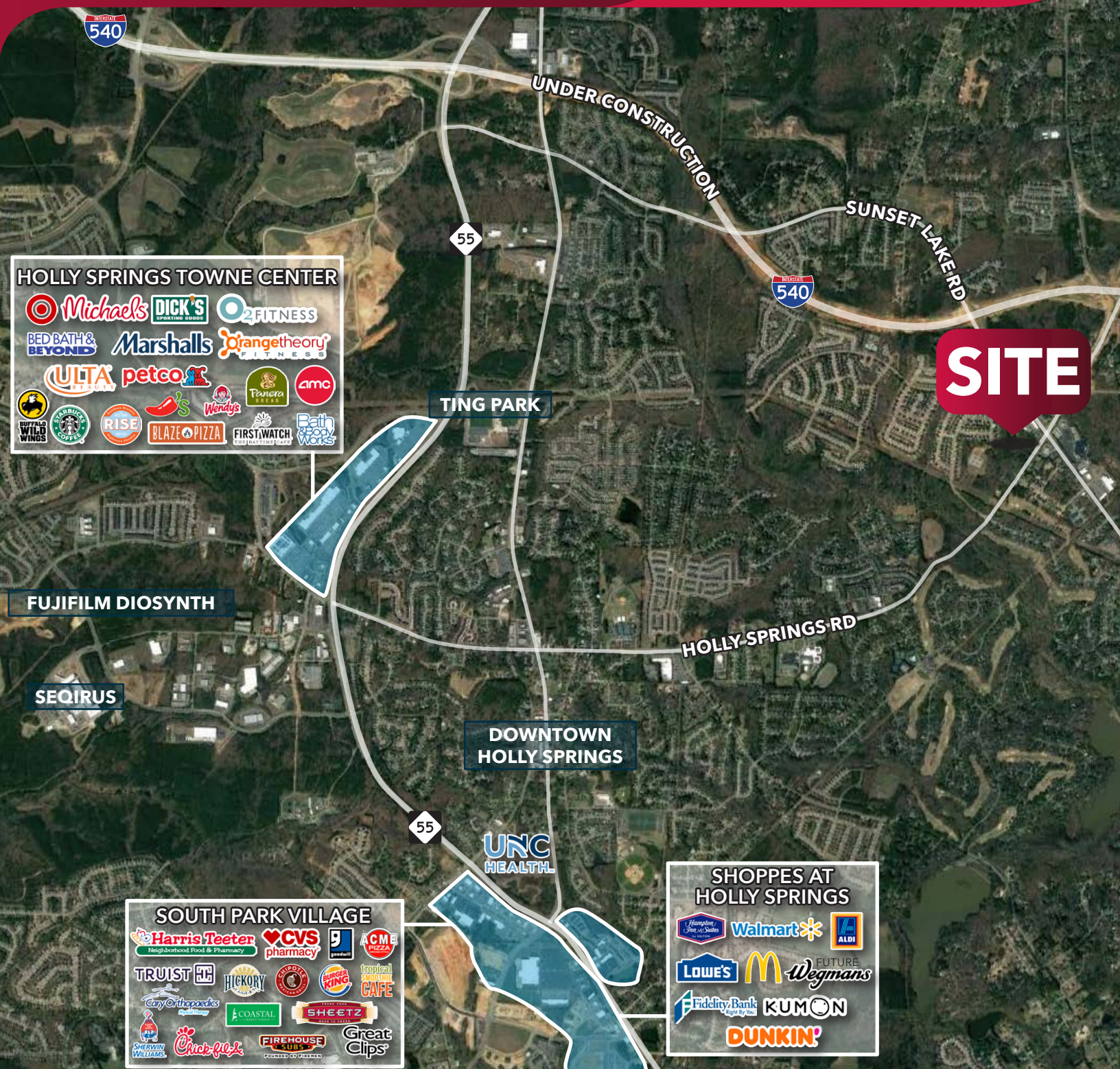
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LEE & ASSOCIATES

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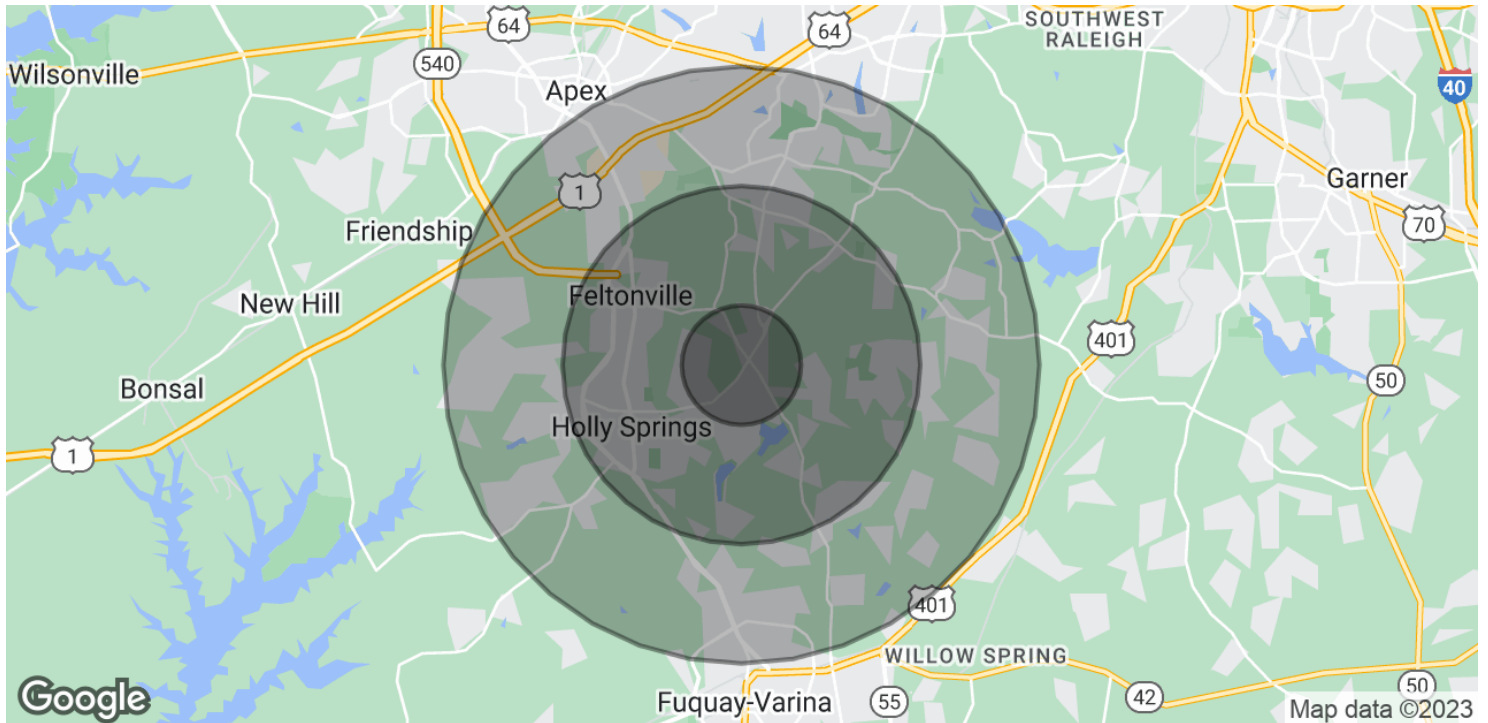
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POPULATION

	1 MILE	3 MILES	5 MILES
Total Population	7,016	43,691	97,670
Average Age	37.5	37.5	38.6
Average Age (Male)	38.3	37.5	38.0
Average Age (Female)	34.8	36.1	38.8

HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
Total Households	2,334	15,267	35,079
# of Persons per HH	3.0	2.9	2.8
Average HH Income	\$138,455	\$128,948	\$124,645
Average House Value	\$698,645	\$439,307	\$417,881

* Demographic data derived from 2020 ACS - US Census

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