

Residential, Multifamily, or Mixed-use Site

4925 SUNSET LAKE RD. | APEX, NC 27539



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Sunset Lake Rd.

CITYPLAT
COMMERCIAL REAL ESTATE

Property Overview

4925 SUNSET LAKE ROAD

SPACE HIGHLIGHTS

- **Ideal Mixed-Use Location:** Adjacent to the new I-540 extension, enhancing accessibility for future development.
- **Zoning Classification:** Designated as "Regional Center" in the Holly Springs Northeast Gateway Plan, promoting high-intensity development.
- **Strong Demographics:** Average household income of \$142K within a 3-mile radius, indicating robust market potential.
- **Educational Excellence:** Situated in a top-rated school district, featuring Holly Springs High School and the upcoming H-12 High School to support growth.

\$7,000,000

SALE PRICE

3 Parcels

TOTAL PARCELS

R-30

ZONING

19.79AC

LAND ACRES





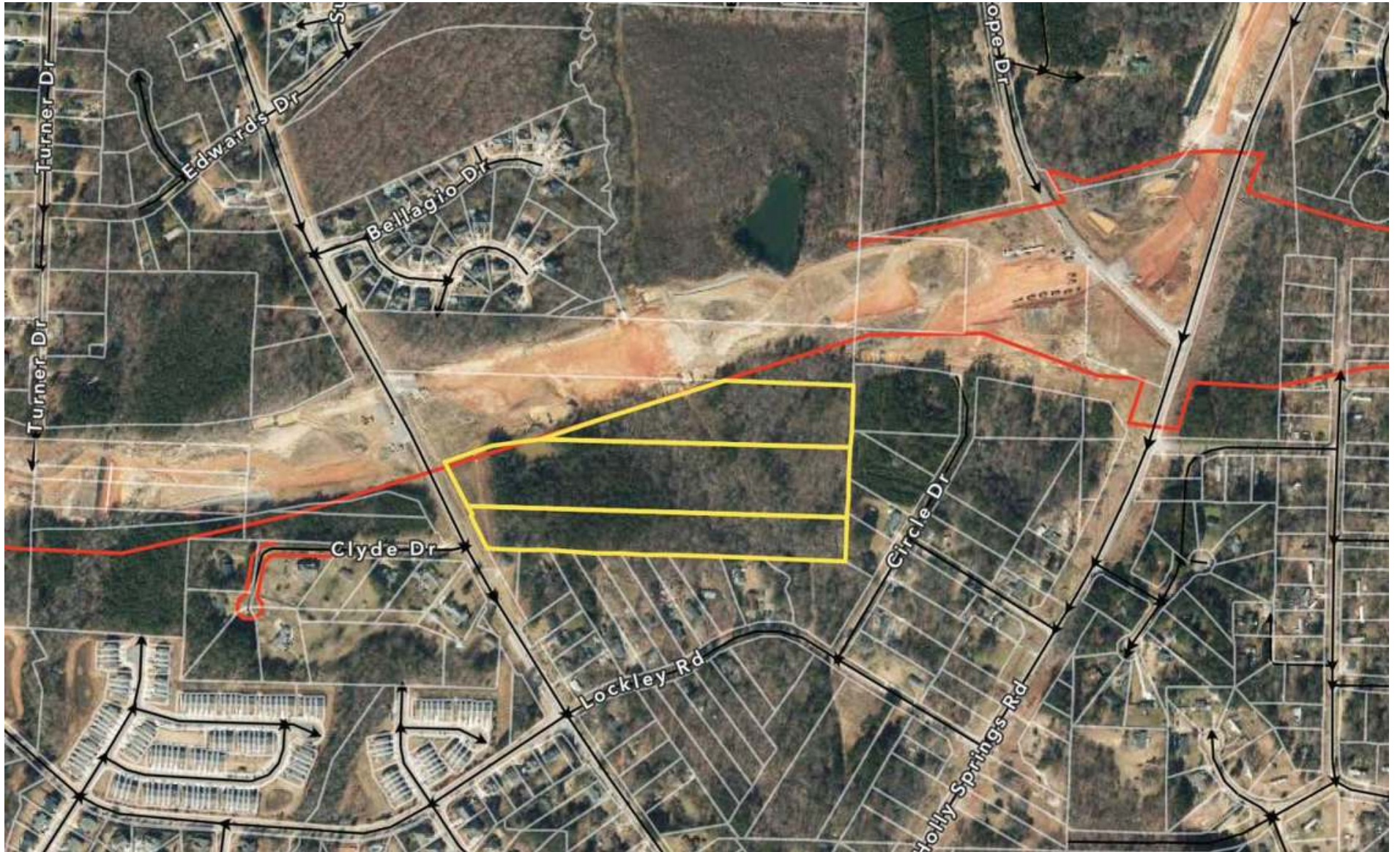
540

540

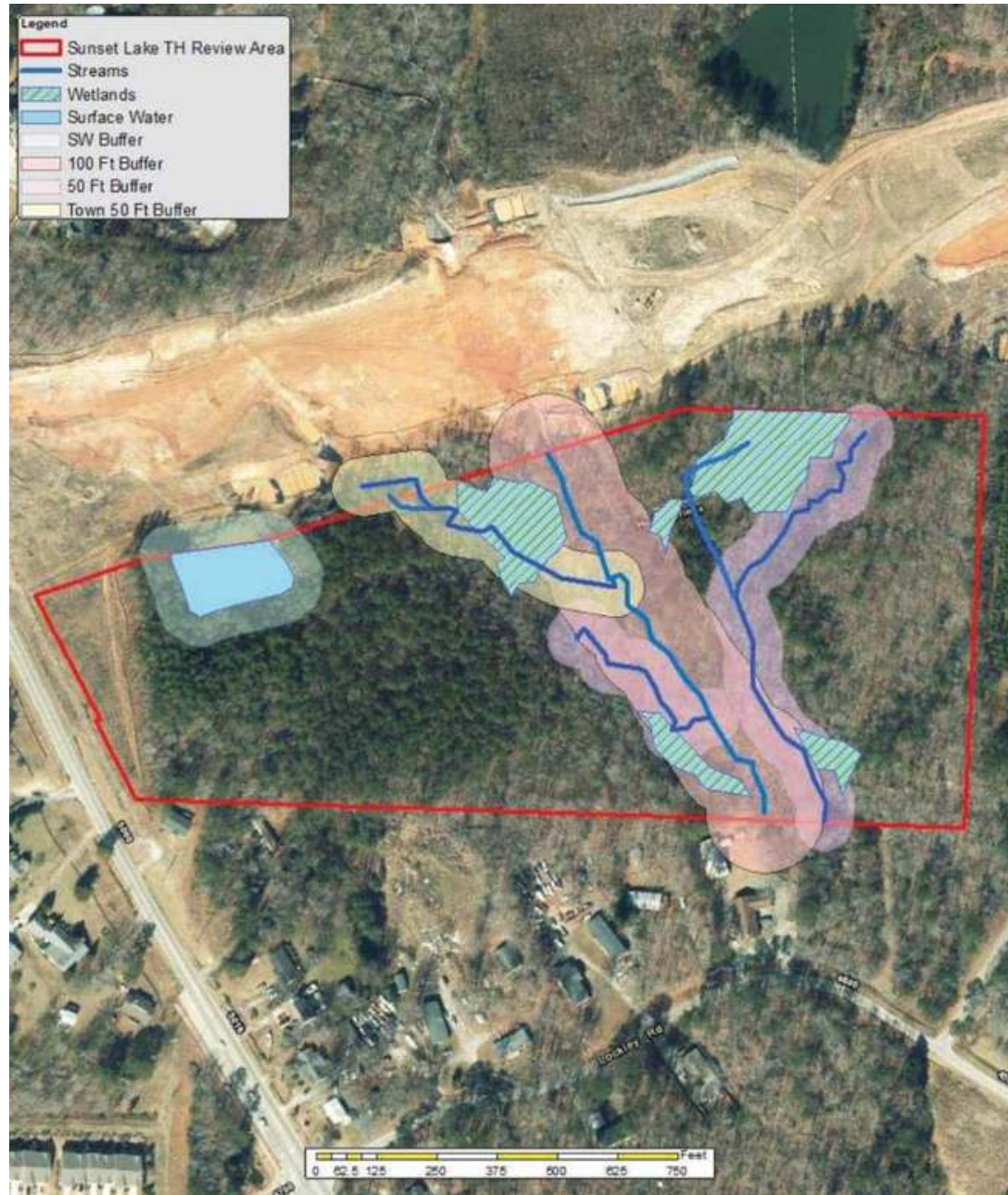
Sunset Lake Rd.

12,500 VPD

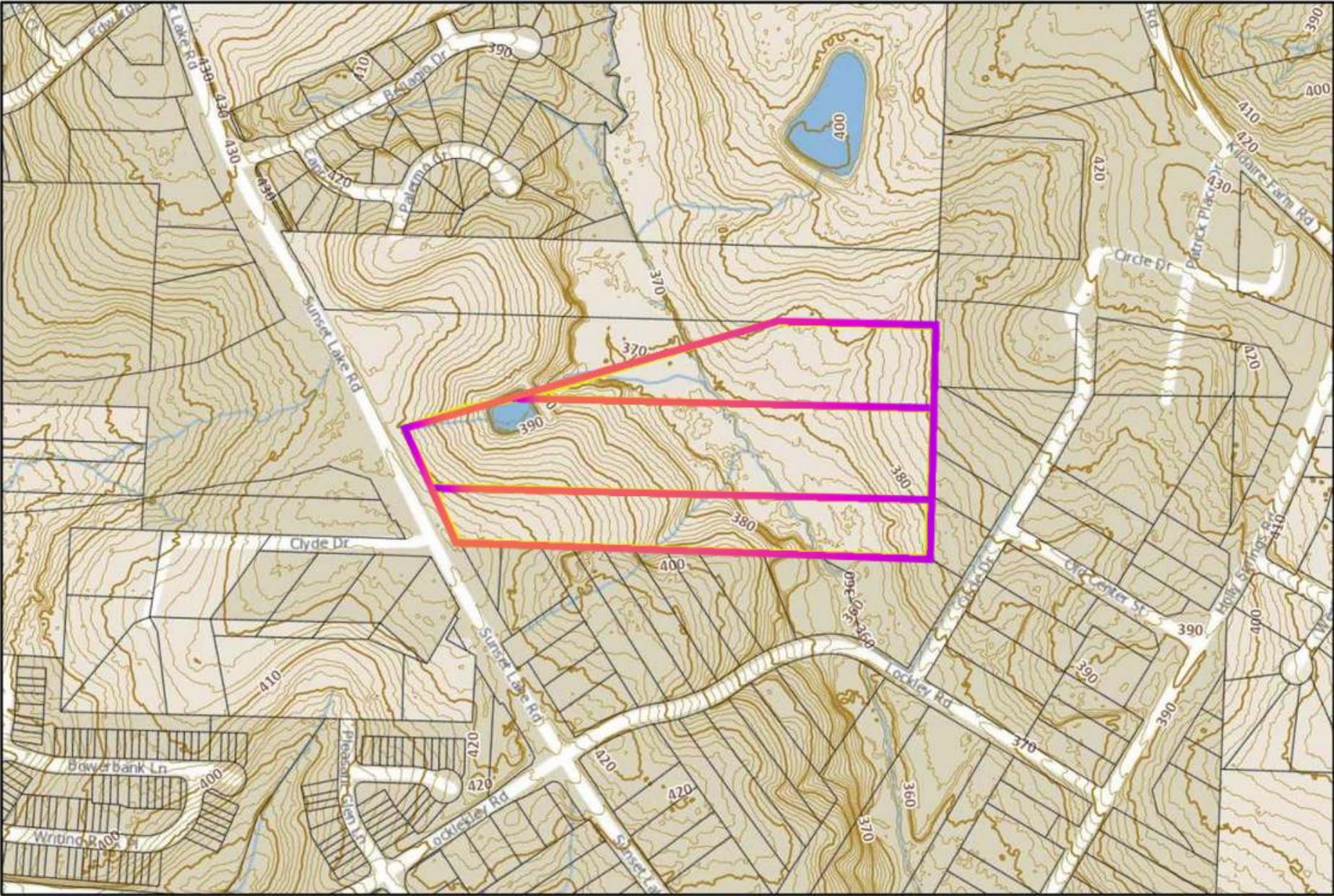
AERIAL SITE PLAN



WETLAND DELINEATION MAP



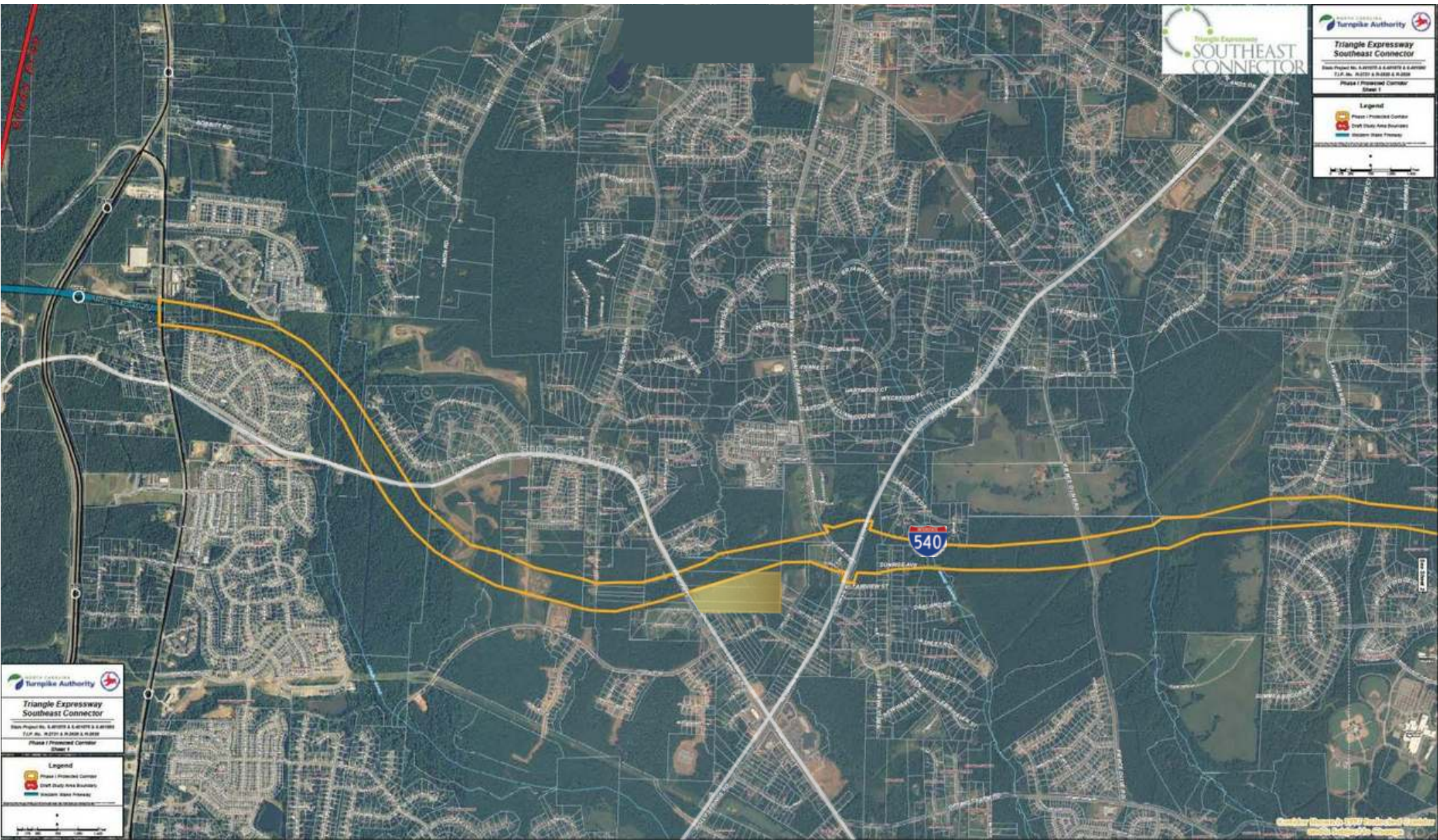
TOPO MAP



PARCEL MAP



I-540 Triangle Expressway

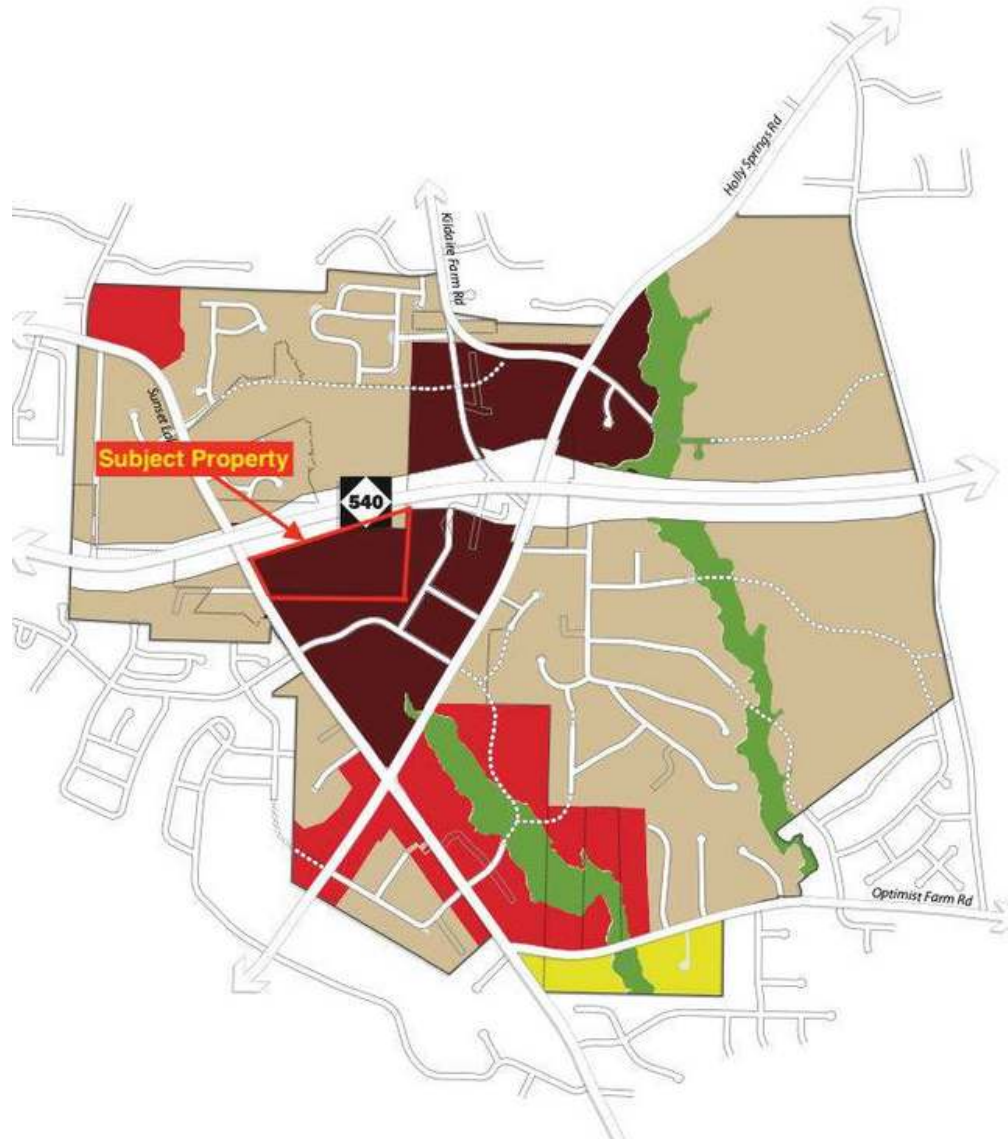


I-540 Triangle Expressway



HOLLY SPRINGS NORTHEAST GATEWAY PLAN

Regional Center: Regional centers are hubs for entertainment and employment, located immediately off of the NC 540 interchange at Holly Springs Road. These areas are envisioned as energized centers containing a mix of business, entertainment, civic and cultural activities with a mix of housing types within and surrounding the center.

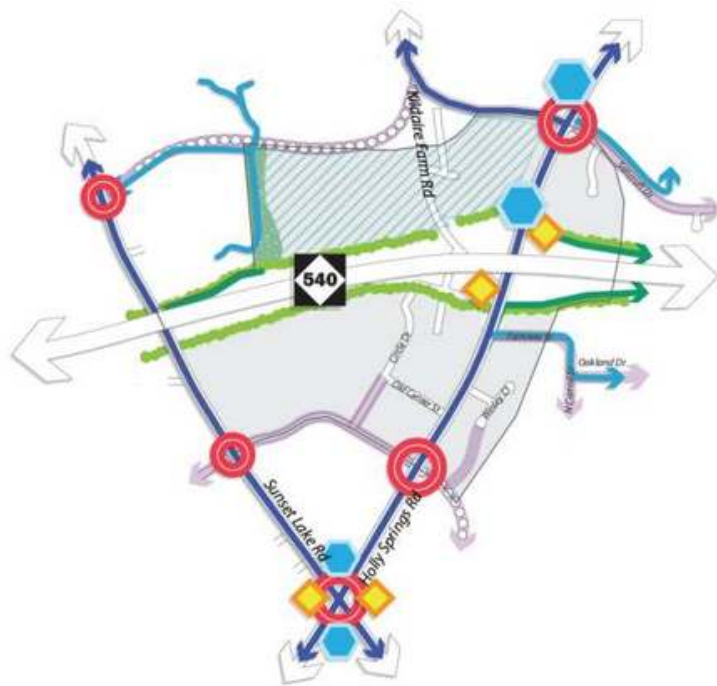


Land Use & Character Plan

- Natural Area
- Mixed Residential Neighborhood
- Residential Neighborhood
- Mixed-Use Center
- Regional Center

HOLLY SPRINGS NORTHEAST GATEWAY PLAN

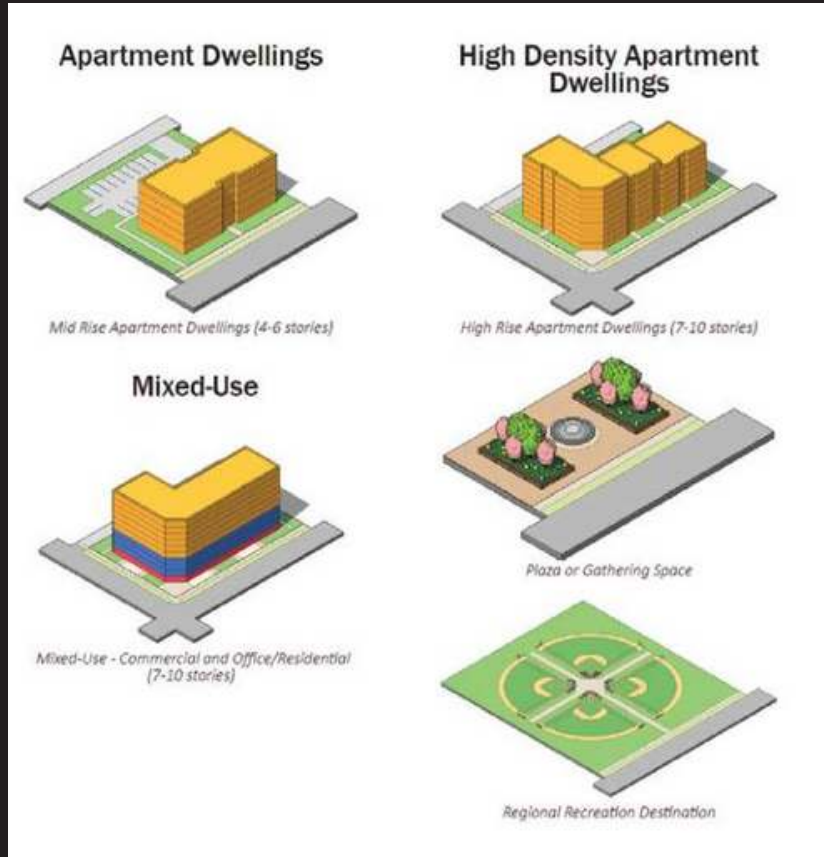
Gateway Core: Functional Subarea 3 is located in the heart of Northeast Gateway, adjacent to the future 540 and Holly Springs Road interchange. Future development in this area should be the highest intensity development in the Gateway to best leverage this area's visibility from NC 540 and easy access from the interchange. As development approaches Lockley Road and Wesley Court, development intensity should decrease to ensure appropriate transitions to surrounding functional subareas.

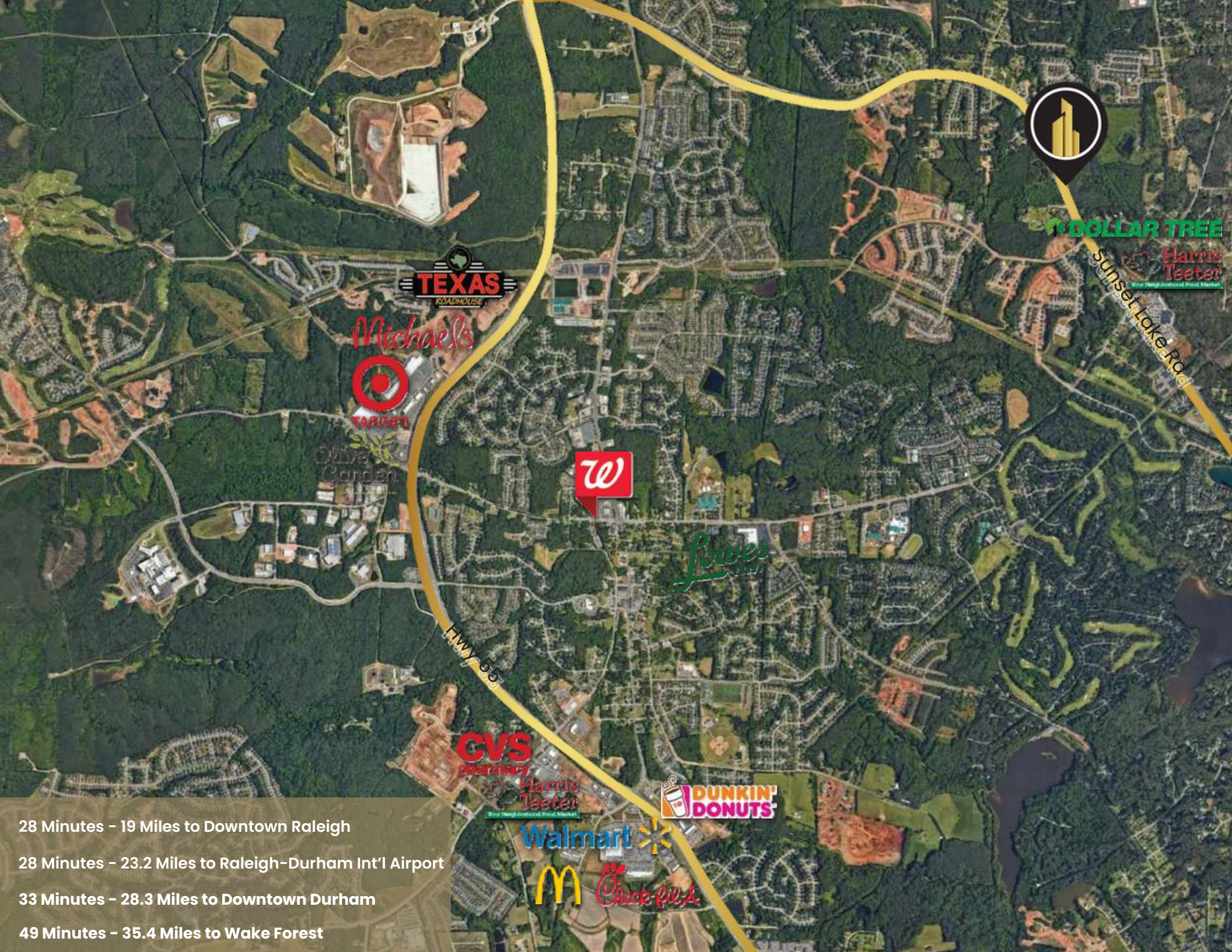


Improvements Framework

- | | |
|---------------------------------|---------------------------|
| Sidepath | Roadway Connection |
| Greenway (Planned and Proposed) | Traffic Calming |
| Bike Route | Natural Buffer (Existing) |
| Pedestrian Crossing | NC 540 Buffer |
| Gateway Signage | Noise Wall |
| Wayfinding Signage | Key Opportunity Site |

Development Pattern: Future development has the opportunity to further solidify Holly Springs' reputation as a desirable community where people can work, live, and play. The multimodal transportation network should connect to all areas and provide connections to surrounding neighborhoods.





DOLLAR TREE

Harris Teeter
Local Fresh Produce Food Market

Sunset Lake Road

TEXAS ROADHOUSE

Michaels



TARGET

Oliver Garden



Lowe's

Hwy 55

CVS pharmacy

Harris Teeter
Local Fresh Produce Food Market

DUNKIN' DONUTS

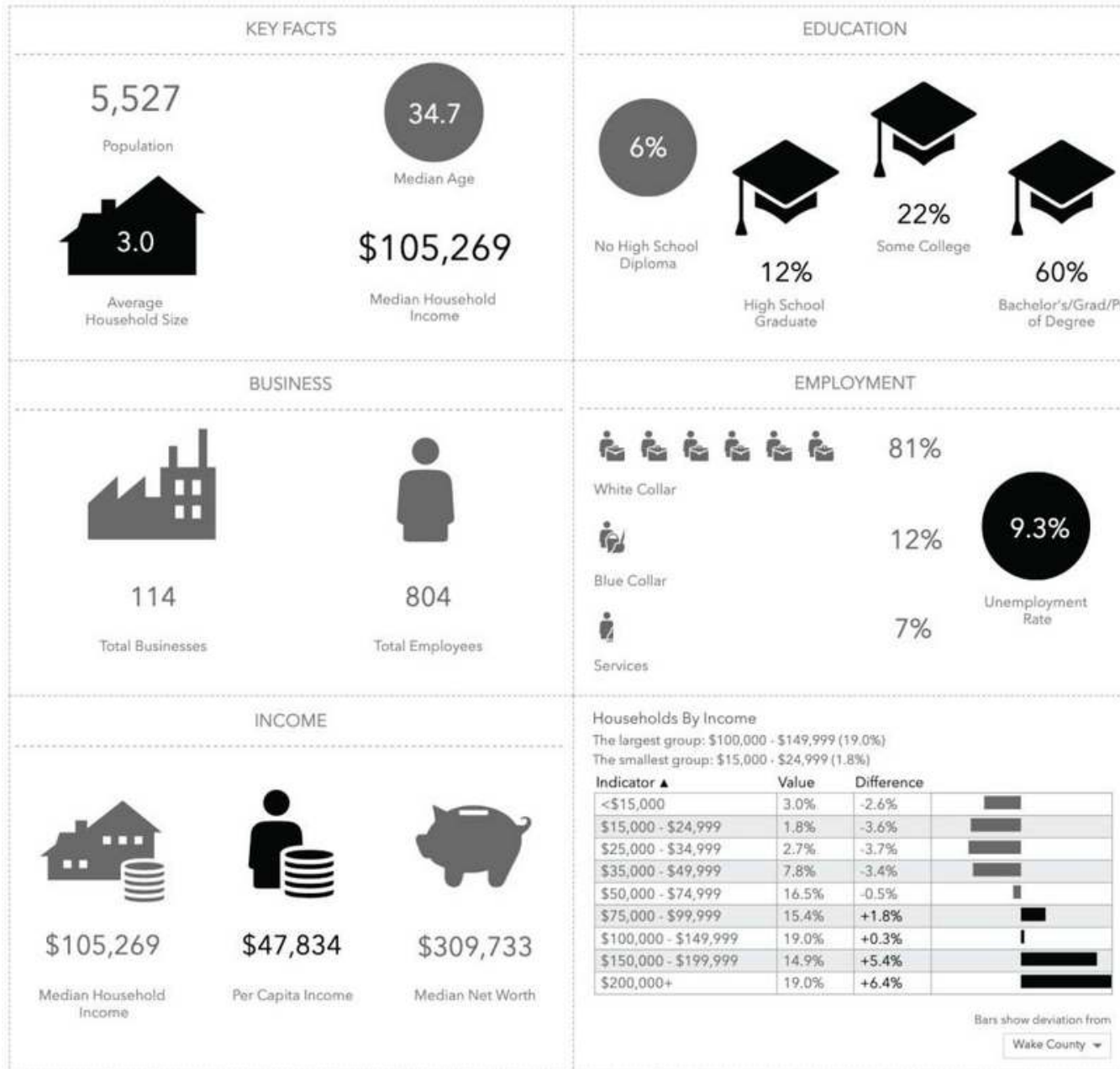
Walmart



Chick-fil-A

28 Minutes - 19 Miles to Downtown Raleigh
28 Minutes - 23.2 Miles to Raleigh-Durham Int'l Airport
33 Minutes - 28.3 Miles to Downtown Durham
49 Minutes - 35.4 Miles to Wake Forest

DEMOGRAPHIC OVERVIEW



Market Overview

APEX, NC



The Apex, NC market has experienced significant growth in recent years, driven by its strategic location within the Research Triangle region. Known for its small-town charm combined with the amenities of a growing suburban area, Apex continues to attract residents and businesses alike. With easy access to major highways, including US-64 and NC-55, the town offers a convenient commute to Raleigh, Durham, and Research Triangle Park, making it a desirable location for companies looking to tap into the skilled workforce of the region.



Apex's commercial real estate sector has seen an uptick in development, particularly in retail, office, and mixed-use spaces. As more people move into the area, demand for retail centers and professional services has surged, creating opportunities for local and national businesses to establish a foothold. The town's well-planned infrastructure, combined with zoning policies that encourage balanced development, has fostered a healthy real estate market that appeals to both investors and end-users.



In addition to its thriving business environment, Apex boasts a high quality of life, supported by excellent schools, green spaces, and a strong sense of community. This has made it one of the most attractive residential markets in North Carolina. As the town continues to grow, the demand for housing and commercial services is expected to rise, further fueling economic development and ensuring that Apex remains a key player in the broader Triangle market.

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