

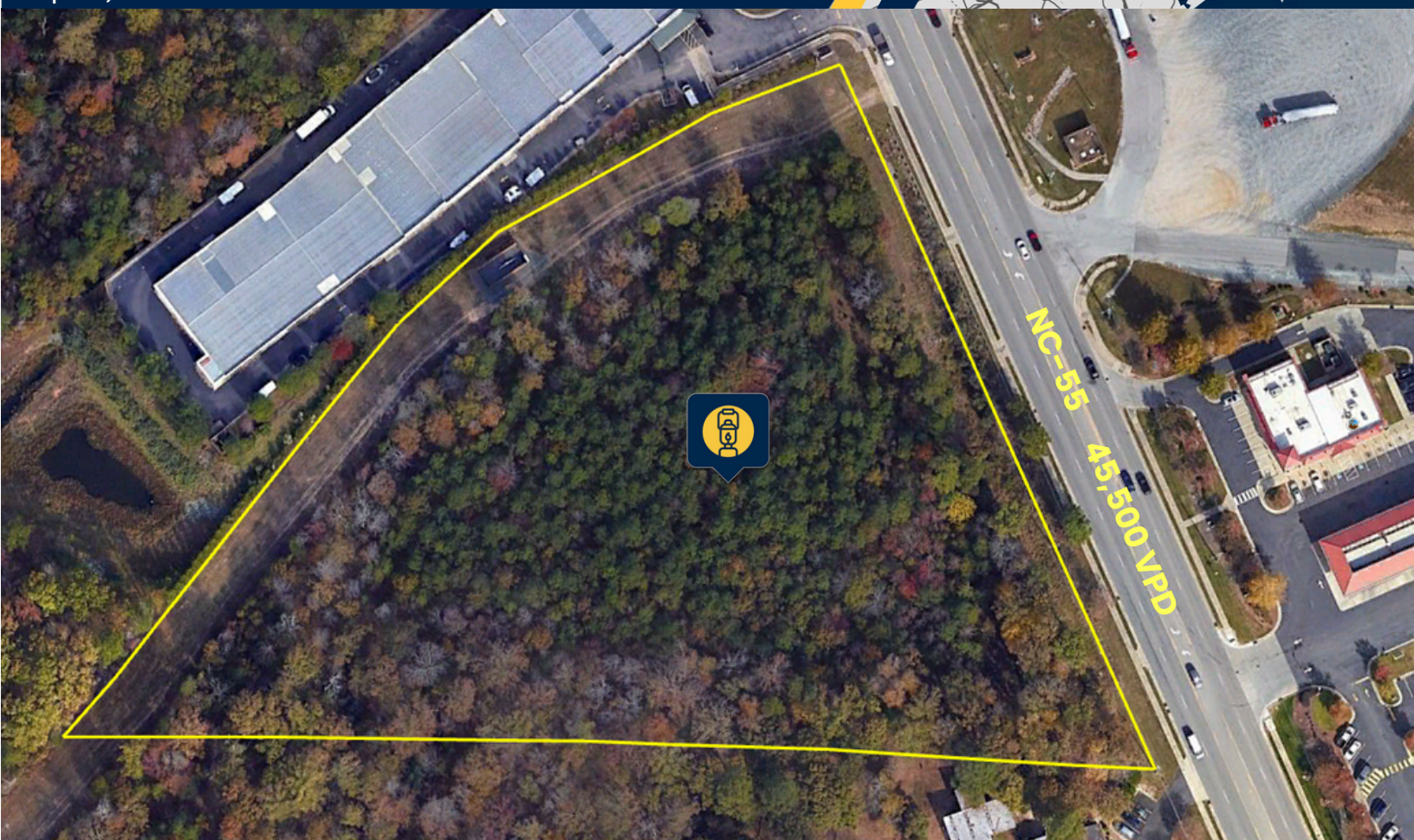
FOR SALE OR LEASE:

6.10 ACRES WITH NC 55 FRONTAGE

1548 E Williams St
Apex, NC 27539



South
Atlantic
Sites



OFFERING SUMMARY

Total Acreage: 6.10 Acres

Pricing: Lease Rate: \$12,500/month

Sale Price: Negotiable

PROPERTY HIGHLIGHTS

- Zoning: Planned Commercial Conditional Zoning (PC-CZ).
- Utilities: planned sewer connection from adjacent property to the west. All other utilities at the site.
- Frontage: ~600' on NC-55
- Access: via NC-55
- Traffic: ~45,500 VPD
- Easements: gas pipeline along northern edge of site

LOCATION DESCRIPTION

Prominently located on the busy NC-55 thoroughfare between US-1 and the recently added 540 interchange, this property is easily accessible from all the western Wake County submarkets experiencing explosive growth. With the \$3 billion, 1,000 acre Veridea mixed-use development finally breaking ground behind the site, the last puzzle piece is falling in place to unlock this location's true potential. As a part of Veridea, the NC Children's Hospital, a partnership between UNC and Duke Health bringing 8,000 jobs and 600 beds, will be built on approximately 230 acres of land at the intersection of US-1 and NC-540.

This opportunity consists of 6.10 acres, already zoned for commercial, with a wide variety of uses allowed including but not limited to drive-through restaurant, grocery, gas, hotel, medical, car wash, and several automotive uses.

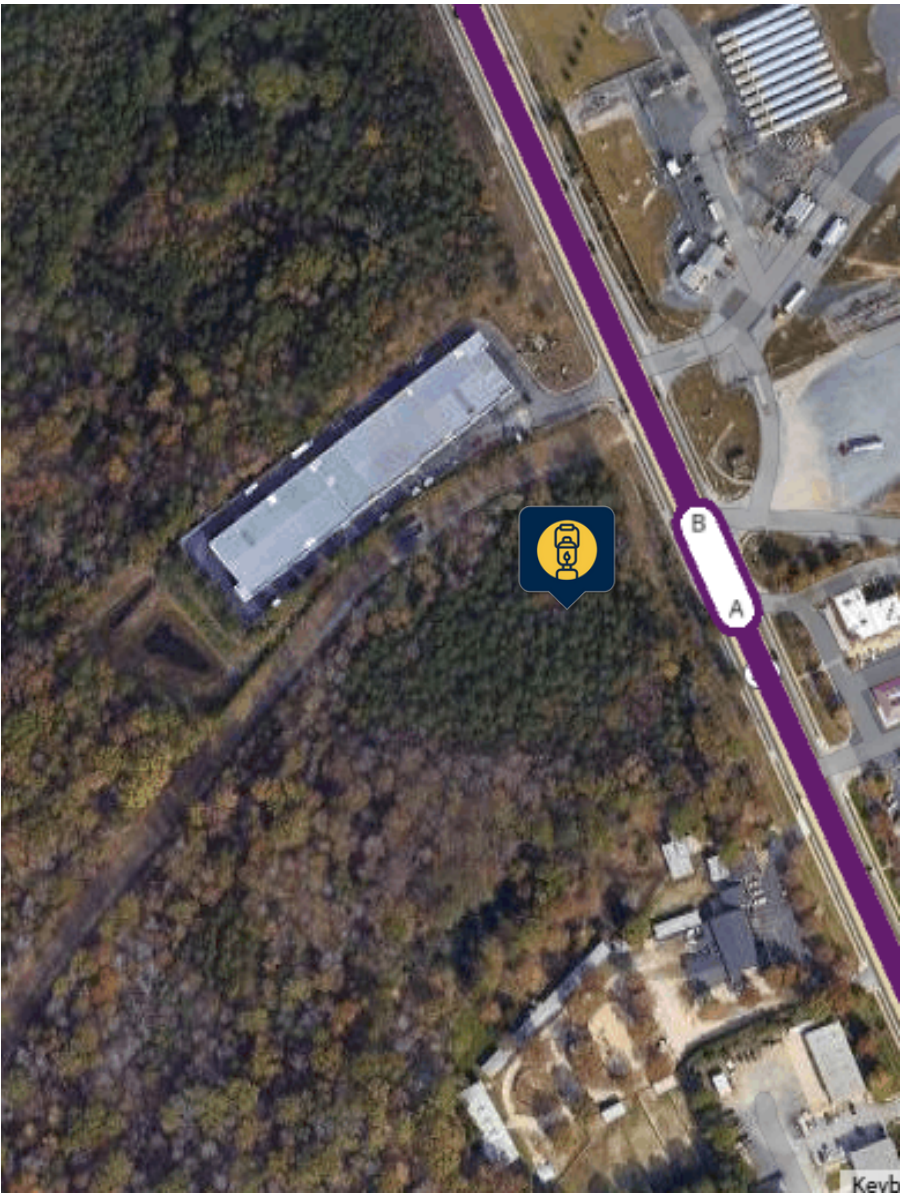
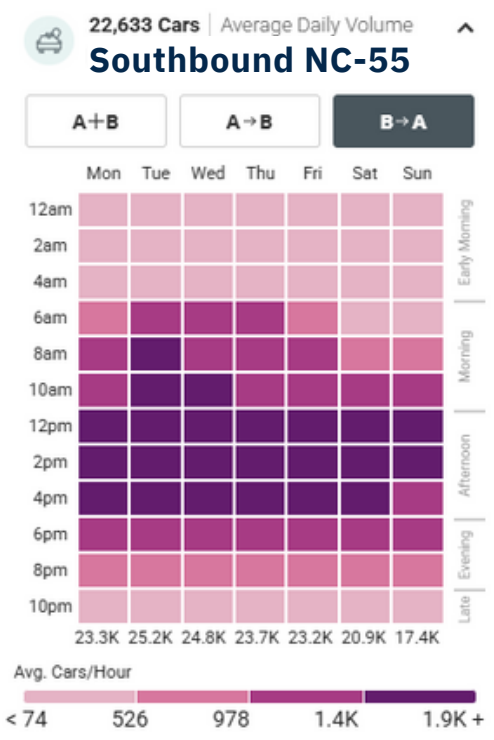
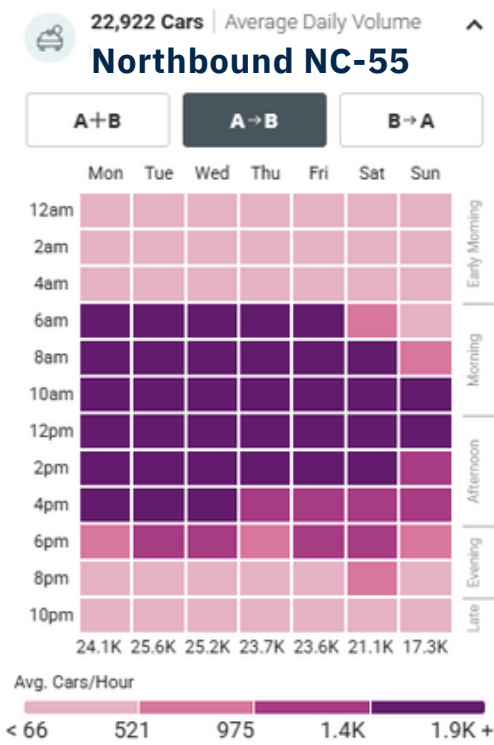
Interested?
**Contact us for more
information**

Cam Wilson, Broker
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(919) 706-3619

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TRAFFIC INFORMATION



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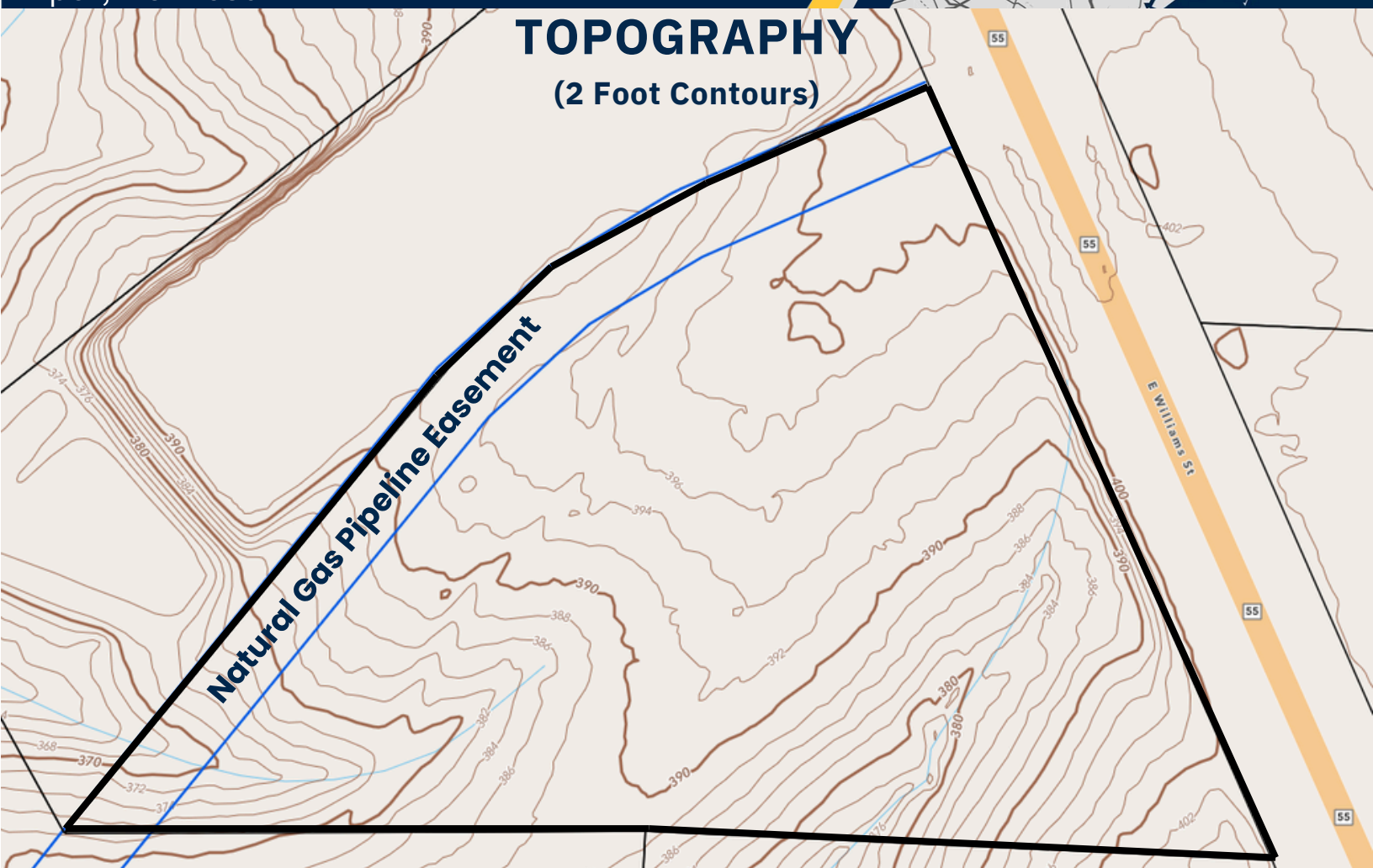
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TOPOGRAPHY (2 Foot Contours)



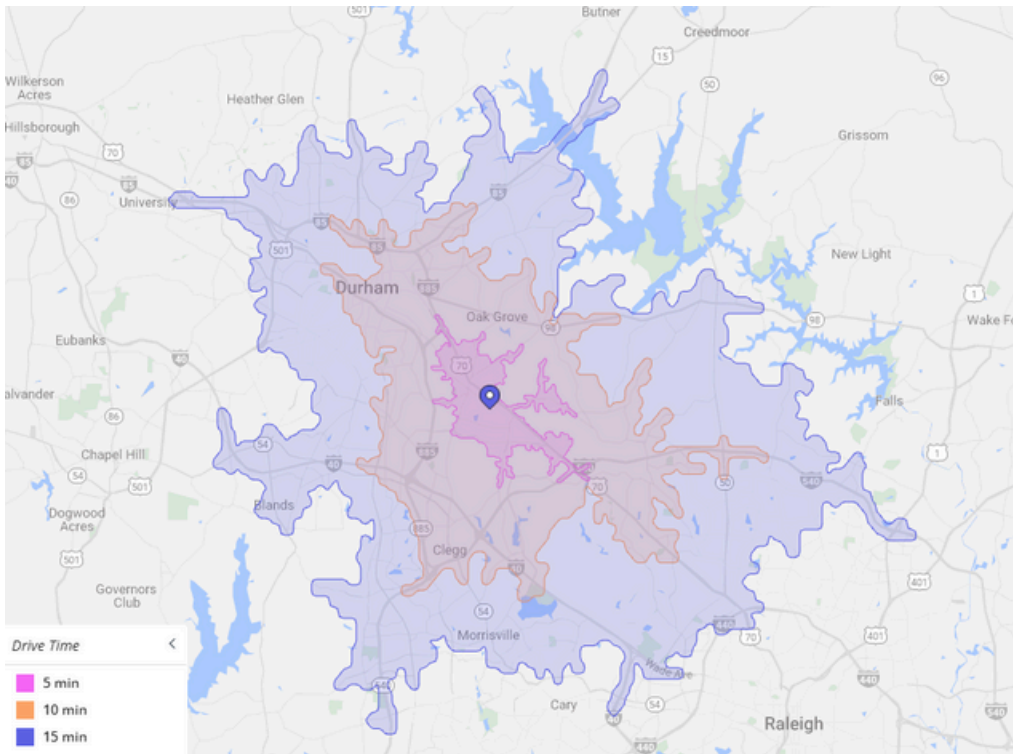
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DEMOGRAPHIC INFORMATION



Search Group or Attribute 5 Min Drive 10 Min Drive 15 Min Drive

Overview									
Population	11,897		136,680		441,613				
Households	4,559		51,012		164,044				
Persons per Household	2.59	106	2.67	109	2.61	107			
Household Median Income	\$101,499.94	141	\$122,155.07	170	\$116,207.08	162			
Household Median Disposable Income	\$85,255.97	139	\$101,025.18	164	\$95,578.28	156			
Household Median Discretionary Income	\$69,336.63	153	\$85,383.82	188	\$79,071.79	174			
Average Income Per Person	\$45,037.88	113	\$57,983.06	145	\$55,158.76	138			
Median Rent	\$1,825.66	147	\$1,759.26	142	\$1,599.36	129			
Median House Value	\$458,781.87	134	\$624,709.31	182	\$624,292.97	182			

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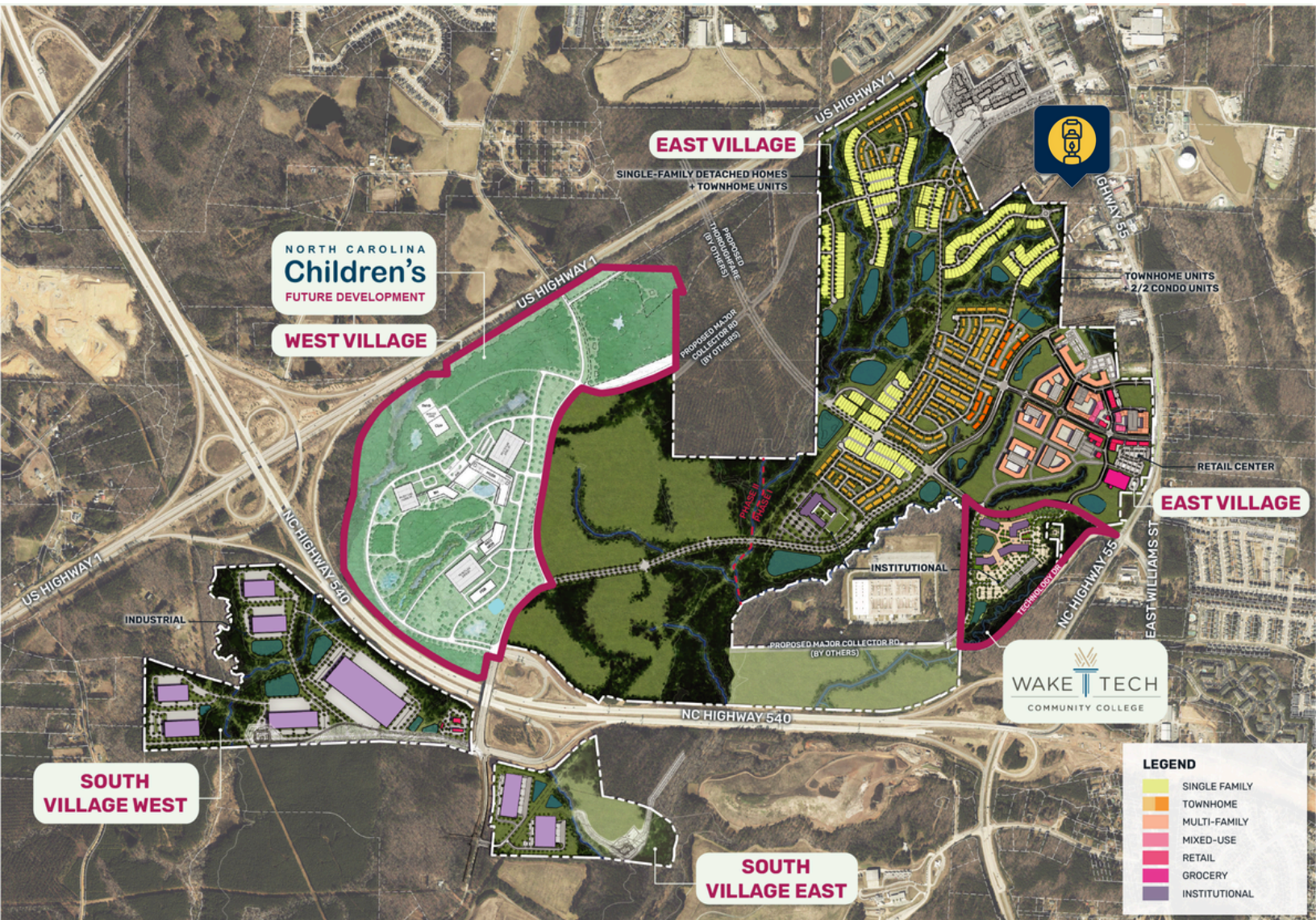
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SITE LOCATION IN RELATION TO VERIDEA



Phase I: Veridea East

- 1,100 Single-family homes and townhomes
- 500 out of ~1,500 multifamily units with ground floor retail
- 200K SF of retail, restaurants and commercial space in Veridea Place
- 340K SF / 3,000 Student new campus in partnership with Wake Tech Community College
- 1.3M+ SF related to industrial, logistics, and life sciences

Veridea Overview

- \$3B total investment
- ~8,000 residential units
- 3.5mm SF retail, hospitality, and civic use
- 12mm SF commercial space including industrial, warehouse, office, and life sciences
- 8,000 jobs, 600 bed NC Children's Hospital

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