

TSCG

AURA WILDWOOD

7450 GB ALFORD HWY
HOLLY SPRINGS, NC 27540

COMMERCIAL PROPERTY HIGHLIGHTS

- +13 AC Available for Commercial Development for Retail & Restaurants Pad & Shops
- Available for Ground Lease or Build to Suit

OVERALL DEVELOPMENT HIGHLIGHTS

- Aura Wildwood is a mixed use development that spans over 61 Acres in Holly Springs
- Trinsic Group is the master developer behind Aura Wildwood and they plan to build approximately 200 Townhomes and up to 425 apartment units
- Plans also include a 100,000 Square Foot National Fitness + Resort Wellness Retailer

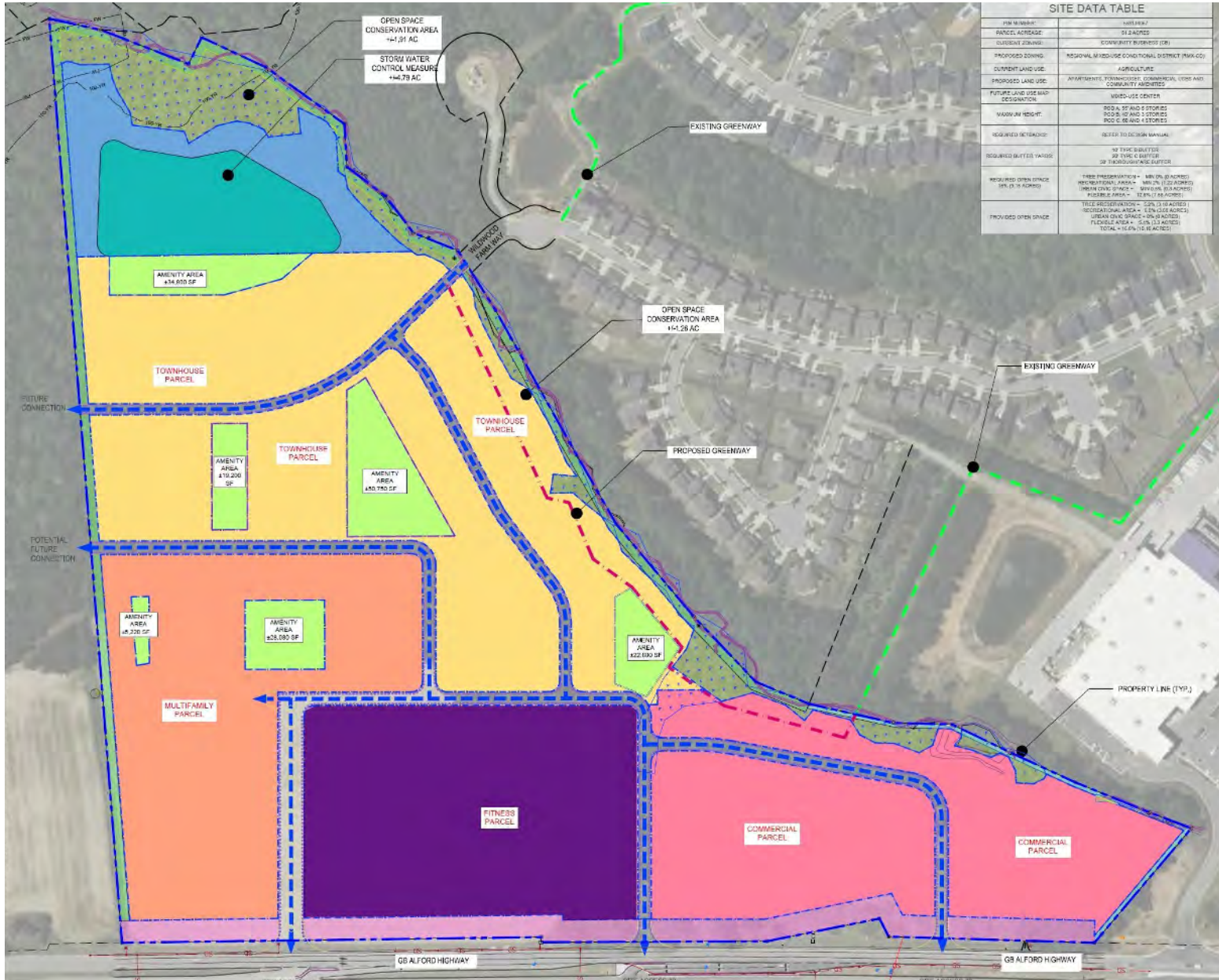
MAJOR AREA EMPLOYERS



OVERALL DEVELOPMENT PLAN



SITE PLAN



SITE DATA TABLE	
PARCEL ADDRESS:	10010 HWY 1
PARCEL ACRES:	91.2 ACRES
CURRENT ZONING:	COMMUNITY BUSINESS (CB)
PROPOSED ZONING:	REGIONAL MEDIUM-DENSITY CONDITIONAL DISTRICT (RMX-CD)
CURRENT LAND USE:	AGRICULTURE
PROPOSED LAND USE:	APARTMENTS, TOWNHOUSES, COMMERCIAL, LEISURE AND COMMUNITY SERVICES
FUTURE LAND USE MAP DESIGNATION:	MIXED-USE CENTER
MAXIMUM HEIGHT:	ROOF 35 AND 6 STORIES ROOF 30 AND 3 STORIES ROOF 5 BELAND 4 STORIES
REQUIRED RETENCHED:	30' TYPE 'C' BUFFER 50' THROUGHFARE BUFFER
REQUIRED BUFFER TYPES:	NO TYPE 'B' BUFFER 30' TYPE 'C' BUFFER 50' THROUGHFARE BUFFER
REQUIRED OPEN SPACE:	TREE PRESERVATION = 10% (9.1 ACRES) RECREATIONAL AREA = 10% (9.1 ACRES) URBAN CIVIC SPACE = 10% (9.1 ACRES) TOTAL = 28.2% (28.2 ACRES)
PROVIDED OPEN SPACE:	TREE PRESERVATION = 20% (18.2 ACRES) RECREATIONAL AREA = 5% (4.5 ACRES) URBAN CIVIC SPACE = 5% (4.5 ACRES) TOTAL = 30% (27.2 ACRES)

GRAPHIC SCALE: N.F.T. 1
 0 50 100 200

- 10' TYPE 'B' BUFFER
- 20' TYPE 'C' BUFFER
- 50' THROUGHFARE CONSERVATION BUFFER
- TOWN HOME
- MULTIFAMILY
- COMMERCIAL
- STORM WATER CONTROL MEASURE

- EXISTING GREENWAY
- PROPOSED GREENWAY
- PEDESTRIAN SIDEWALK
- PROPOSED VEHICULAR CIRCULATION
- ➔ PROPOSED SITE ACCESS





SHEETZ

SOUTH PARK VILLAGE

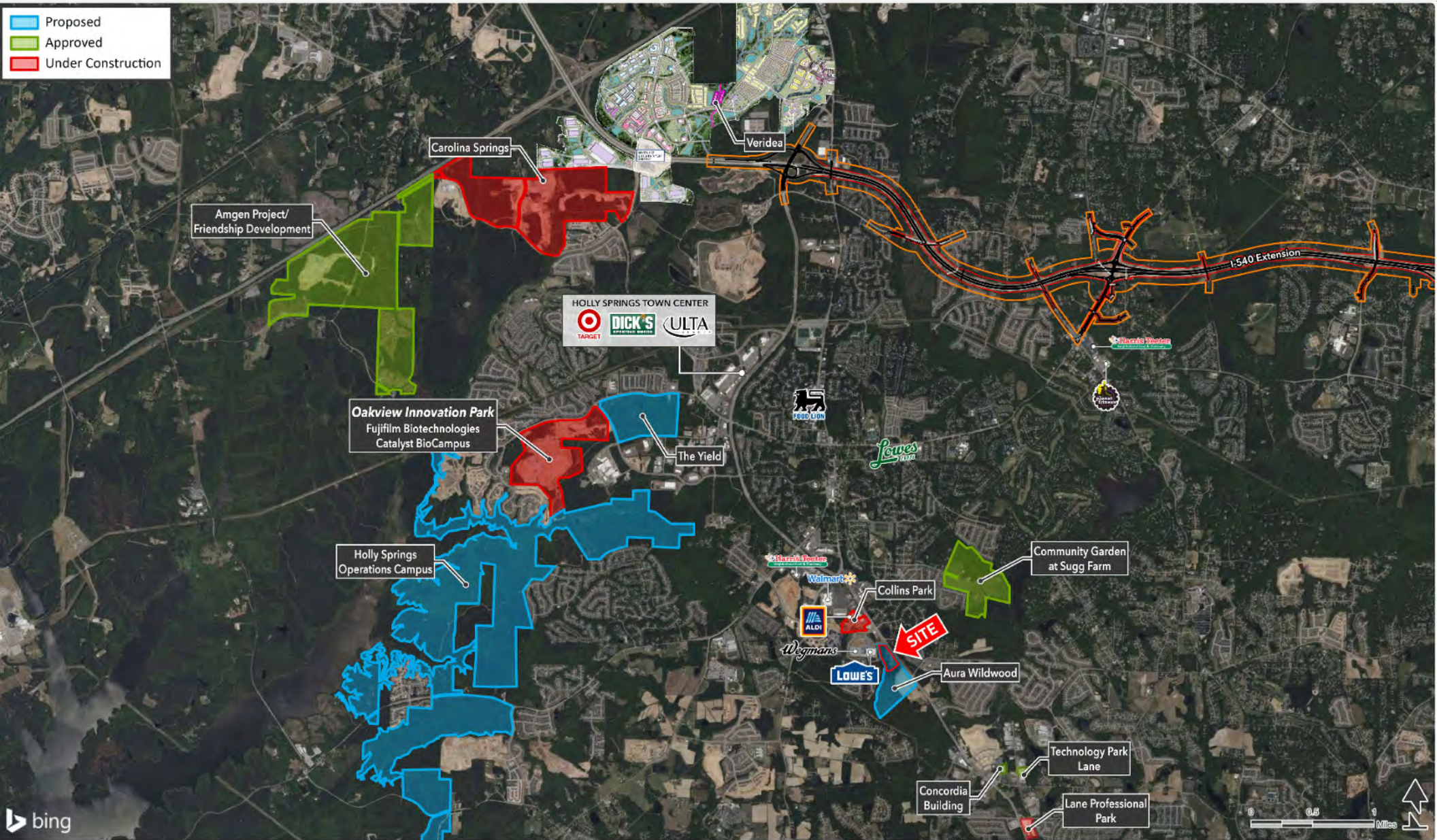
- Harris Teeter
- CVS pharmacy
- Great Clips
- Firehouse Subs
- edible
- tropical CAFE
- Chick-fil-A
- DQ
- BURGER KING




FANTASTIC SAM'S
 9ROUND
 GameStop




SITE

NEW COMMERCIAL PROJECTS

- Proposed
- Approved
- Under Construction



	5 MIN	10 MIN	15 MIN
 2023 Total Population	20,223	75,677	195,917
 2023 Population Growth	1.74%	1.39%	1.30%
 2023 Median HH Income	\$112,226	\$112,193	\$118,963

	1 MILE	3 MILE	5 MILE
 2023 Total Population	8,797	55,461	106,355
 2023 Population Growth	1.04%	1.29%	1.22%
 2023 Median HH Income	\$108,966	\$120,363	\$115,165

DEMOGRAPHIC COMPARISON



Contact



EXCLUSIVE LEASING AGENTS

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