

LAND FOR SALE 1220 N MAIN STREET

Holly Springs, NC 27540



PROPERTY HIGHLIGHTS

- Three parcels totaling ± 9.86 acres
- Willing to subdivide for outparcels as small as one acre for a 25% per acre premium
- Wake County PIN #s 0649981185, 0649985564, and 0649984283
- Utilities are to the site
- Zoning: Neighborhood Mixed Use NMX (Uses: <https://bit.ly/3uS0fIT>)
- Easy access to downtown Holly Springs, NC 55, and NC 540.
- Ting Park is a public multi-use athletic complex. The 1,800-seat Ting Stadium is home to the Holly Springs Salamanders baseball team and the Wake FC soccer team.



OFFERING SUMMARY

Sale Price:	\$285,000 / acre
Lot Size:	9.86 Acres

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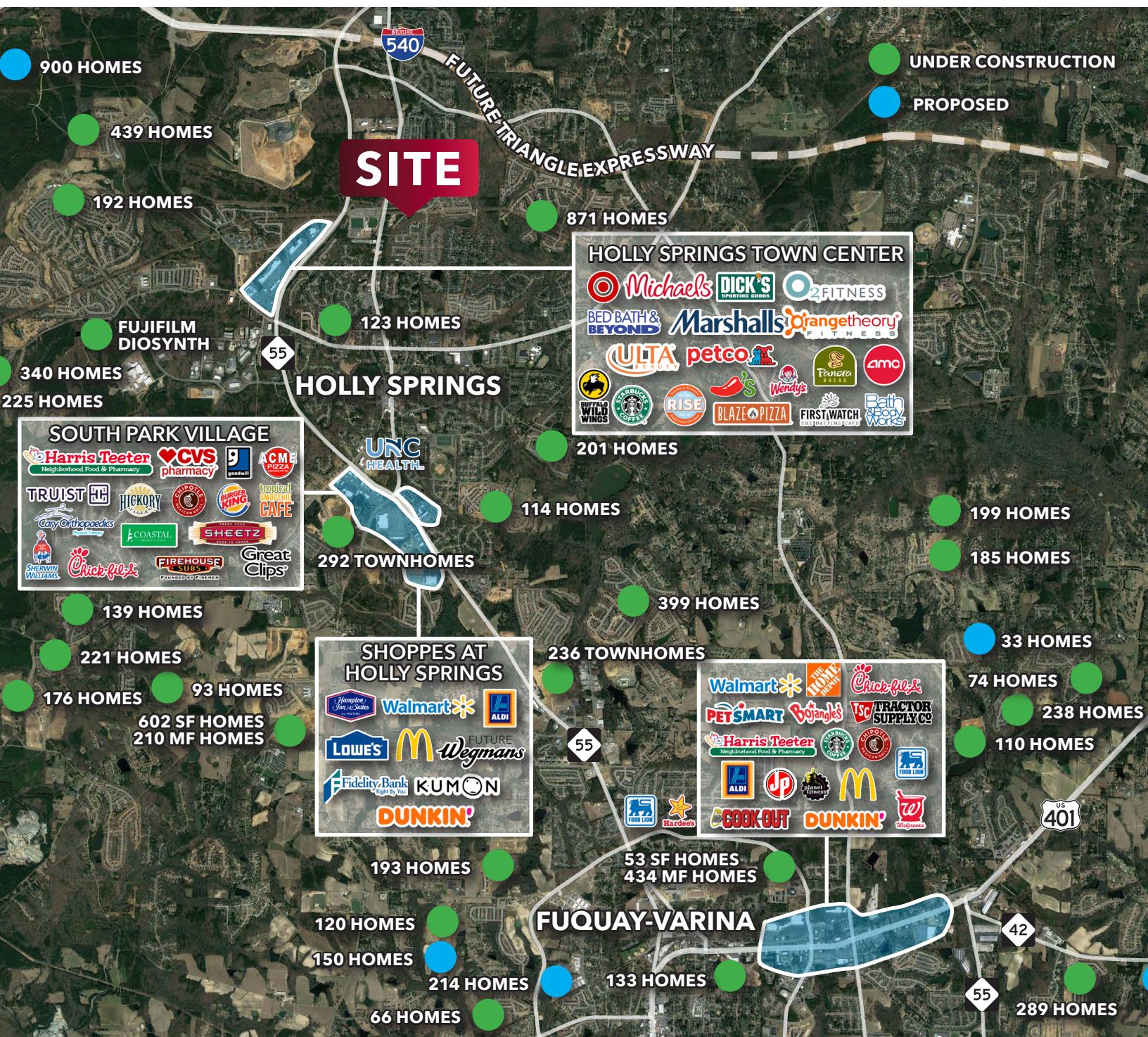
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All information furnished regarding property for sale, rental or financing is from sources deemed reliable, but no warranty or representation is made to the accuracy thereof and same is submitted to errors, omissions, change of price, rental or other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

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**LEE &
ASSOCIATES**
COMMERCIAL REAL ESTATE SERVICES
RALEIGH DURHAM



DISTANCES

NC 55 Hwy	0.3 miles
Downtown Holly Springs	1.2 miles
I-540	1.7 miles
RDU Airport	20.8 miles
Downtown Raleigh	17.9 miles

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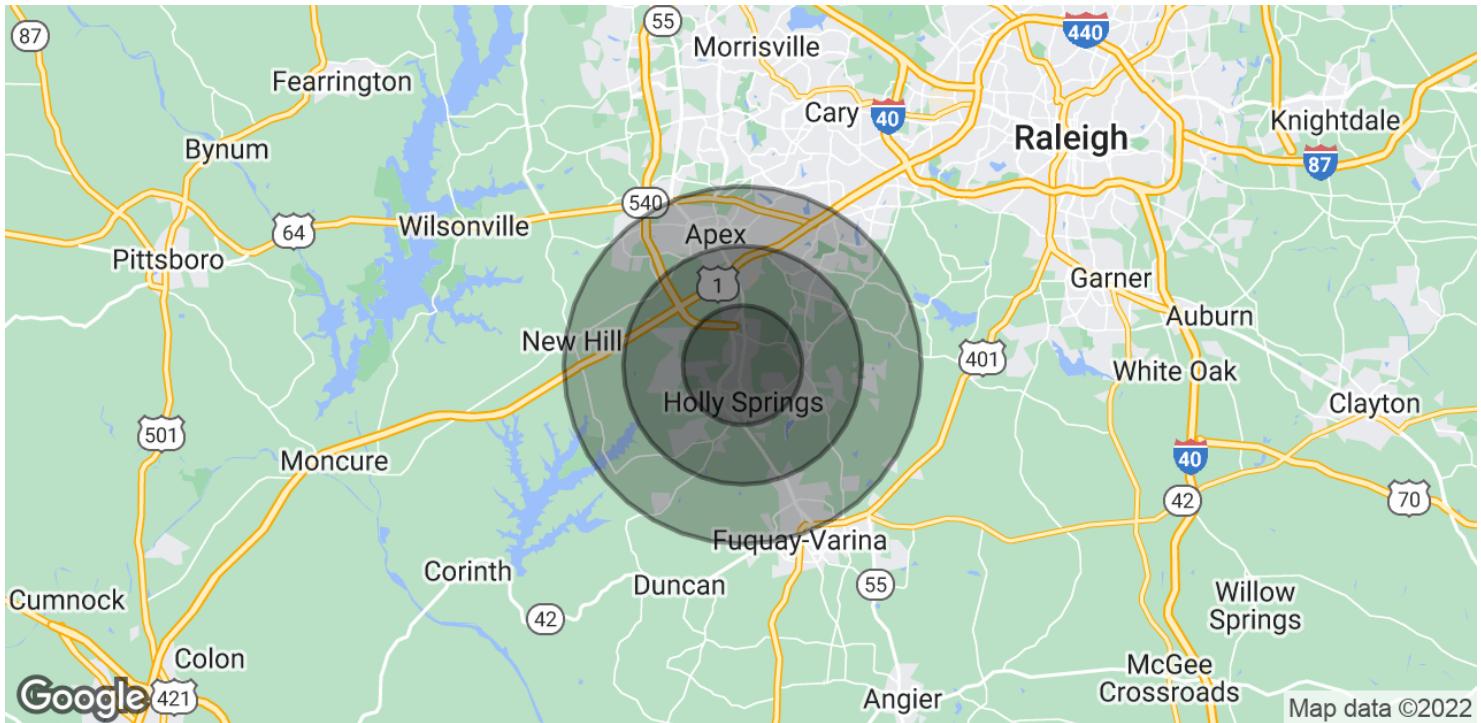
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POPULATION

	2 MILES	4 MILES	6 MILES
Total Population	19,764	42,442	113,158
Average Age	35.3	36.7	38.2
Average Age (Male)	36.6	37.0	37.9
Average Age (Female)	33.3	35.6	38.2

HOUSEHOLDS & INCOME

	2 MILES	4 MILES	6 MILES
Total Households	6,832	15,470	41,004
# of Persons per HH	2.9	2.7	2.8
Average HH Income	\$117,678	\$121,059	\$123,247
Average House Value	\$446,974	\$545,569	\$458,052

* Demographic data derived from 2020 ACS - US Census

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