

LAND FOR SALE 1220 N MAIN STREET

Holly Springs, NC 27540

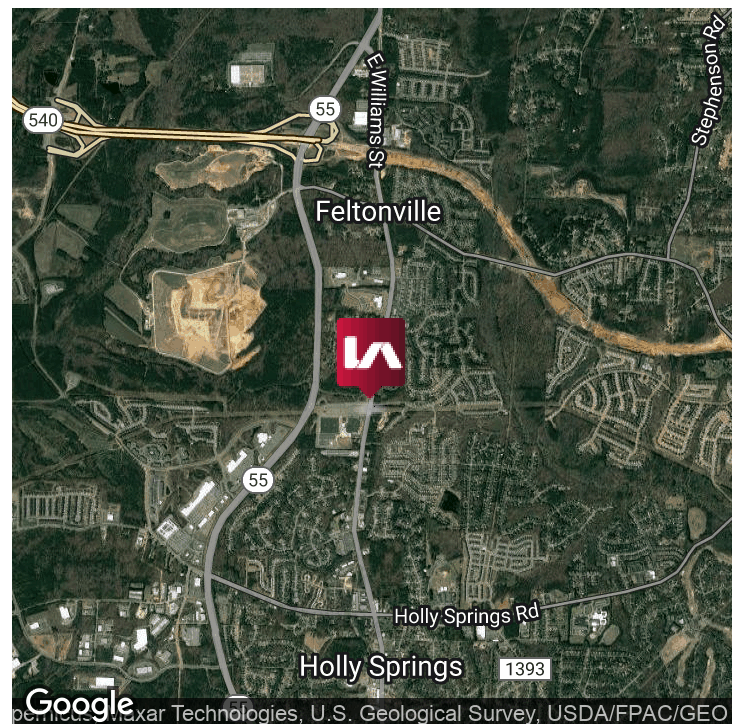


PROPERTY HIGHLIGHTS

- 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 NMU (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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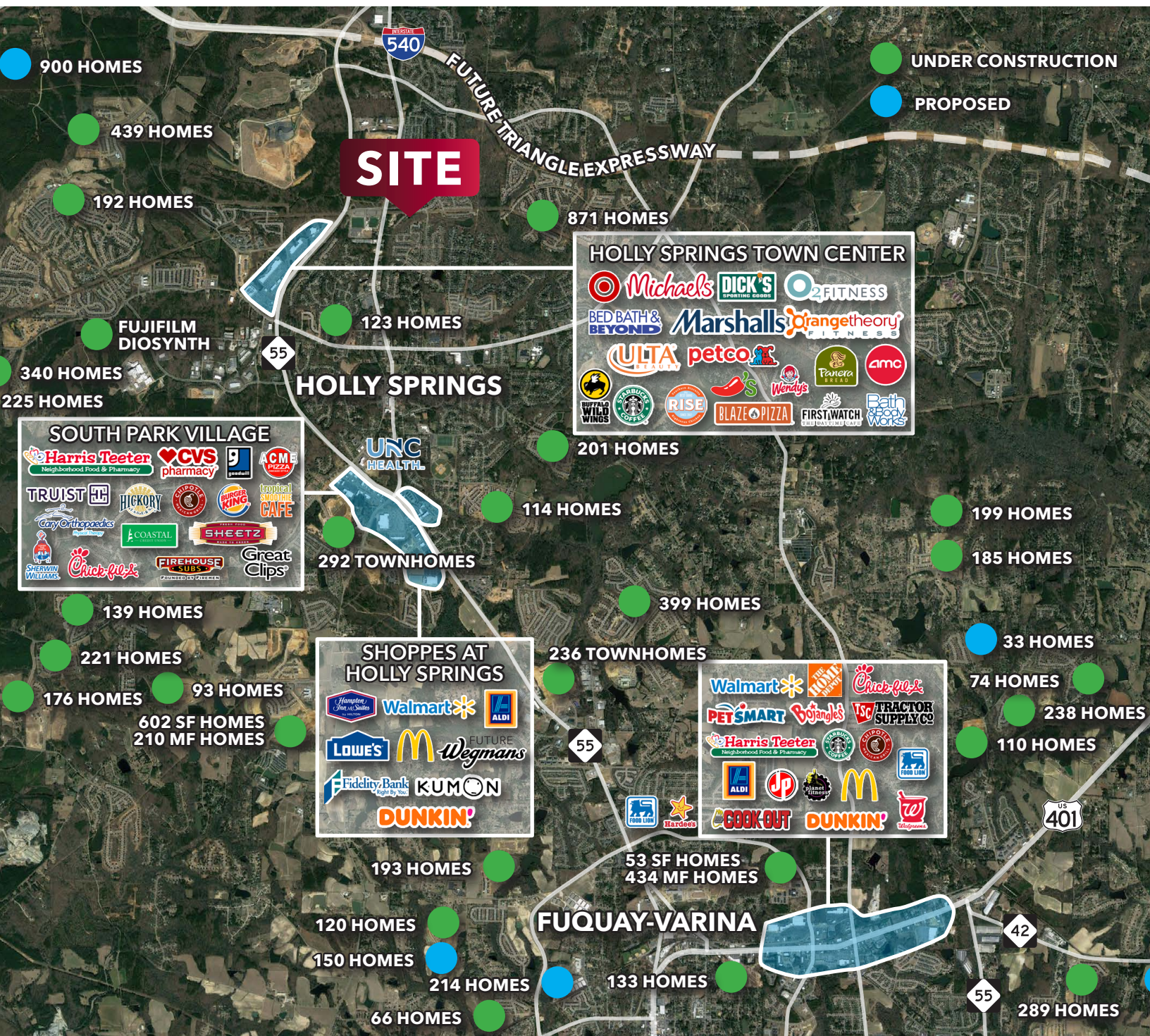
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No liability of any kind is to be imposed on the broker herein.

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COMMERCIAL REAL ESTATE SERVICES
RALEIGH DURHAM



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COMMERCIAL REAL ESTATE SERVICES
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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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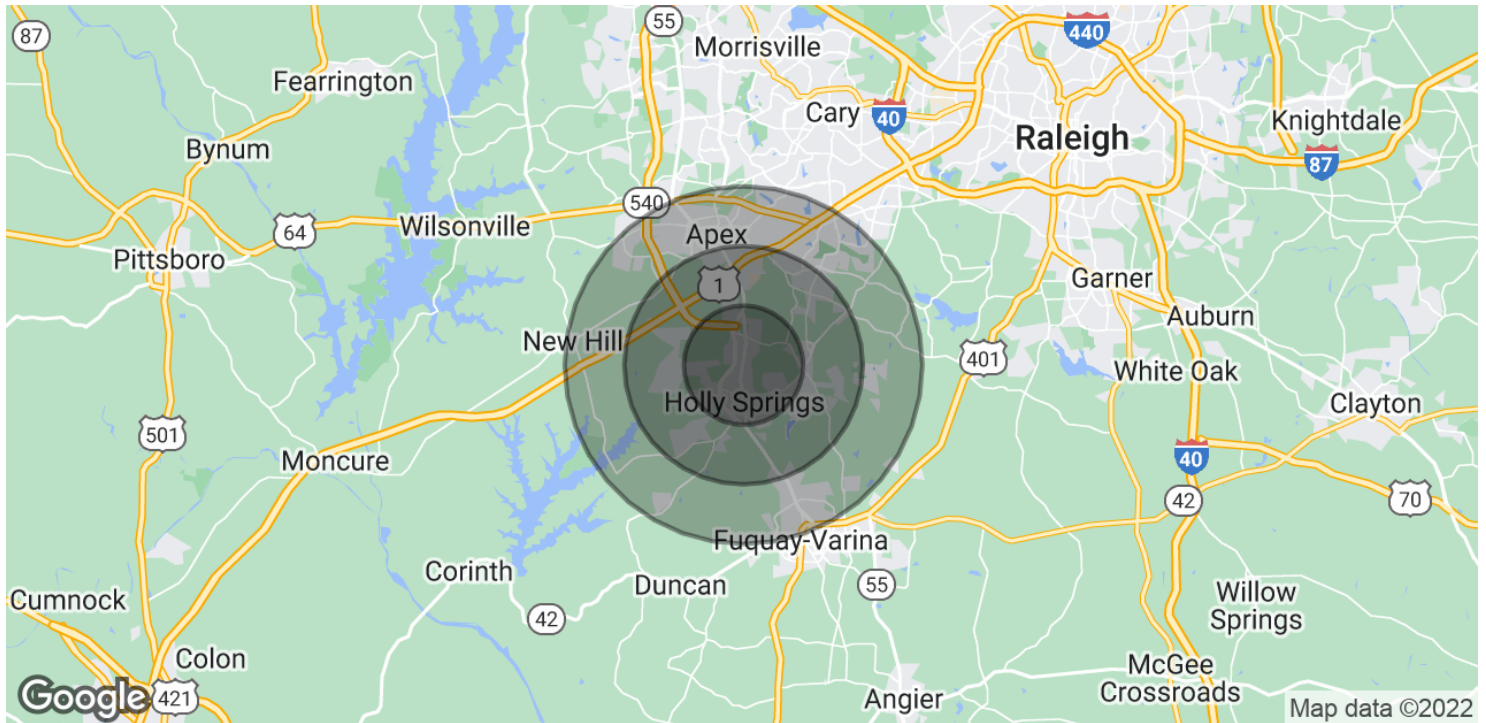
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POPULATION

	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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