



±17.89 ACRES FOR SALE

CALL FOR OFFERS DUE DECEMBER 10, 2025

# 6115 HOLLY SPRINGS ROAD

RALEIGH, NORTH CAROLINA 27606

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# PROPERTY SUMMARY

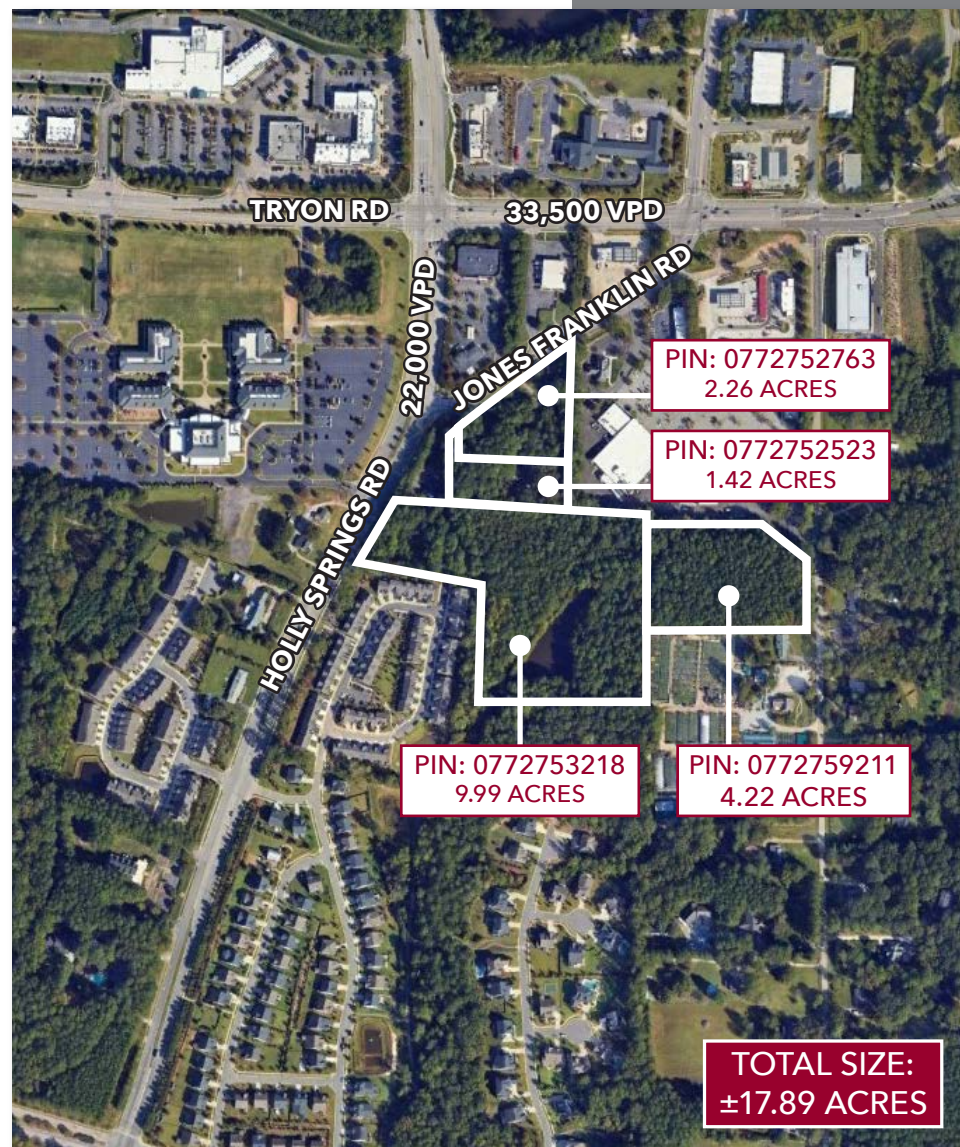
±17.89 acres located at 6115 Holly Springs Road, representing a prime development opportunity within the Town of Cary's Future Growth Framework - Destination Center designation. This classification highlights the area's long-term potential for higher-density, mixed-use, and residential development, positioning the property as a key site for future growth and investment in Wake County.

## LOCATION DESCRIPTION

Strategically situated along Holly Springs Road, the property offers direct frontage and excellent visibility, with easy access to major transportation corridors. It lies approximately 3 miles from I-40 and US-1, and 5 miles from NC-540 (Triangle Expressway), connecting to Raleigh, Cary, Apex, and Research Triangle Park. The surrounding area features strong residential growth, retail amenities, and established community infrastructure, underscoring the site's potential for future density and redevelopment.

## HIGHLIGHTS

- » ±17.89 acres of developable land
- » Address: 6115 Holly Springs Rd (PIN: 0772753218); 0 Campbell Rd (PIN: 0772759211); 2915 Jones Franklin Rd (0772752763); 2925 Jones Franklin Rd (0772752523)
- » Future Growth Framework - Destination Center: identified by the Town of Cary for higher-intensity, mixed-use, and residential development
- » Current Zoning: R-40 (Cary Zoning)
- » Excellent frontage and accessibility along Holly Springs Road
- » Convenient proximity to I-40, US-1, and NC-540
- » Located within a high-growth area of Wake County
- » Near established neighborhoods, schools, and retail centers
- » Strong investment and development potential
- » SALE PRICE: Call broker for details





# CONCEPTUAL PLANS



SITE DATA	
Address	6115 Holly Springs Road
ID Number	0772753218
Acerage	±18.0 acres
Zoning/Overlay	R-40, Town of Cary
PROJECT DATA	
Existing Land Use	Vacant
Proposed Land Use	Multi-Family Community
Dwelling Units	266 DU <ul style="list-style-type: none"> <li>• 248 Apartment-form Dwellings</li> <li>• 10 Townhome-form Dwellings</li> </ul>
Net Acerage	11.0 Acres
Net Density	±24 DU/ac
Parking	<ul style="list-style-type: none"> <li>• Apartments: 395 Spaces (gross); ±1.5 Space/DU</li> <li>• Townhomes: 56 Spaces (includes tandem driveway spaces)</li> </ul>
Stream Buffer	Limit of Buffer Unknown; TBD
Wetlands	Limits of Wetlands Unknown; TBD
Right-of-Way Dedication	±0.25 Acre Required

**cline**

**One Thompson Assemblage - Yield Study**

CARY, NORTH CAROLINA | 025218

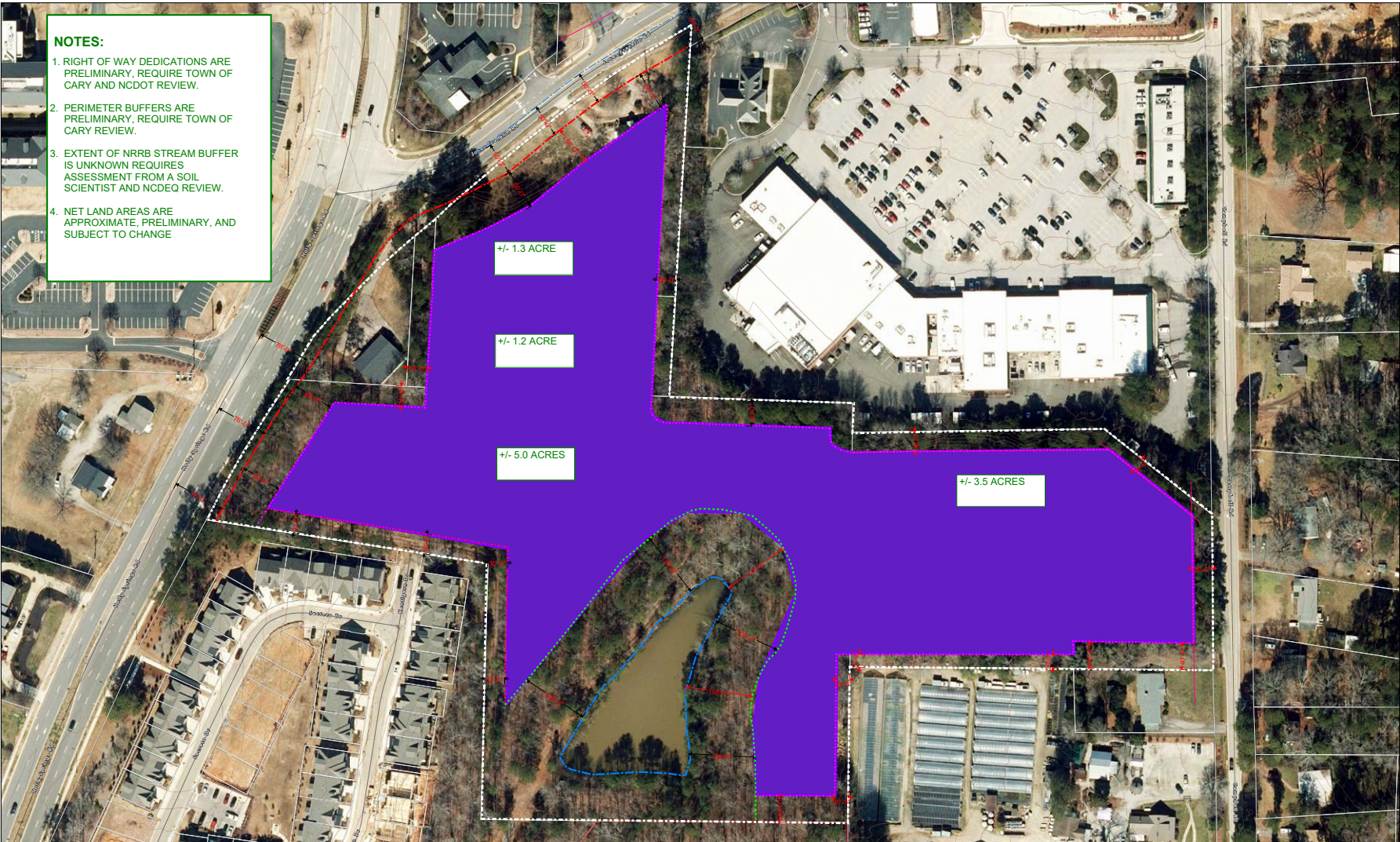


0 60 120 240 ft  
1 inch equals 60 feet

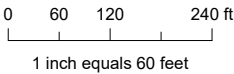
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# CONCEPTUAL PLANS



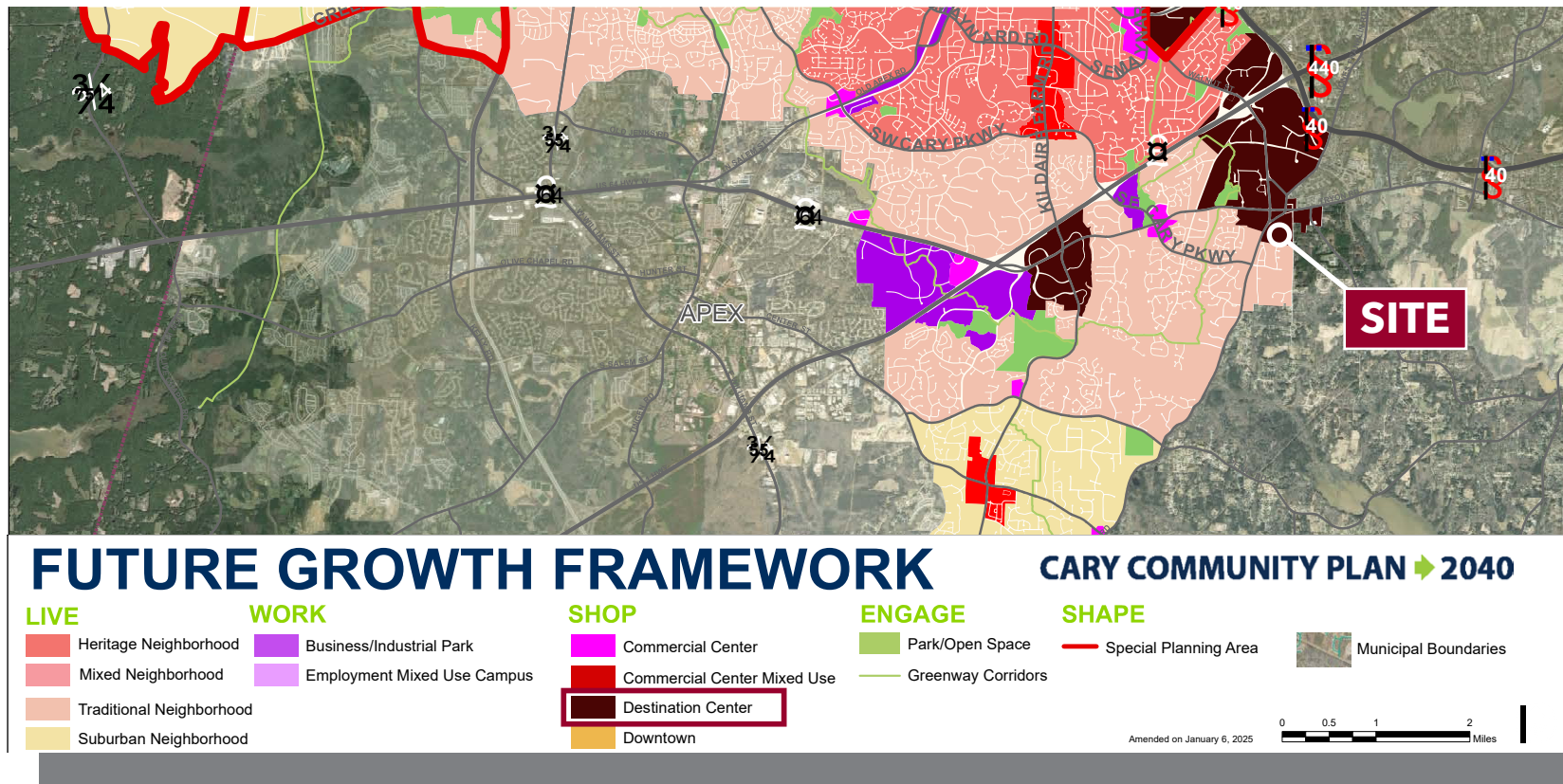
Thompson Assemblage



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# FUTURE GROWTH FRAMEWORK



## FUTURE GROWTH FRAMEWORK - DESTINATION CENTER

- » Identified by the Town of Cary as a Destination Center, supporting higher-intensity, mixed-use, and residential development
- » Highlights long-term potential for increased density and a blend of commercial, residential, and community uses
- » Signals Cary's vision for urban-style, walkable growth and strategic investment focus areas
- » Positions the property for future rezoning opportunities aligned with the Town's development framework

## LINKS:

- » <https://carync.app.box.com/s/ac919v9t52kelqdy656pmn4co8yduz8r>
- » <https://dn790007.ca.archive.org/0/items/6270597-Cary-Community-Destination-Center/6270597-Cary-Community-Destination-Center.pdf>



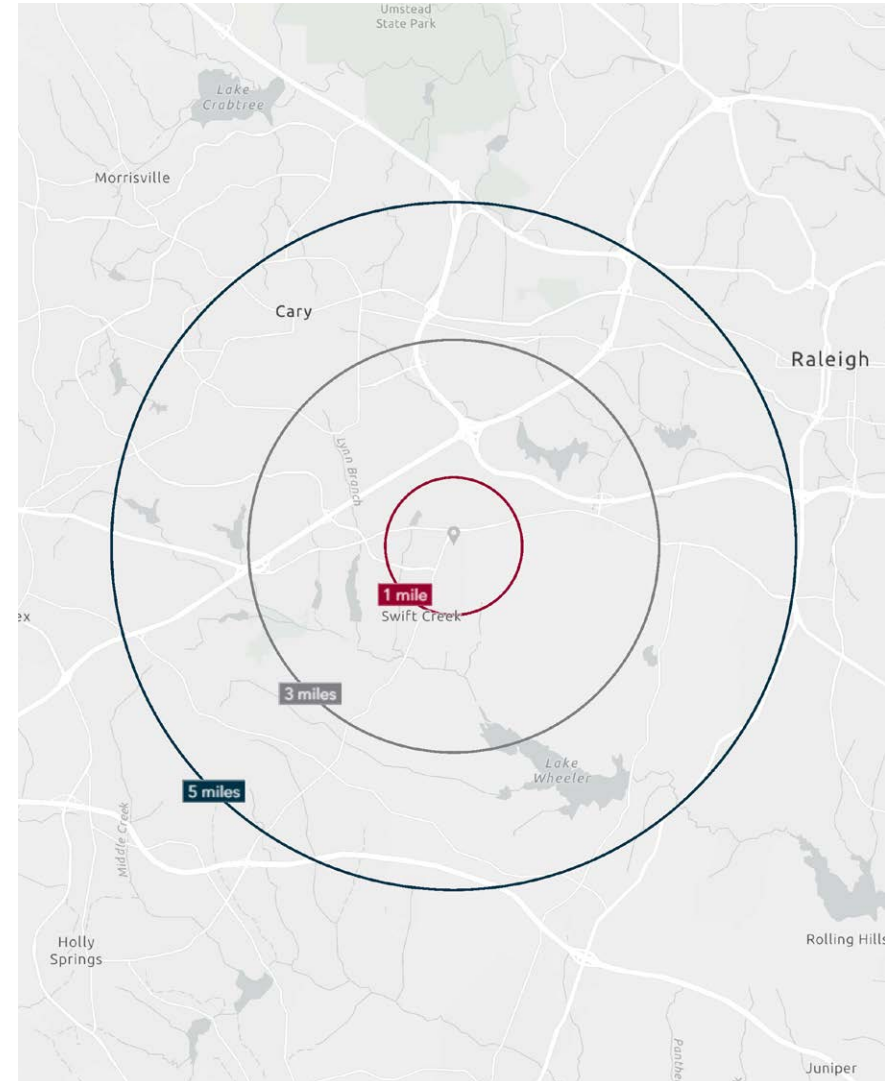
# AREA OVERVIEW





# DEMOGRAPHICS

	1 MILE	3 MILES	5 MILES
Population (2025)	7,098	58,218	168,170
Daytime Population	7,521	64,636	191,358
Median Age	36.2	35.2	33.7
Average Household Income	\$115,786	\$142,412	\$152,959
Average Home Value	\$610,485	\$588,971	\$580,905
Bachelor's Degree or Higher	72.9%	63.8%	62.4%



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to Live  
in America**  
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