

**±10.98
ACRES**

PHOENIXCOMMERCIALNC.COM
PRESENTS

HOLLY SPRINGS LAND ASSEMBLAGE FOR SALE

EXCLUSIVELY LISTED BY:

KIM MILLS
Principal
919-948-7232
kim@phoenixcommercialnc.com

JOHN POWELL
President
919-948-7229
jpowell@phoenixcommercialnc.com



PARCEL DETAILS

PARCEL #*	ADDRESS	ACREAGE ±*
0659983979	4366 Lockley Rd	.87
0659988845	4519 Lockley Rd	3.61
0659994042	4629 Lockley Rd	.98
0659995164	4621 Lockley Rd	.85
0659997056	4521 Lockley Rd	2.18
0659997312	4613 Lockley Rd	1.16
0669080474	9756 Holly Springs Rd	.35
0669080592	9752 Holly Springs Rd	.36
0669081559	9748 Holly Springs Rd	.24
0669083926	9728 Holly Springs Rd	.38

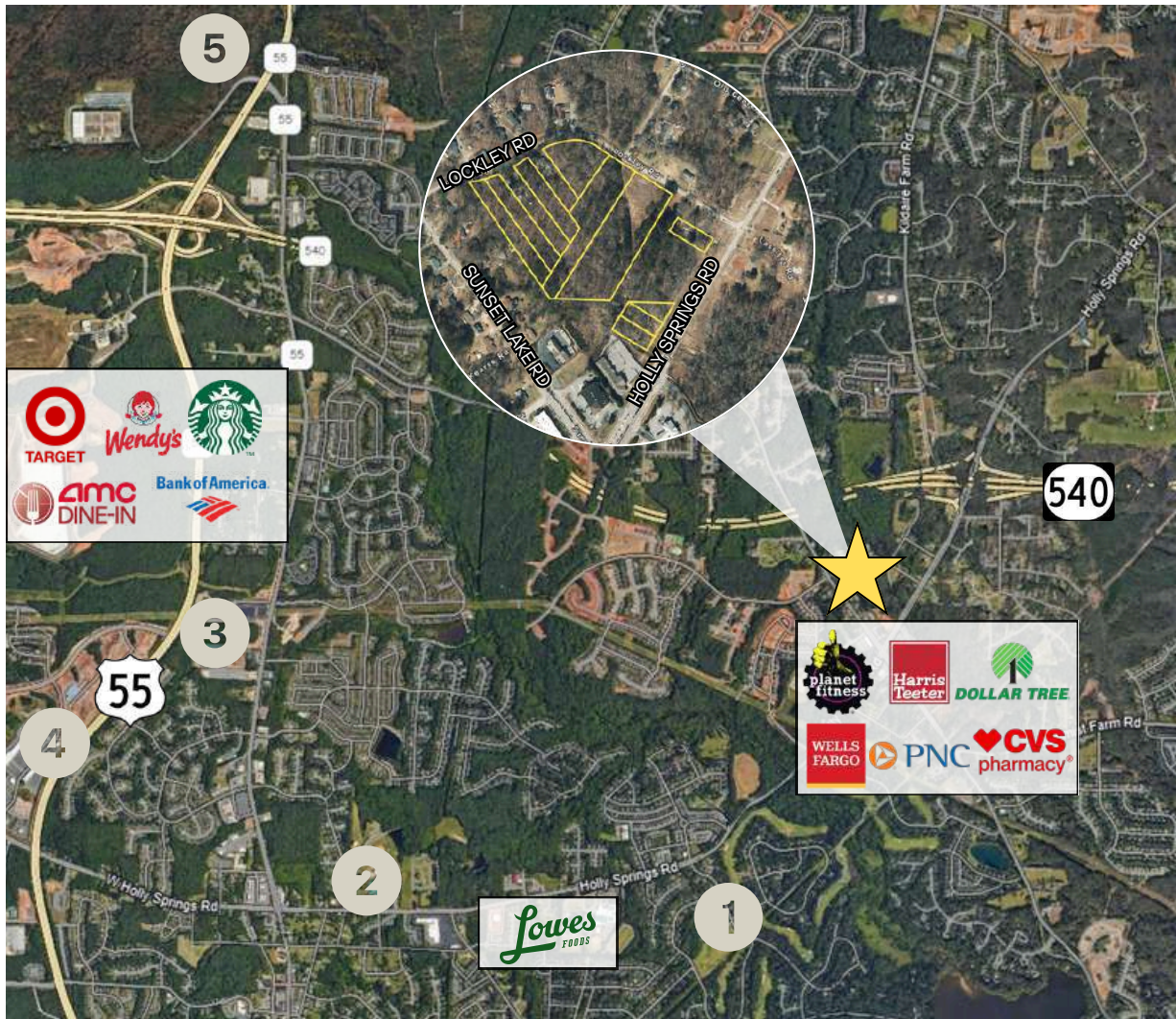
PRICE:
\$4,645,300.00

TOTAL ACREAGE:
±10.98

*Per Wake County Records



LOCATION



NEARBY AMENITIES & ACCESS

- 1 DEVILS RIDGE GOLF CLUB
- 2 HOLLY SPRINGS ELEMENTARY SCHOOL
- 3 TING PARK
- 4 HOLLY SPRINGS TOWNE CENTER
- 5 VERIDEA

Easy Access: Located just 1 minute from I-540, this property offers direct access to major thoroughfares making it ideal for quick connections across the Triangle area.

LOCATION & TRAFFIC COUNTS



Traffic data sourced from 2022 CoStar.

TOWN OF HOLLY SPRINGS NORTHEAST GATEWAY MASTER PLAN



Functional Subarea 4 STUDY AREA VISUALIZATION

Building Characteristics

- | | | |
|--|---|---|
| 1 Commercial | 11 Triplex | 21 Apartment Dwellings |
| 2 Commercial | 12 Quadplex | 22 Public Institution (Ex. church, school, daycare, community center, etc.) |
| 3 Commercial | 13 Triplex | 23 Small Lot Detached Dwellings |
| 4 Mixed-Use (Commercial and Office) | 14 Traditional Detached Dwellings | 24 Apartment Dwellings with Attached Parking Structure |
| 5 Mixed-Use (Commercial and Office) | 15 Traditional Detached Dwellings | 25 Mixed-Use (Commercial and Apartment Dwellings) with Attached Parking Structure |
| 6 Mixed-Use (Commercial and Apartment Dwellings) | 16 Traditional Detached Dwellings | |
| 7 Commercial | 17 Townhome or Rowhome | |
| 8 Apartment Dwellings | 18 Public Institution (Ex. church, school, daycare, community center, etc.) | |
| 9 Apartment Dwellings | 19 Apartment Dwellings | |
| 10 Apartment Dwellings | 20 Apartment Dwellings | |

Development Characteristics

- | | | |
|--|---|---|
| 1 Preserved Natural Buffer | 7 Existing Residential Dwellings to Remain | 12 Existing Residential Dwellings to Remain |
| 2 Existing Residential Dwellings to Remain | 8 Park/Open Space | 13 NC 540 Vegetative Buffer and Noise Walls |
| 3 Park/Open Space | 9 Existing Church to Remain | 14 Park/Open Space |
| 4 Trail | 10 Existing Residential Dwellings to Remain | 15 Park/Open Space |
| 5 Park/Open Space | 11 Roundabout | 16 Existing Residential Dwellings to Remain |

Vision Holly Springs - Section 1: Land Use & Character Plan, Appendix F

TOWN OF HOLLY SPRINGS NORTHEAST GATEWAY MASTER PLAN

FUNCTIONAL SUBAREA 4 CONCEPTUAL LAND USE PLAN

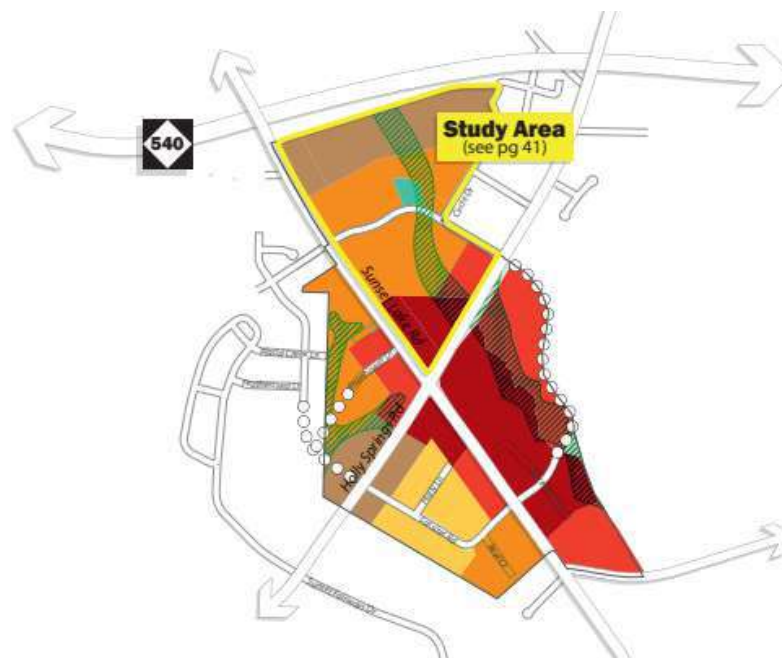
Functional Subarea 4 is located in the southwest portion of the Gateway, including the land area around the intersection of Holly Springs Road and Sunset Lake Road. Much of the area is developed with primarily auto-oriented commercial uses. Future development in this Functional Subarea should work to transform the area into a pedestrian-friendly environment, with greater focus on how buildings, rather than parking lots, interact with the public right-of-way. ***Although the conceptual land use plan should provide direction to the Town, property owners, developers, and residents, they should not be seen as cast in stone.***

Minimum Mix of Land Uses

Functional Subarea 4 is envisioned to be developed with a mix of land use categories, as detailed in the table below. A range of land use category distribution is included to provide flexibility to the Town, property owners, and developers and to also ensure that no single land use category is developed in excess or in a manner that prevents the eventual development of a more desirable land use mix. The table does not include a distinct parks and open space land use category. The Town of Holly Springs requires parks and open space be integrated into all new development and is therefore counted as an integral component of the land use distribution percentage. Building height ranges are also detailed in the table. In instances where two height ranges are provided, the building height map included in the following pages should be utilized to determine the appropriate building height per location.

Desirable Use Types

The Northeast Gateway as a whole, and specifically Subarea 4, are envisioned to be pedestrian oriented community and regional destinations. Subarea 4 is envisioned to include diverse housing types as well as uses that fulfill residents' everyday needs, such as Commercial, Public/Semi-Public, and Open Spaces. Residential uses include Low-Density Mixed Dwelling, Mid-Density Mixed Dwellings, Apartment Dwellings, and Mixed-Uses, where residential units are located on the upper floors. Commercial uses that meet residents' everyday needs include restaurants, grocery stores, pharmacies, and other retail or service uses.



Vision Holly Springs - Section 1: Land Use & Character Plan, Appendix F

DEMOGRAPHICS

HOLLY SPRINGS NORTH CAROLINA



6% ANNUAL GROWTH OVER THE PAST 10 YEARS



EXCELLENT LOCATION AND EASY ACCESS TO MAJOR HIGHWAYS



#1 SAFEST CITY IN NORTH CAROLINA

NOTABLE HOLLY SPRINGS CORPORATIONS

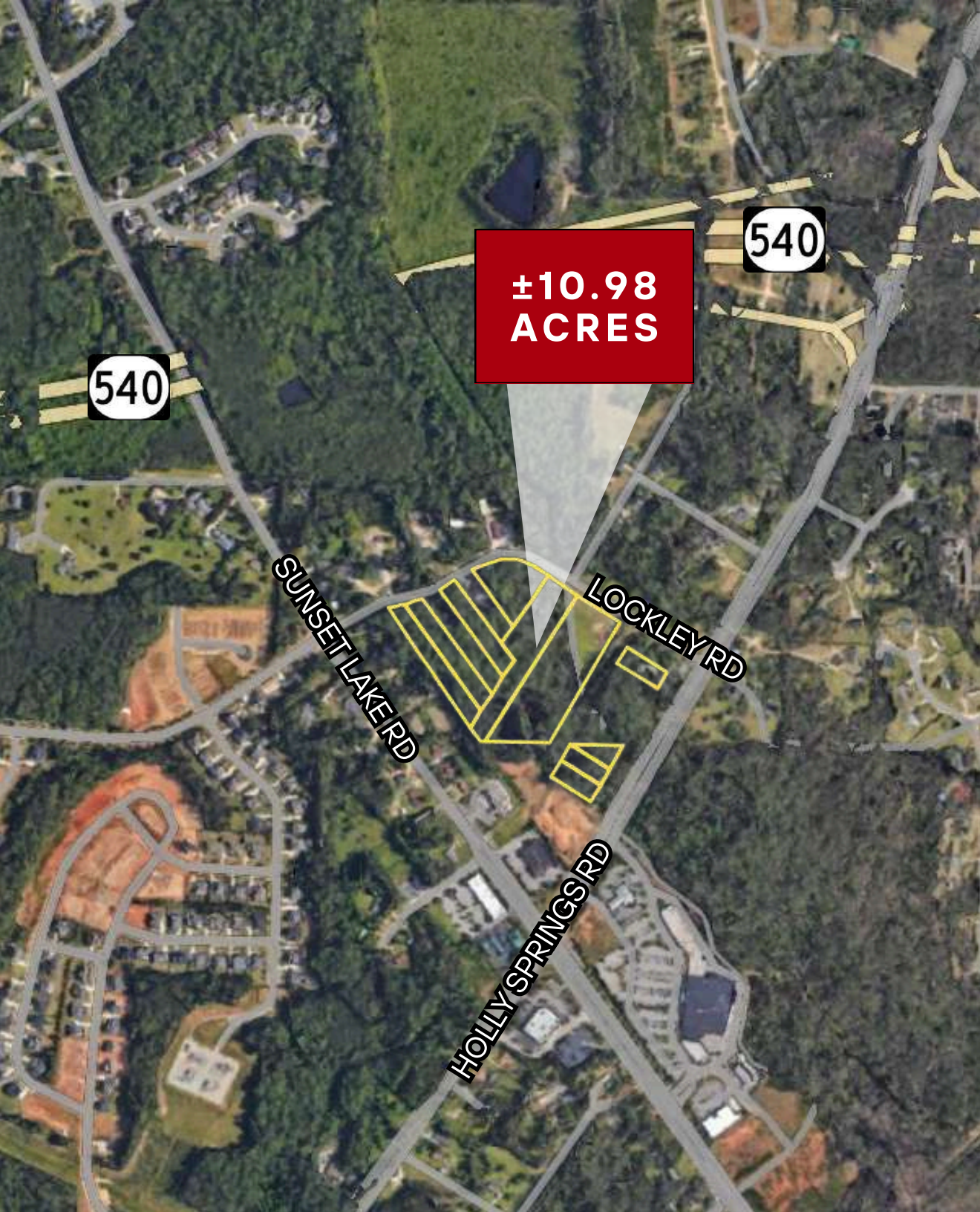


Accolades sourced from [HollySpringsNC.gov](https://www.HollySpringsNC.gov).



DEMOGRAPHICS	2 MILES	5 MILES	10 MILES
2024 POPULATION	26,196	119,412	440,656
2029 PROJECTED POPULATION	28,246	130,271	481,201
ANNUAL GROWTH (2024-2029)	1.6%	1.8%	1.8%
MEDIAN AGE	38.9	39.9	38
2024 HOUSEHOLDS	8,617	41,656	165,291
AVG HOUSEHOLD INCOME	\$158,230	\$144,735	\$126,317

*Demographic data derived from 2024 CoStar



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