



LAND FOR SALE

9804, 9808, 9812 HOLLY SPRINGS RD

HOLLY SPRINGS, NORTH CAROLINA 27540

MOSS WITHERS, SIOR, MBA
CEO & Principal
mwithers@lee-associates.com
O 919.576.2501

KARAH JENNINGS MCCONNELL
Executive Vice President, Principal
kjennings@lee-associates.com
O 919.576.2502
C 919.817.0705

 LEE &
ASSOCIATES
COMMERCIAL REAL ESTATE SERVICES
RALEIGH • DURHAM • WILMINGTON

PROPERTY SUMMARY

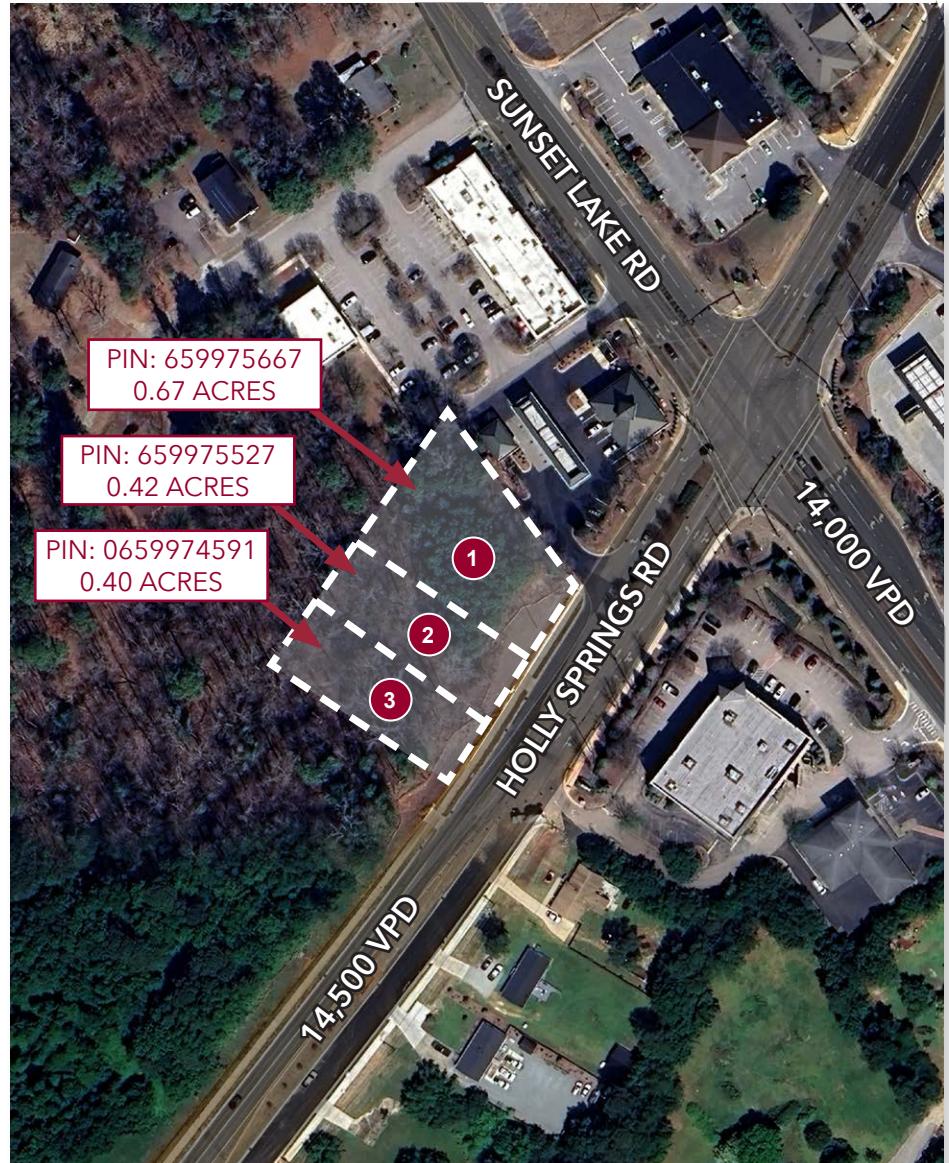
Prime land assemblage in rapidly growing Holly Springs. Three contiguous parcels totaling ± 1.5 acres with frontage on a key corridor connecting Downtown Holly Springs to US-1 and I-540. Ideal for residential, mixed-use, or commercial development (subject to approvals), supported by strong demographics, robust growth, and proximity to major employers. Parcels may be purchased individually or combined with adjacent properties for a larger development footprint.

LOCATION DESCRIPTION

Ideally situated on Holly Springs Road, the site offers quick access to downtown Holly Springs, NC-55, US-1, and I-540, providing seamless connectivity to Apex, Raleigh, and Research Triangle Park.

HIGHLIGHTS

- » Three contiguous parcels totaling ± 1.5 acres
- » Zoning: NMX (Neighborhood Mixed Use)
- » PINs: 659975667, 659975527, 0659974591 (Wake County)
- » Option to combine with neighboring parcels for a larger development footprint
- » Strong traffic counts: 14,500 VPD (Holly Springs Rd); 14,000 VPD (Sunset Lake Rd)
- » Prime development location within the booming Holly Springs submarket
- » Excellent visibility and frontage along Holly Springs Road
- » Accessibility: Convenient access to NC-55, US-1, and I-540
- » Surrounded by residential neighborhoods, schools, and retail amenities
- » **SALE PRICE: \$1,300,000**



ASSEMBLAGE OPPORTUNITY

#	ADDRESS	PIN	DEED ACRES
1	9804 HOLLY SPRINGS RD	0659975667	0.67
2	9808 HOLLY SPRINGS RD	0659975527	0.42
3	9812 HOLLY SPRINGS RD	0659974591	0.40
4	9816 HOLLY SPRINGS RD	0659973368	1.28
5	9890 HOLLY SPRINGS RD	0659972213	1.47
6	0 EISENHOWER DR	0659970504	2.28
7	9221 EISENHOWER DR	0659972507	0.94
8	9217 EISENHOWER DR	0659972668	0.52
9	9213 EISENHOWER DR	0659973748	1.09



TOTAL COMBINATION POTENTIAL: ±9.07 ACRES



ZONING



DEVELOPMENT OPPORTUNITY

- » Ideal for mixed-use neighborhood project:
 - » Boutique retail, coffee shop, daycare, or professional office on ground floor
 - » Townhomes, condos, or apartments above or adjacent
 - » Pedestrian-friendly site plan appealing to Holly Springs' family-oriented market

ZONING: NMX (NEIGHBORHOOD MIXED USE) | TOWN OF HOLLY SPRINGS

- » Encourages walkable, neighborhood-scale development blending housing, retail, office, and services
- » Permits small-format commercial alongside residential uses ideal for local shops, professional services, cafes, or mixed-use housing
- » Supports human-scale, pedestrian-friendly design to enhance community vibrancy
- » Positioned to capture the growth of nearby subdivisions, schools, and traffic corridors

DEVELOPMENT FRAMEWORK: COMMUNITY | WAKE COUNTY PLANWAKE

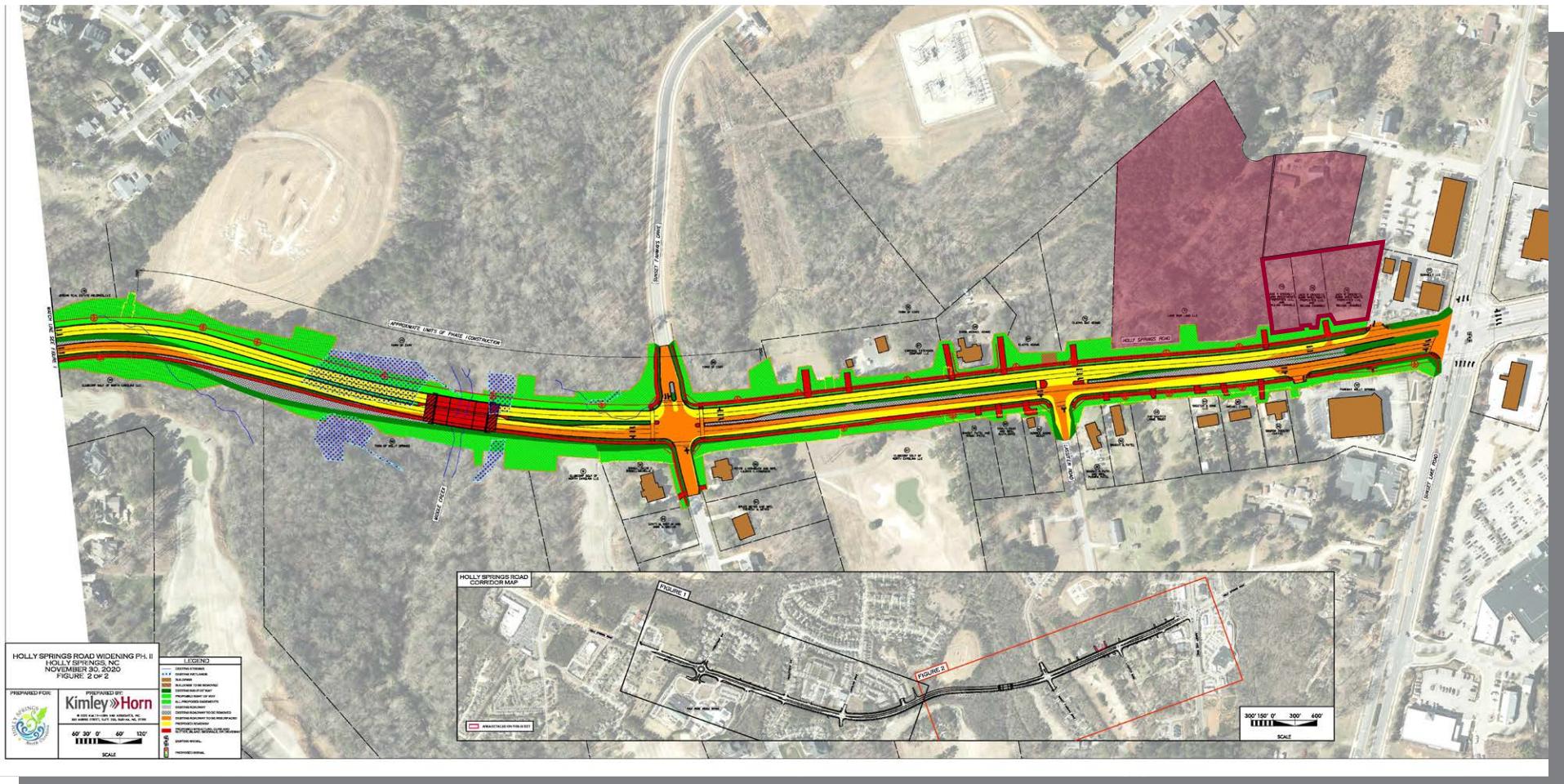
- » Falls within "Community Areas" of PLANWake, guiding development toward moderate-density, neighborhood-oriented growth
- » Intended to create balanced communities with housing, local services, and connectivity to nearby centers
- » Provides long-term support for context-sensitive growth, avoiding overly dense or sprawling development
- » Aligns with PLANWake's goals of livability, equity, and sustainability

WATER & SEWER

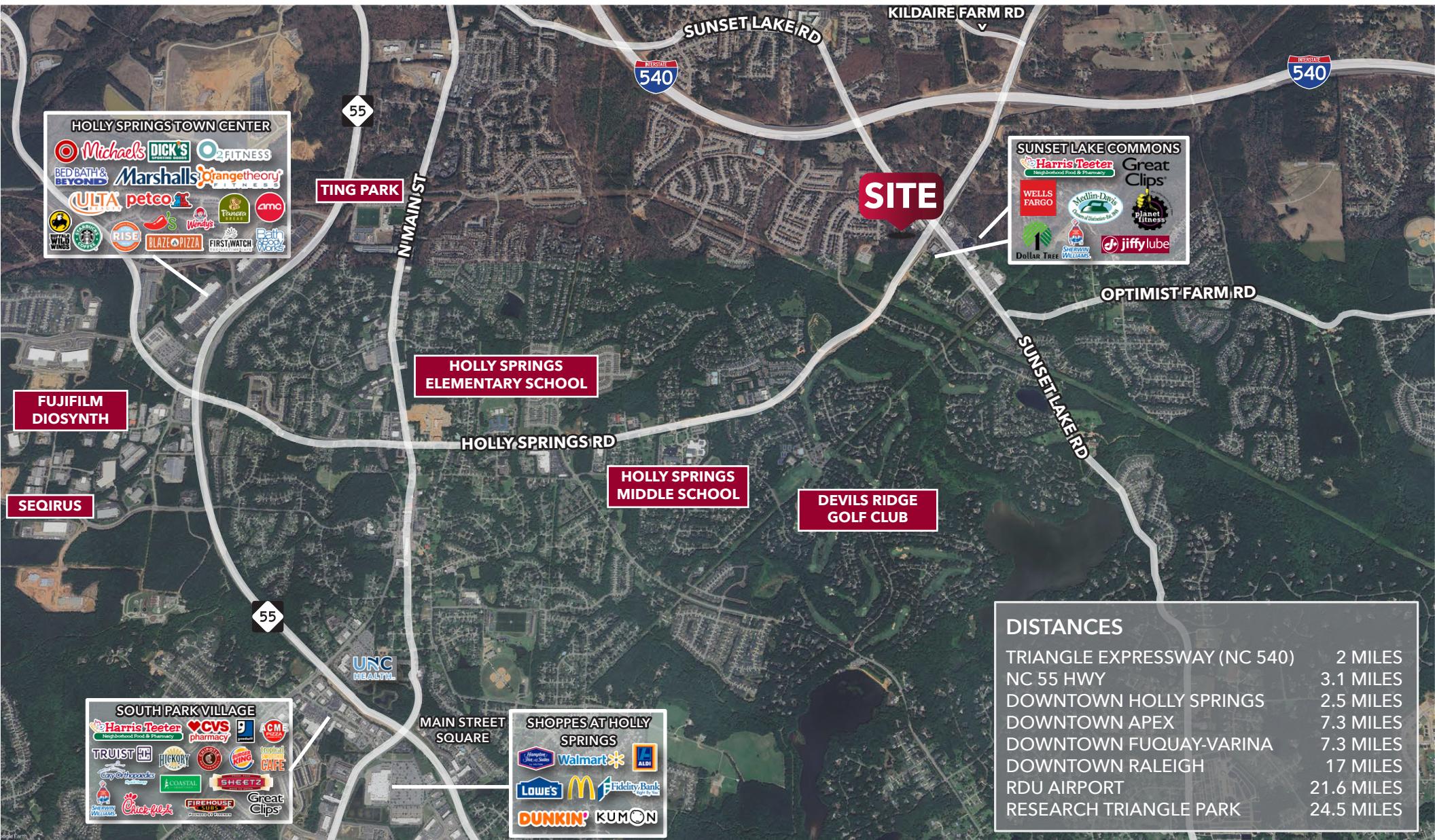


HOLLY SPRINGS ROAD WIDENING

<https://www.hollyspringsnc.us/1664/Holly-Springs-Road-Widening---East>

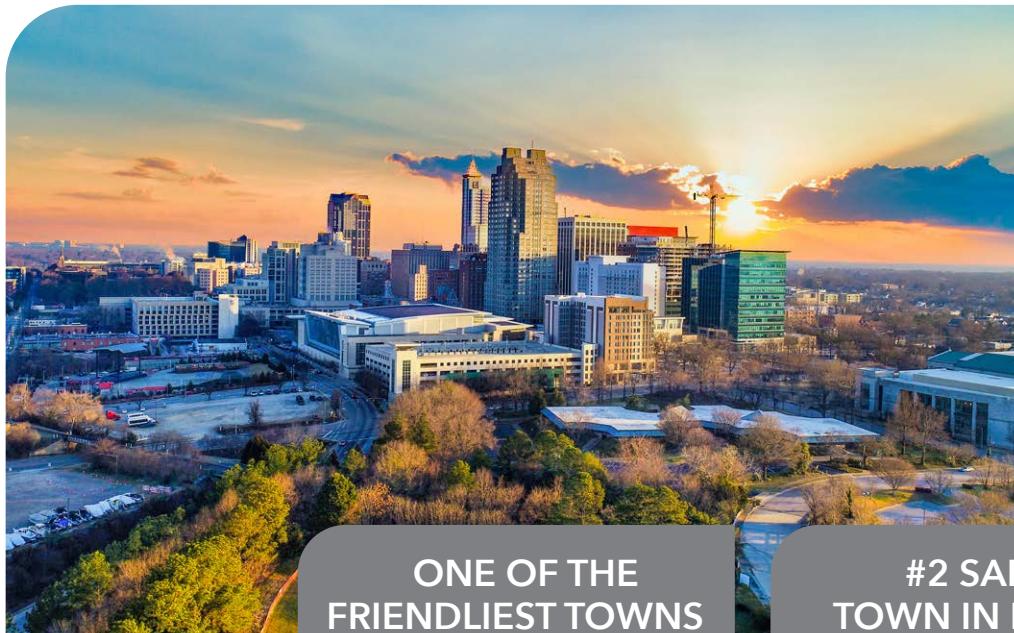


AREA OVERVIEW



DEMOGRAPHICS

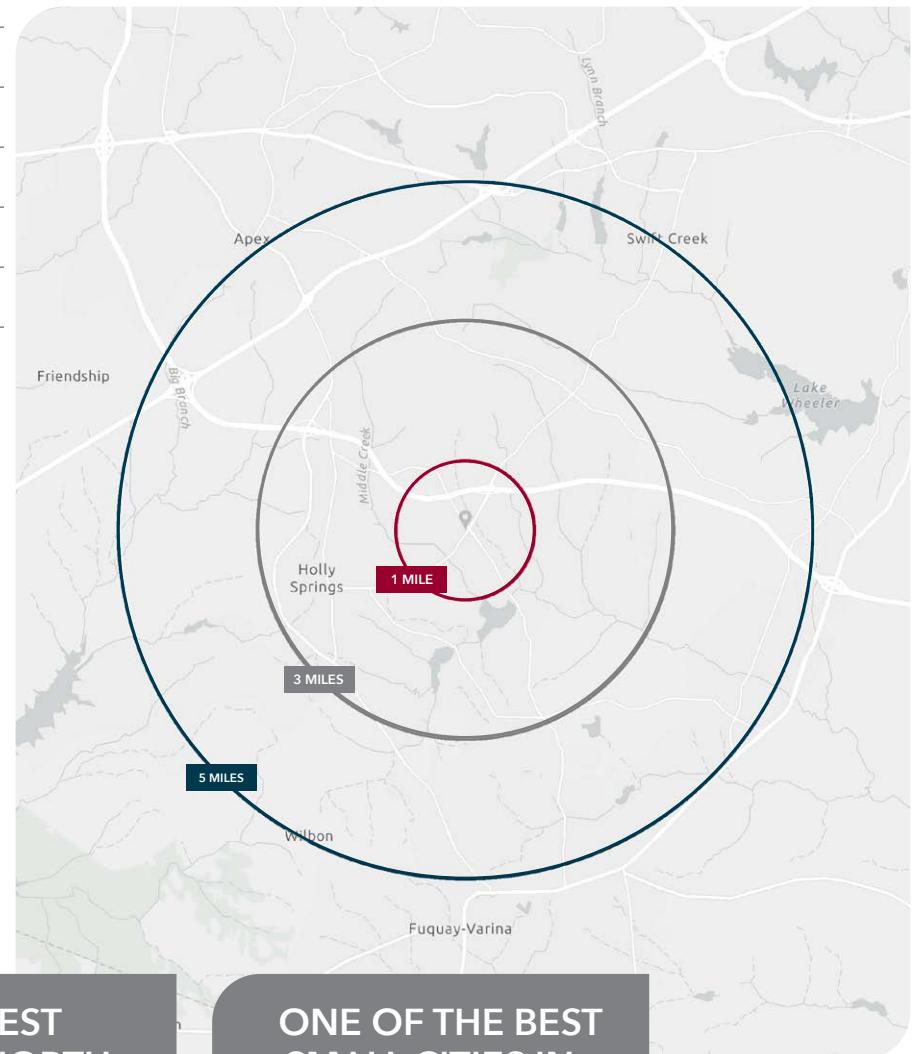
	1 MILE	3 MILES	5 MILES
Population (2025)	5,292	55,052	125,517
Daytime Population	4,077	44,527	114,470
Median Age	38.7	37.4	38.5
Average Household Income	\$204,076	\$180,304	\$174,264
Average Home Value	\$655,059	\$624,821	\$635,845
Bachelor's Degree or Higher	67.7%	68.5%	66.5%



ONE OF THE
FRIENDLIEST TOWNS
IN NORTH CAROLINA
WORLDAUTLAS, 2024

#2 SAFEST
TOWN IN NORTH
CAROLINA
MONEYGEEK, 2023

ONE OF THE BEST
SMALL CITIES IN
AMERICA
WALLETHUB, 2023





MOSS WITHERS, SIOR, MBA
CEO & Principal
O 919.576.2501
mwithers@lee-associates.com

KARAH JENNINGS MCCONNELL
Executive Vice President, Principal
O 919.576.2502
C 919.817.0705
kjennings@lee-associates.com



COMMERCIAL REAL ESTATE SERVICES
RALEIGH • DURHAM • WILMINGTON

100 Walnut Street | Cary, NC 27511 | 919.576.2500 | lee-associates.com/raleigh

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.