



LAND FOR SALE

9804, 9808, 9812 HOLLY SPRINGS RD
HOLLY SPRINGS, NORTH CAROLINA 27540

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PROPERTY SUMMARY

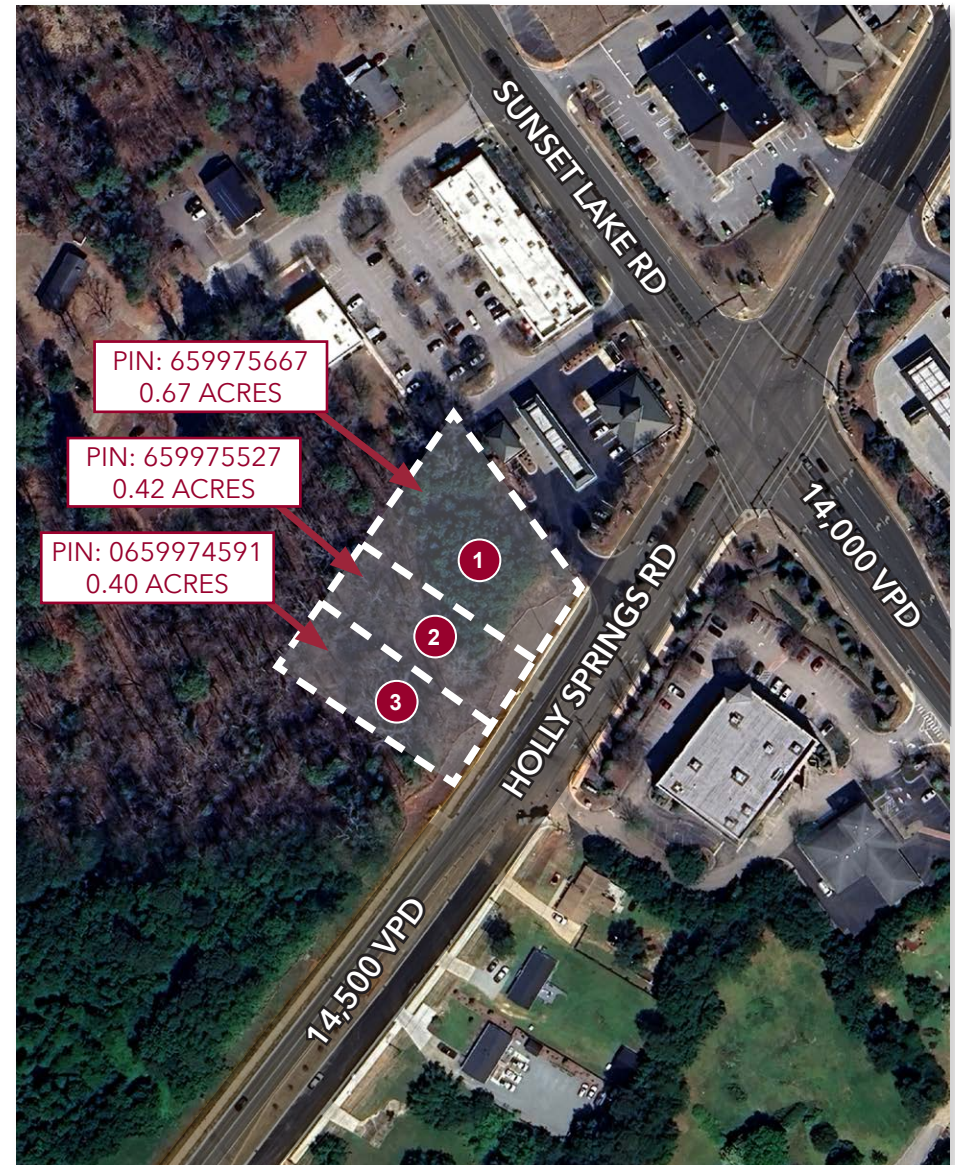
Prime land assemblage in rapidly growing Holly Springs. Three contiguous parcels totaling ± 1.5 acres with frontage on a key corridor connecting Downtown Holly Springs to US-1 and I-540. Ideal for residential, mixed-use, or commercial development (subject to approvals), supported by strong demographics, 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



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

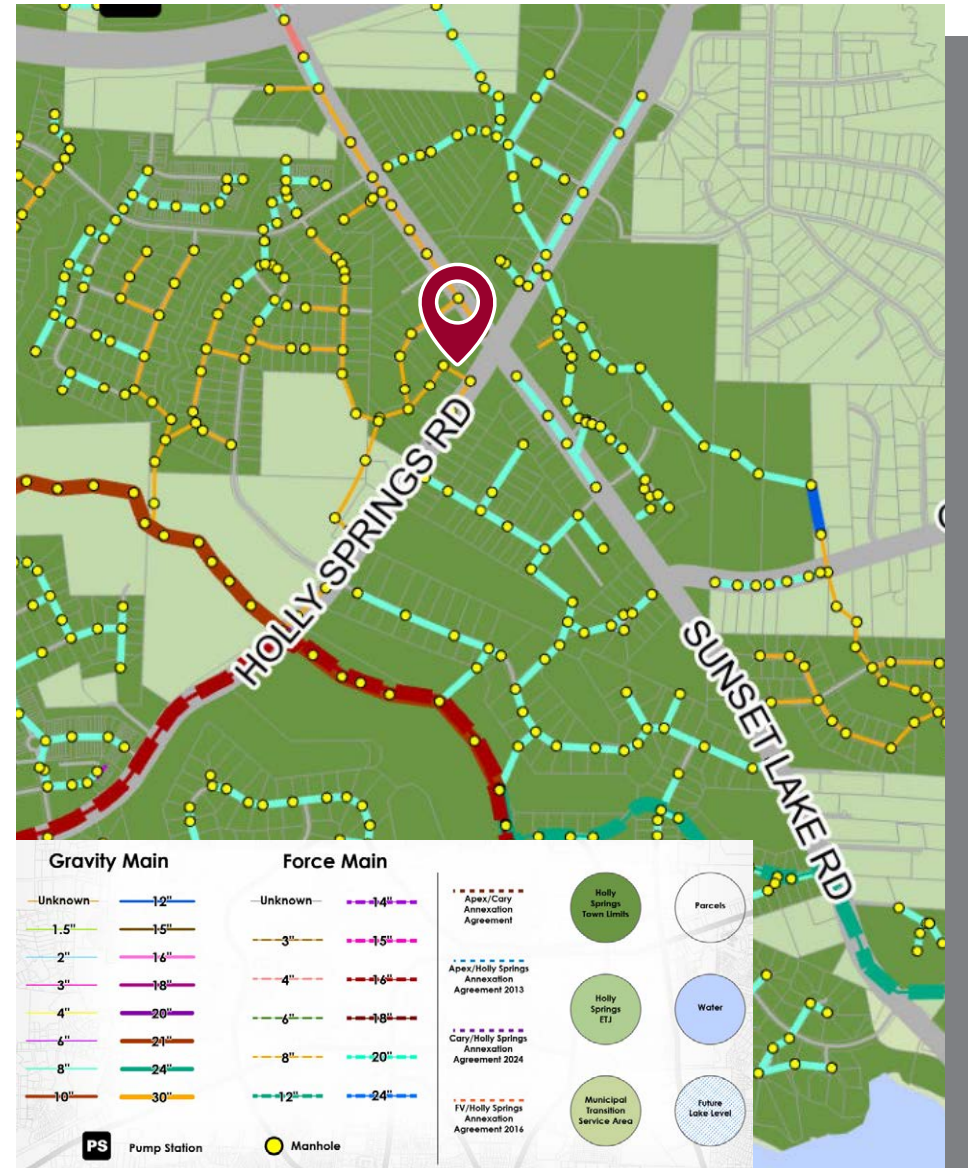
DEVELOPMENT FRAMEWORK: COMMUNITY | WAKE COUNTY PLANWAKE

- » 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

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

WATER & SEWER



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



AREA OVERVIEW



DEMOGRAPHICS

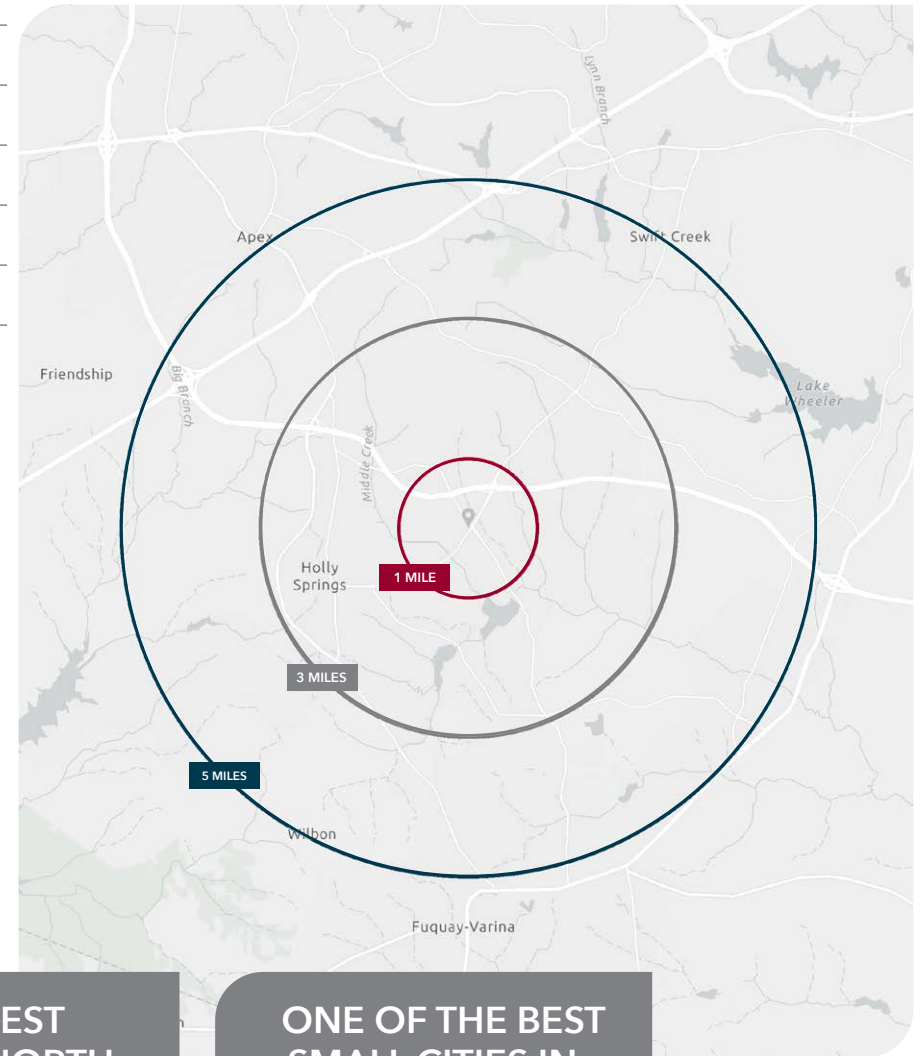
	1 MILE	3 MILES	5 MILES
Population (2025)	5,292	55,052	125,517
Daytime Population	4,077	44,527	114,470
Median Age	38.7	37.4	38.5
Average Household Income	\$204,076	\$180,304	\$174,264
Average Home Value	\$655,059	\$624,821	\$635,845
Bachelor's Degree or Higher	67.7%	68.5%	66.5%



**ONE OF THE
FRIENDLIEST TOWNS
IN NORTH CAROLINA**
WORLDTLAS, 2024

**#2 SAFEST
TOWN IN NORTH
CAROLINA**
MONEYGEEK, 2023

**ONE OF THE BEST
SMALL CITIES IN
AMERICA**
WALLETHUB, 2023



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