

**±10.85 ACRES DEVELOPMENT OPPORTUNITY  
EXECUTIVE HOME SITES**

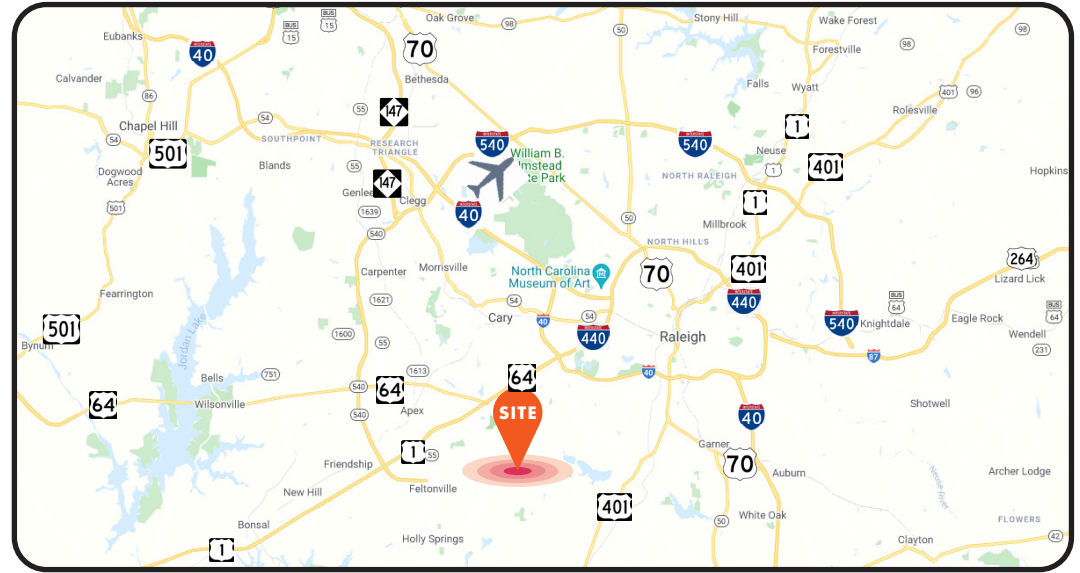
**8521 & 8525 LAWDRAKER ROAD**  
**Apex, NC 27539**



## SALE INFORMATION

Acreage	±10.85 acres
Location	Apex, Wake County
Zoning	R-30
Proposed Use:	Residential Development
Frontage:	Lawdraker Road
Price:	Contact Broker
Utilities	Electric: Available
	Gas: Available - Dominion Energy
	Sewer: Septic
	Water: Private water utilities - provided by AQUA

**Description** This property sits nearly adjacent to the I-540 extension bridging the greater Triangle area. Both US-1 and US-401/Fayetteville Road are only ±5 miles via Ten Ten Road. Property is an excellent location for executive home sites.



## NEARBY ATTRACTIONS

Middle Creek Park  
 Lake Wheeler & Lake Wheeler Park  
 Wake Tech Community College  
 Crowder County Park

DISCLAIMER: No warranty or representation, express or implied, is made to the accuracy of the information contained herein, and same is submitted subject to errors, omissions, change of price, rental or other conditions, withdrawal without notice, and to any special listing conditions imposed by principals.

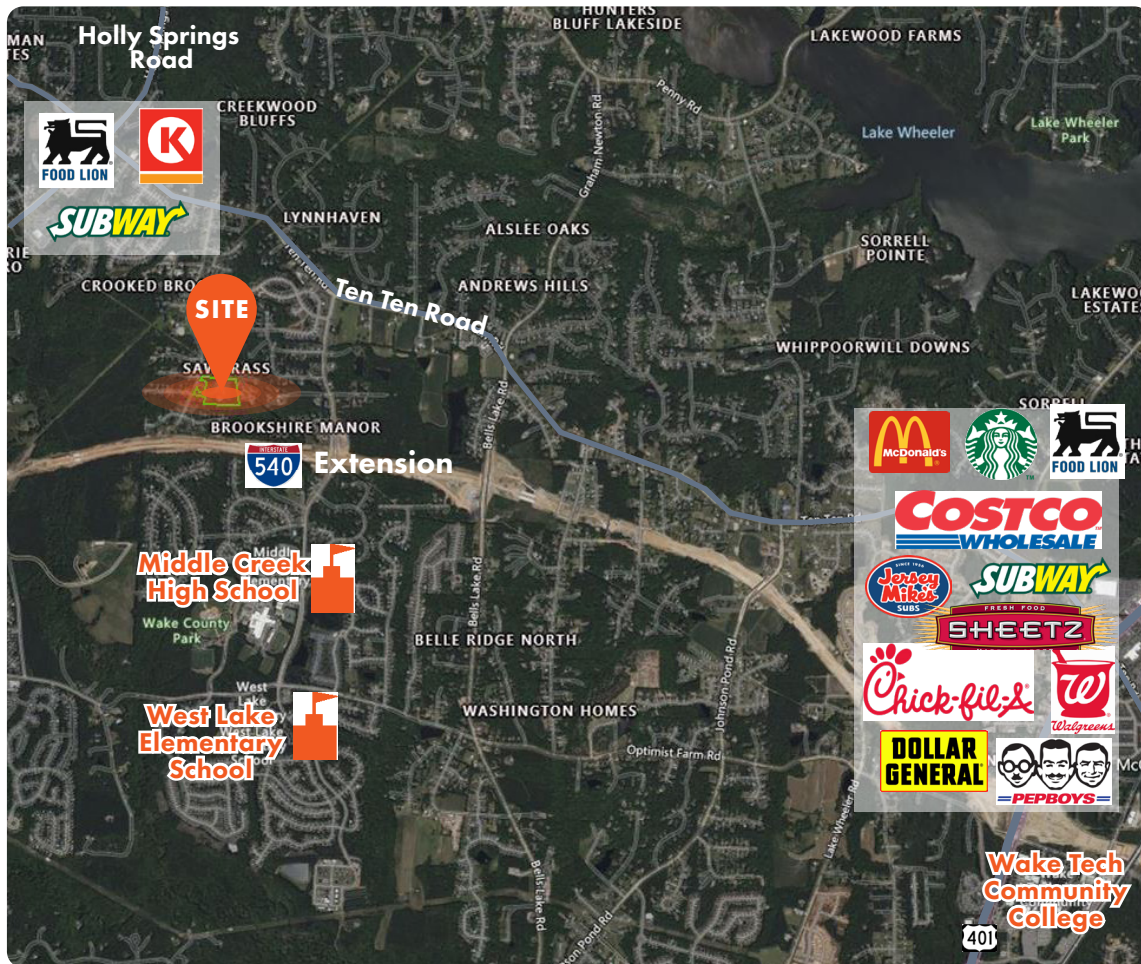
**DAVID BATTEN** C: 919.810.1720 | O: 919.582.3117 | dbatten@apgcre.com

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Visit our website for more information.

## Location Map



## LINKS

- [Wake Co. Planning & Development](#)
- [Wake Co. Zoning](#)
- [Wake Co. Inspections](#)
- [Wake Co. Economic Development](#)
- [Park and Ride](#)
- [Public Transportation](#)

## EASE OF ACCESS

US-401 / Fayetteville Rd	5.1 miles
US-1	5.3 miles
I-40	7.4 miles

	2-Mile	5-Mile	10-Mile
Population	15,713	104,655	510,938
Average Household Income	\$159,222	\$137,176	\$111,786
Median Age	39.9	39.5	37.2

Source: CoStar

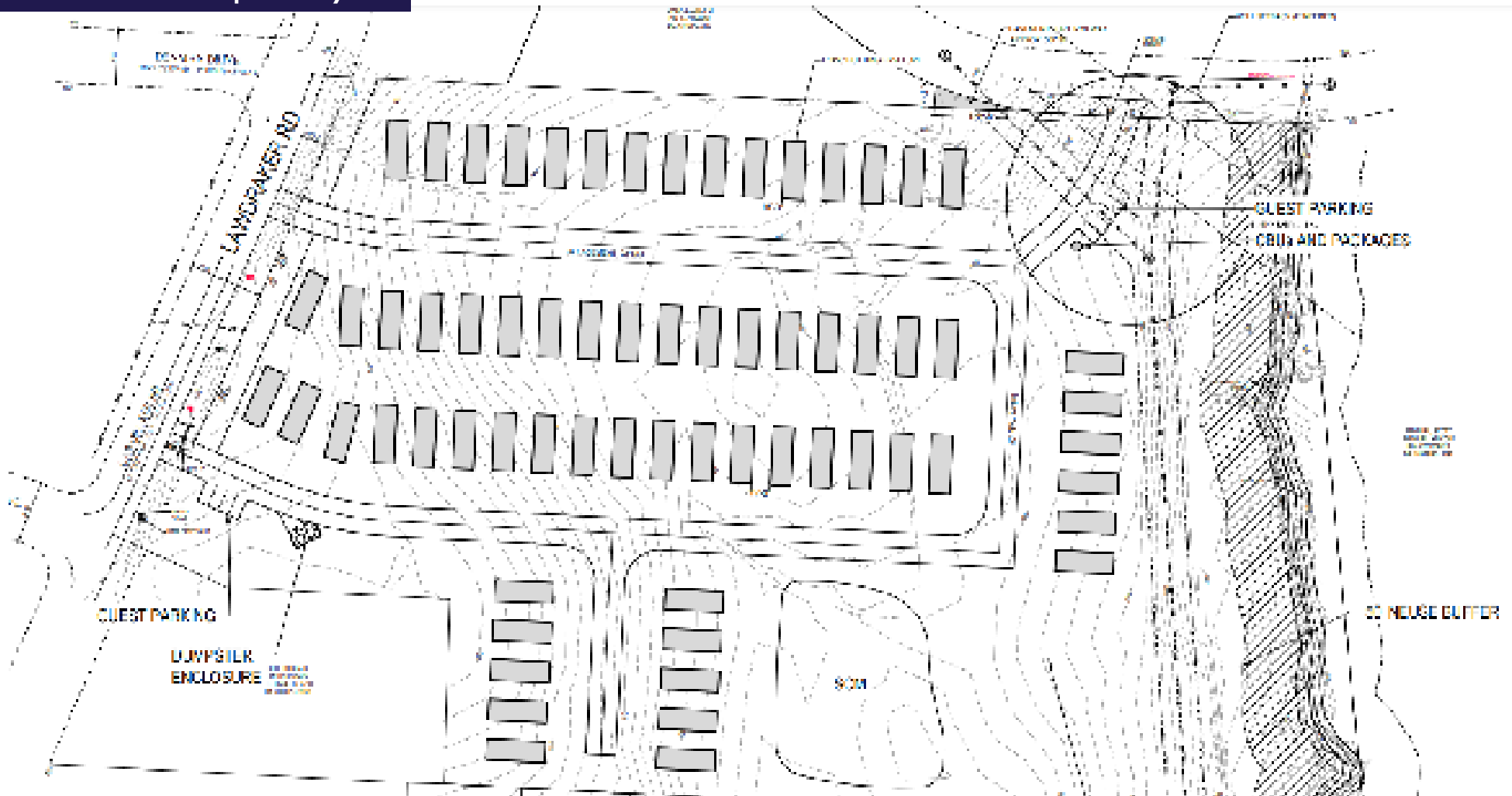
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## Conceptual Layout



Requires Rezoning

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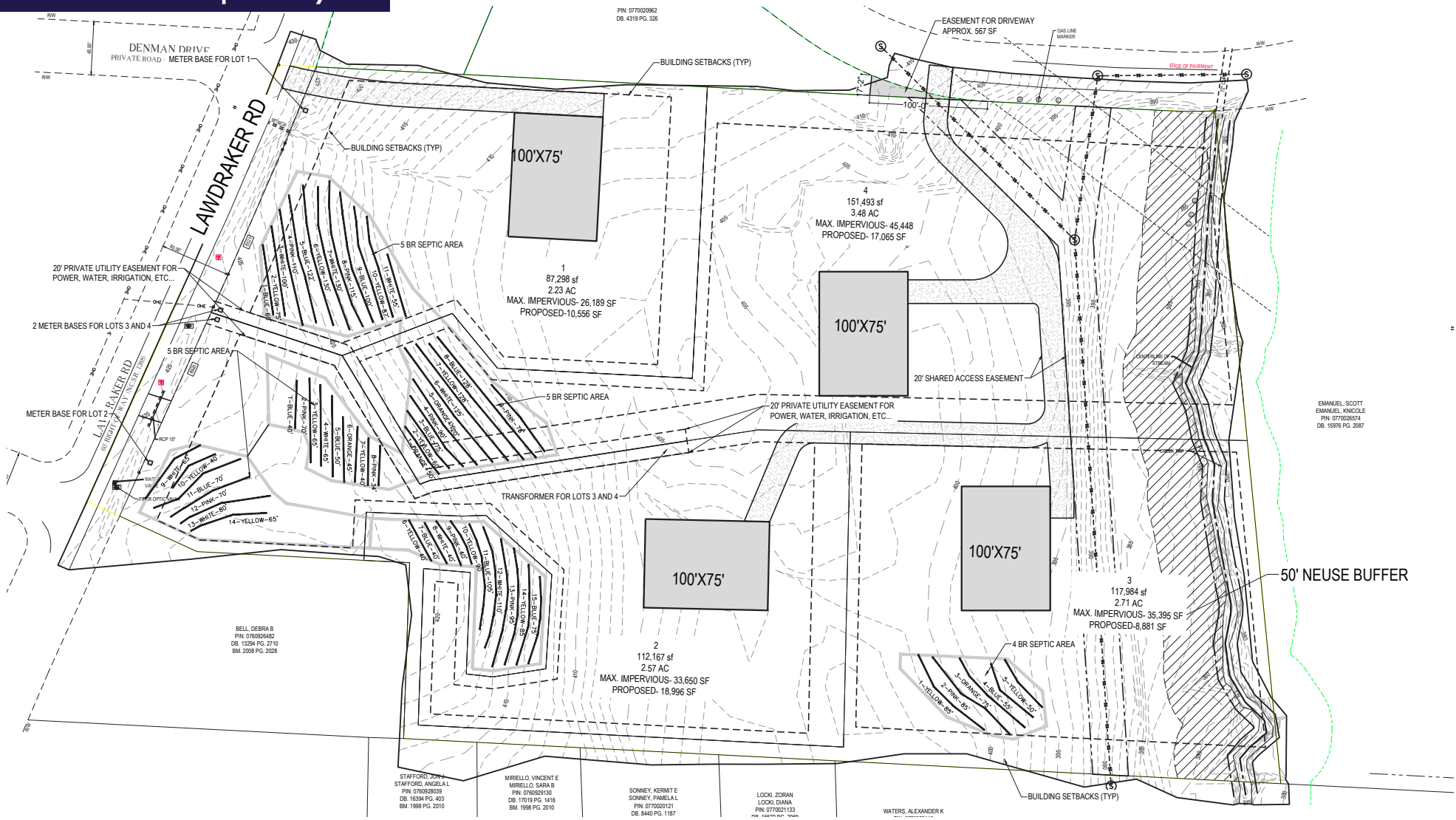
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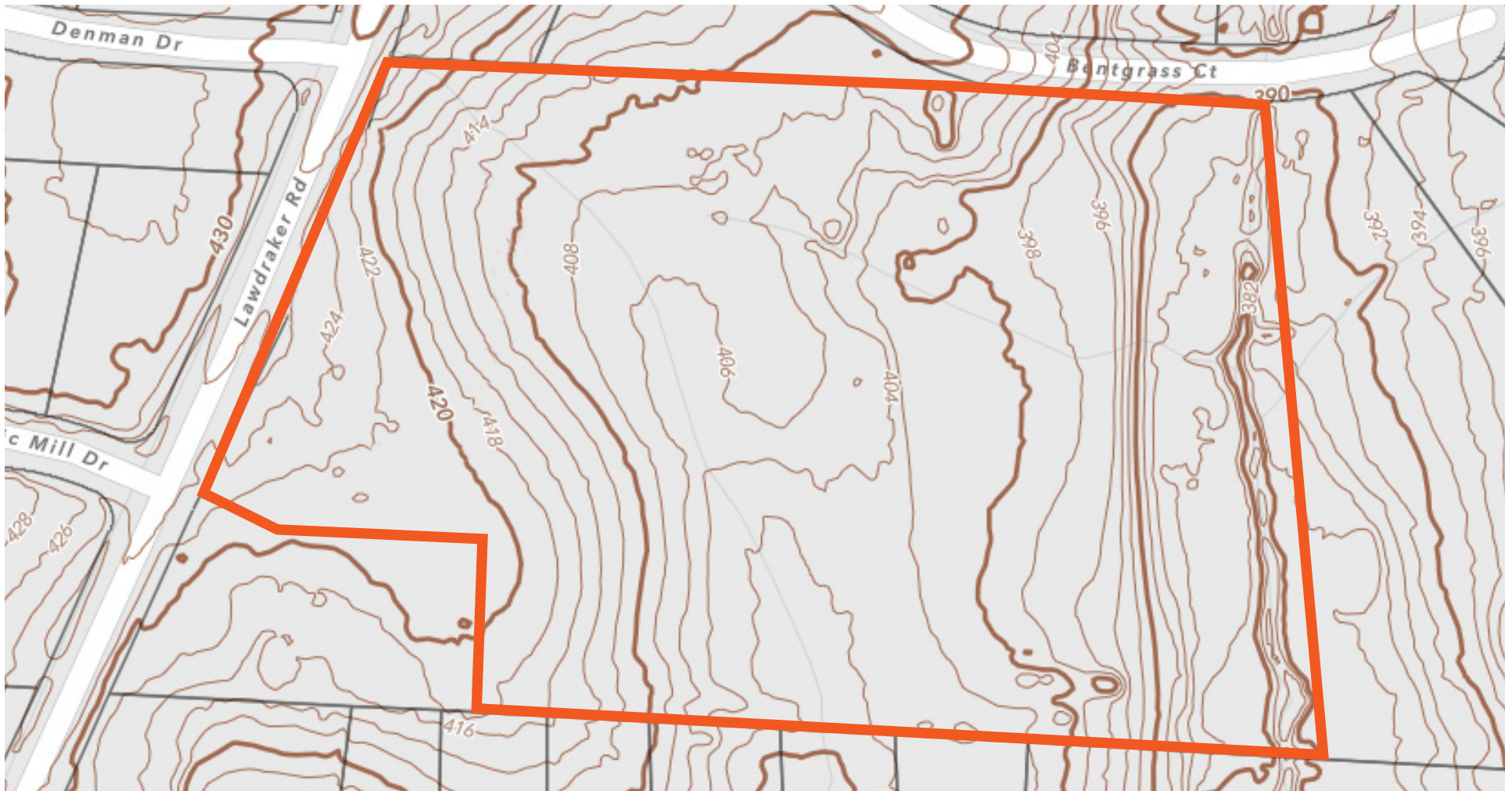


## Conceptual Layout





## Topography Map



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Property Photos





## Property Photos

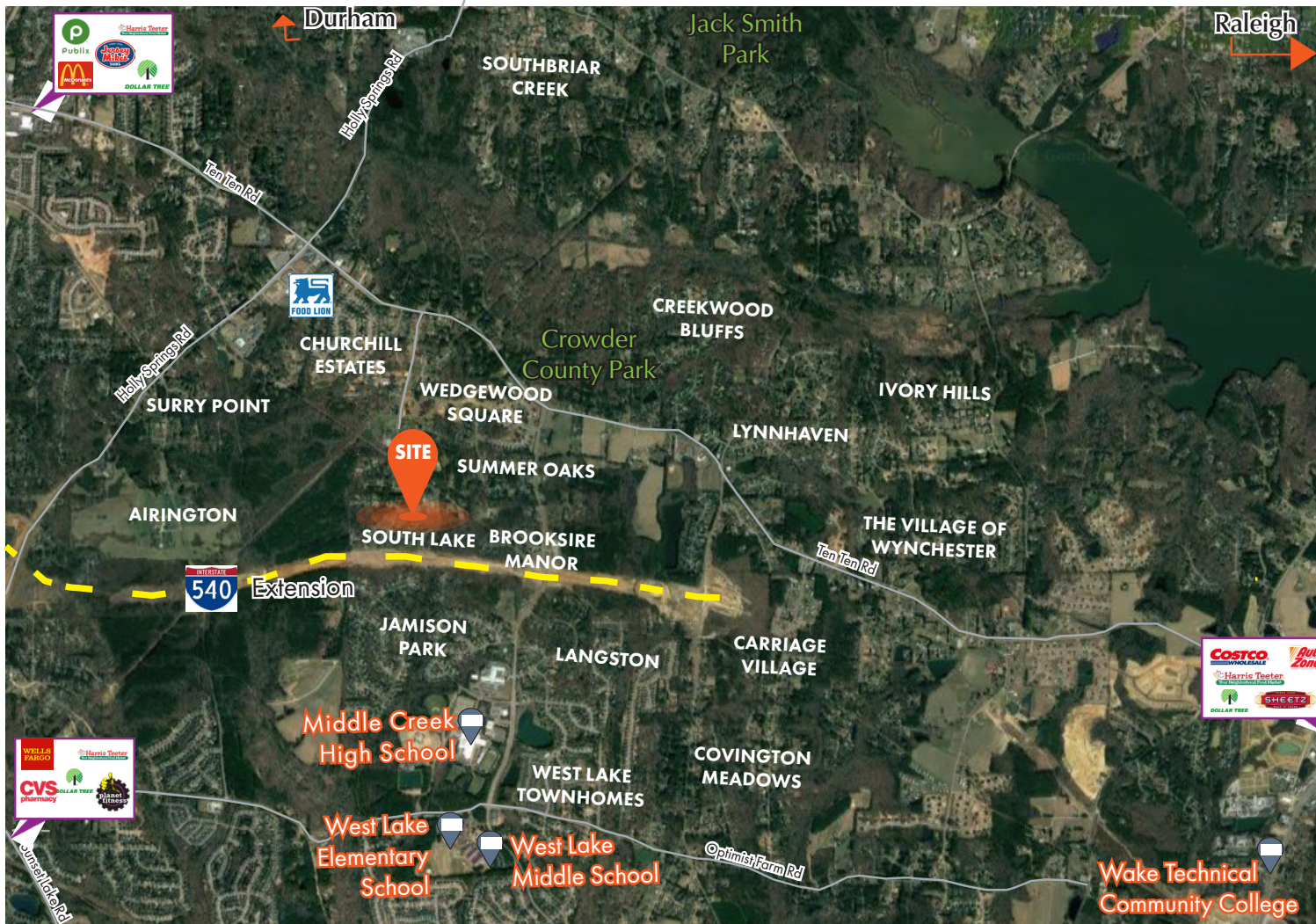


For more information regarding the I-540 Extension progress, [Click Here.](#)





## Development Map



## TOP NEIGHBORHOOD DEVELOPERS



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## APEX QUICK FACTS

### Community Profile

Apex is just minutes from RDU Int'l Airport, 17 universities and colleges, including three prestigious research universities; and the world-renowned Research Triangle Park. With easy access to I-540, US Highways 1 and 64, and I-40, Apex offers residents and businesses excellent access to one of the fastest growing regions in the nation.

### Demographics

<b>Population</b>	74,426
<b>Labor Force</b>	38,414
<b>Unemployment Rate (Nov. 2021)</b>	2.1%
<b>Bachelors Degree or Higher</b>	65%
<b>Apex Land Area</b>	25.68 Sq Miles
<b>2022 Housing Units</b>	36,568
<b>Owner-Occupied Housing Units</b>	76%
<b>Renter-Occupied Housing Units</b>	18%
<b>Vacant Housing Units</b>	6%
<b>2022 Average Household Income</b>	\$158,554
<b>Average Work Commute Time</b>	25 minutes



#1 Top Place to Start a Small Businesses (Raleigh)  
(WalletHub, 2021)



#2 Top Real Estate Market to Watch in 2022  
(Raleigh-Durham)  
(PwC US, 2021)



#3 Best Suburb in NC to Raise a Family  
(Apex)  
(Niche, 2022)



#3 Fastest-Growing Metro from 2019-2020 in the U.S. (Raleigh)  
(Us Census, March 2021)

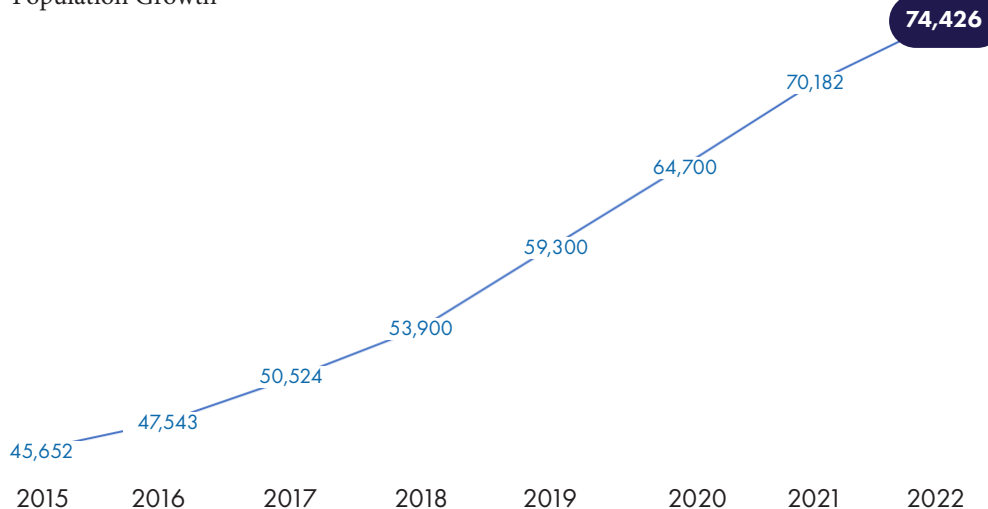


#4 Top Tech Hub for Growth Potential (Raleigh)  
(Business Facilities, 2021)



#5 Best County to Live in America (Wake County, NC)  
(Niche, 2021)

Population Growth



Sources: zoomprospector.com; raleigh-wake.org, apexeconomicdevelopment.org

