



# ±30.95-Acre Mixed-Use Development Opportunity

All Wheel Dr

N Salem St

## North Salem Street Mixed Use

NORTH SALEM STREET, APEX, NORTH CAROLINA 27502

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# ±30.95 ACRES FOR SALE

## NORTH SALEM STREET MIXED USE

Apex, NC 27502

### OFFERING SUMMARY

Lee & Associates Raleigh-Durham is pleased to offer for sale a ±30.95-acre land development opportunity in Apex, North Carolina, an affluent submarket in the Raleigh-Durham metro. The site is situated on North Salem Street near US 64 Hwy, close to Downtown Apex.

### INVESTMENT HIGHLIGHTS

- » **Extraordinary master plan potential** across nearly 31 acres
- » **Future land use** supports medium to high density residential combined with commercial development to include retail and office
- » **Highly visible site** with multiple access points on both All Wheel Drive and North Salem Street
- » **Densely populated and growing affluent submarket**

Address	North Salem Street
Jurisdiction	Town of Apex
Acres	±30.95
Frontage	±800' on North Salem Street ±695' on All Wheel Drive
Future Land Use	Medium to High Density Residential, Commercial and Office Use, PUD
Utilities	Municipal, all to site
Sale Price	Call brokers



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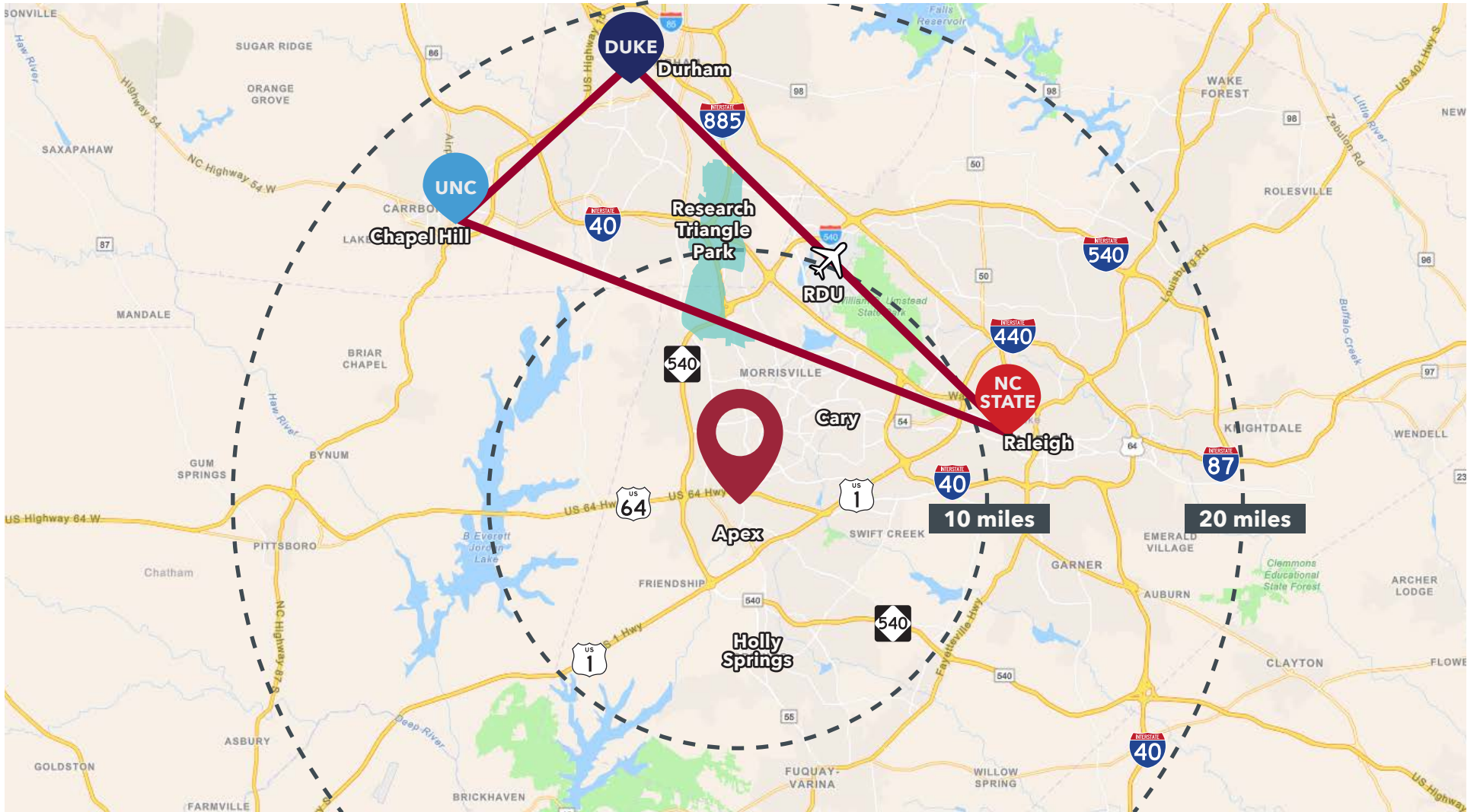
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**LEE &  
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## Advance Apex: 2045 Land Use Map



- Medium Density Residential
- High Density Residential
- Office Employment
- Commercial Services

### PUD-CZ Planned Unit Development District

The purpose of the PUD-CZ Planned Unit Development District is to permit variations in order to allow flexibility for landowners to creatively plan for a site specific, higher quality overall development of their land in a way that is not possible through the strict application of the minimum standards of town's Unified Development Ordinance.

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### Medium Density Residential

- » Medium Density Residential primary uses include single-family homes, duplexes, and townhomes with densities no less than three and no more than seven dwelling units per acre.
- » Medium Density Residential provides a transition from the more urbanized areas of Apex to the low density neighborhoods in the western part of the study area.

### High Density Residential

- » Townhomes, triplexes, quadplexes, and apartments with densities no less than 14 dwelling units per acre are included in the High Density Residential category. The maximum density shall be determined at the time of rezoning or site plan approval.
- » High Density Residential provides for housing options to be located in close proximity to major commercial areas and transportation corridors.

### Office Employment

- » Office Employment is intended to provide land that allows for a wide range of businesses that provide professional, managerial, or administrative services in the study area.
- » Depending on the location in question and the mixture of uses, the character and intensity of Office Employment varies from neighborhood business services to large-scale regional employment centers.

### Commercial Services

- » Commercial Services is intended to delineate land where commercial uses are appropriate to serve the residents of Apex and the greater region.
- » A mix of commercial conveniences is encouraged in the areas defined as Commercial Services.
- » The mixture of uses, character of development, and intensity of Commercial Services varies from neighborhood-oriented commercial to large-scale regional retail centers.

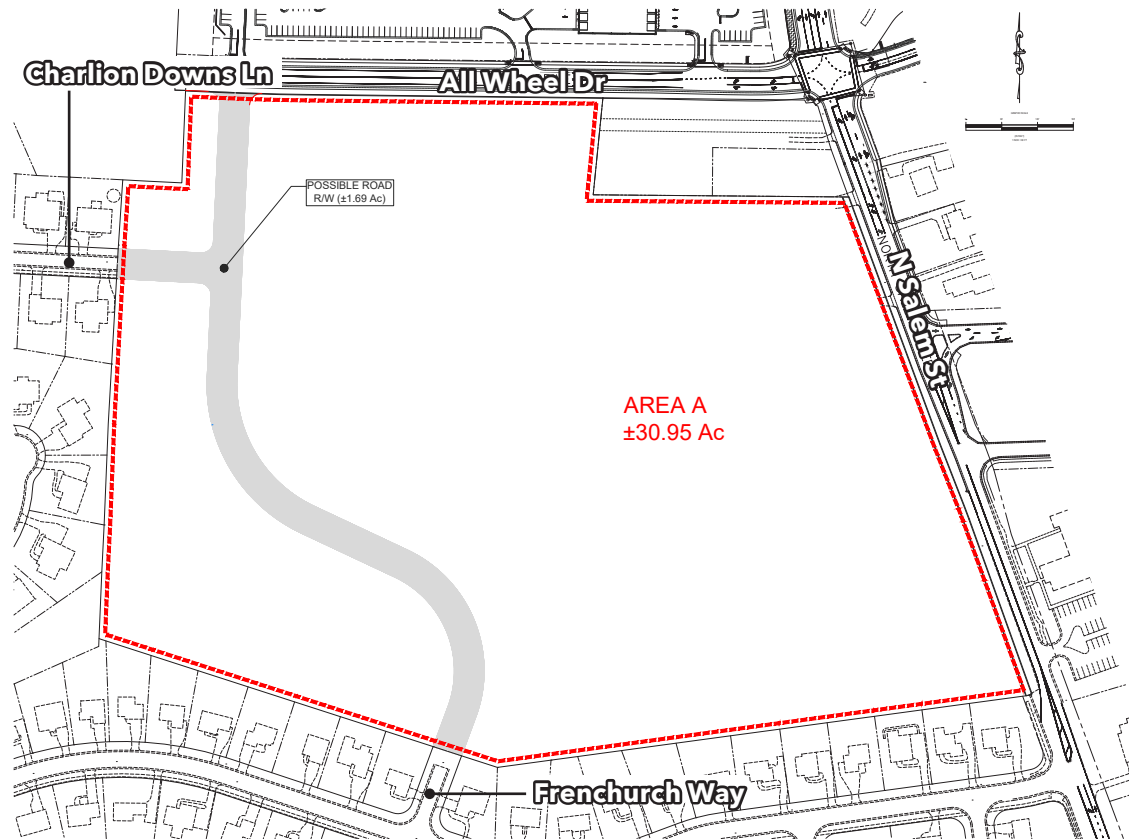
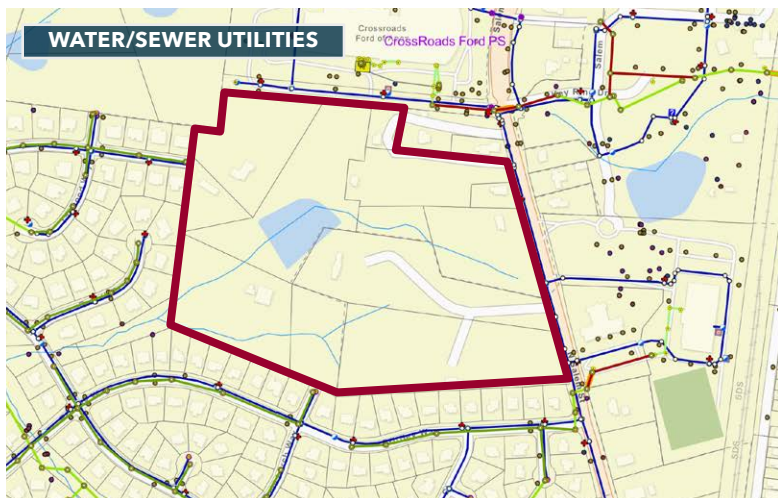
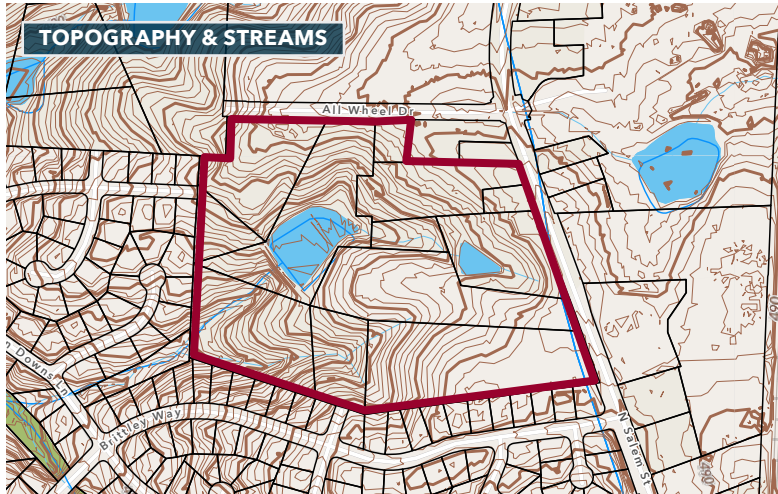
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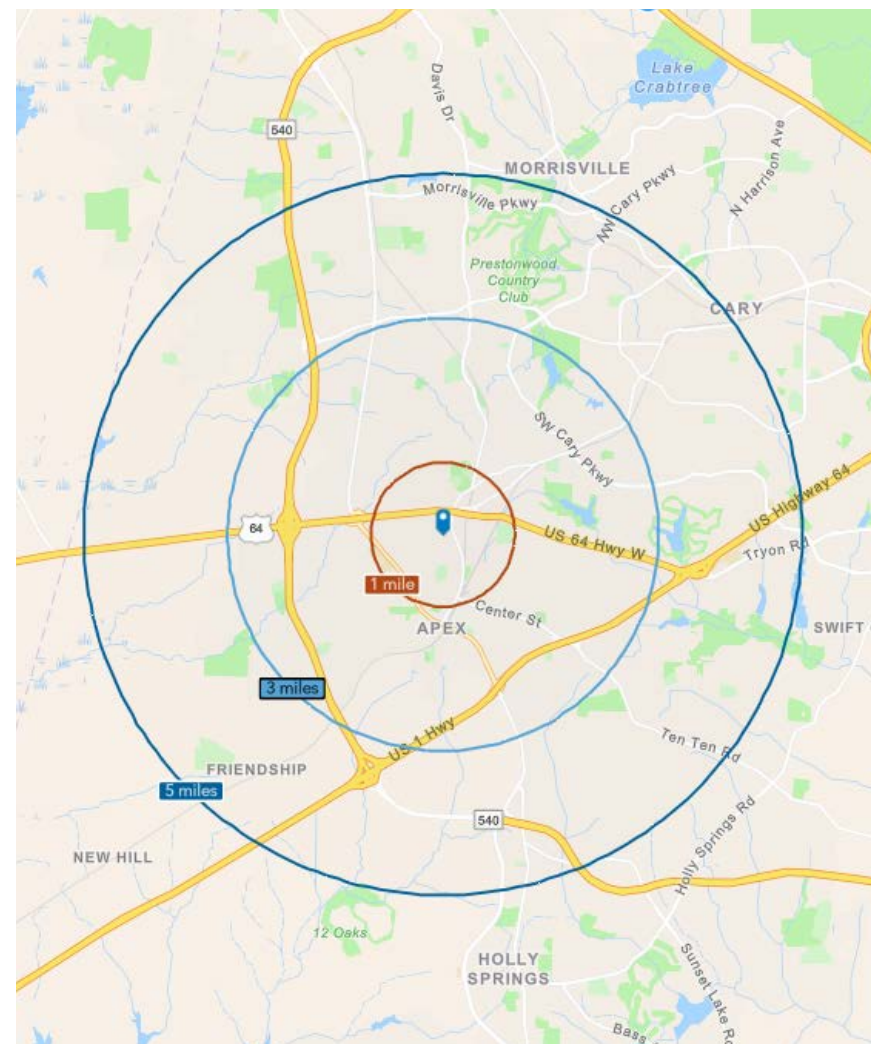


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## NORTH SALEM STREET MIXED USE

Apex, NC 27502

	1 MILE	3 MILES	5 MILES
Population	7,554	76,017	172,812
2029 Projected Population	7,697	80,240	182,092
Number of Households	2,961	26,118	59,893
Daytime Population	9,056	70,408	165,315
Median Age	39.5	39.4	39.9
Median Household Income	\$137,903	\$141,263	\$134,468
Average Home Value	\$523,523	\$568,085	\$612,440
Bachelor's Degree or Higher	71.2%	71.5%	71.8%



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