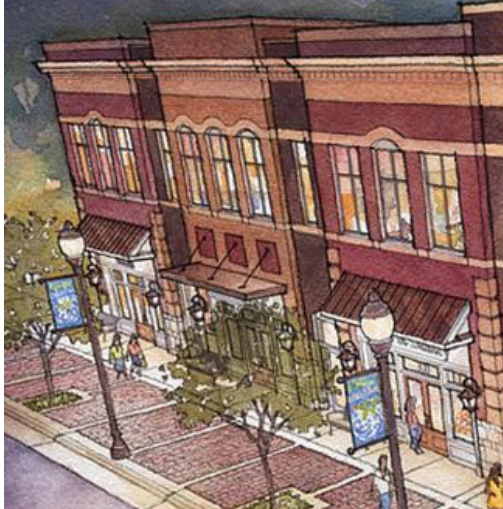
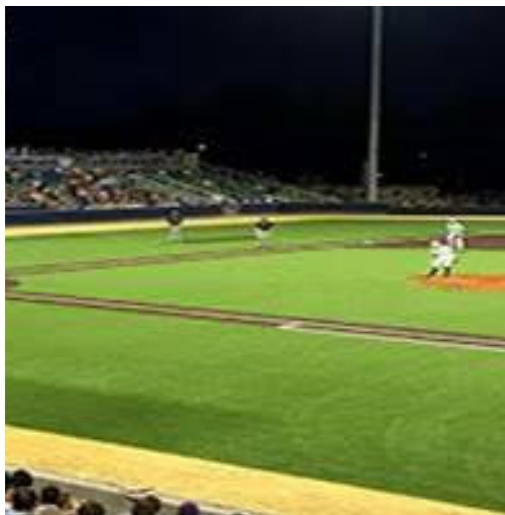


HOLLY SPRINGS, NC



NC 55 & SUNSET LAKE ROAD

mixed-use land development for sale in high growth area



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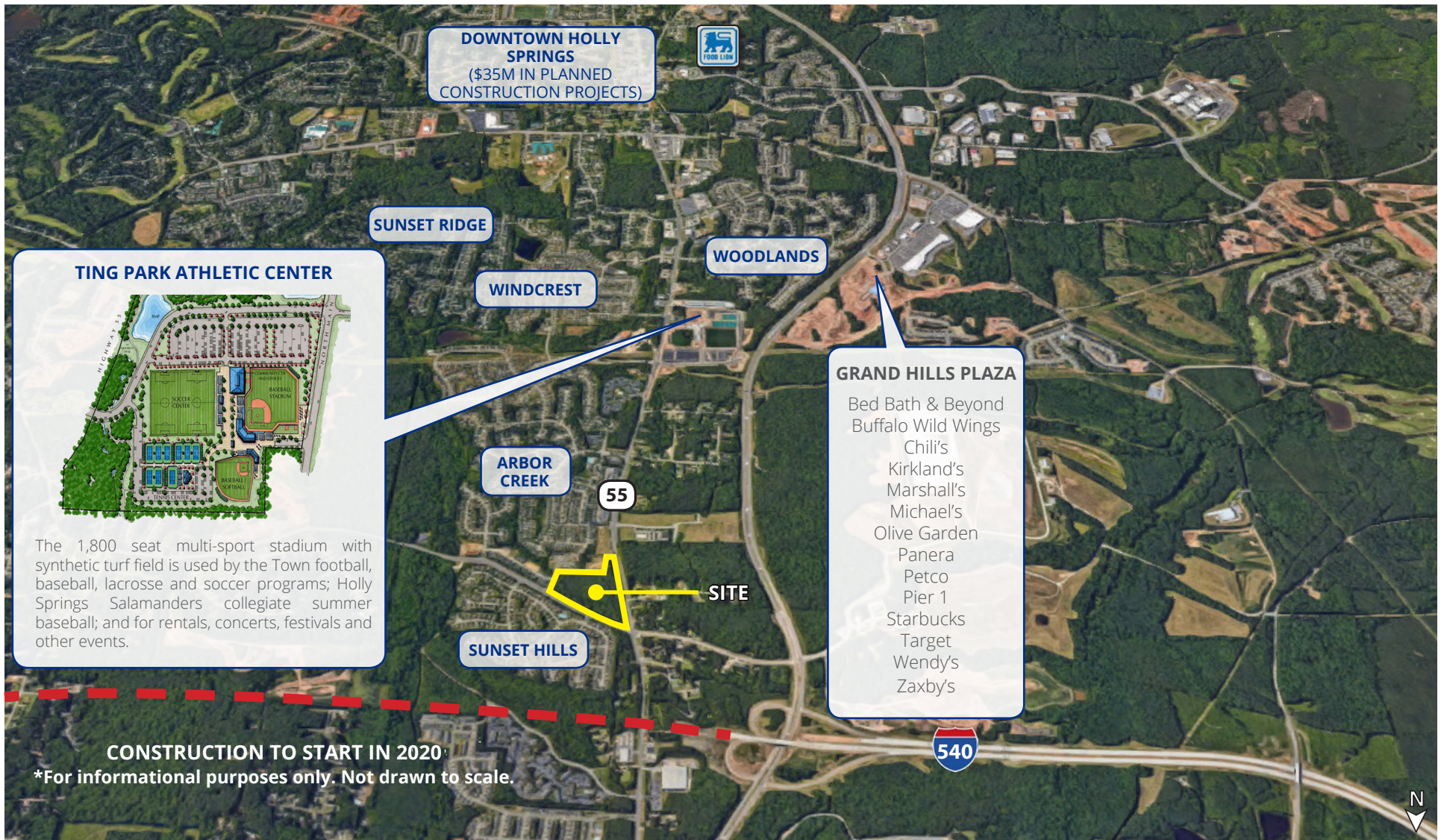
919.795.1944

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TRADEMARK
PROPERTIES

aerial



property information

Name NC 55 & Sunset Lake Road

Location Intersection of NC 55 &
Sunset Lake Road
Holly Springs, NC

County Wake

Acreage 14.30

Price \$3,495,000

Potential Use Retail or business
offices/services

Utilities Water, sewer, power, gas

Parcel Identification
Number 0750020985

traffic map



property description

This 14.30-acre parcel was part of the Arbor Creek Planned Unit Development which consist of 414 single-family units, 407 multi-family units, and commercial lots. Perfectly primed for retail, service, and office development at the signalized intersection of Sunset Lake Road and NC 55 (Main Street) in the heart of Holly Springs, North Carolina.

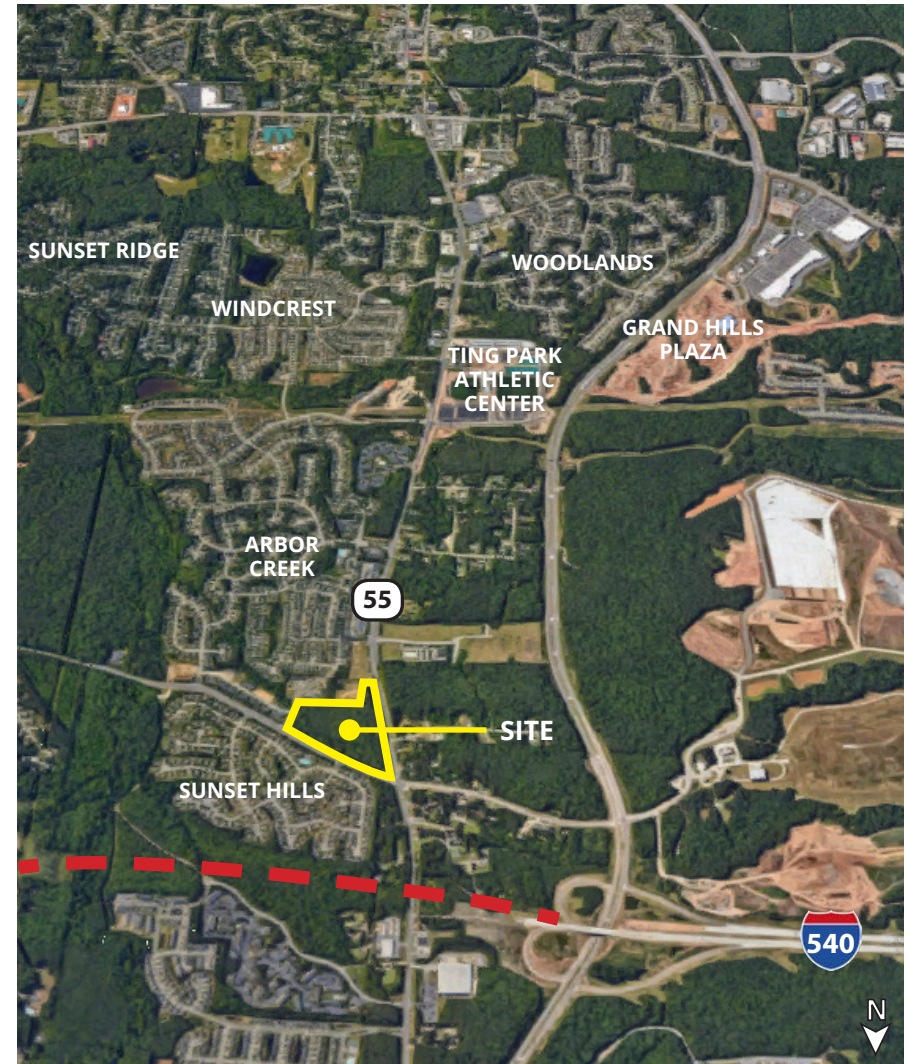
Great visibility with 16,000 AADT on NC 55 (Main Street) and 11,000 AADT on Sunset Lake Road. 14,000+ homes within a three-mile radius.

The property is located 0.5 miles from NC-55 Bypass/I-540 interchange which provides convenient access to the Triangle. The property is located 0.5 miles from Ting Park and 1.5 miles from revitalizing downtown Holly Springs.

The property is located within the north main corridor overlay with a business land use designation. This designation is for revitalization, reuse, and infill developments with a variety of designs that integrate shops, restaurants, personal services, professional offices, and educational.

Public utilities are at the site and some engineering work has been performed.

Broker is minority owner-partner



about holly springs

The Town of Holly Springs is one of Wake County's most impressive success stories. In 1990, just 25 years ago, only 900 people lived in this southwestern Wake town. Today, Holly Springs is home to more than 35,000 people, top-performing public schools, new residential and mixed-use developments – including two private golf course communities, and one of the largest biopharmaceutical campuses in the region. Just 30 minutes from Research Triangle Park and Raleigh-Durham International Airport via Interstate 540. See why Holly Springs was voted among the Best Small Cities in America.

Downtown Holly Springs is being shaped into a vibrant town center. Private investors and public funds are contributing to the momentum, in particular with a group of three projects to add roughly 100,000 square feet of retail, restaurant and office spaces, as well as infrastructure improvements that include additional parking and improved roads. This group of projects also will add about 35 businesses (with an additional 60 businesses in expanded coworking station space), create about 500 jobs, and make an \$85.7 million economic impact to the town during the first year of operations.

The \$21 million Ting Park features multi-purpose fields, tennis courts, and a baseball stadium hosting the Holly Springs Salamanders. In 2017 and 2018 the park hosted the NCBA DI World Series. The 1,800 seat multi-sport stadium with synthetic turf field is also used for rentals, concerts, festivals, and other events.

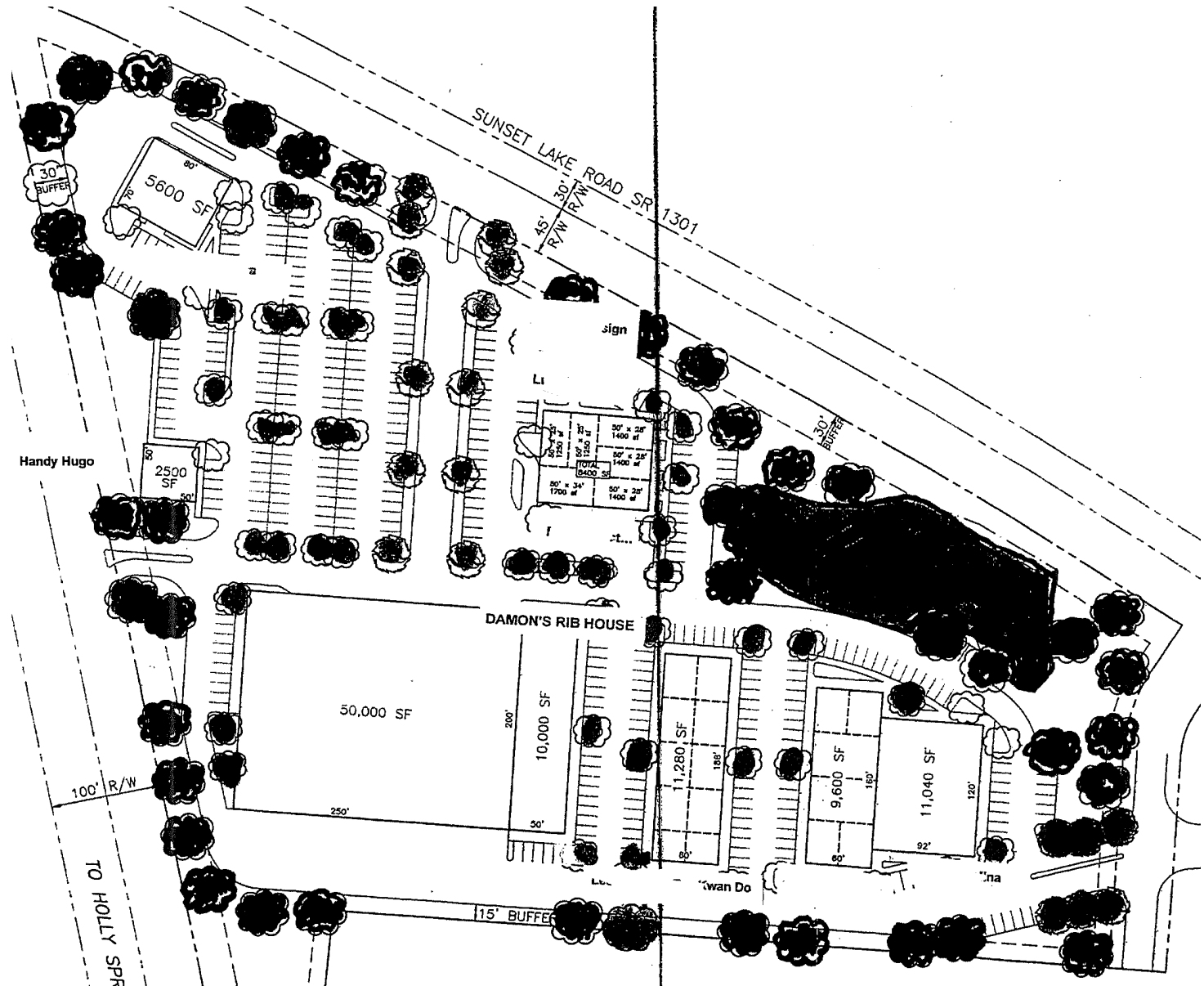


Ting Park

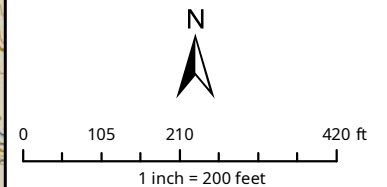
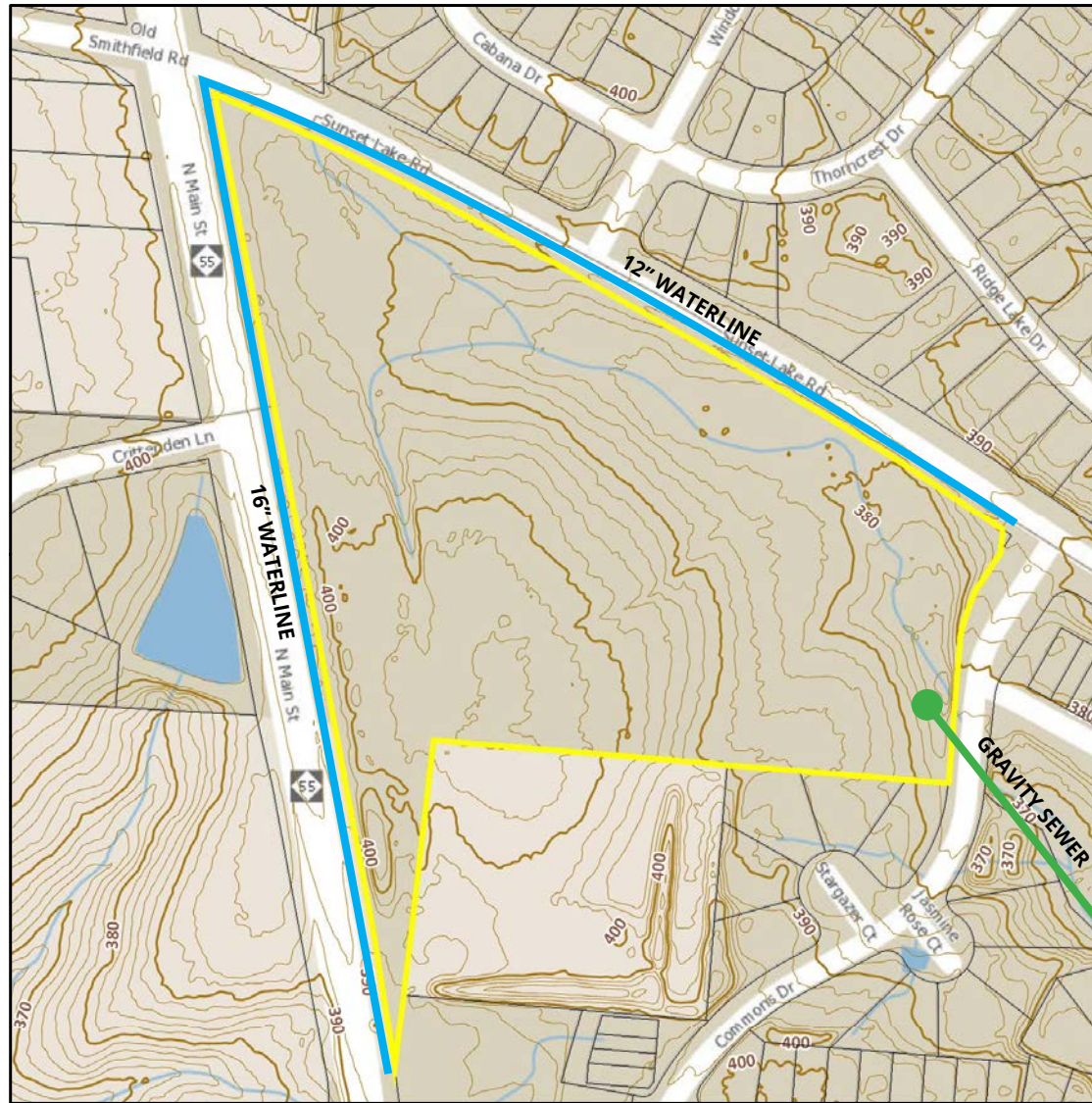
arbor creek master plan



conceptual map



environmental map



Disclaimer
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demographics

POPULATION	5-MILE RADIUS	10-MILE RADIUS	15-MILE RADIUS
2018 Population	112,239	377,925	693,115
2023 Projected Population	129,083	427,206	779,488
HOUSEHOLDS			
2018 Households	38,445	139,946	265,501
2023 Projected Households	43,996	157,341	298,435
Owner-Occupied Housing Units	31,949	95,580	163,555
Renter-Occupied Housing Units	6,496	44,366	101,945
INCOME (2018)			
Average Household Income	\$132,708	\$120,475	\$110,701
Median Household Income	\$103,594	\$91,257	\$81,282
Per Capita Income	\$45,491	\$44,414	\$42,679

holly springs demographics



Education Attainment

54.4%



Average Home
Sales Price
\$338,454



Unemployment
Rate (Wake County)
5.5%

vicinity map

