



**AVISON
YOUNG**

LAND FOR SALE

**801 N. Main Street
104 Oakhall Drive**

Holly Springs, NC 27502

Partnership. Performance.

Opportunity

Up to ±3 acres of commercial land is available for purchase, located at the intersection of N. Main Street and Oakhall Drive in downtown Holly Springs. The property is zoned Local Business District (LB), which allows for many uses including automotive, child care, medical or professional office and retail.

104 Oakhall Drive is a finished, build-ready pad with infrastructure in place with previous approval for an 8,000-10,000-sf building. Additional adjacent land can be subdivided and purchased from 801 N. Main Street.

Tara Kreider
Principal, Capital Markets
919.604.1452
tara.kreider@avisonyoung.com



Platinum member

801 N. Main Street 104 Oakhall Drive

Holly Springs, NC 27502

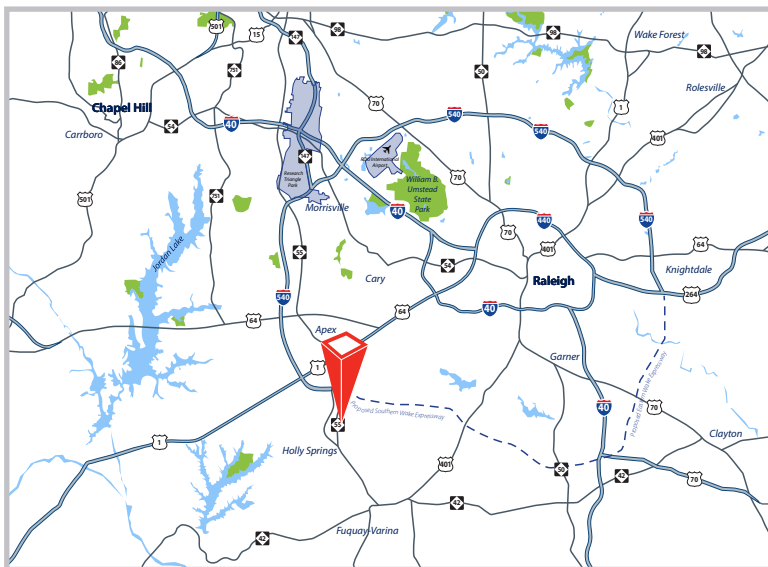
801 N. Main Street

| | |
|-----------|---|
| PIN | 0649853755 (portion) |
| Size | ±1.0 acre (seller willing to subdivide) |
| Zoning | LB |
| Utilities | Water, sewer and natural gas available |
| Pricing | Contact broker |

104 Oakhall Drive

| | |
|-----------|--|
| PIN | 0649852494 |
| Size | 0.84 acres |
| Zoning | LB |
| Utilities | Water, sewer and natural gas already installed |
| Pricing | \$400,000 |

- Additional**
- Finished pad with parking lot, curb, landscaping, sidewalk and water/sewer already installed
 - Previous approval for a 8,000-10,000-sf building
 - No storm water requirements



Traffic Counts

| 2018 Traffic Counts | Vehicles Per Day |
|-----------------------------|------------------|
| N. Main Street (Highway 55) | 12,000 |
| W. Holly Springs Road | 11,500 |

Demographics

| | 3 Miles | 5 Miles |
|-------------------------------|-----------|-----------|
| 2018 Total Population | 40,390 | 89,212 |
| 2018 Households | 14,206 | 31,508 |
| Median Household Income | \$96,299 | \$96,936 |
| Median Home Value | \$275,016 | \$291,165 |
| Population Growth (2018-2023) | 12.59% | 12.09% |



Tara Kreider
Principal, Capital Markets
919.604.1452
tara.kreider@avisonyoung.com

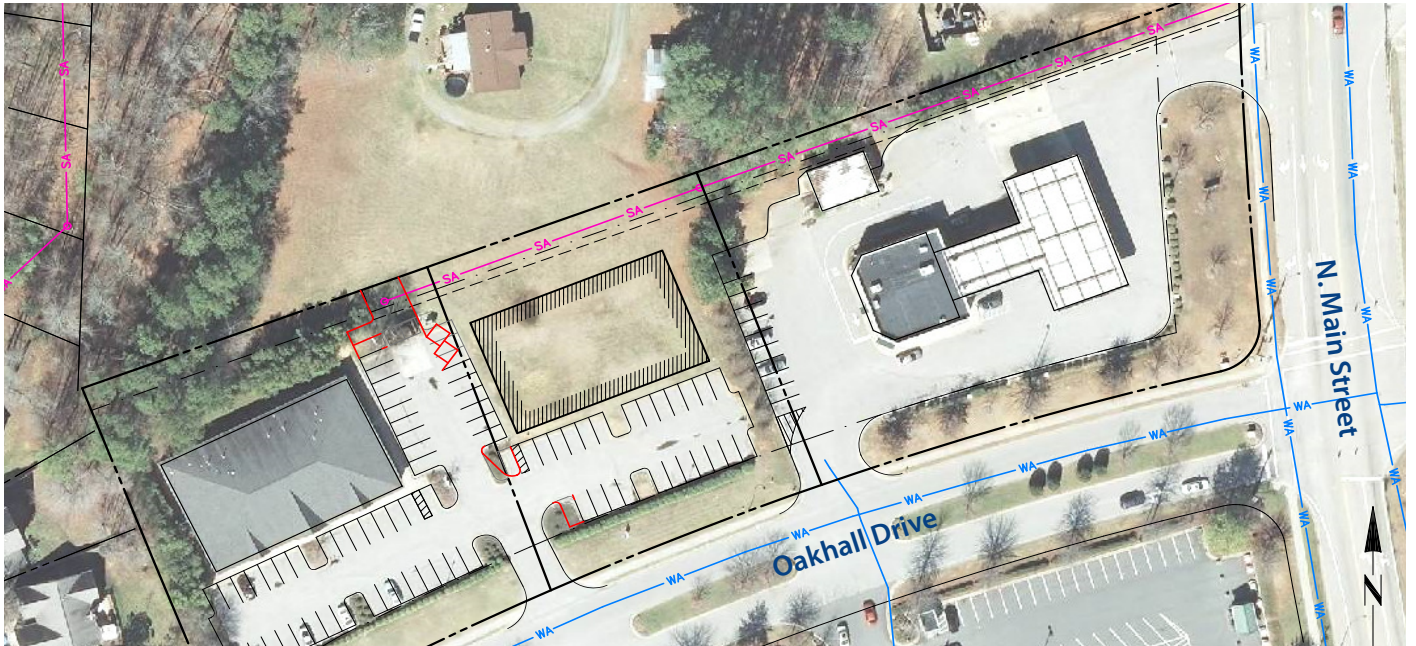
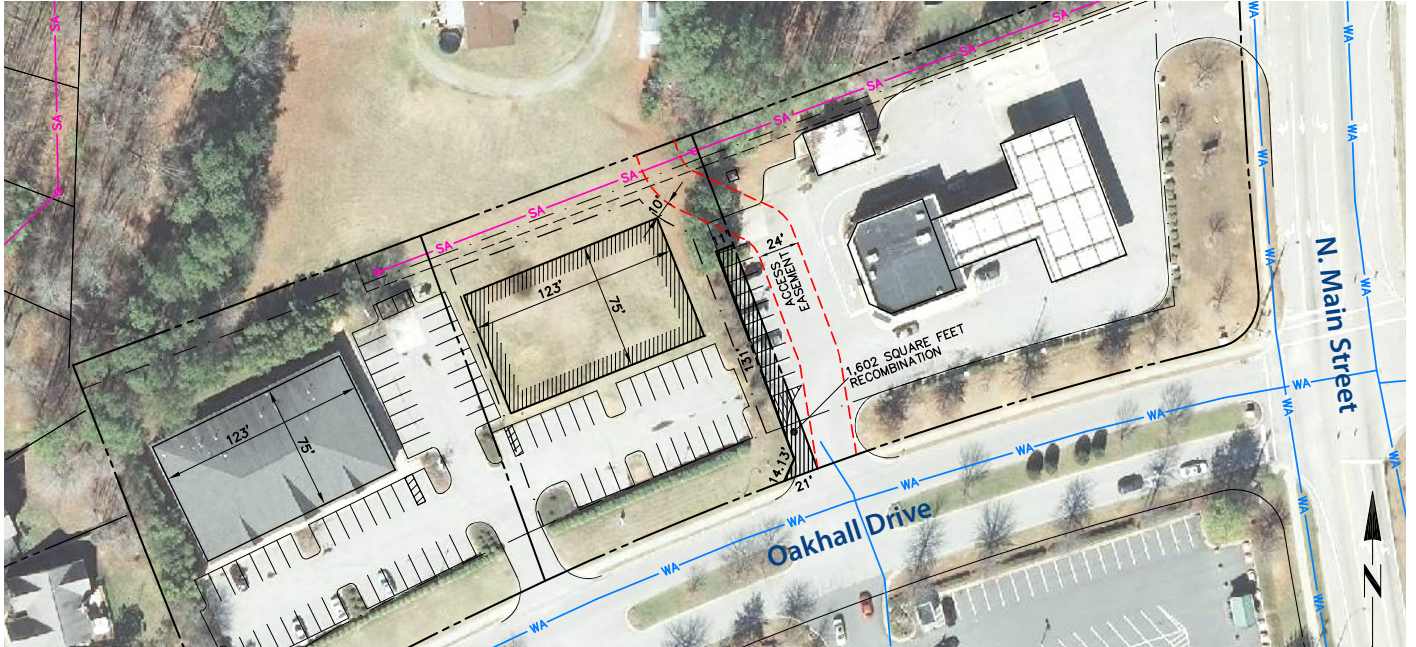
5440 Wade Park Boulevard, Suite 200 Raleigh, NC 27607 | 919.785.3434 | avisonyoung.com

The information contained herein was obtained from sources believed reliable; however, Avison Young makes no guarantees, warranties, or representations as to the completeness or accuracy thereof. The presentation of this property is submitted subject to errors, omissions, changes of price or conditions prior to sale or lease, or withdrawal without notice.

801 N. Main Street
104 Oakhall Drive

Holly Springs, NC 27502

Site Conceptual Plans



Tara Kreider
Principal, Capital Markets
919.604.1452
tara.kreider@avisonyoung.com

5440 Wade Park Boulevard, Suite 200 Raleigh, NC 27607 | 919.785.3434 | avisonyoung.com

The information contained herein was obtained from sources believed reliable; however, Avison Young makes no guarantees, warranties, or representations as to the completeness or accuracy thereof. The presentation of this property is submitted subject to errors, omissions, changes of price or conditions prior to sale or lease, or withdrawal without notice.

801 N. Main Street
104 Oakhall Drive

Holly Springs, NC 27502

Nearby Development & Amenities



Tara Kreider
Principal, Capital Markets
919.604.1452
tara.kreider@avisonyoung.com

5440 Wade Park Boulevard, Suite 200 Raleigh, NC 27607 | 919.785.3434 | avisonyoung.com

The information contained herein was obtained from sources believed reliable; however, Avison Young makes no guarantees, warranties, or representations as to the completeness or accuracy thereof. The presentation of this property is submitted subject to errors, omissions, changes of price or conditions prior to sale or lease, or withdrawal without notice.