



LAND FOR SALE OR BUILD-TO-SUIT

Avent Commons

1201 & 1251 Avent Ferry Rd
Holly Springs, NC 27540

Partnership. Performance.

Opportunity

Exceptional opportunity for any Holly Springs requirement. Owners open to land purchase, build-to-suit, phased take-down and owner-financing. Two parcels in a high growth area totaling 6.61 acres. Can subdivide. Located near the intersection of Hwy 55 Bypass and Avent Ferry Road. Zoned for Local

Business allowing for retail, bank, convenience store, medical, office, daycare and more. Water and sewer on site. Adjacent to South Park Village Center. Shoppes at Holly Springs and Main Street Square are just minutes away. Less than one mile from Rex Healthcare of Holly Springs.

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Location

Located at the intersection of Avent Ferry Road and Piney Grove Wilbon Road. Less than one half mile from Highway 55 Bypass. Easy access from I-540 via Highway 55. Within two miles of Holly Springs Elementary School, Holly Grove Middle School and Holly Springs High School. Directly across from Morgan Park, a new neighborhood with 139 single-family homes planned.

Parcel Numbers

1201 Avent Ferry Road

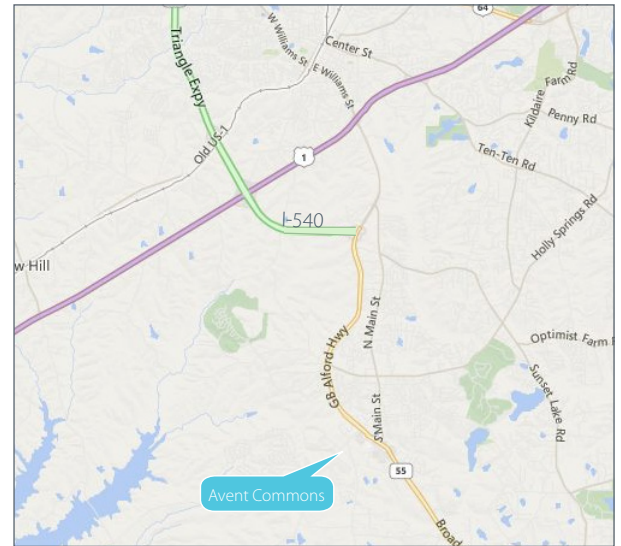
PIN 0648674294

2.54 acres

1251 Avent Ferry Road

PIN 0648661838

4.07 acres



Demographics

2015 Data	1 Mile	3 Miles	5 Miles
Total Population	4,620	31,317	65,596
Average Household Income	\$85,100	\$96,901	\$94,475
Population Growth 2014 – 2019	13.46%	13.07%	12.39%

Traffic Counts

Road	Vehicles Per Day (Per STDB)
Highway 55	23,000
Avent Ferry Road	14,000



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