

APEX, NC



# 2257 E. WILLIAMS STREET

retail/office land for sale in high growth area



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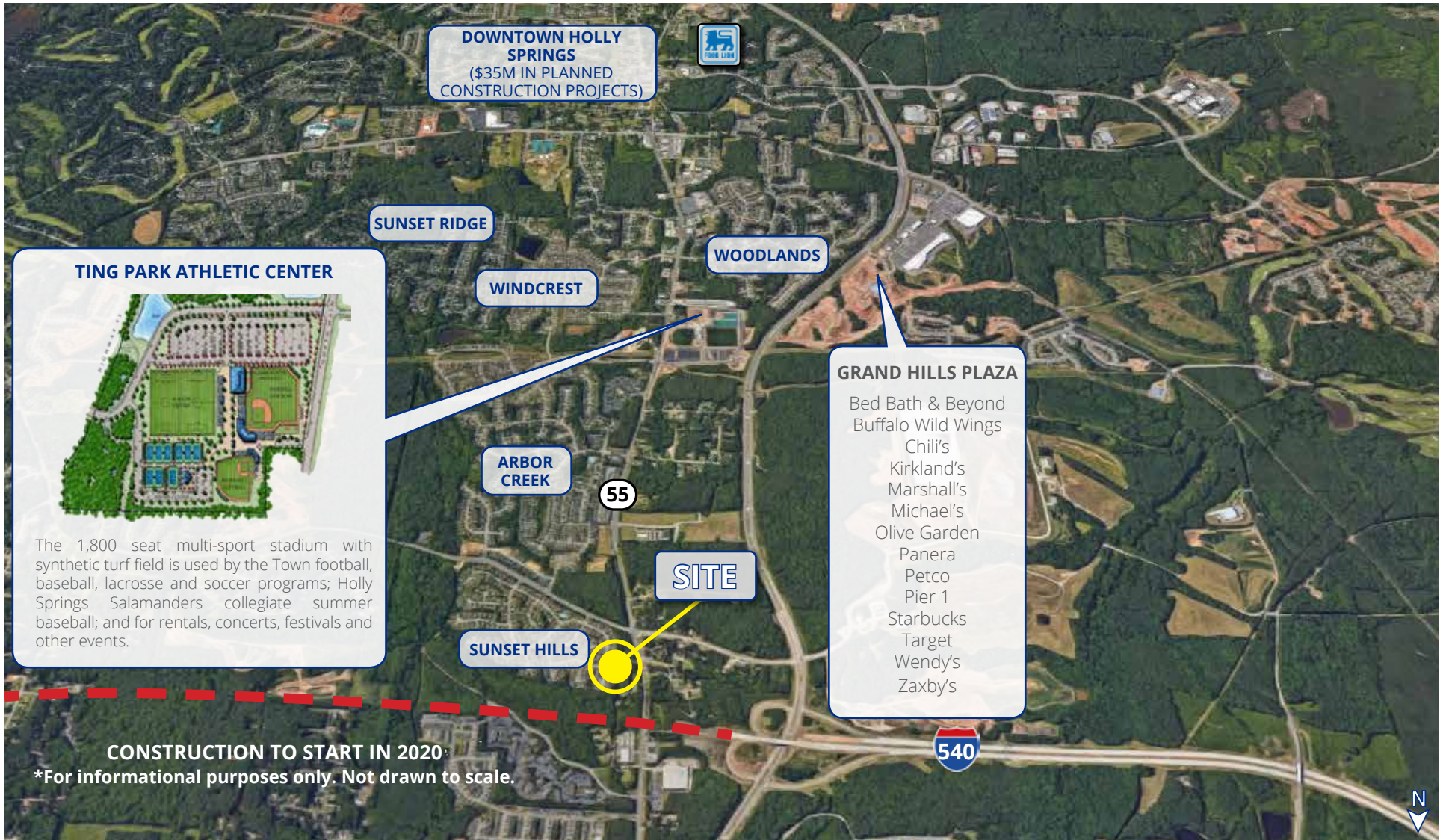
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# aerial

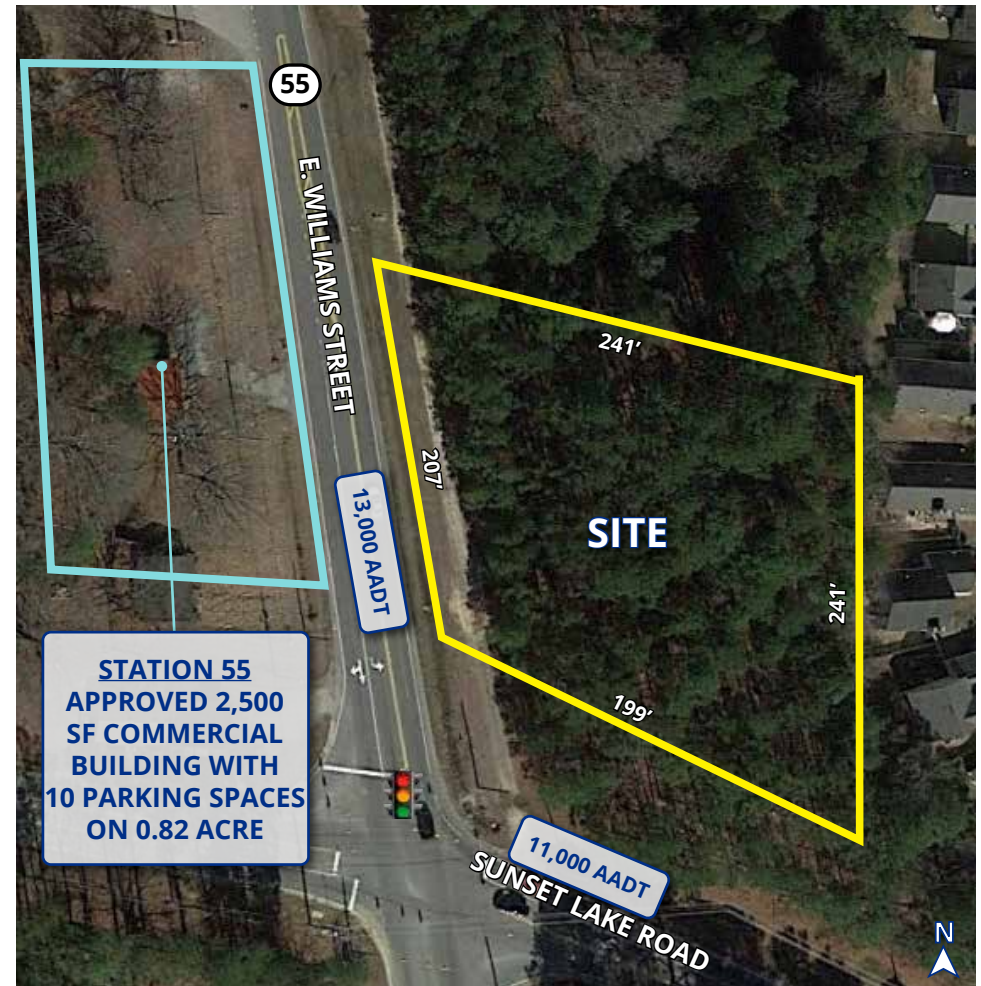




# property information

Name	2257 E. Williams Street
Location	Intersection of NC 55 & Sunset Lake Road Apex, NC
County	Wake
Acreage	1.03
Price	\$488,999
Potential Use	Retail or business offices/services
Utilities	Water, sewer, power, gas
Parcel Identification Number	10740935825

traffic map

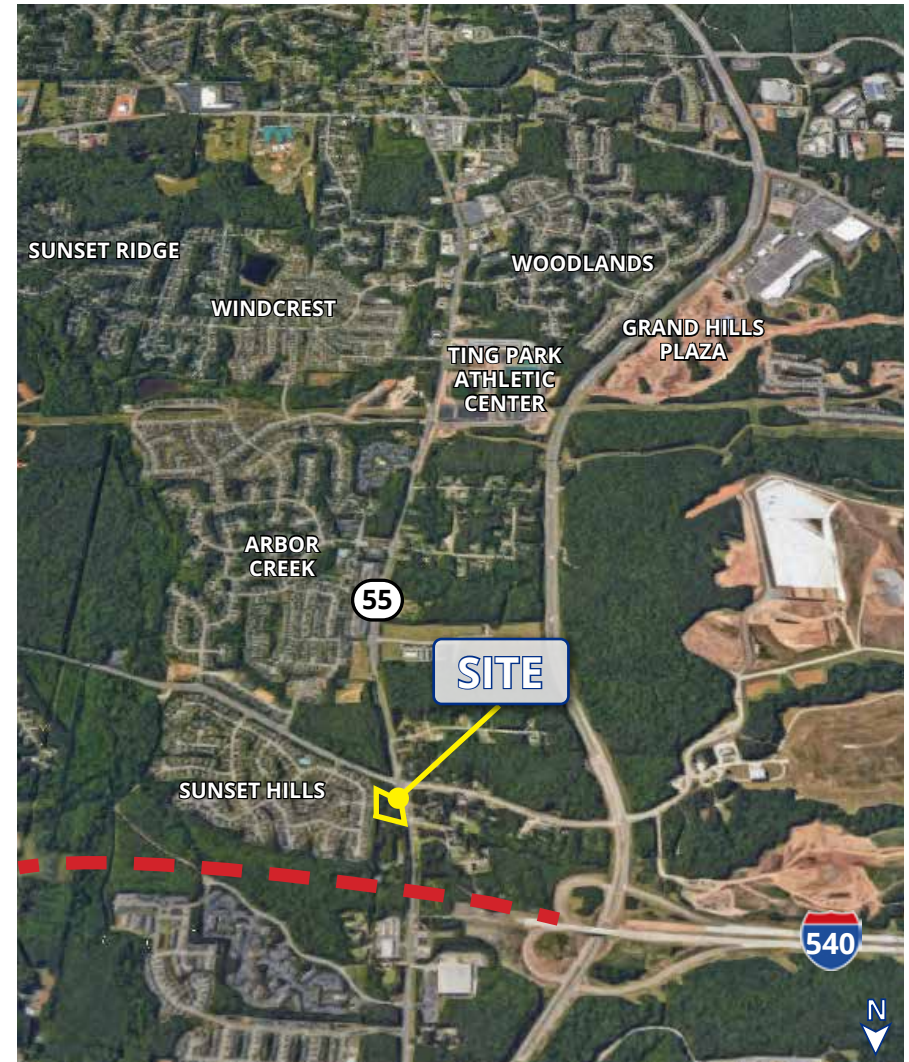


# property description

The subject property consists of 1.03 acres and is located at the signalized intersection of E. Williams Street and Sunset Lake Road. Although the property is located within Apex's ETJ, the property is located just west of Holly Springs' city limits and positioned to benefit from the revitalizing downtown Holly Springs area.

The subject property has great visibility with 207 linear feet (LF) of road frontage along E. Williams Street with an average daily traffic count of 16,000 vehicles and 211 LF along Sunset Lake Road with an average daily traffic count of 11,000 vehicles. 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 to Ting Park and 1.5 miles to downtown Holly Springs.

The subject property is located within the Town of Apex planning jurisdiction with a zoning of Rural Residential (RR). Apex 2045 Future Land Use map has this property designated as Medium Density Residential and Commercial Services. Properties across the street have been rezoned to B-1. The purpose and intent of the B-1 Neighborhood Business District is to encourage the development of small-scale, neighborhood serving commercial and business uses providing a wide range of goods and services, generally located at intersections. Permitted uses in B-1 zoning include daycare, office, restaurant, veterinary, medical, and convenience store.





# 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.

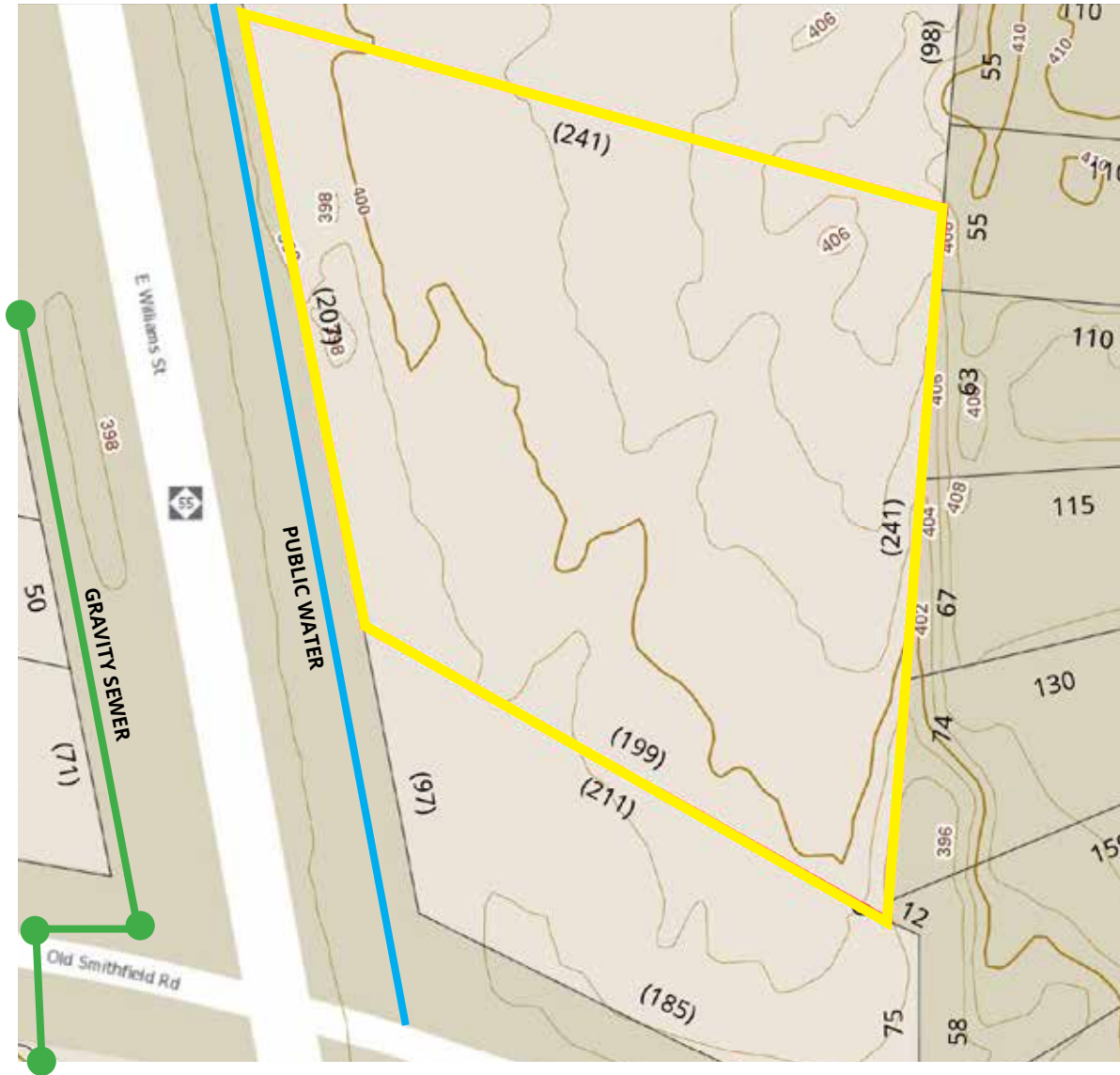


Ting Park

aerial



# environmental map



# demographics

<b>POPULATION</b>	<b>5-MILE RADIUS</b>	<b>10-MILE RADIUS</b>	<b>15-MILE RADIUS</b>
2018 Population	112,239	377,925	693,115
2023 Projected Population	129,083	427,206	779,488
<b>HOUSEHOLDS</b>			
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
<b>INCOME (2018)</b>			
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

