

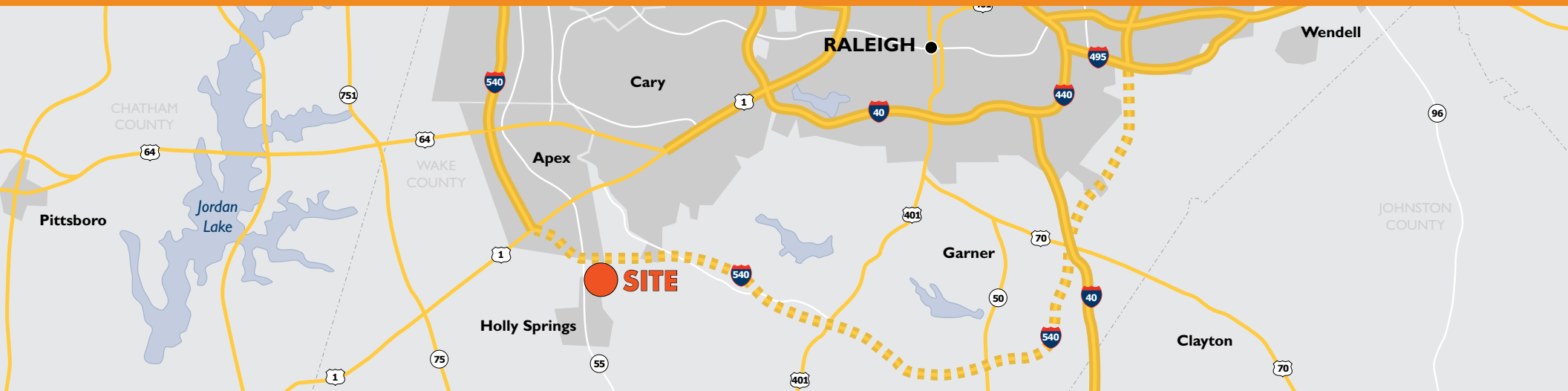
NC 55 AND SUNSET LAKE ROAD

HOLLY SPRINGS, NORTH CAROLINA 27539

LAND FOR SALE
±14.30 AC

NC 55 AND SUNSET LAKE ROAD

LAND FOR SALE



PROPERTY FEATURES

- ±14.30 acres
- Located in the heart of Holly Springs at the signalized intersection of NC 55 and Sunset Lake Road
- Part of the Arbor Creek PUD which consists of 414 single family homes, 407 multi-family units, and commercial parcels
- Ideal for retail, service, and office development
- Less than 0.5 miles from I-540
- Close Proximity to shops and entertainment, Ting Park, Downtown Holly Springs, and rapidly growing residential developments

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
2019 EST. POPULATION	7,314	44,751	117,117
2024 PROJ. POPULATION	7,995	48,769	127,604
AVERAGE HH INCOME	\$90,427	\$109,920	\$121,081

TRAFFIC COUNTS	
NC 55 (EAST WILLIAMS STREET)	13,000 VPD
SUNSET LAKE ROAD	11,000 VPD

For more information, please contact:

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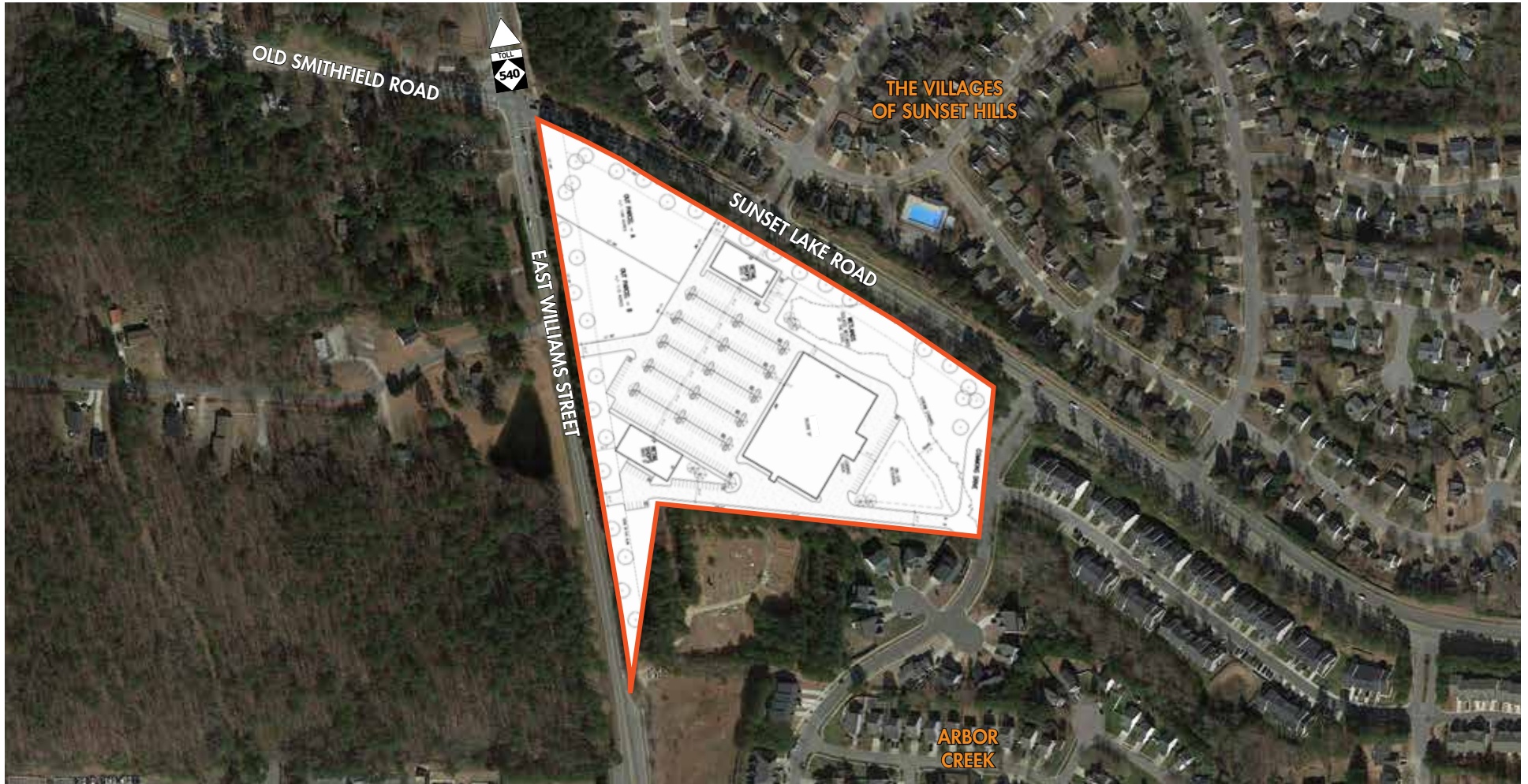
2301 Sugar Bush Road, Suite 220
 Raleigh, NC 27612

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NC 55 AND SUNSET LAKE ROAD LAND FOR SALE

LOCATION WITH CONCEPT PLAN



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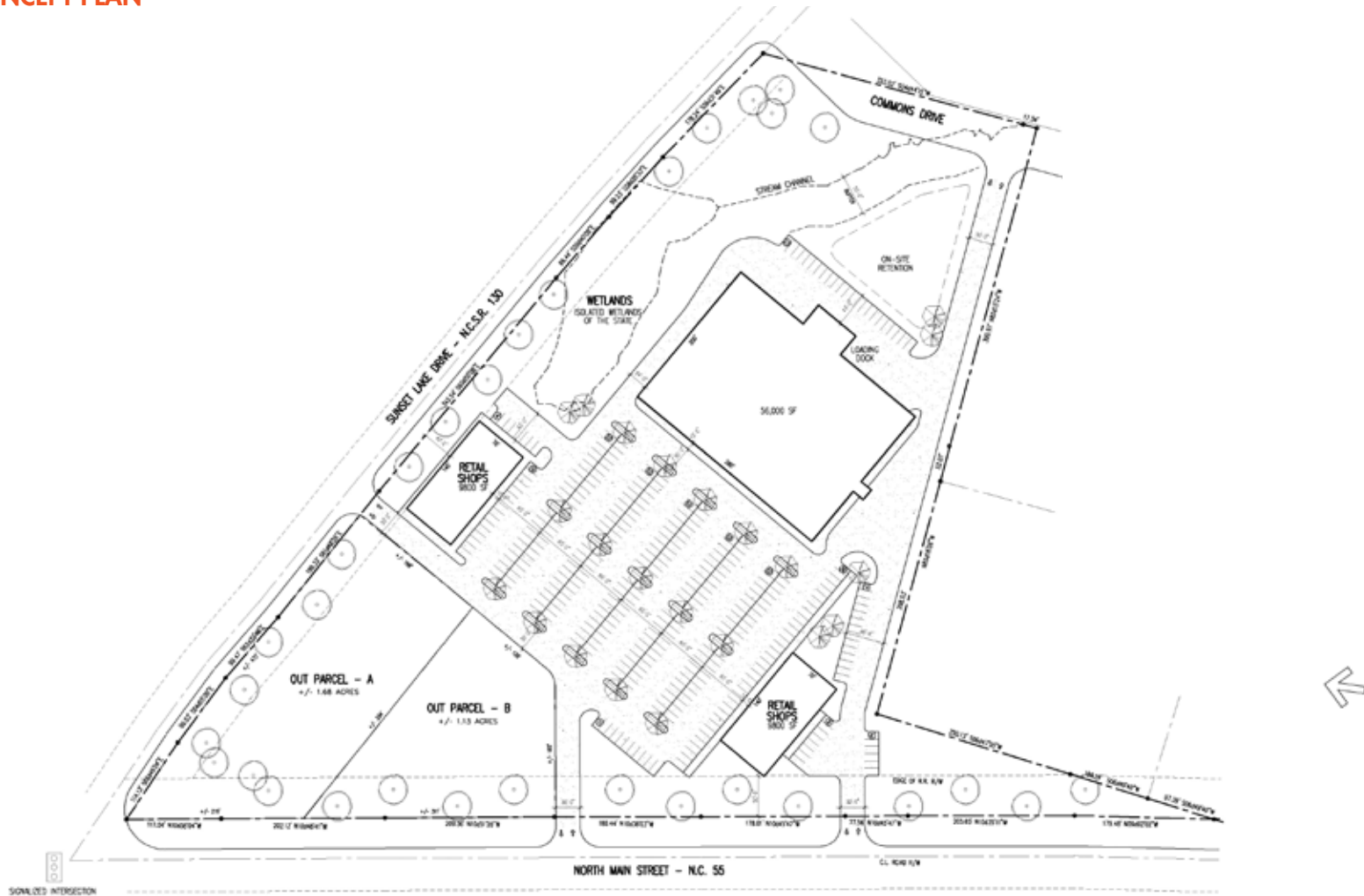
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CONCEPT PLAN



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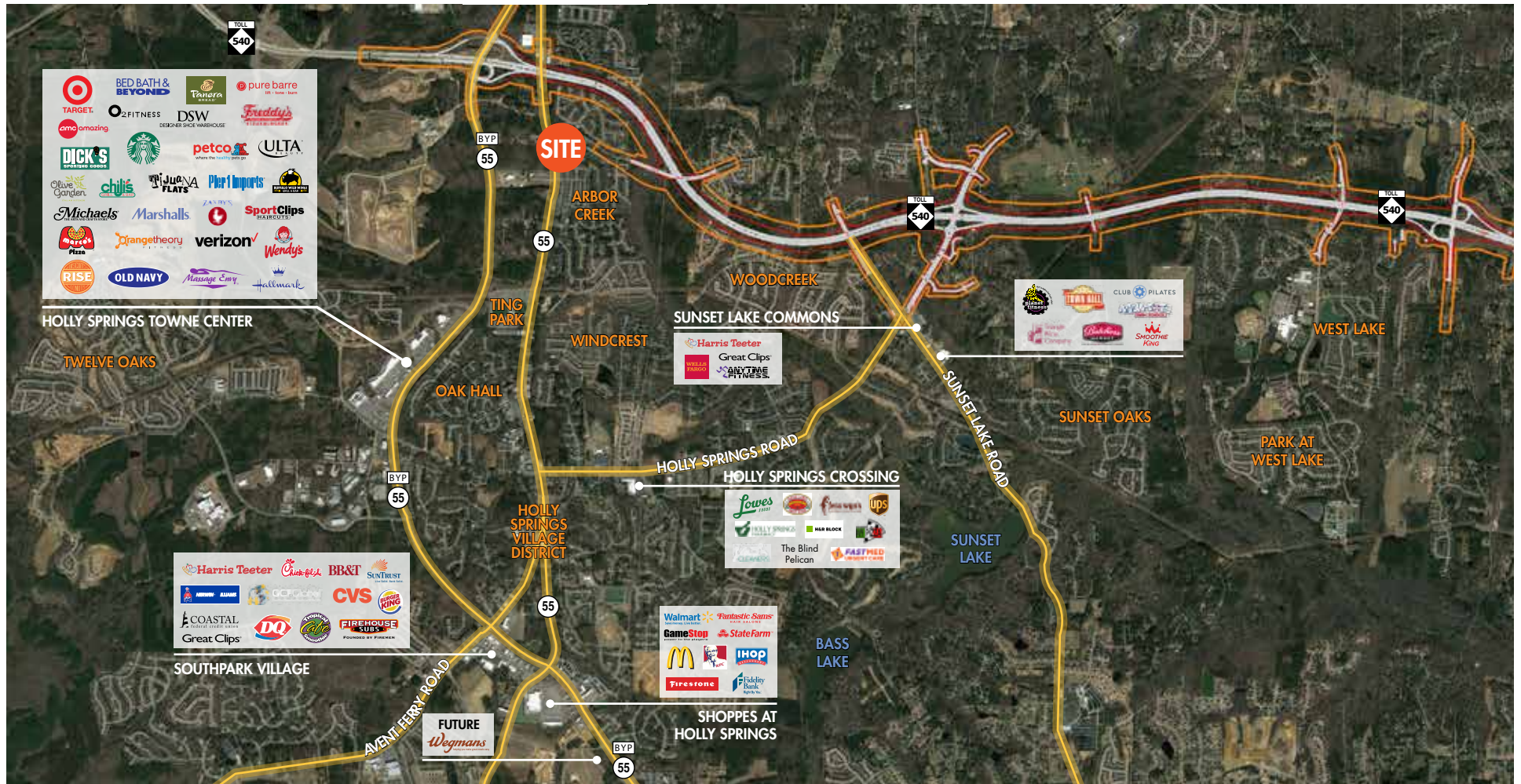
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NC 55 AND SUNSET LAKE ROAD

LAND FOR SALE

RETAIL OVERVIEW



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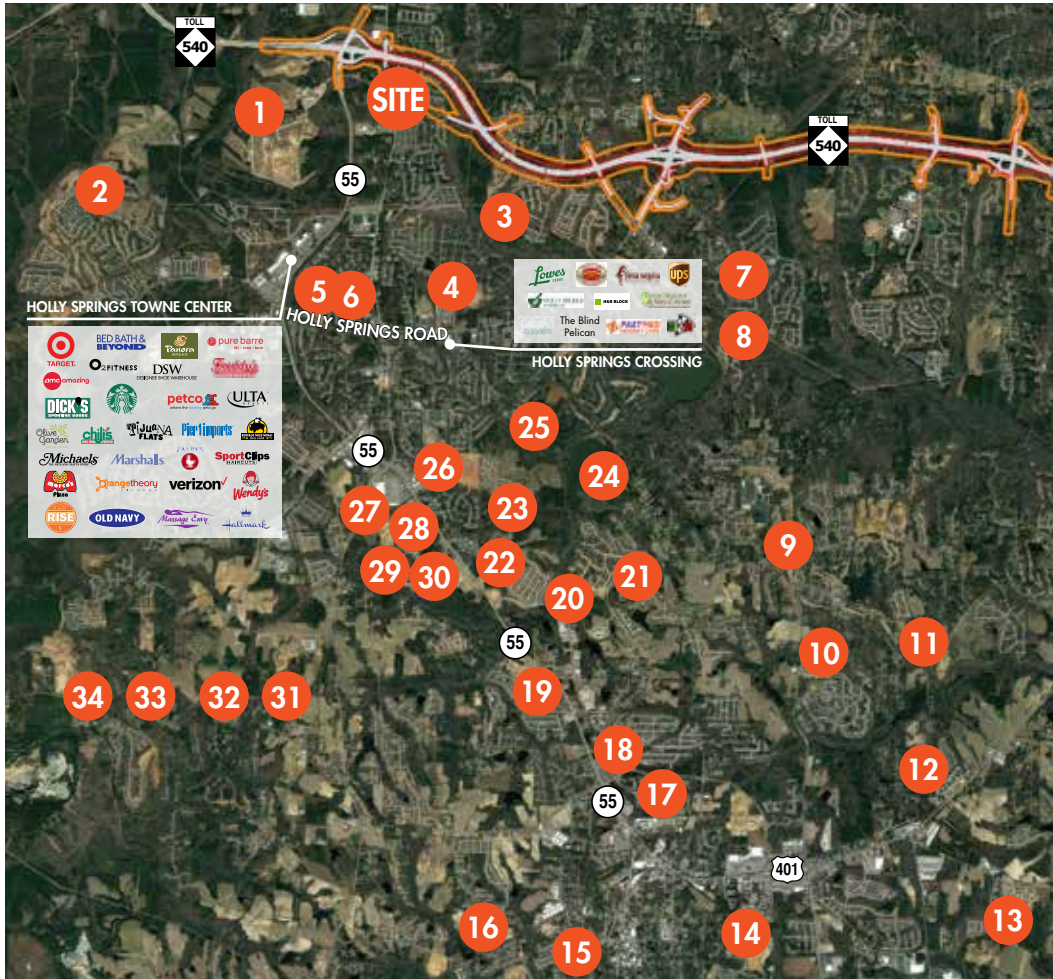
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NC 55 AND SUNSET LAKE ROAD

LAND FOR SALE

RESIDENTIAL GROWTH AND NEW RETAIL DEVELOPMENTS



- | | | | |
|----|--|----|------------------------------------|
| 1 | Carolina Springs 396 AC Mixed-Use Development | 25 | 200 Homes Under Construction |
| 2 | 1,223 Homes Under Construction | 26 | 33 Townhomes Under Construction |
| 3 | Woodcreek 871 Single Family & Townhomes Under Construction | 27 | 292 Town Homes Approved |
| 4 | 2018 Market 344 Single Family & Townhomes | 28 | Proposed Retail Lowe's & Wegmans |
| 5 | Downton Square 88 Townhomes Under Construction | 29 | 316 Townhomes Under Construction |
| 6 | Savannah Place 35 Homes Under Construction | 30 | 157 Homes Under Construction |
| 7 | 12 Homes Under Construction | 31 | 392 Homes Under Construction |
| 8 | 46 Homes Under Construction | 32 | 210 Townhomes Under Construction |
| 9 | 126 Homes Under Construction | 33 | 677 Homes Under Construction |
| 10 | 59 Homes Under Construction | 34 | 129 Homes Under Construction |
| 11 | 239 Homes Under Construction | | |
| 12 | 52 Homes Under Construction | | |
| 13 | 2,688 Homes Under Construction | | |
| 14 | 92 Homes Under Construction | | |
| 15 | 201 Homes Under Construction | | |
| 16 | 66 Homes Under Construction | | |
| 17 | 432 Apartments & 53 Townhomes Under Construction | | |
| 18 | 216 Apartments Under Construction | | |
| 19 | Lane Dental & Proposed Retail/Multi-Family | | |
| 20 | 399 Homes Under Construction | | |
| 21 | 126 Homes Under Construction | | |
| 22 | 174 Apartments Under Construction | | |
| 23 | 114 Homes Under Construction | | |
| 24 | 24 Homes Under Construction | | |

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