

**2129 AVENT FERRY ROAD
HOLLY SPRINGS, NC 27562**

LAND FOR SALE

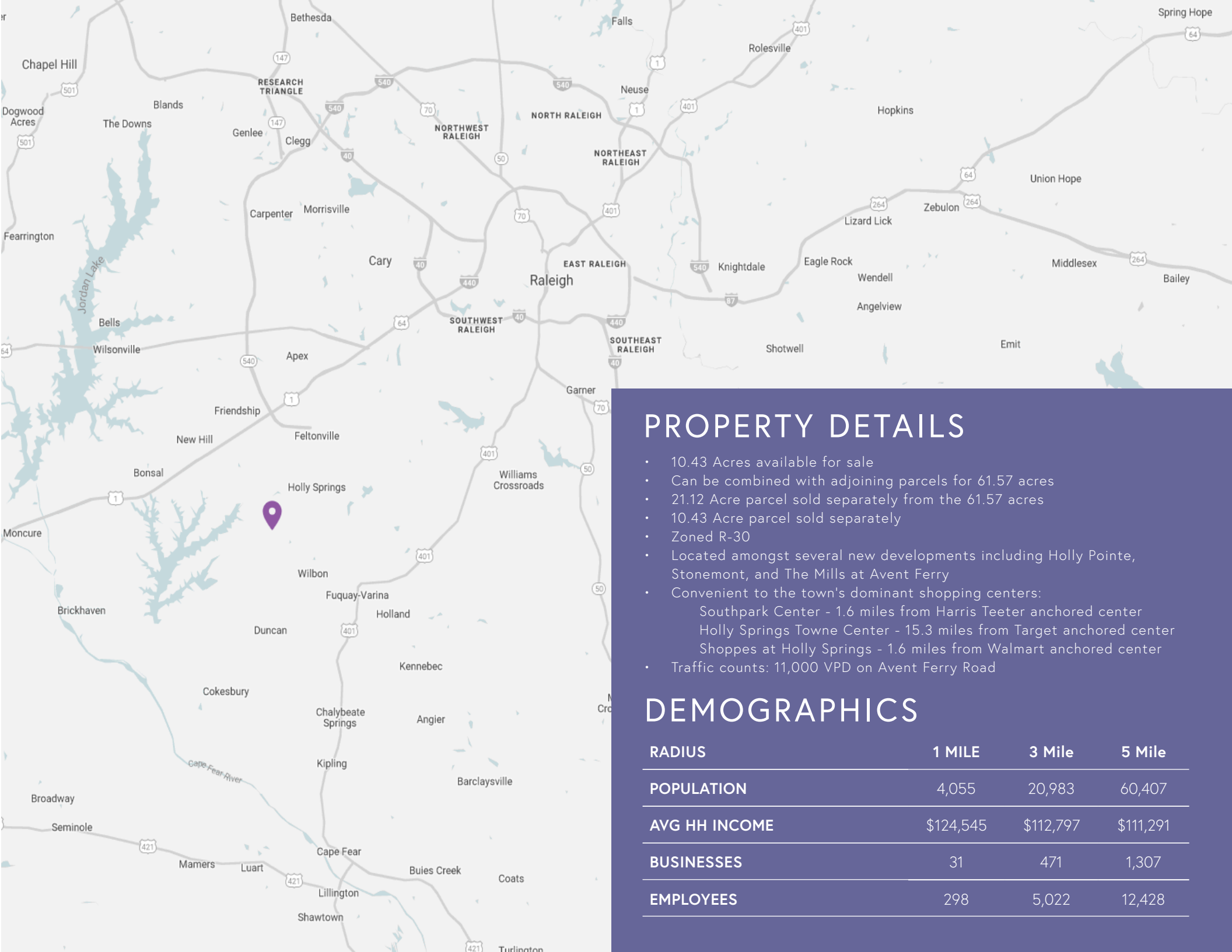


CONTACT

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THE CHAMBERS GROUP
ACCELERATING RETAIL SUCCESS™



PROPERTY DETAILS

- 10.43 Acres available for sale
- Can be combined with adjoining parcels for 61.57 acres
- 21.12 Acre parcel sold separately from the 61.57 acres
- 10.43 Acre parcel sold separately
- Zoned R-30
- Located amongst several new developments including Holly Pointe, Stonemont, and The Mills at Avent Ferry
- Convenient to the town's dominant shopping centers:
 - Southpark Center - 1.6 miles from Harris Teeter anchored center
 - Holly Springs Towne Center - 15.3 miles from Target anchored center
 - Shoppes at Holly Springs - 1.6 miles from Walmart anchored center
- Traffic counts: 11,000 VPD on Avent Ferry Road

DEMOGRAPHICS

RADIUS	1 MILE	3 Mile	5 Mile
POPULATION	4,055	20,983	60,407
AVG HH INCOME	\$124,545	\$112,797	\$111,291
BUSINESSES	31	471	1,307
EMPLOYEES	298	5,022	12,428

MARKET OVERVIEW

Holly Springs, North Carolina

Established in 1877, The Town of Holly Springs is located in the southwest region of Wake County between Apex and Fuquay-Varina. Once described as a “deserted village” at the end of the Civil War, the town has grown rapidly in recent years with the population increasing from 1,000 in 1990 to 25,000 present day. Close proximity to the famed “Research Triangle Park”, North Carolina’s dominate economic engine, has only added to Holly Springs’s appeal as a home for transplants and natives alike.

Holly Springs has numerous cultural and recreational facilities including the Holly Springs Library & Cultural Arts Center, Hunt Recreation Center, Bass Lake Park and Ting Park. There are 7 public schools in Holly Springs, all which are part of the Wake County School System. In 2012, Holly Springs High School was recognized as “one of the best public high schools in the United States” by the Washington Post.

Many businesses have facilities in Holly Springs. Seqirus, a flu vaccine manufacturer, is the town’s largest employer. Other major employers include GMA Supply, OFM, Inc., Rovisys, Pierce Group Benefits and Rex Healthcare.



Bass Lake Park



Cultural Center



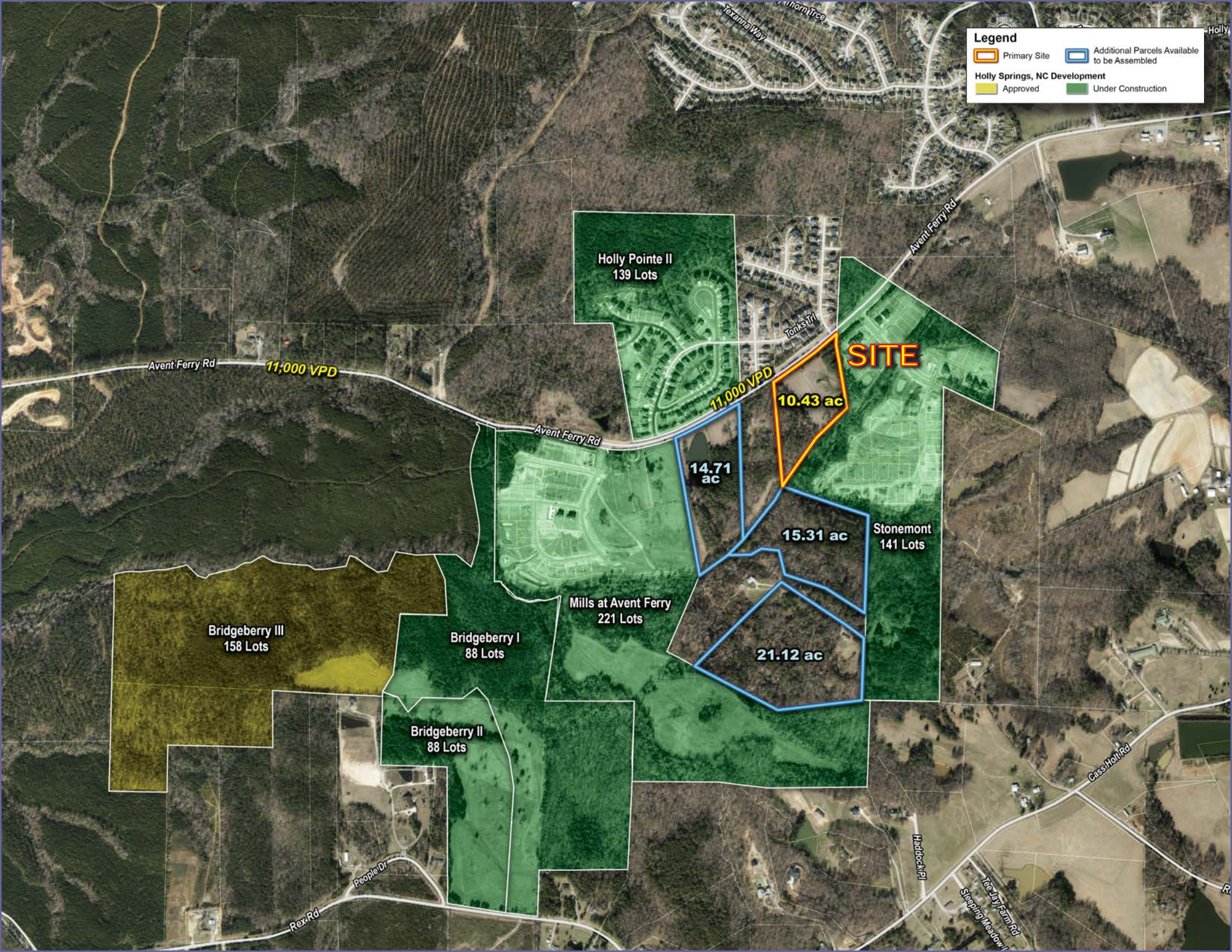
Ting Park

FAST FACTS

- *Safest City in N.C. (Safewise, 2019)*
- *Ranked Best City in N.C. to Get a Job (Zippia, 2019)*
- *Best Place to Live in N.C. (HomeSnack, 2019)*
- *5th Best Place to Raise a Family in N.C. (WalletHub, 2019)*
- *7th Most Affordable Town in N.C. (SmartAsset, 2018)*
- *7th Best Small City in America (WalletHub, 2016)*

Legend

- Primary Site
- Additional Parcels Available to be Assembled
- Holly Springs, NC Development
 - Approved
 - Under Construction



Holly Point II
139 Lots

SITE

10.43 ac

14.71 ac

15.31 ac

Stonemont
141 Lots

Mills at Avent Ferry
221 Lots

21.12 ac

Bridgeberry III
158 Lots

Bridgeberry I
88 Lots

Bridgeberry II
88 Lots

Avent Ferry Rd
11,000 VPD

11,000 VPD

Rex Rd

People Dr

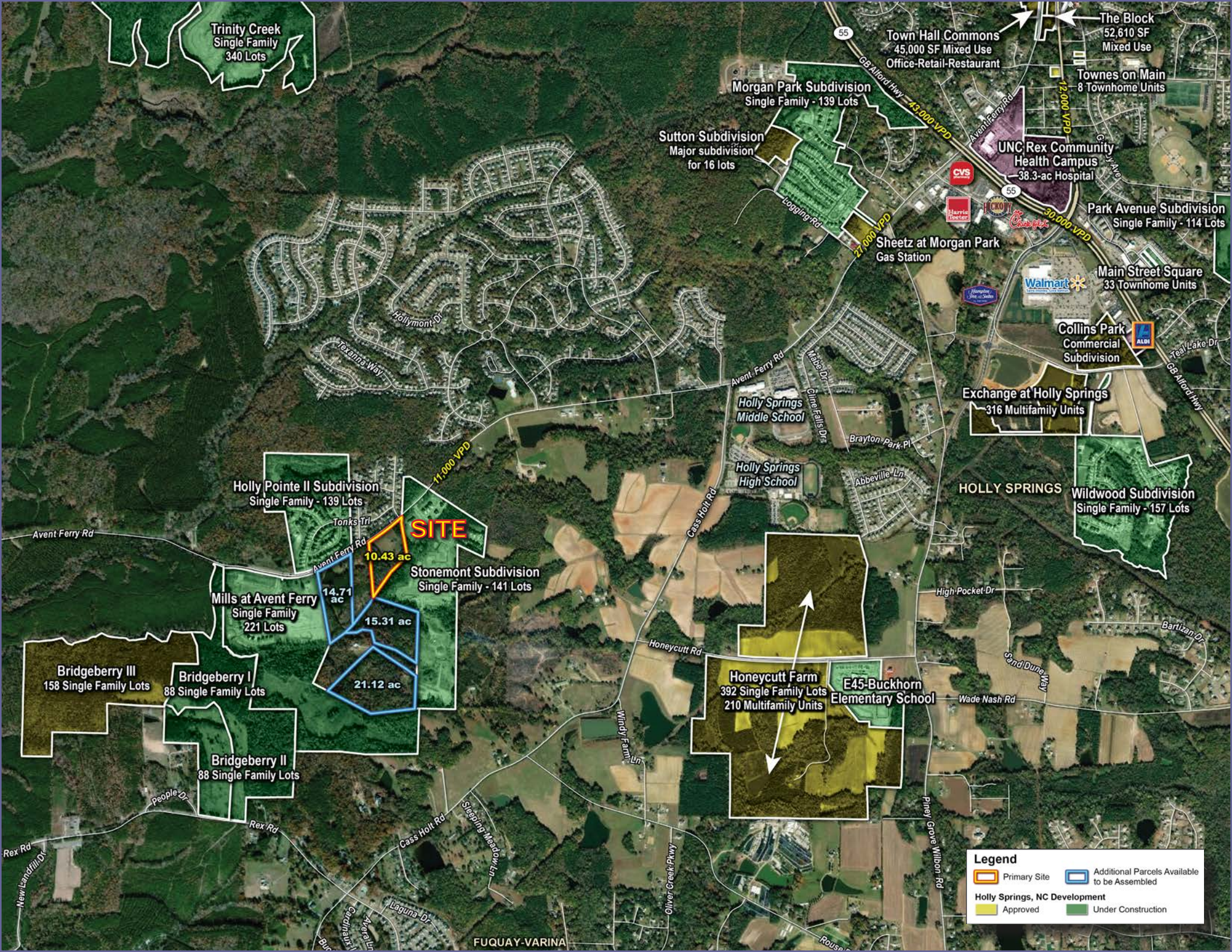
Harddock Pl

Cass Holt Rd

Sleeping Meadow Rd
1750 Jay Tramm Rd

Texanna Way

Tonks Trl



Trinity Creek
Single Family
340 Lots

Town Hall Commons
45,000 SF Mixed Use
Office-Retail-Restaurant

The Block
52,610 SF
Mixed Use

Morgan Park Subdivision
Single Family - 139 Lots

Townes on Main
8 Townhome Units

Sutton Subdivision
Major subdivision
for 16 lots

UNC Rex Community
Health Campus
-38.3-ac Hospital

Sheetz at Morgan Park
Gas Station

Park Avenue Subdivision
Single Family - 114 Lots

Main Street Square
33 Townhome Units

Collins Park
Commercial
Subdivision

Exchange at Holly Springs
316 Multifamily Units

Holly Pointe II Subdivision
Single Family - 139 Lots

SITE

10.43 ac
Stonemont Subdivision
Single Family - 141 Lots

Mills at Avent Ferry
Single Family
221 Lots

14.71 ac

15.31 ac

Honeycutt Farm
392 Single Family Lots
210 Multifamily Units

E45-Buckhorn
Elementary School

HOLLY SPRINGS
Wildwood Subdivision
Single Family - 157 Lots

Bridgeberry III
158 Single Family Lots

Bridgeberry I
88 Single Family Lots

Bridgeberry II
88 Single Family Lots

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