FOUNDRY COMMERCIAL

1601 & 1603 AVENT FERRY ROAD

HOLLY SPRINGS, NORTH CAROLINA 27540

COMMERCIAL LAND FOR SALE

±13.33 ACRES

1601 & 1603 AVENT FERRY ROAD

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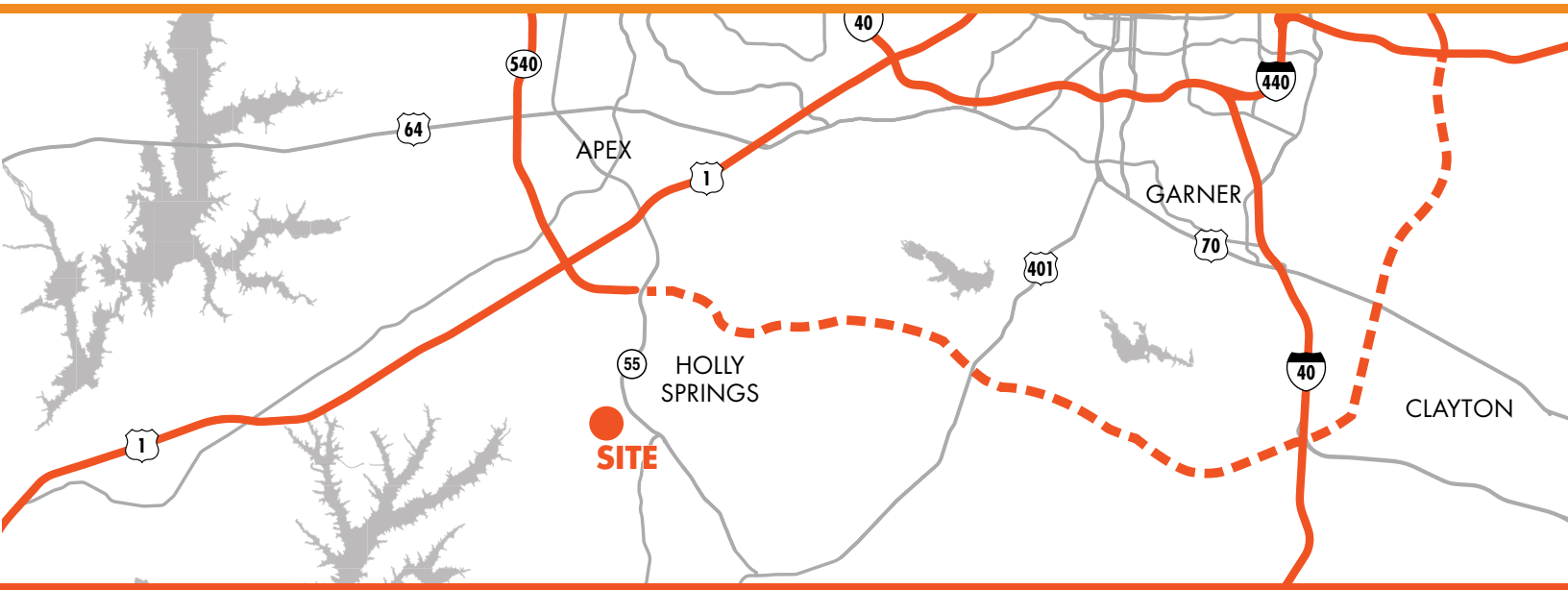

Foundry Commercial is pleased to present approximately 13.33 acres of commercial land located at 1601 & 1603 Avent Ferry Road in Holly Springs, Wake County, NC.

The property is located near NC Highway 55 and is across Cass Holt Road from Holly Creek Elementary and Middle Schools. In close proximity to the Harris Teeter-anchored Southpark Village, WalMart Supercenter and Lowe's Home Improvement, this property has favorable right in/ right out access. The property is conveniently located just minutes from I-40, US 401 and future I-540 expansion.

Zoning within the Town of Holly Springs is Residential - Rural (R-R) but the Future Land Use calls for a Neighborhood Center, which allows for a broad range of commercial and mixed use development. For more information on permitted uses, please click here.

PROPERTY FEATURES	
LAND SIZE	±13.33 acres
PIN #	0648347891 & 0648344427
ZONING	Residential (R-30)
FUTURE LAND USE	Neighborhood Center
UTILITIES	Municipal water and sewer
PRICE	$4,332,250 ($325,000 / acre)

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
2022 ESTIMATED POPULATION	5,628	36,584	82,215
2027 PROJECTED POPULATION	6,631	43,373	97,005
EST. HOUSEHOLD INCOME	$123,664	$109,073	$98,070
EST. HOUSEHOLDS	1,691	12,007	28,117
DAYTIME POPULATION	1,283	7,781	15,613

TRAFFIC COUNTS	
AVENT FERRY ROAD	12,000 VPD
CASS HOLT ROAD	7,000 VPD

For more information, please contact:

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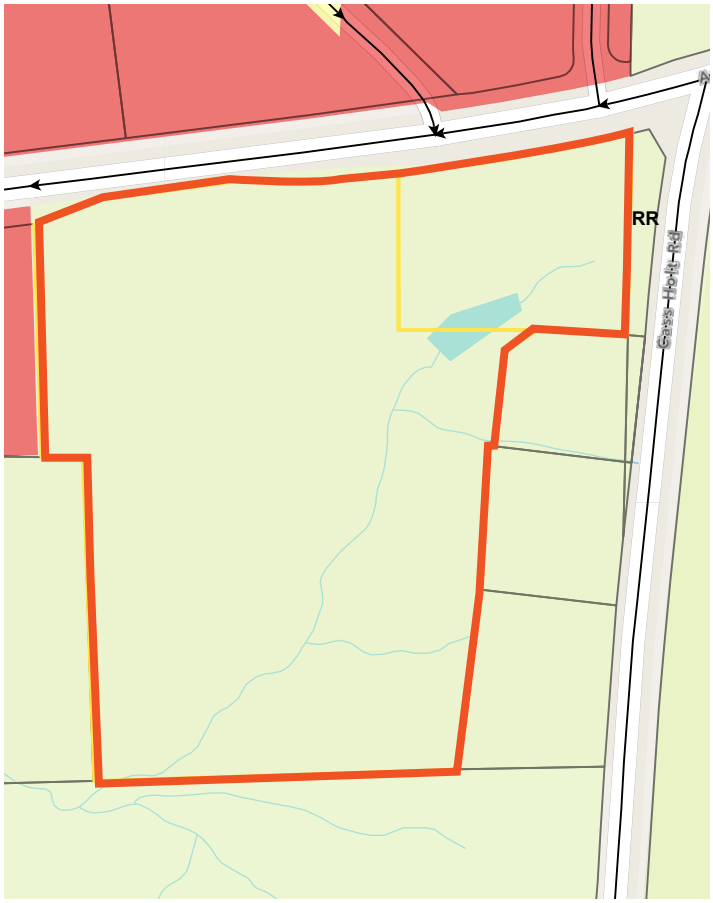
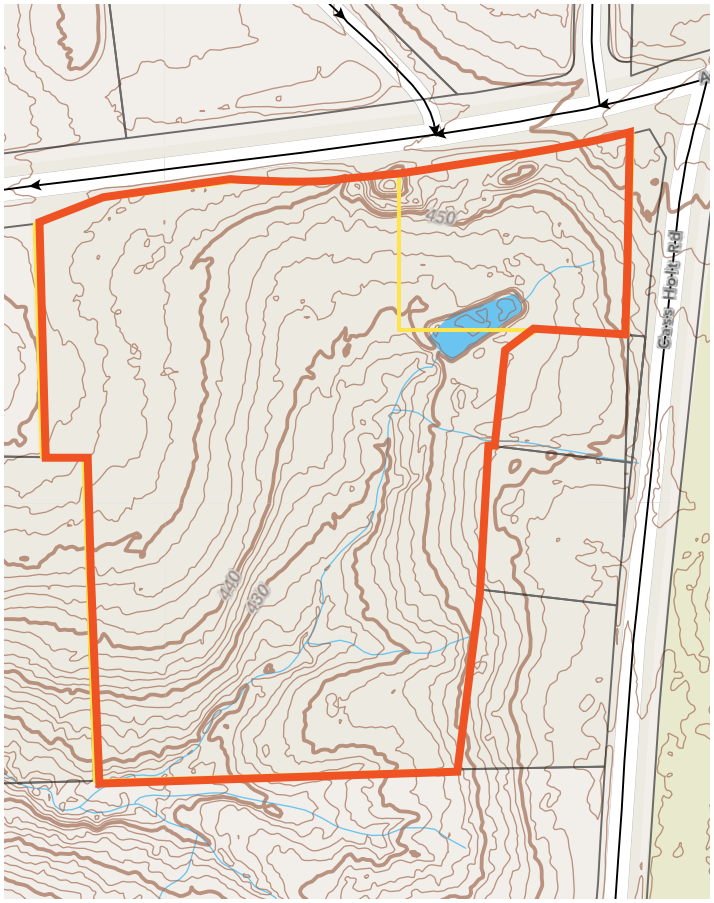
ZONING MAP



TOPOGRAPHIC MAP



LEGEND

R-R Residential - Rural

NMX Neighborhood Mixed-Use

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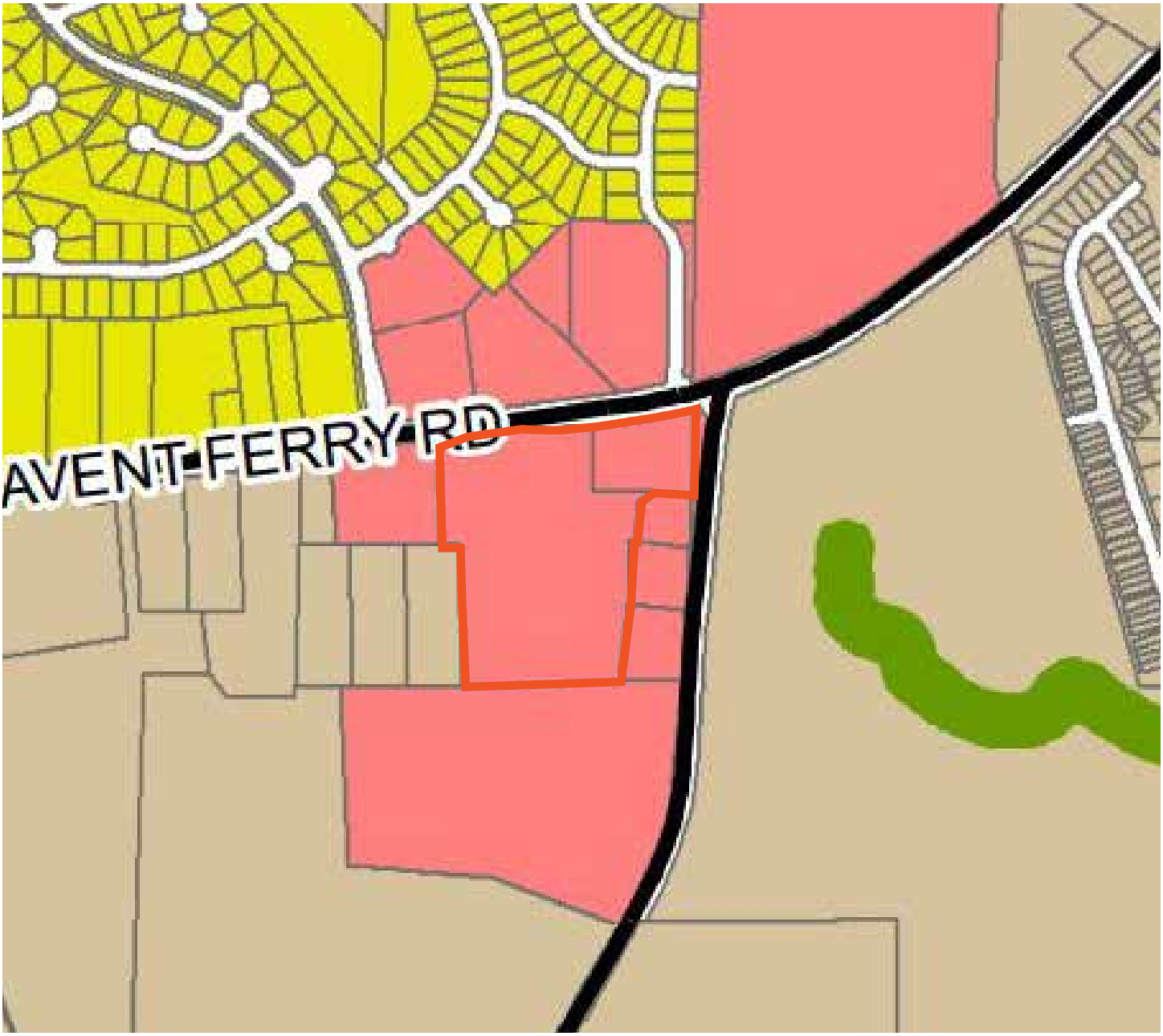
FUTURE LAND USE MAP



LEGEND

- Neighborhood Center
- Residential Neighborhood
- Mixed Residential Neighborhood
- Natural Area

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LOCATION

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