

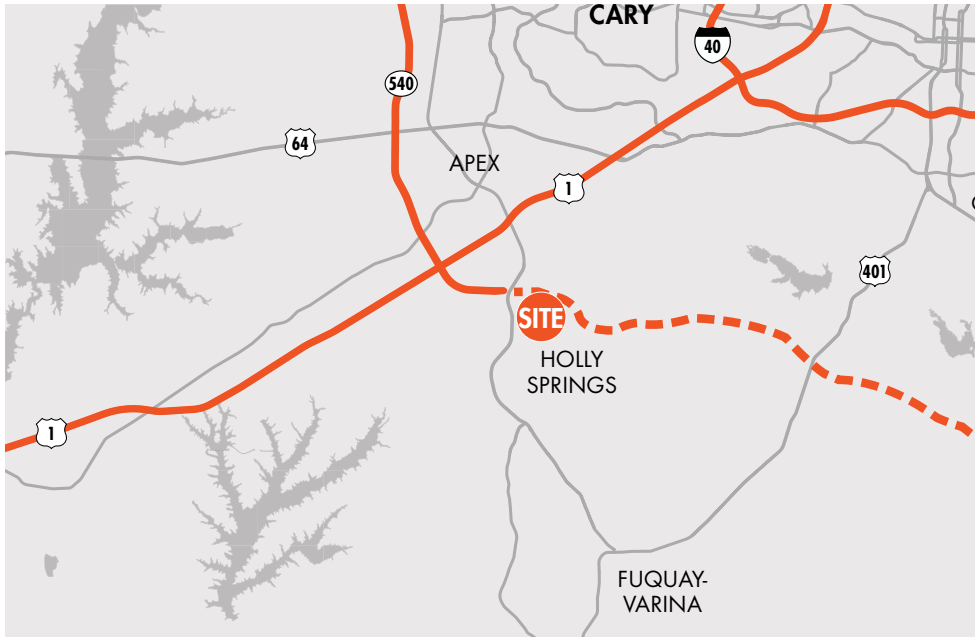
NC 55 (MAIN STREET) AND SUNSET LAKE ROAD

HOLLY SPRINGS, NC 27539

LAND FOR SALE | ±14.30 AC



LAND FOR SALE | ±14.30 AC



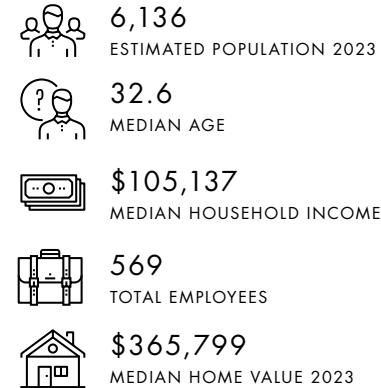
PROPERTY FEATURES

- ±14.30 acres
- Located in the heart of Holly Springs at the signalized intersection of NC 55 Business (Main Street) and Sunset Lake Road
- Part of the Arbor Creek PUD which consists of 414 single family homes, 407 multifamily 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

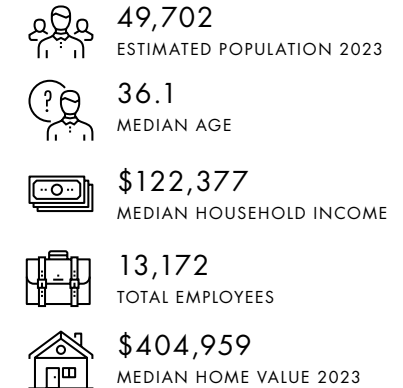
NC 55 BUSINESS (MAIN STREET) AND SUNSET LAKE ROAD, HOLLY SPRINGS, NC 27539

DEMOGRAPHICS

1 MILE RADIUS



3 MILE RADIUS



5 MILE RADIUS



TRAFFIC COUNTS

NC 55 BUSINESS (MAIN STREET)	13,000 VPD
SUNSET LAKE ROAD	11,000 VPD

FOR MORE INFORMATION, PLEASE CONTACT:

JAMES MATTOX | 919.576.2696
James.Mattox@foundrycommercial.com
Licensed Real Estate Broker

ROSS DIACHENKO | 919.576.2683
Ross.Diachenko@foundrycommercial.com
Licensed Real Estate Broker

FOUNDRY
COMMERCIAL

Although the information contained herein was provided by sources believed to be reliable, Foundry Commercial makes no representation, expressed or implied, as to its accuracy and said information is subject to errors, omissions or changes.

foundrycommercial.com



FOR MORE INFORMATION, PLEASE CONTACT:

JAMES MATTOX | 919.576.2696
James.Mattox@foundrycommercial.com
Licensed Real Estate Broker

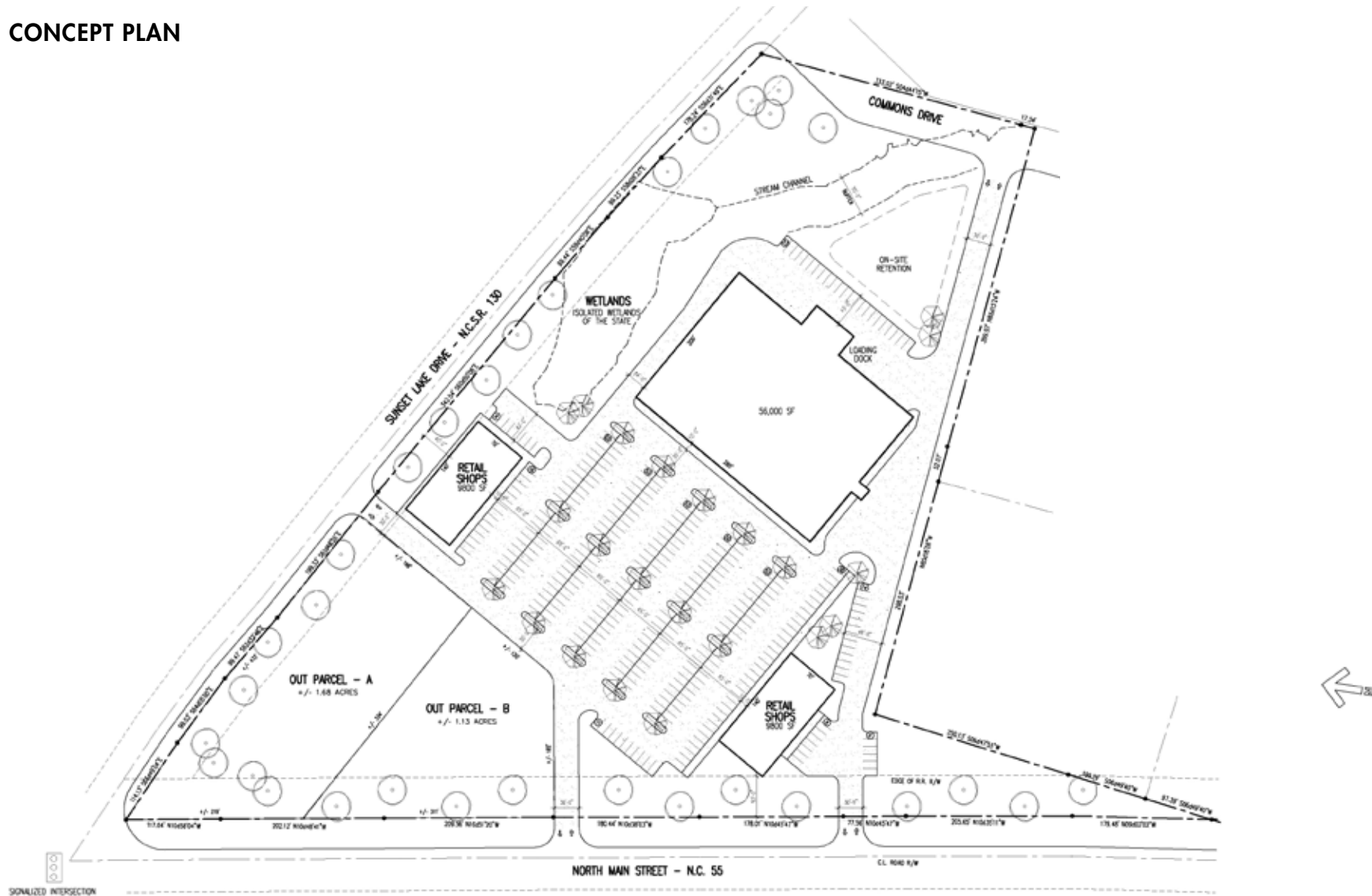
ROSS DIACHENKO | 919.576.2683
Ross.Diachenko@foundrycommercial.com
Licensed Real Estate Broker

FOUNDRY
COMMERCIAL

Although the information contained herein was provided by sources believed to be reliable, Foundry Commercial makes no representation, expressed or implied, as to its accuracy and said information is subject to errors, omissions or changes.

foundrycommercial.com

CONCEPT PLAN



FOR MORE INFORMATION, PLEASE CONTACT:

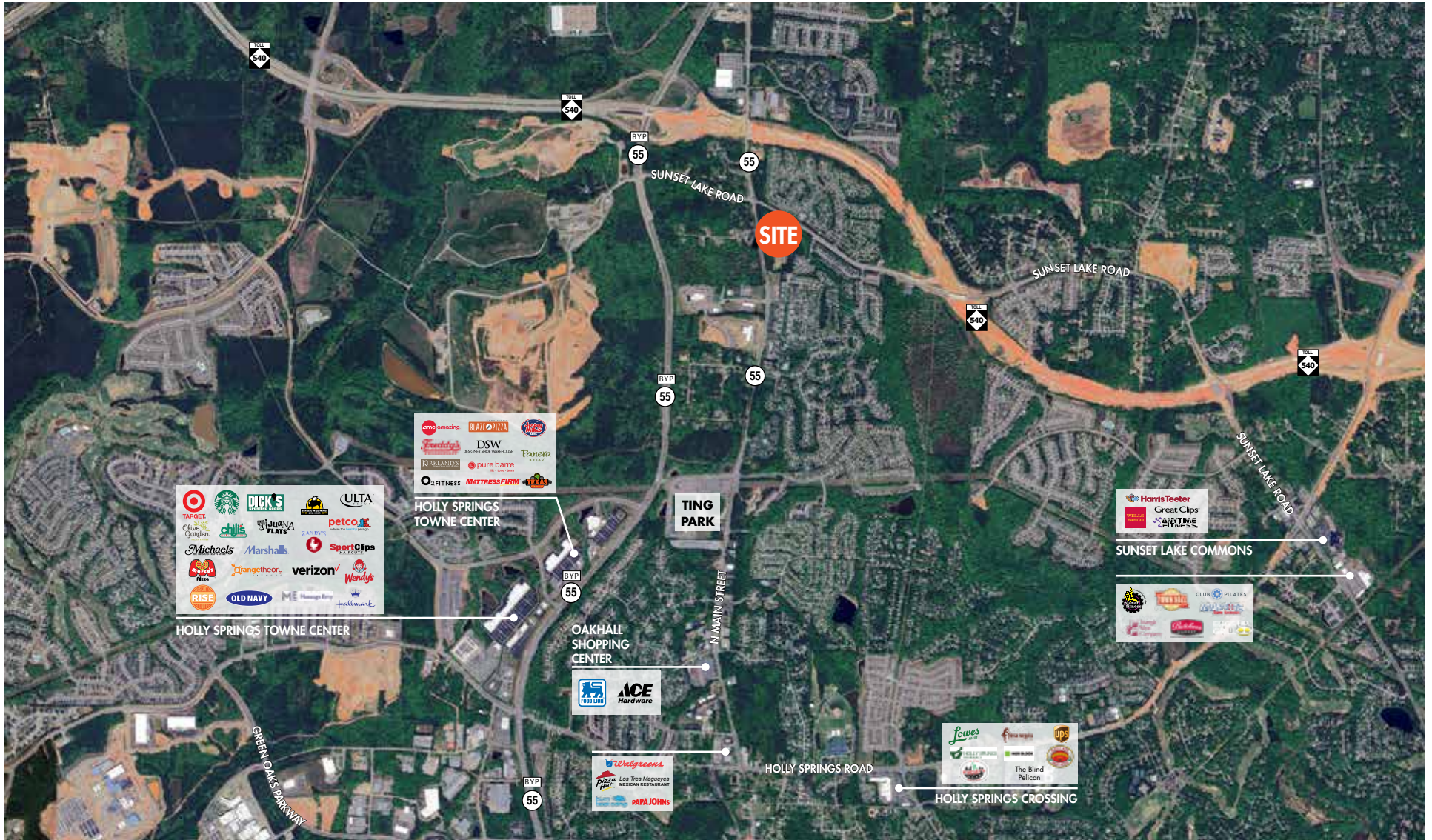
JAMES MATTOX | 919.576.2696
 James.Mattox@foundrycommercial.com
 Licensed Real Estate Broker

ROSS DIACHENKO | 919.576.2683
 Ross.Diachenko@foundrycommercial.com
 Licensed Real Estate Broker

FOUNDRY
 COMMERCIAL

Although the information contained herein was provided by sources believed to be reliable, Foundry Commercial makes no representation, expressed or implied, as to its accuracy and said information is subject to errors, omissions or changes.

foundrycommercial.com

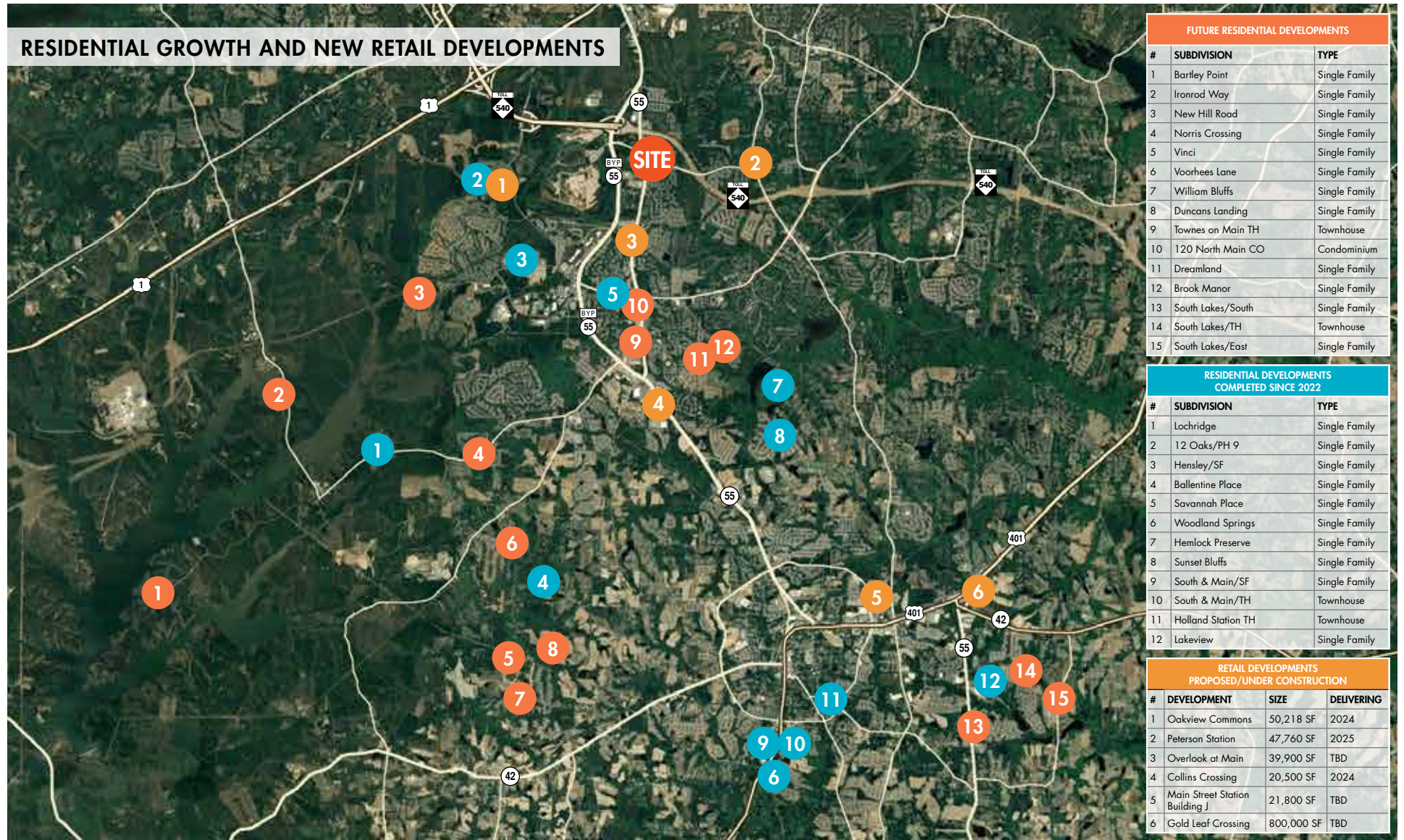


FOR MORE INFORMATION, PLEASE CONTACT:

JAMES MATTOX | 919.576.2696
James.Mattox@foundrycommercial.com
Licensed Real Estate Broker

ROSS DIACHENKO | 919.576.2683
Ross.Diachenko@foundrycommercial.com
Licensed Real Estate Broker

Although the information contained herein was provided by sources believed to be reliable, Foundry Commercial makes no representation, expressed or implied, as to its accuracy and said information is subject to errors, omissions or changes.



FOR MORE INFORMATION, PLEASE CONTACT:

JAMES MATTOX | 919.576.2696
 James.Mattox@foundrycommercial.com
 Licensed Real Estate Broker

ROSS DIACHENKO | 919.576.2683
 Ross.Diachenko@foundrycommercial.com
 Licensed Real Estate Broker

FOUNDRY
 COMMERCIAL

Although the information contained herein was provided by sources believed to be reliable, Foundry Commercial makes no representation, expressed or implied, as to its accuracy and said information is subject to errors, omissions or changes.

foundrycommercial.com