

## Piney Grove Wilbon Road/Main Street Extension

Holly Springs, NC



*Excellent opportunity for Retail Development in thriving Holly Springs Location*

**ACREAGE**

&gt; 15.99± Acres available

Address	Acreage	Zoning	REID
201 Treasure Grove Run	8.29	R-30	0204665
204 Treasure Grove Run	6.14	R-20	0204650

**Call Broker for pricing****TRAFFIC COUNTS**

- > 25,000 VPD\* (Hwy 55)
- > 20,000 VPD\* (Avent Ferry Road)
- > 6,900 VPD\* (Piney Grove Wilbon Road)

\* NC DOT 2011 Traffic Survey Group

**LOCATION**

- > Near intersection with Avent Ferry Road
- > Less than 3 miles from Holly Springs Elementary, Holly Grove Middle School, and Holly Springs High School
- > Many existing or approved neighborhoods requiring traffic to drive by the site for the most convenient access to Hwy 55, US-1, I-40
- > Several local shopping centers and key employment centers such as Downtown Holly Springs, Apex, Cary, Raleigh and RTP include: Morgan Park, Union Ridge, Autumn Park, Holly Glen, Highlands at Holly Glen, Moors at Holly Glen, Overlook at Holly Glen, Braxton Village, Holly Pointe
- > 1457 Existing Homes and 691 Approved Lots

\*Source: Holly Springs Economic Development

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# Holly Springs Facts & Figures



## > ACCOLADES

- Number 1 place to own a home in North Carolina. Nerdwallet – *"Best Places for Homeownership in North Carolina"*
- Best Place in North Carolina to raise kids – Bloomberg Businessweek

## > STATISTICS

- Experiencing rapid population growth, the town has more than doubled in size since 2000.
- 88% of homes in Holly Springs are owned rather than rented – the highest rate among the state metro areas that were studied.
- The median home value in Holly Springs is \$236,700.
- 95% of the Holly Springs population has a high school degree or higher.

## > NEW DEVELOPMENT

- Holly Springs Town Center Phase I opened first quarter 2013. Anchor tenants: Target, Marshall's, Pier 1, ULTA, Dick's, & Petco. Other shops include: Jos. A Bank, Children's Place, Starbucks, and Tijuana Flats. Phase II is now leasing and will open in 2015 with Bed Bath & Beyond, DSW, and Frank Theatres.
- Rex Healthcare will build a new 50-bed hospital next to the existing outpatient unit.
- 4-story, 124-bed Hampton Inn is now open.

- Phase 1 of North Main Athletic Center (NMAC) will be completed in late 2014. Phase II will include the multi-sports stadium with completion expected in 2015. Phase II's stadium will host The Coastal Plain League franchise (CPL), a summer collegiate baseball league covering NC, SC, and VA. The economic impact of the CPL on Holly Springs is estimated between \$4.9 and \$7 million.
- Colliers International represented Daniel Dhers', a five-time gold BMX medalist, with the acquisition of his 37,000 SF Action Sports Complex.
- The Triangle Expressway opened on Highway 55 in Holly Springs, connecting Holly Springs to RTP, which reduces commute time to 15 minutes.
- Holly Springs boasts 6 schools – 3 elementary schools, 2 middle schools, and 1 high school, with 3 new schools planned for construction. The schools are part of the Wake County Public School System, which is consistently ranked among the top public school systems in the nation.
- Holly Springs High School is one of the top schools in the nation, top 6% of high schools in the US – Newsweek Magazine.
- A 15-mile radius around Holly Springs stretches to Downtown Raleigh, Apex, Cary, Morrisville, and into Research Triangle Park. This 15-mile radius consists of a population of 350,000 and a work force of 180,000.





Ralph Stephens Rd

204 Treasure  
Grove Run

201 Treasure  
Grove Run

Treasure Grove Ln

Piney Cr

Whitesboro

Jasper Point Dr

Smith Rock Dr

Touville Ct

me Ct