

Avent Ferry LAND

Holly Springs, NC 27540

Nearby existing/approved neighborhoods with traffic needing to drive by this site for the **shortest route** to access **Hwy 55 / US-1 / I-40**, shopping centers, and **Downtown Holly Springs, Apex, Cary, Raleigh, RTP:**

- > 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
691 Approved Lots

*Source: Holly Springs
Economic Development



LOCATION

ACREAGE

SALE PRICE

ZONING

TRAFFIC COUNTS

AMENITIES

HOLLY SPRINGS HONORS & RECOGNITIONS

Avent Ferry Road between Hwy 55 & Piney Grove Wilbon Road

4.19 Acres (+/-) Available

Call Broker for more information

HS Local Business

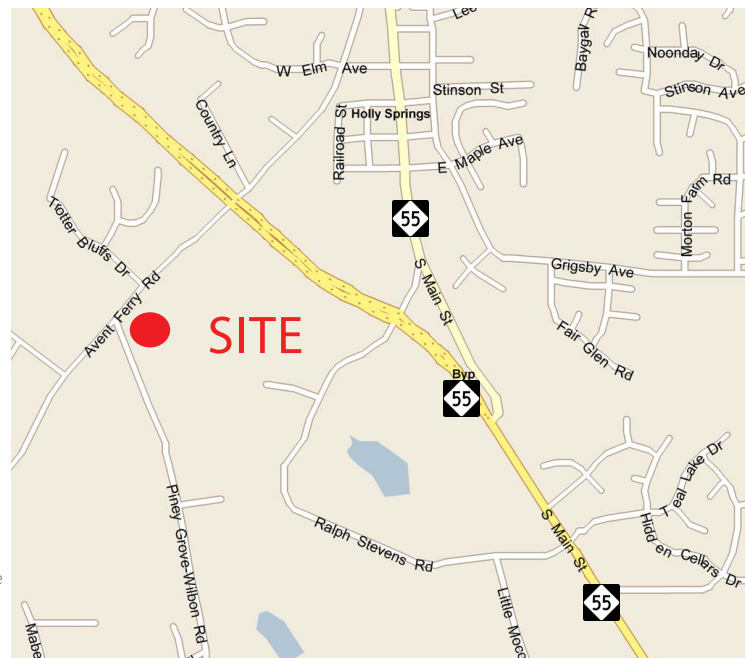
23,000 VPD* (Hwy 55)
18,000 VPD* (Avent Ferry Road)
7,000 VPD* (Piney Grove Wilbon Road)

* NC DOT 2007 Traffic Survey Group

Excellent Ownership Opportunity for Retail Development
Approved Uses Include Office, Medical, Minor Auto Service, among others

18th Fastest Growing Suburb in US*
22nd Best Place To Live in the US*

* August 2007 Forbes Magazine, July 2007 Money Magazine



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