



# For Sale

Colliers  
INTERNATIONAL

## Land Parcel in the Path of Growth

2205 Avent Ferry Rd. Holly Springs, NC 27540



## OFFERED FOR \$451,000

**Francis T. Quinn, Jr.**  
President/COO  
Direct (919) 582-3150  
frank.quinn@colliers.com

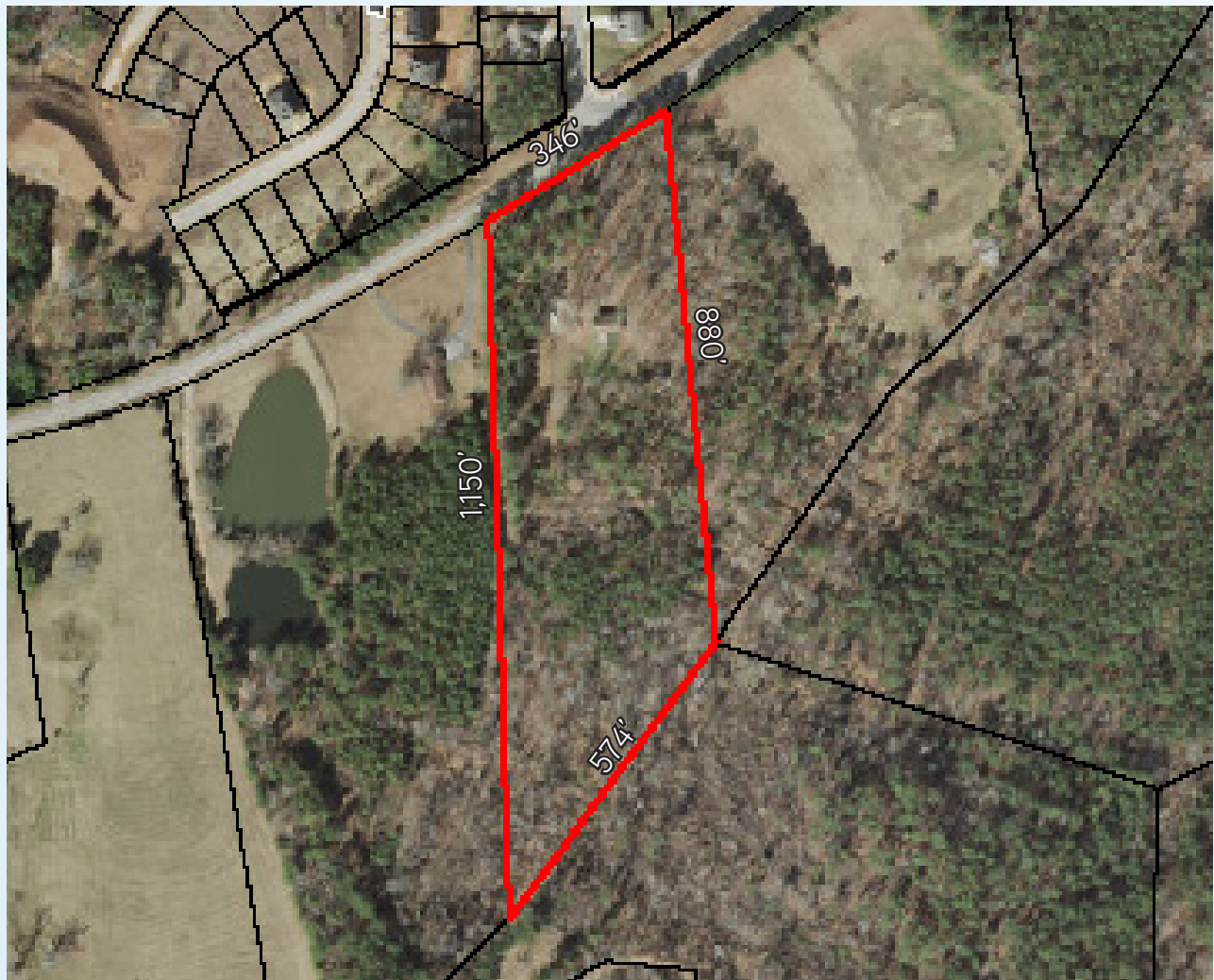
**Baxter Walker**  
Senior Vice President  
Direct (919) 582-3112  
baxter.walker@colliers.com

Colliers International  
Raleigh-Durham  
702 Oberlin Road Suite 400  
Raleigh, NC 27605

DISCLAIMER: No warranty or representation, express or implied, is made to the accuracy of the information contained herein, and same is submitted subject to errors, omissions, change of price, rental or other conditions, withdrawal without notice, and to any special listing conditions imposed by principals.

# Property Overview

## PROPERTY DIMENSIONS



### › ADDRESS

2205 Avent Ferry Rd.  
Holly Springs, NC 27540

### › SITE AREA

8.2 Acres

### › LAND SQUARE FEET

Total: 357,192 Square Feet

### › NC PIN

0638810828

### › REID

0021750

### › TOWNSHIP

Holly Springs

### › LAND CLASS

Residential class, under 10 acres

### › ETJ

WC

### › CITY

Not within city limits

### › ZONING: CURRENT

- Residential-80

### › TRAFFIC COUNTS

- Avent Ferry Road & 55 Bypass: ±20,000 AADT\*
- 55 Bypass & New Hill Road: ±25,000 AADT
- Avent Ferry Road & Cass Holt Road: ±9,100 AADT \*average annual daily traffic





### DRIVE TIMES:

HOLLY SPRINGS TOWN CENTER - 6 MINUTES  
REX HEALTHCARE - 3 MINUTES  
TOWN OF HOLLY SPRINGS - 4 MINUTES  
NOVARTIS HEALTHCARE SOLUTIONS - 8 MINUTES  
REGENCY PARK & MACGREGOR PARK - 20 MINUTES  
RDU INTERNATIONAL AIRPORT - 28 MINUTES  
RESEARCH TRIANGLE PARK - 25 MINUTES

MORRISVILLE - 20 MINUTES  
SAS IN CARY - 25 MINUTES  
CROSSROADS SHOPPING CENTER IN CARY - 17 MINUTES  
SIEMENS MEDICAL CAMPUS- 15 MINUTES  
WAKEMED HOSPITAL - 14 MINUTES  
ALLSCRIPTS MEDICAL TECHNOLOGY - 17 MINUTES  
NCSU, RED HAT & DUKE ENERGY - 20 MINUTES



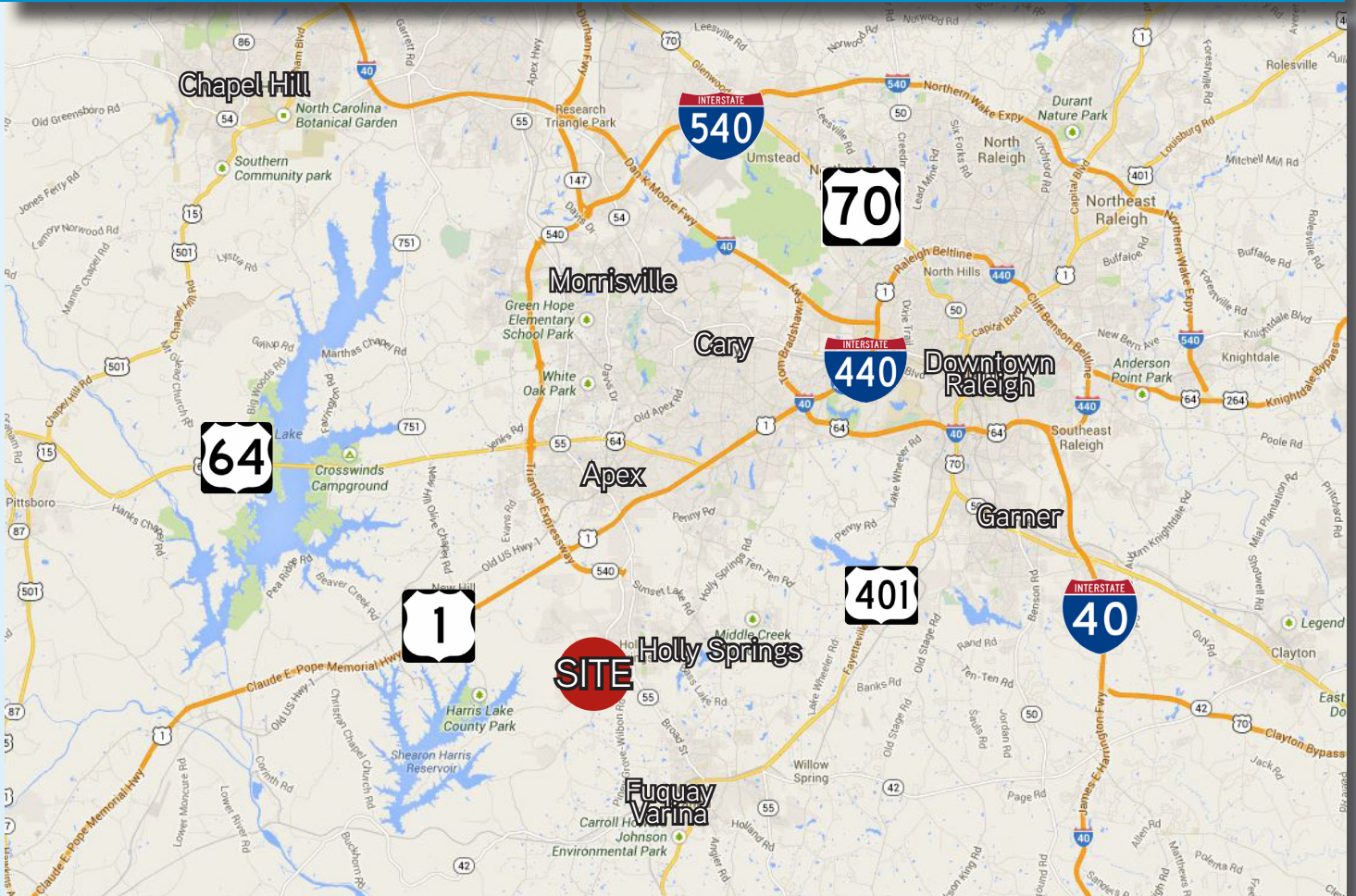




# Market Overview

## LOCATION OVERVIEW

### PROXIMITY TO MAJOR HIGHWAYS



#### DRIVE TIMES:

US-1 IN APEX - 9 MINUTES

NEW NC-540 BYPASS IN APEX - 6 MINUTES

US-401 IN FUQUAY VARINA - 9 MINUTES

I-540 IN MORRISVILLE - 21 MINUTES

I-440 & I-40 IN RALEIGH - 16 MINUTES

US-64 & NC-540 BYPASS - 13 MINUTES

US-70 & I-540 - 25 MINUTES

DOWNTOWN RALEIGH - 20 MINUTES

## DEMOGRAPHICS

Radius	1-Mile	3-Mile	5-Mile
2013 DEMOGRAPHICS			
Total Population	2,873	22,860	56,459
Total Households	921	7,510	19,703
% Male	48.6%	48.6%	48.6%
% Female	51.4%	51.4%	51.4%
HOUSING UNITS			
Total Housing Units	960	7,860	20,860
Owner-Occupied	805	6,277	15,589
Vacant	39	350	1,157
Renter Occupied	116	1,233	4,114
HOUSEHOLD INCOME			
Average Household Income	\$88,362	\$85,177	\$87,177
Median Household Income	\$79,287	\$71,953	\$67,732
Per Capita Income	\$28,504	\$28,746	\$30,440
POPULATION TREND			
2000	742	9,846	26,573
2010	2,483	20,759	51,730
Change 2000-2010	12.85%	7.74%	6.89%
2010-2013	4.59%	3.01%	2.73%
(Projected) 2018	3,474	26,614	64,759
Projected Change 2013 to 2018	3.87%	3.09%	2.78%
HOUSEHOLD TREND			
2000	264	3,480	9,766
2010	796	6,856	18,131
Change 2000 to 2010	11.68%	7.01%	6.38%
2013	921	7,510	19,703
(Projected) 2018	1,110	8,720	22,526
Projected Change 2013 to 2018	3.80%	3.03%	2.71%



### > 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.
- Holly Springs Town Center Phase I opened first quarter 2013. Anchor tenants are: 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 next year with Bed Bath & Beyond, DSW, and Frank Theatres.

### > NEW DEVELOPMENT

- Holly Springs Town Center Phase I opened first quarter 2013. Anchor tenants are: 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 next year 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) is opening summer 2014. Phase II will include the multi-sports stadium with completion expected 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. All six are part of the Wake County Public School System. WCPS is consistently ranked among the top public school systems in the nation.
- Holly Springs High School – 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 DT Raleigh, Apex, Cary, Morrisville, and into the Research Triangle Park. This 15-mile radius consists of a population of 350,000 and a work force of 180,000.

## › OVERALL

- Raleigh-Wake County #1 America's 50 Best Cities Businessweek.com, September 2011

## › EDUCATION

- Wake County Public School System (WPSS) ±140,000 students, the largest system in NC and is consistently a top performer.
- WCPSS has been recognized over the years for having one of the top performing K-12 programs in the nation
- Nearby Schools include Holly Springs High School, Holly Grove Middle School & Holly Springs Elementary School

## › GROWTH

- #4 Fastest-Growing City, March 2013
- #2 Biggest Boom Town, July 2011

## › INNOVATION & ENTREPRENEURSHIP

- #4 Best City for Young Entrepreneurs, April 2013
- #5 Hottest Tech Spot, January 2013
- #1 Most Wired City, March 2010
- #2 Best Place for Business and Careers, June 2012 (#1 in 2011)
- #2 City Creating the Most Technology Jobs, November 2013
- #2 Biggest Brain Magnet in the Nation, February 2011
- #3 Best Place for Business and Careers, August 2013
- Top 3 City to Start a Business, September 2013
- Raleigh #5 Most Cost-Attractive Business Location KPMG, March 2012

- Raleigh #1 Fastest Growing City Business Facilities, August 2013
- Raleigh #3 City for Business Prosperity in 2014 Business Review USA, January 2014
- Raleigh-Cary #7 Metro with Most College-Educated Residents New York Times, May 2012
- Raleigh-Cary #3 Fastest Growing American City Huffington Post, August 2012
- Wake County #6 Hottest American City of the Future, Yahoo Finance, June 2012
- Raleigh #1 Ten Booming Markets for Your IT Job Search, Dice.com, March 2012
- Raleigh-Cary #1 America's Leading Creative Metros, TheAtlanticCities.com, July 2012
- Raleigh-Cary #6 America's Leading High-Tech Metros, TheAtlanticCities.com, June 2012

## › QUALITY OF LIFE

- #5 Best City to Raise a Family, April 2012
- Raleigh-Cary #1 Best Large Metro for Home ownership Nerd Wallet, January 2014
- Raleigh-Durham-Cary #7 Best Bang for your Buck City TheFiscalTimes.com, June 2012
- Wake County #1 Healthiest County in NC CountyHealthRankings.org, 2010-2013
- Raleigh Places #5 Ecofriendliest City Thumbtack, August 2012
- Durham #1 "Tastiest Town in the South" Southern Living, January 2013 (Raleigh made top 10, January 2012)



# Housing Market Data

## Local Market Update – March 2014

A RESEARCH TOOL PROVIDED BY TRIANGLE MLS

TRIANGLE MLS™  
MULTIPLE LISTING SERVICESEntire Triangle  
Region

+ 0.8%

Change in  
New Listings

- 0.1%

Change in  
Closed Sales

+ 3.6%

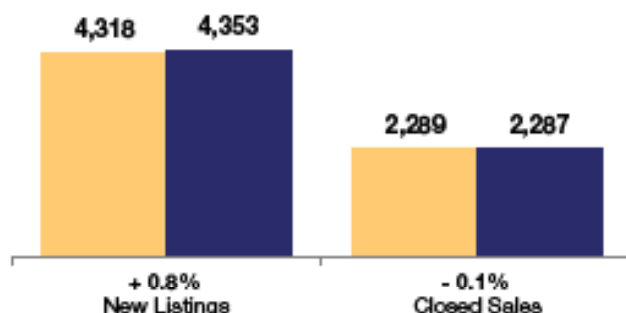
Change in  
Median Sales Price

	March			Year to Date		
	2013	2014	+ / -	2013	2014	+ / -
New Listings	4,318	4,353	+ 0.8%	11,089	10,753	- 3.0%
Closed Sales	2,289	2,287	- 0.1%	5,494	5,753	+ 4.7%
Median Sales Price*	\$193,000	\$200,000	+ 3.6%	\$188,500	\$199,000	+ 6.7%
Average Sales Price*	\$226,824	\$242,392	+ 5.9%	\$219,781	\$237,080	+ 7.9%
Total Dollar Volume (in millions)*	\$523.3	\$552.7	+ 5.6%	\$1,205.9	\$1,361.0	+ 12.9%
Percent of Original List Price Received*	94.7%	95.5%	+ 0.8%	94.2%	95.1%	+ 1.0%
Percent of List Price Received*	97.1%	97.4%	+ 0.3%	96.8%	97.0%	+ 0.2%
Days on Market Until Sale	112	104	- 7.1%	114	105	- 7.9%
Inventory of Homes for Sale	14,188	13,377	- 5.7%	--	--	--
Months Supply of Inventory	6.8	5.4	- 21.1%	--	--	--

\* Does not account for seller concessions. | Activity for one month can sometimes look extreme due to small sample size.

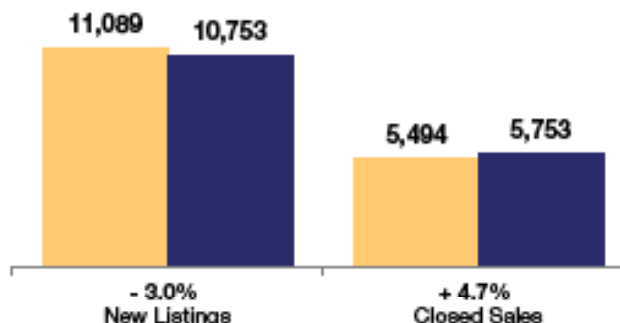
## March

2013 2014



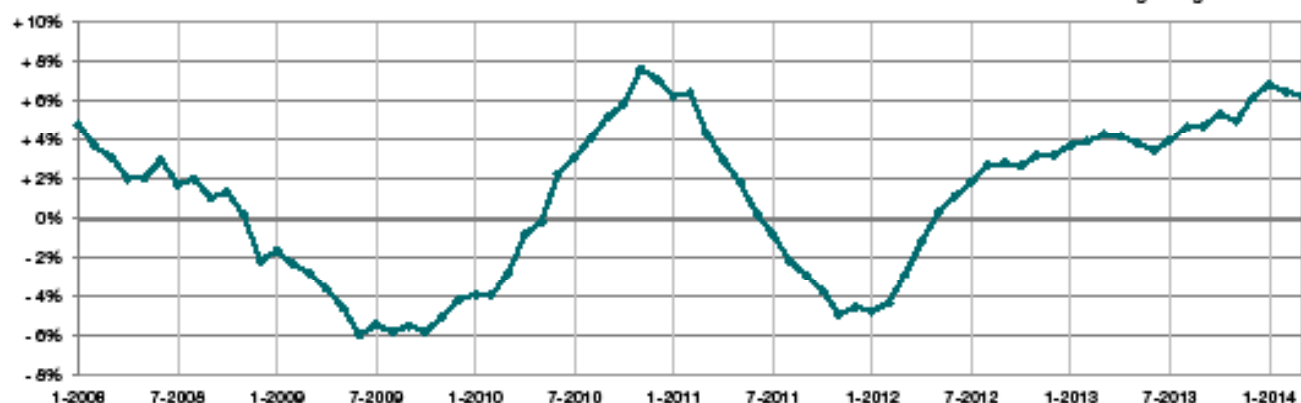
## Year to Date

2013 2014



## Change in Median Sales Price from Prior Year (6-Month Average)\*\*

Entire Triangle Region



\*\* Each dot represents the change in median sales price from the prior year using a 6-month weighted average. This means that each of the 6 months used in a dot are proportioned according to their share of sales during that period. | Current as of April 10, 2014. All data from Triangle Multiple Listing Service, Inc. | Powered by 10K Research and Marketing.



## Local Market Update – March 2014

A RESEARCH TOOL PROVIDED BY TRIANGLE MLS



## Wake County

- 0.7%

Change in  
New Listings

- 1.4%

Change in  
Closed Sales

+ 4.4%

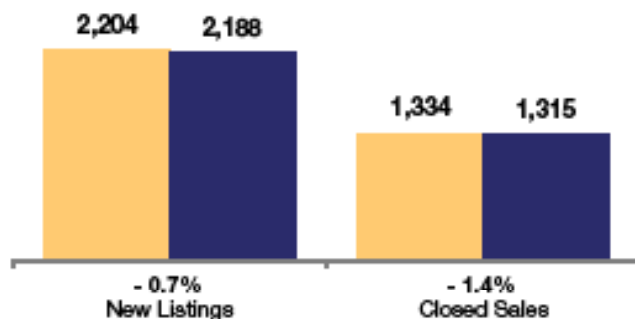
Change in  
Median Sales Price

	March			Year to Date		
	2013	2014	+ / -	2013	2014	+ / -
New Listings	2,204	2,188	- 0.7%	5,694	5,476	- 3.8%
Closed Sales	1,334	1,315	- 1.4%	3,138	3,232	+ 3.0%
Median Sales Price*	\$215,000	\$224,375	+ 4.4%	\$208,950	\$222,000	+ 7.3%
Average Sales Price*	\$250,057	\$269,732	+ 7.9%	\$244,332	\$264,552	+ 8.3%
Total Dollar Volume (in millions)*	\$333.6	\$354.4	+ 6.3%	\$766.7	\$854.8	+ 11.5%
Percent of Original List Price Received*	95.8%	96.5%	+ 0.7%	95.2%	96.2%	+ 1.1%
Percent of List Price Received*	97.6%	97.9%	+ 0.3%	97.3%	97.7%	+ 0.4%
Days on Market Until Sale	103	92	- 10.7%	107	94	- 12.1%
Inventory of Homes for Sale	6,169	5,776	- 6.4%	--	--	--
Months Supply of Inventory	5.3	4.1	- 21.9%	--	--	--

\* Does not account for seller concessions. | Activity for one month can sometimes look extreme due to small sample size.

## March

2013 2014



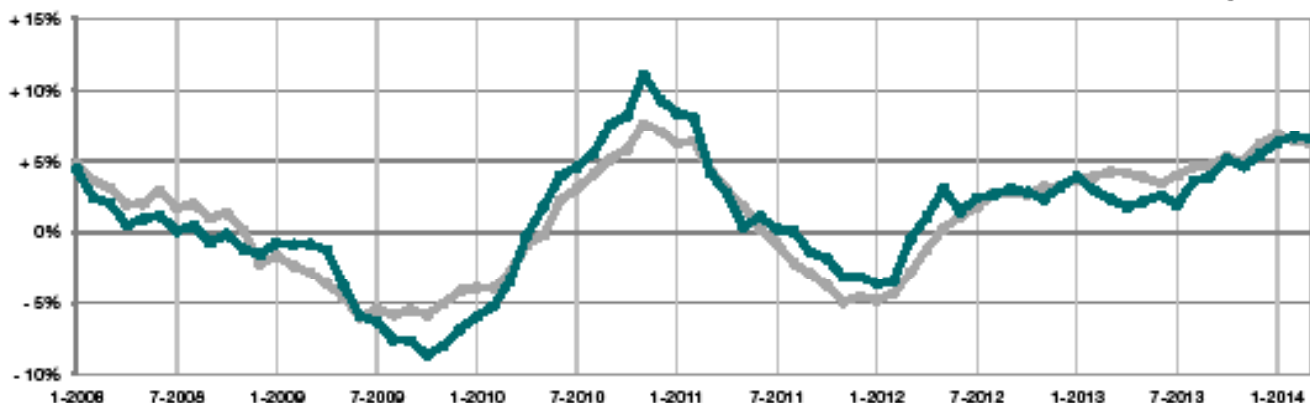
## Year to Date

2013 2014



## Change in Median Sales Price from Prior Year (6-Month Average)\*\*

All MLS Wake County



\*\* Each dot represents the change in median sales price from the prior year using a 6-month weighted average. This means that each of the 6 months used in a dot are proportioned according to their share of sales during that period. | Current as of April 10, 2014. All data from Triangle Multiple Listing Service, Inc. | Powered by iM Research and Marketing.

APPROVED RESIDENTIAL CONSTRUCTION  
PROJECTS IN HOLLY SPRINGS

PROJECT NAME	CLASSIFICATION	STATUS
13-DP-10 Woodcreek Townhomes Tract J	Townhomes	Approved Town Council Public Hearing 01/21/2014
11-MAS-02-A01 12 Oaks Phase 7	Modify lot layout	Approved Staff Review
13-MAS-01 12 Oaks Phase 6	Single-family phase for 45 lots	Approved Town Council 09/03/2013
05-DP-05 Union Ridge	Minor Amendment to approved Single-Family Residential Subdivision 221 Lots	Approved Staff Review 6/11/2013
12-DP-09 Pecan Grove South	174 Multi-family units & 10, 200 sq ft of commercial space	Approved Town Council Public Hearing 5/21/2013
12-MAS-03 The Parks at Bass Lake	Single-Family Subdivision 105 Lots	Approved Town Council 4/16/2013
12-DP-02 New Hill Place Apartments Old Holly Springs Apex Road	Multi-Family Development	Approved Town Council Public Hearing 03/19/2013
12-MAS-04 Logans Manor	Single Family Subdivision 49 Lots	Approved Town Council 03/19/2013
12-DP-11 Holly Woods Apartments	64 Unit apartment complex on Sunset Lake Rd	Approved Town Council Public Hearing 02/19/2013



PROJECT NAME	CLASSIFICATION	STATUS
12-DO-01 Creekside at Sunset Lake	Single-Family Subdivision	Approved Town Council Public Hearing 12/18/2012
11-DO-01 Village Homes at Raleigh Street	Single-Family Subdivision	Approved Town Council Public Hearing 11/15/2011
06-MAS-02-A03 Morgan Park	Single-Family Subdivision	Approved Town Council 10/3/2011
07-DP-10-A01 Stonemont	Single-Family Subdivision	Approved 7/22/2008
06-MAS-02-A03 Brook Manor	Single-Family Subdivision	Approved 2/10/2006