APG ADVISORS

FOR SALE | LAND



RESIDENTIAL LAND PARCEL - ±10.85 ACRES

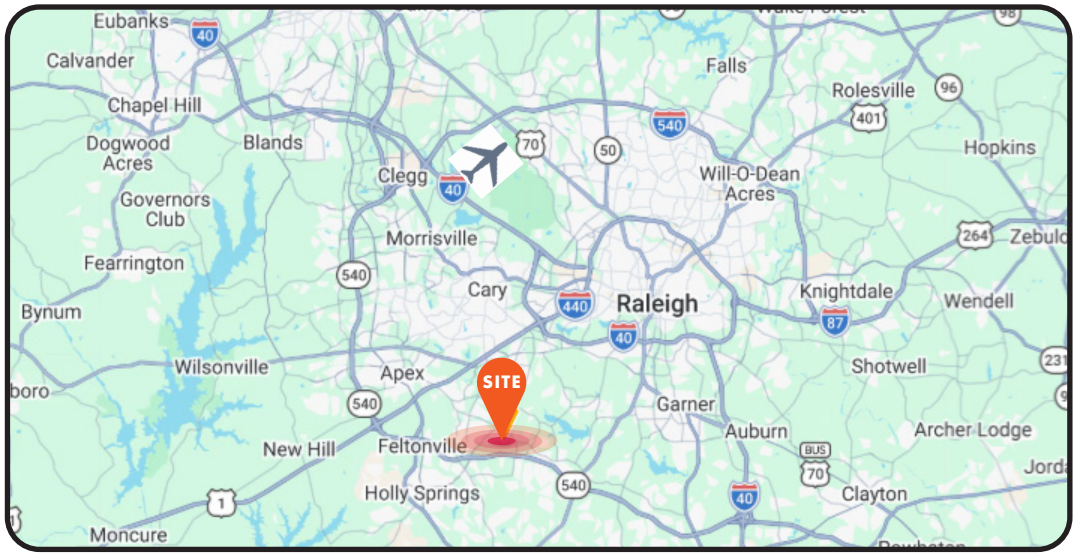
8521 & 8525 LAWDRAKER ROAD

Apex, NC 27539

8521 & 8525 Lawdraker Rd

SALE INFORMATION

Acreage:	±10.85 acres	
Location:	Apex, Wake County	
Zoning:	R-30 in Wake County	
Proposed Use:	Residential Development	
Frontage:	Lawdraker Road	
Price:	$2,500,000	
Utilities:	Electric:	Available
	Gas:	Available - Dominion Energy
	Sewer:	Septic
	Water:	Private water utilities - potential connection by AQUA
Description:	This property sits nearly adjacent to the I-540 extension bridging the greater Triangle area. Both US-1 and US-401/Fayetteville Road are only ±5 miles via Ten Ten Road. The property is an excellent location for executive home sites.	



NEARBY ATTRACTIONS

- Middle Creek Park
- Lake Wheeler & Lake Wheeler Park
- Wake Tech Community College
- Crowder County Park

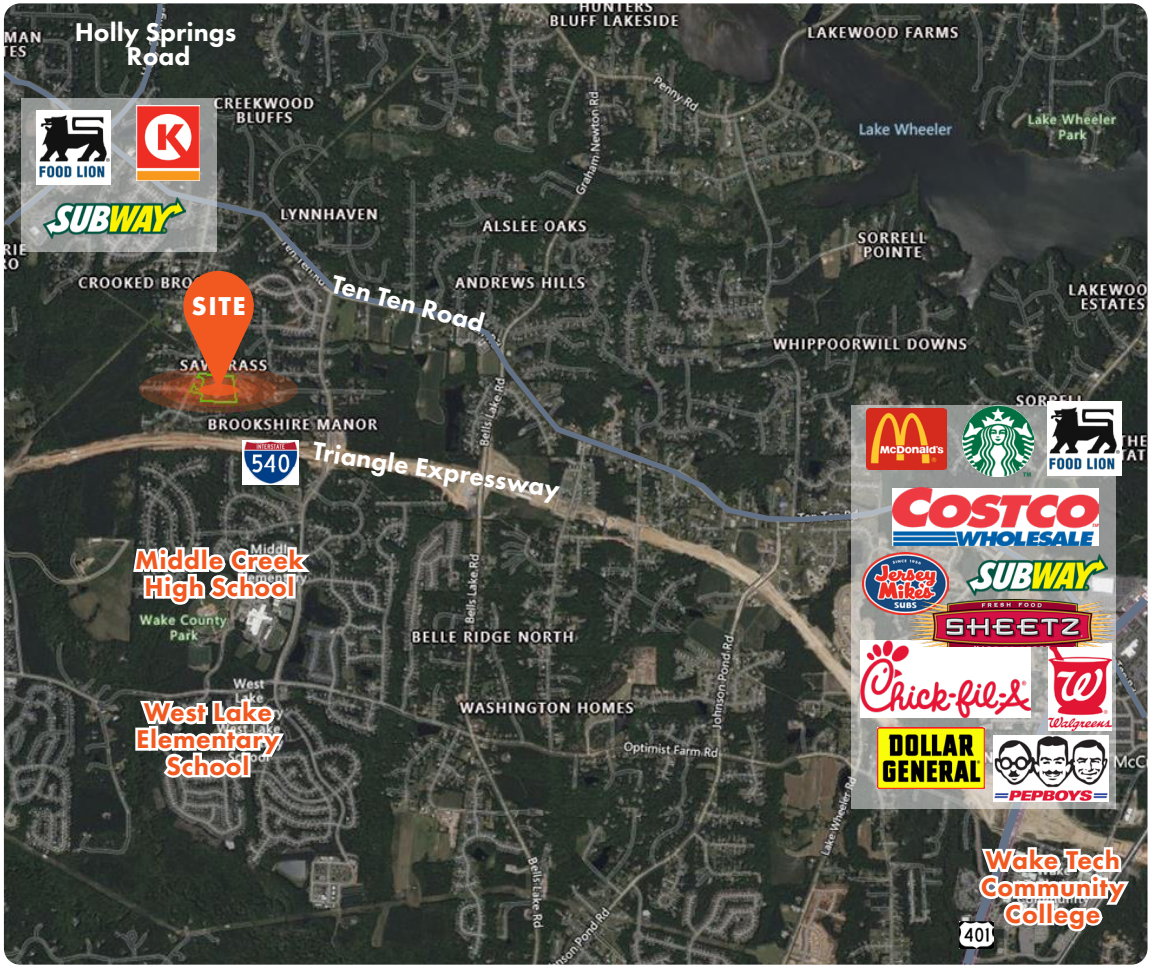
DISCLAIMER: No warranty or representation, express or implied, is made to the accuracy of the information contained herein, and same is submitted subject to errors, omissions, change of price, rental or other conditions, withdrawal without notice, and to any special listing conditions imposed by principals.

DAVID BATTEN C: 919.810.1720 | O: 919.582.3117 | dbatten@apgcre.com
FRANK QUINN C: 919.349.2273 | O: 919.582.3150 | fquinn@apgcre.com

Visit our website for more information.

www.apgcre.com

Location Map



LINKS

- Wake Co. Planning & Development
- Wake Co. Zoning
- Wake Co. Inspections
- Wake Co. Economic Development
- Park and Ride
- Public Transportation

EASE OF ACCESS

US-401 / Fayetteville Rd	5.1 miles
US-1	5.3 miles
I-40	7.4 miles

	2-Mile	5-Mile	10-Mile
Population	18,415	113,779	536,140
Average Household Income	$178,595	$159,135	$136,233
Median Age	42.3	41.4	37.9

Source: CoStar

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Conceptual Layout

Existing Wake County R-30 Zoning



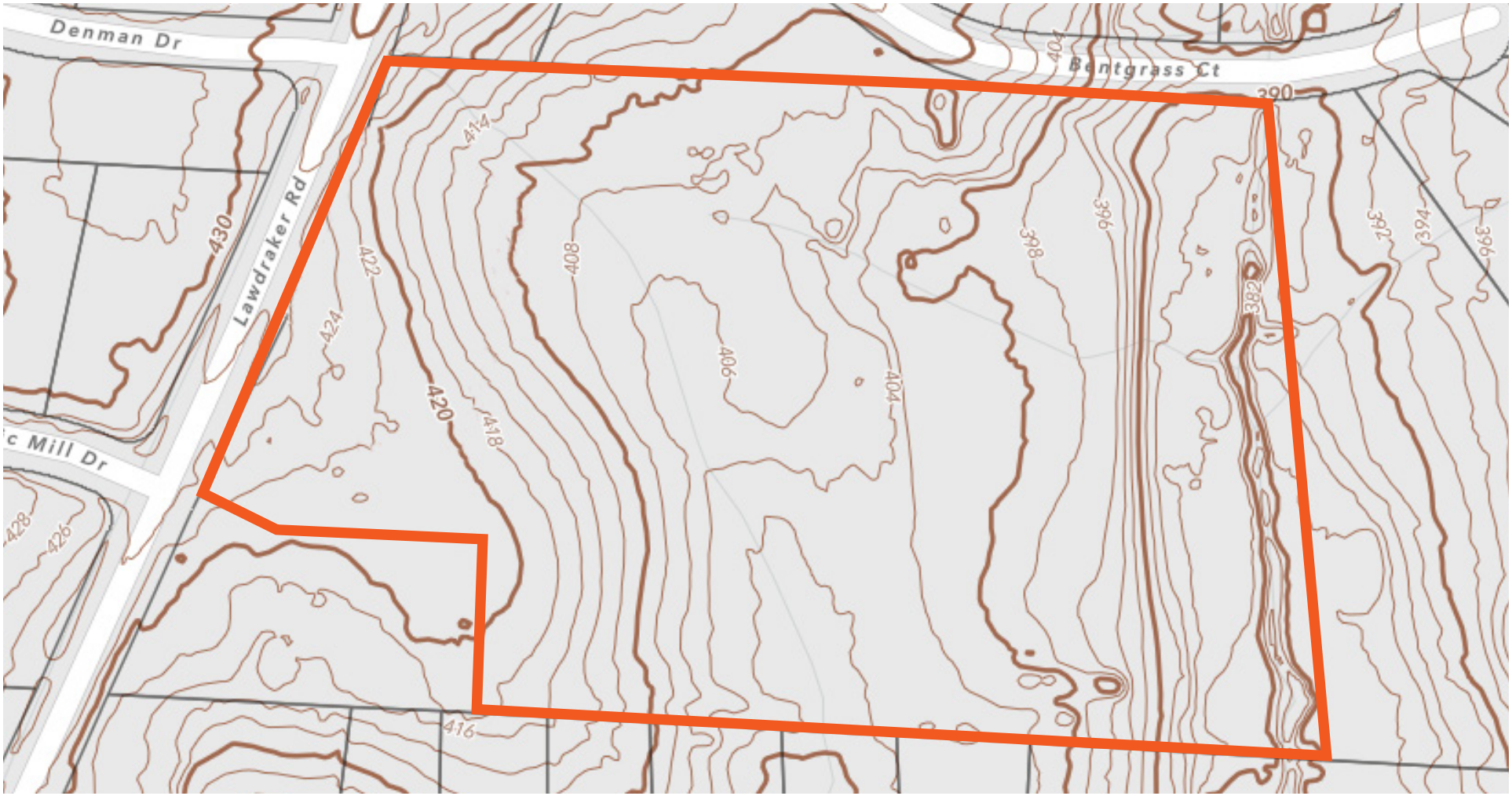
* Conceptual layout for illustrative purposes only. Lot configuration and development potential are subject to applicable zoning requirements, soil suitability, septic approvals, access requirements, and other governmental approvals.

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Topography Map



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Property Photos















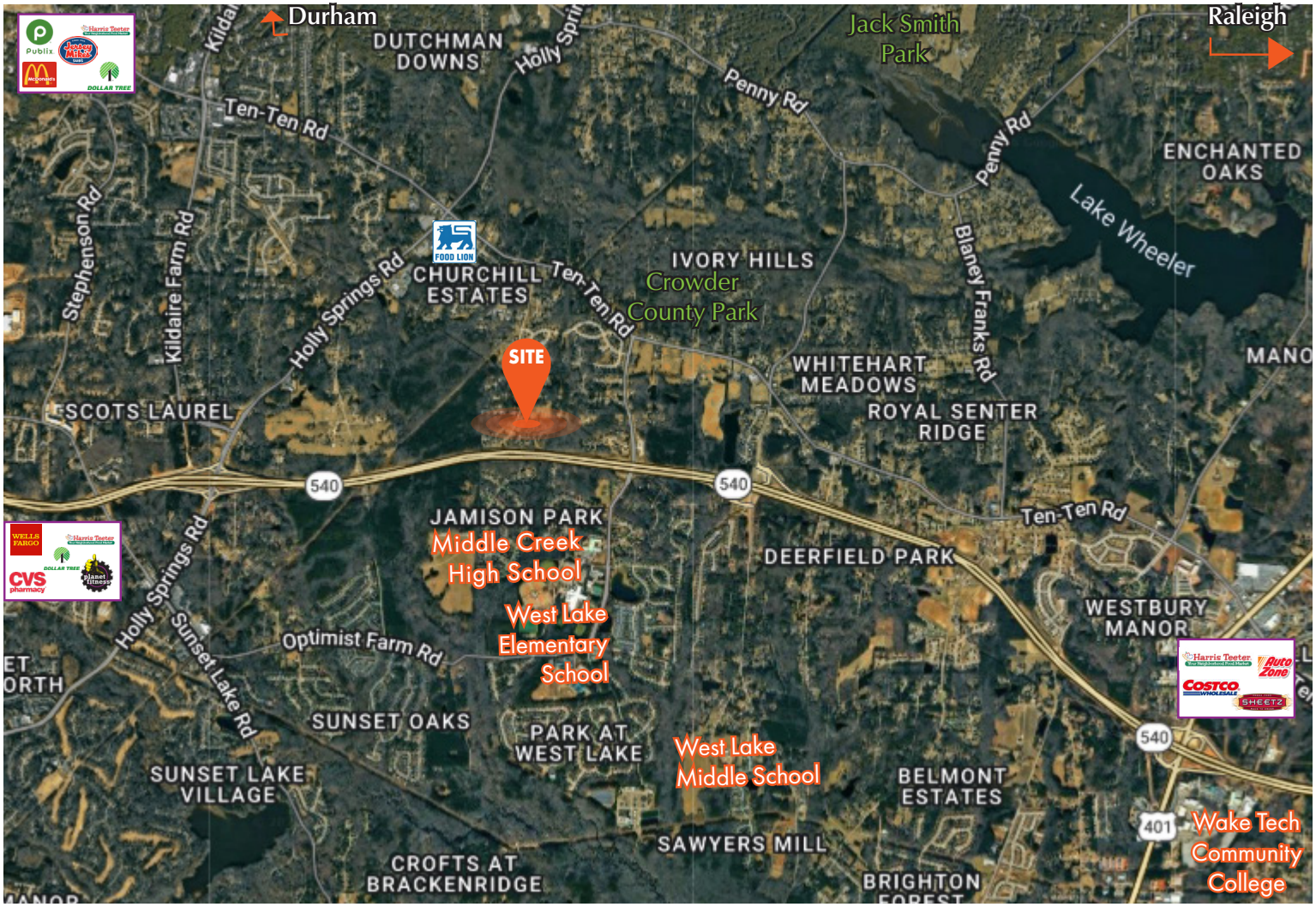
For more information regarding the I-540 Extension progress, Click Here

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Development Map



AREA NEIGHBORHOOD DEVELOPERS

mattamyHOMES

DAN RYAN BUILDERS
BETTER VALUE. BETTER LIVING.

Building Dreams, Enhancing Lives
David Weekley Homes

M/I HOMES

Toll Brothers
AMERICA'S LUXURY HOME BUILDER

ZENITH HOMES

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APEX QUICK FACTS

Community Profile

Apex is just minutes from RDU Int'l Airport, 17 universities and colleges, including three prestigious research universities, and the world-renowned Research Triangle Park. With easy access to I-540, US Highways 1 and 64, and I-40, Apex offers residents and businesses excellent access to one of the fastest-growing regions in the nation.

#4 Best Small Cities in America
(WalletHub, 2026)

#10 America's Most Desirable Cities to Move To
(U.S. News, 2026)

#1 Best Place to Raise a Family in NC
(Niche, 2026)

#3 Best Suburbs to Live in North Carolina
(Niche, 2026)

#7 Places with the Best Public Schools in NC
(Niche, 2026)

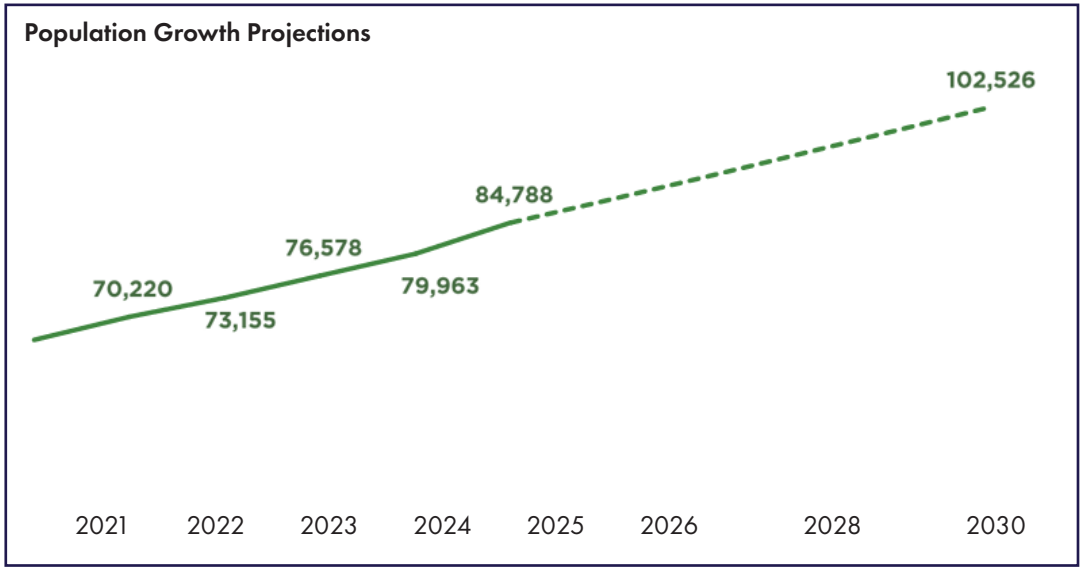
#1 Best Places to Buy a House in the Raleigh Area
(Niche, 2026)

Demographics

Estimated Population - August 2026	86,179
Total Households	25,235
Average Household Size	2.79
Median Household Income	$144,135
Bachelor's Degree or Higher - Adults 25+	69.5%
Owner-Occupied Housing Rate	76.5%
Median Owner-Occupied Home Value	$576,100
Median Gross Monthly Rent	$1,902
Labor Force Participation - Ages 16+	72.7%
Average Commute Time	25 minutes

Census 2020–2024 ACS

Population Growth Projections



Sources: Town of Apex, August 2026 population estimate; U.S. Census Bureau, 2020–2024 American Community Survey.

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