

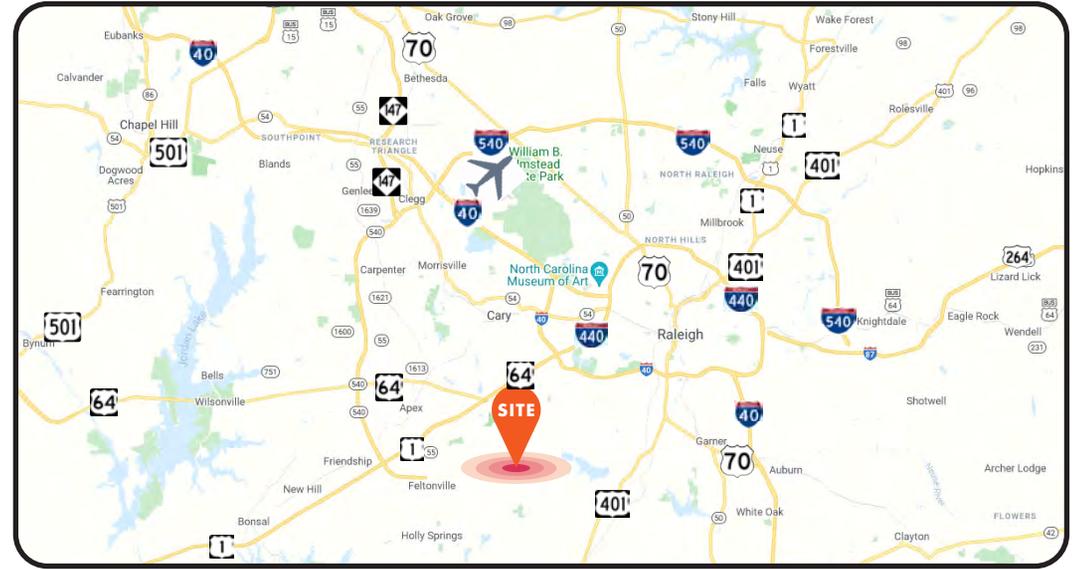
**±10.85 ACRES DEVELOPMENT OPPORTUNITY
EXECUTIVE HOME SITES**

8521 & 8525 LAWDRAKER ROAD
Apex, NC 27539

SALE INFORMATION

| | |
|---------------|---|
| Acreage | ±10.85 acres |
| Location | Apex, Wake County |
| Zoning | R-30 |
| Proposed Use: | Residential Development |
| Frontage: | Lawdraker Road |
| Price: | Contact Broker |
| Utilities | Electric: Available |
| | Gas: Available - Dominion Energy |
| | Sewer: Septic |
| | Water: Private water utilities - provided 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. 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.



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 | 15,713 | 104,655 | 510,938 |
| Average Household Income | \$159,222 | \$137,176 | \$111,786 |
| Median Age | 39.9 | 39.5 | 37.2 |

Source: CoStar

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.

Conceptual Layout



Requires Rezoning

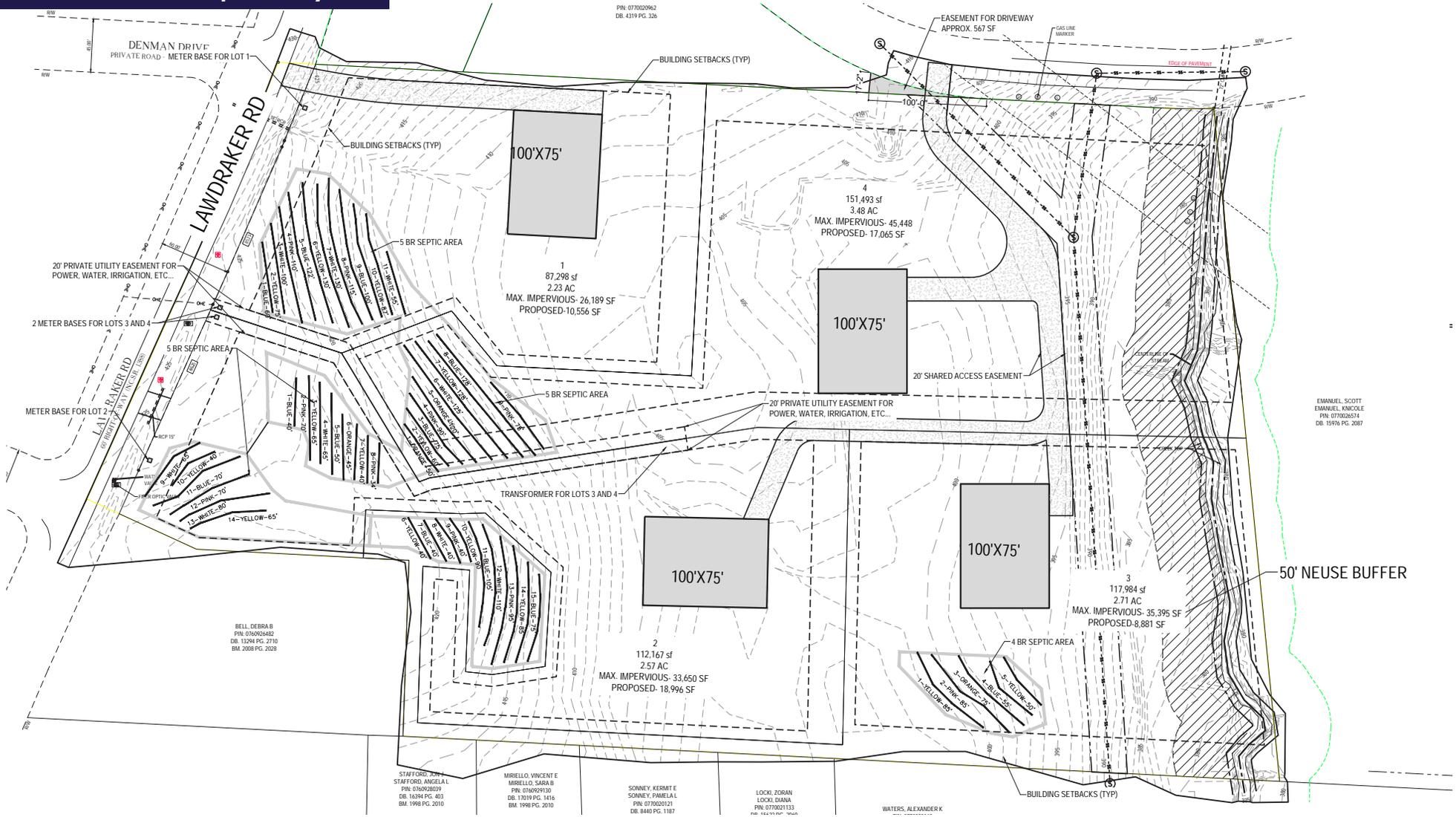
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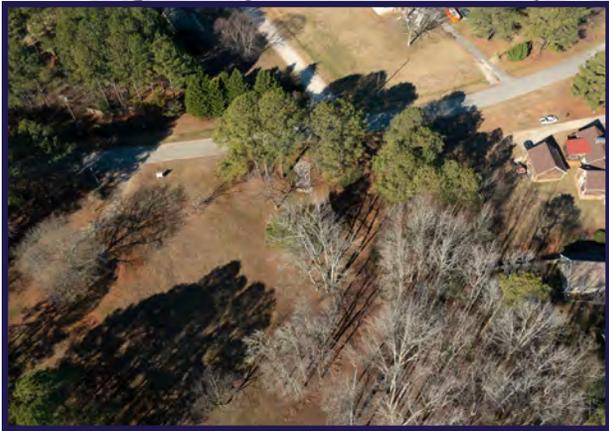
Conceptual Layout



EMANUEL SCOTT
EMANUEL KNICOLE
PIN: 077002674
DB: 15976 PG. 2087



Property Photos



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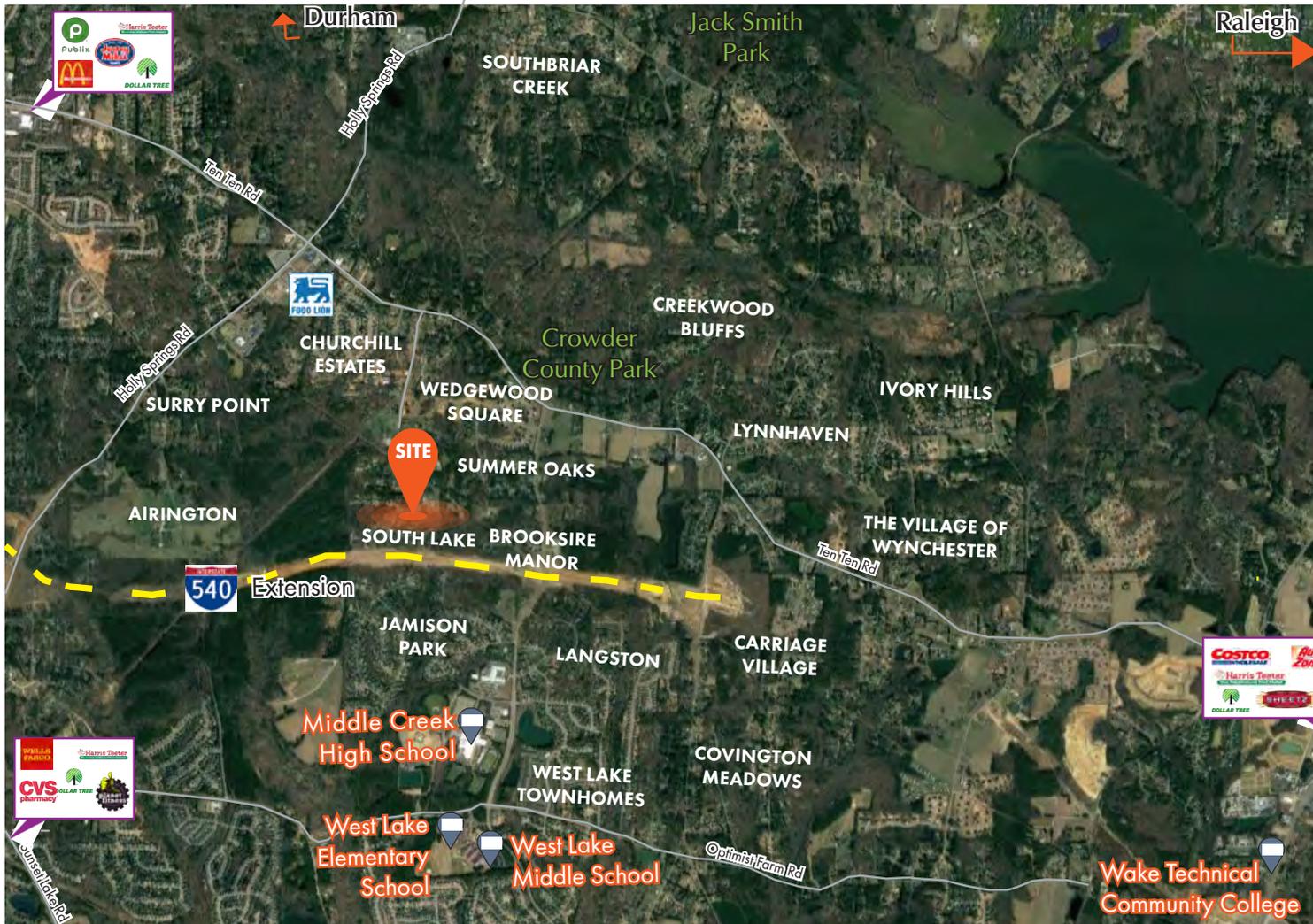
Property Photos



For more information regarding the I-540 Extension progress, [Click Here.](#)



Development Map



TOP NEIGHBORHOOD DEVELOPERS



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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.

Demographics

| | |
|--------------------------------------|----------------|
| Population | 74,426 |
| Labor Force | 38,414 |
| Unemployment Rate (Nov. 2021) | 2.1% |
| Bachelors Degree or Higher | 65% |
| Apex Land Area | 25.68 Sq Miles |
| 2022 Housing Units | 36,568 |
| Owner-Occupied Housing Units | 76% |
| Renter-Occupied Housing Units | 18% |
| Vacant Housing Units | 6% |
| 2022 Average Household Income | \$158,554 |
| Average Work Commute Time | 25 minutes |



#1 Top Place to Start a Small Business (Raleigh) (WalletHub, 2021)



#2 Top Real Estate Market to Watch in 2022 (Raleigh-Durham) (PwC US, 2021)



#3 Best Suburb in NC to Raise a Family (Apex) (Niche, 2022)



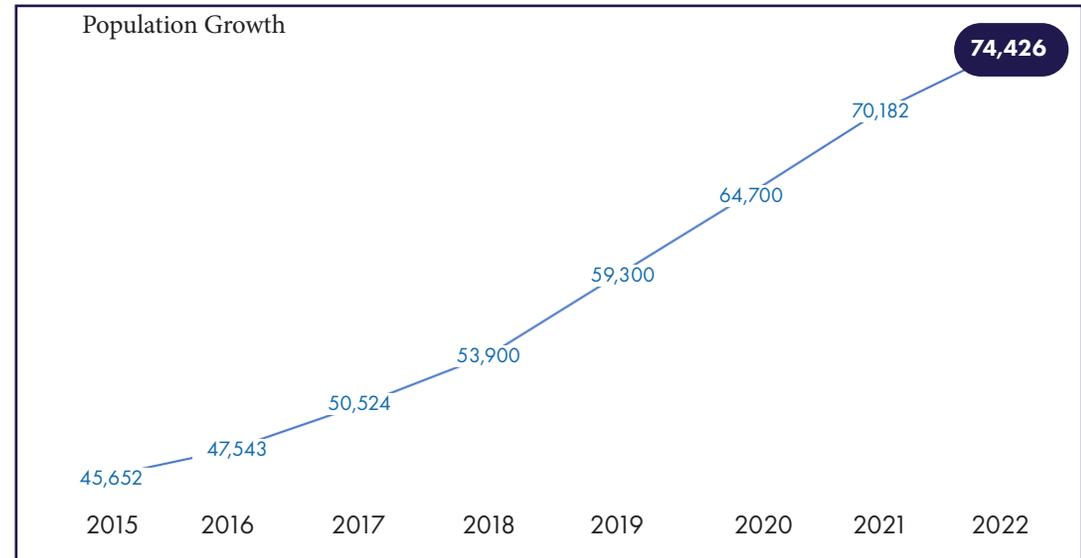
#3 Fastest-Growing Metro from 2019-2020 in the U.S. (Raleigh) (Us Census, March 2021)



#4 Top Tech Hub for Growth Potential (Raleigh) (Business Facilities, 2021)



#5 Best County to Live in America (Wake County, NC) (Niche, 2021)



Sources: zoomprospector.com; raleigh-wake.org, apxeconomicdevelopment.org

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