

**609 HOLLY SPRINGS ROAD**  
**Holly Springs, NC 27540**



**FOR SALE | APPROVED COMMERCIAL  
LAND DEVELOPMENT OPPORTUNITY**



**APG**  
DEVELOPMENT



**APG**  
ADVISORS

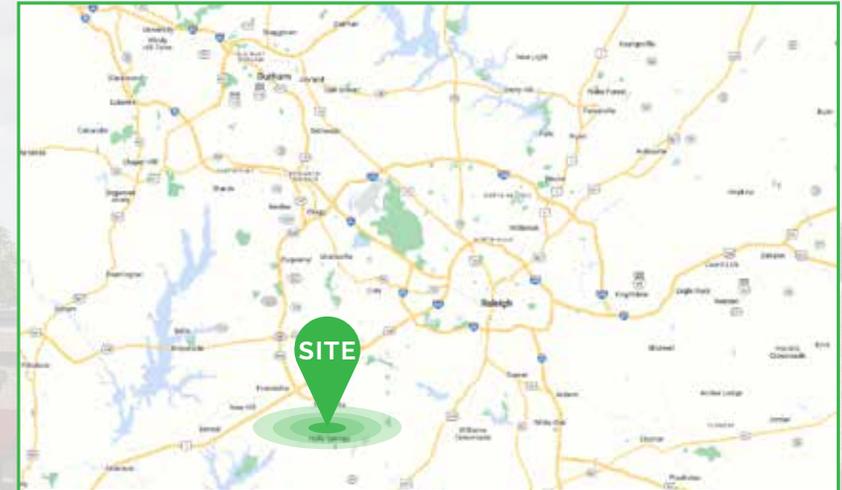
## PROPERTY INFORMATION

<b>Acreage</b>	<b>± 5.3 AC</b>
<b>Location</b>	<b>Holly Springs, NC</b>
<b>Zoning</b>	<b>PUD, Holly Springs</b>
<b>Frontage</b>	<b>Holly Springs Road</b>
<b>Utilities</b>	<b>Electric: Available</b> <b>Gas: Available</b> <b>Water: Available</b> <b>Sewer: Available</b>

**Price** **\$4,050,000**

**Description** **Site has been approved to allow for up to ±53,000 SF of Suburban Retail/Office space.**

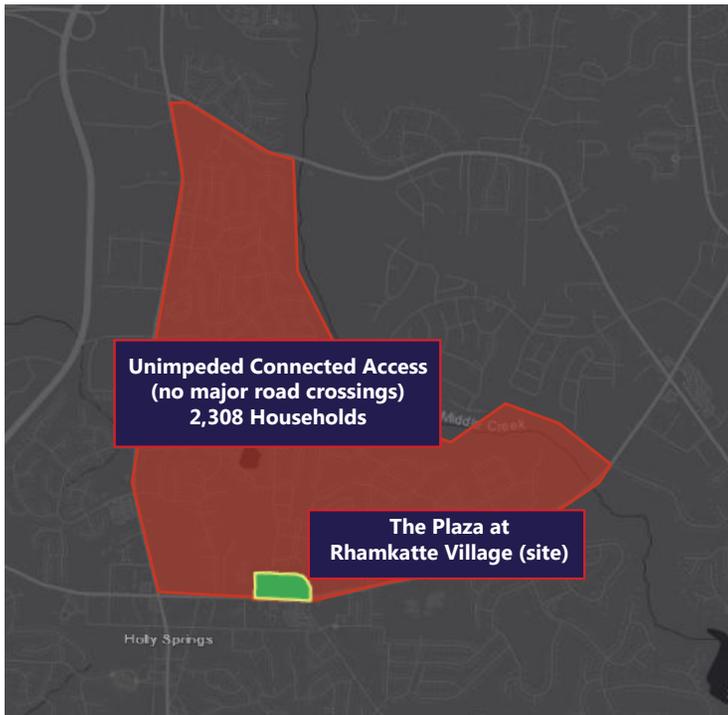
- Approved Plans**
- Approved Site Plan
  - Approved Construction Drawings for Retail and Office buildings



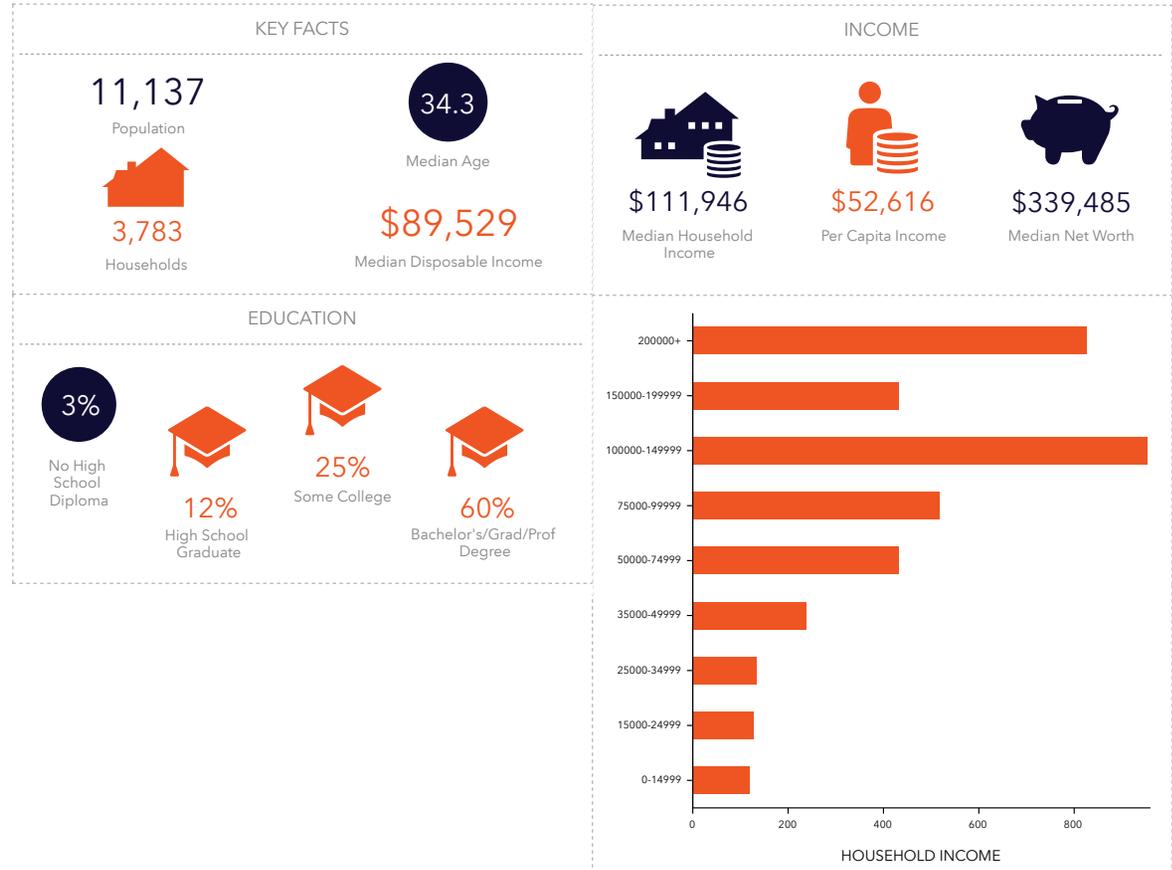
**The Plaza at Rhamkette Village features unimpeded connected access (no major road crossings) to over 2,300 households. The site is located on Holly Springs Road, with 15,000 AADT.**



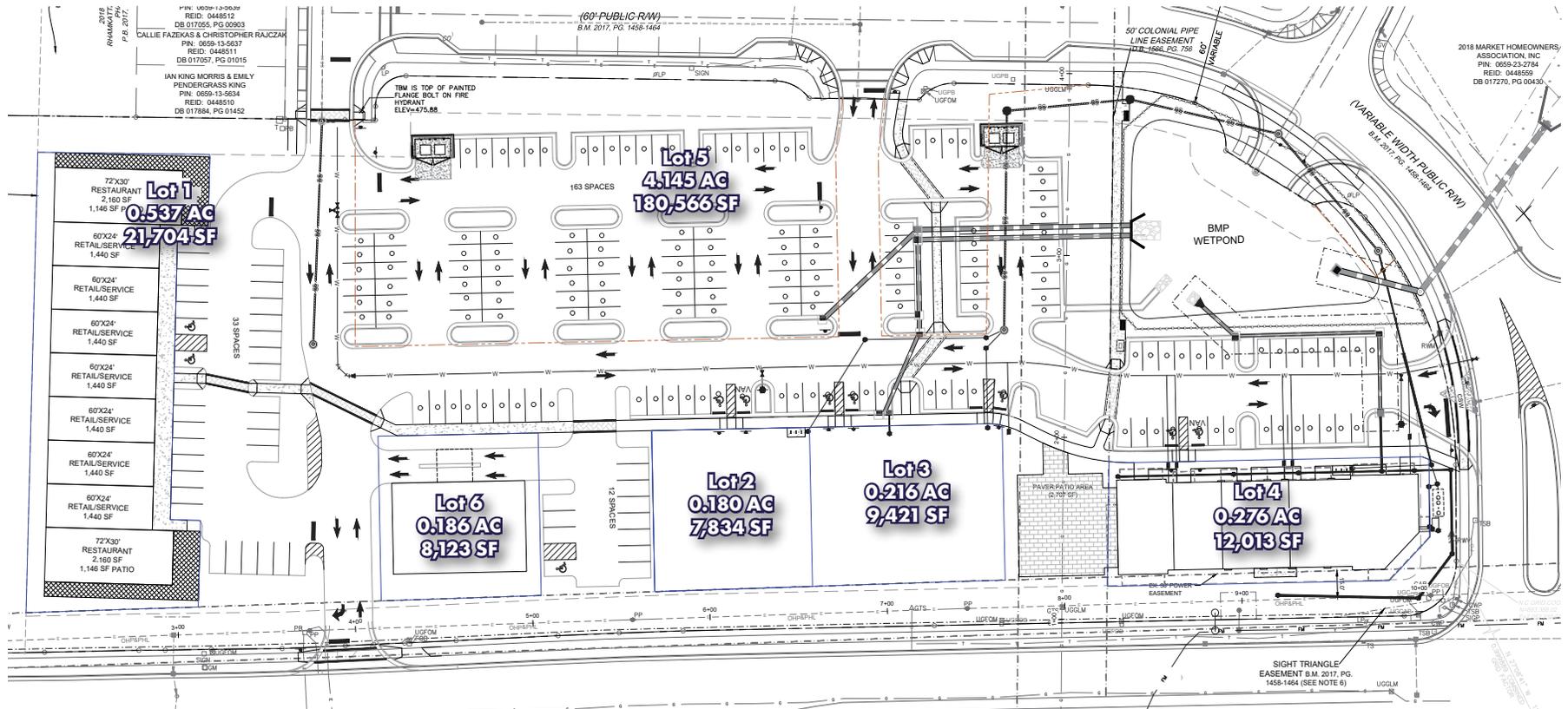
Connected Access Demographics



DEMOGRAPHICS WITHIN 1 MILE



## PROPOSED MODIFIED SITE PLAN



## ZONING INFORMATION

### Zoning: PUD

Planned Unit Development  
Approved for up to 7 Lots

### Allowed Uses

Retail, Service, Restaurant, QSR, Hotel, Automotive, Medical, Office, Health/Fitness, Microbrewery/Distillery, and more

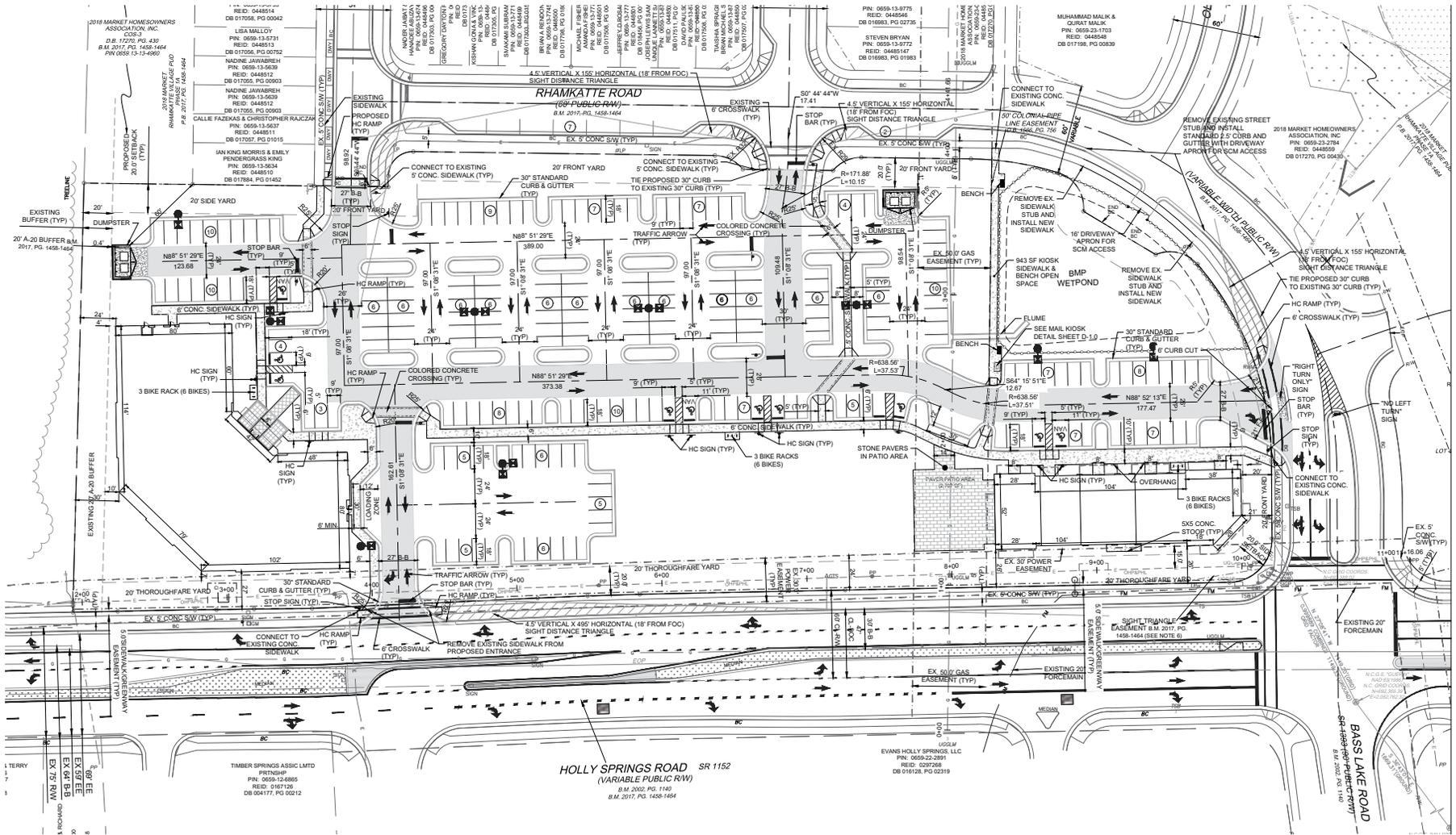
[Click Here](#) for further information on Zoning Ordinances

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Visit our website for more information.

## CURRENTLY APPROVED SITE PLAN

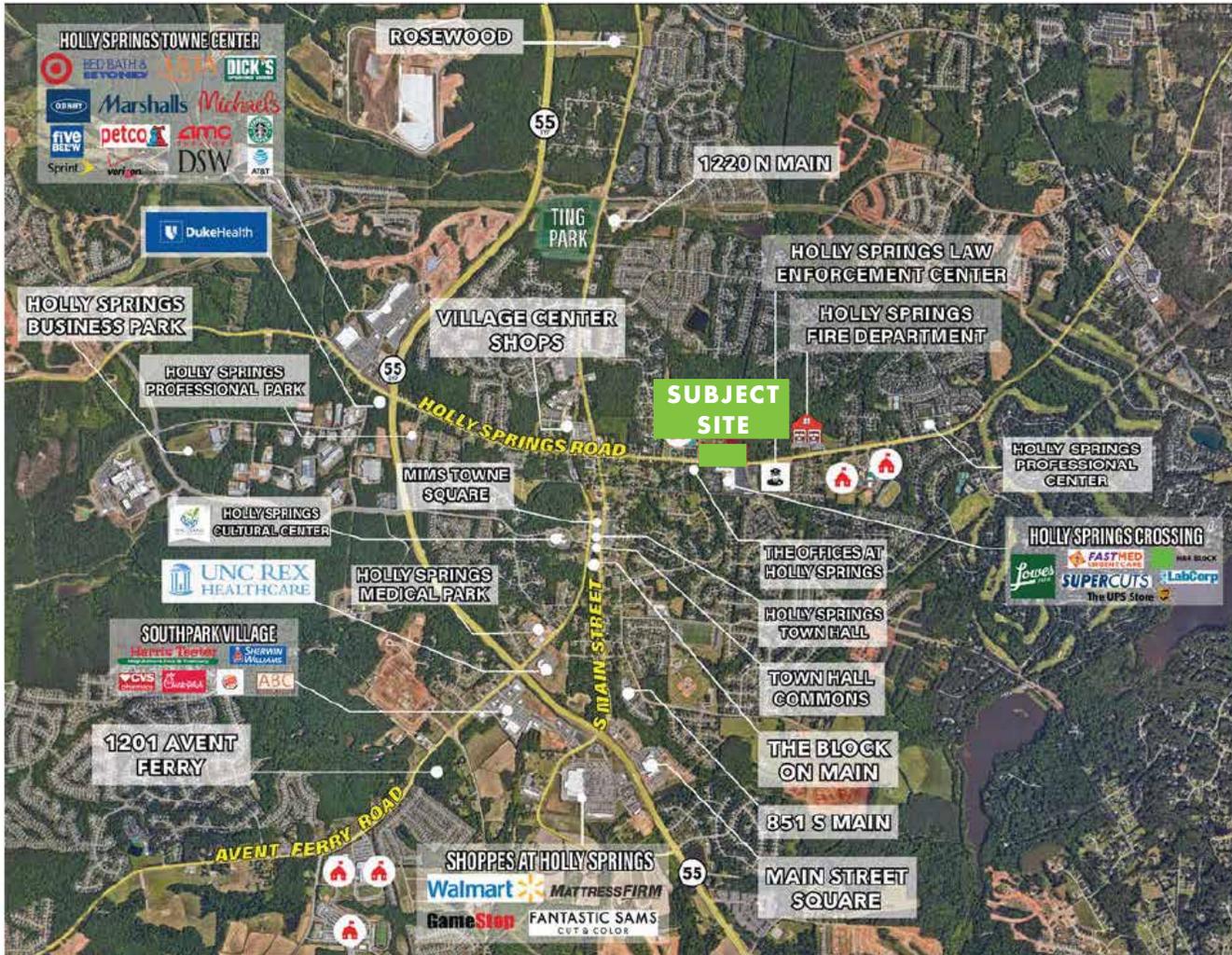


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## Location Map



## LINKS

- [Wake Co Economic Development](#)
- [Holly Springs Planning Web Portal](#)
- [Holly Springs Chamber of Commerce](#)
- [Go Triangle](#)
- [Park and Ride](#)

## Traffic Legend

- Less than 1,000
- 1,000 - 9,999
- 10,000 - 49,999
- 50,000 - 99,999
- More than 100,000

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