



**200 HUNTER PLACE**  
Youngsville, NC 27596

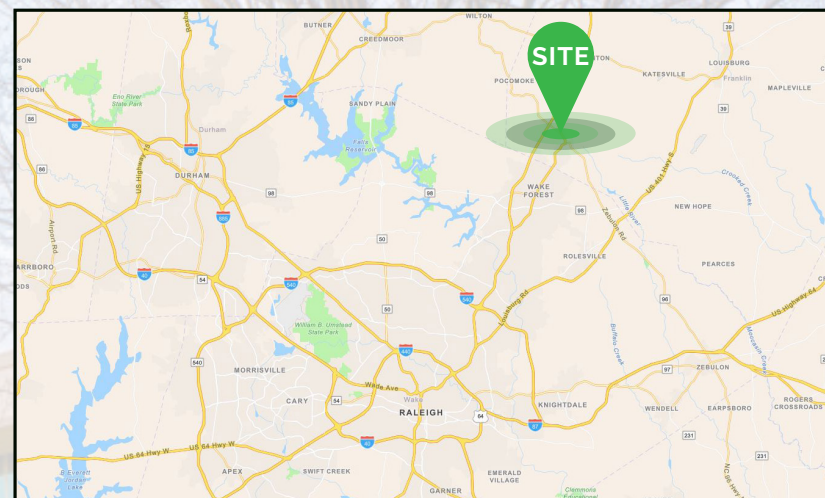
**FOR SALE OR LEASE | OFFICE**





## BASIC INFORMATION

Developed and Managed by	APG Capital
Site Size	±3 AC (To be subdivided at closing)
Space Available	±59,316 RSF
Floors	3
Floor Size	22,000 SF Ground Floor 20,000 SF First Floor 18,000 SF Second Floor
Date Available	Immediately
Accessibility	Convenient access off of NC Hwy 96 near intersection with US-1 / Capital Blvd
Amenities	Common area under renovation by landlord
Parking	70 Surface spaces with room for additional spaces
Sale Price	\$5,000,000 (For building and ±3 acres)



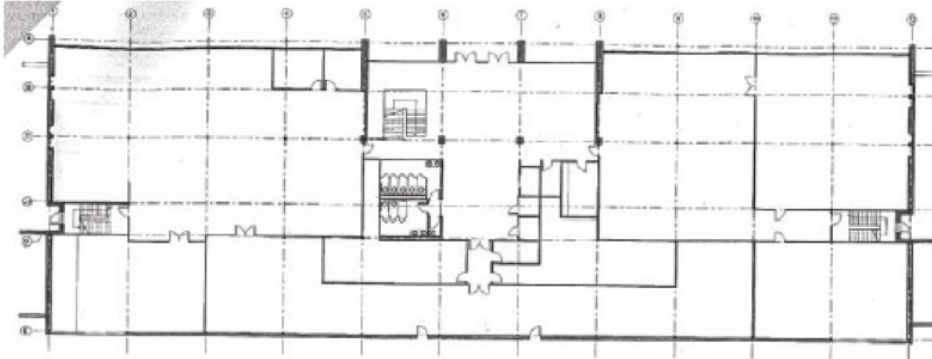
Conveniently located off of NC Hwy 96, this signature campus is a short drive from Capital Boulevard/US-1, providing easy access to Raleigh and the rest of the Triangle area. Commute is opposite traffic patterns.

Hunter Place has 30 acres of trees and natural ponds. ±500 Homes to be built on subject and adjacent land.

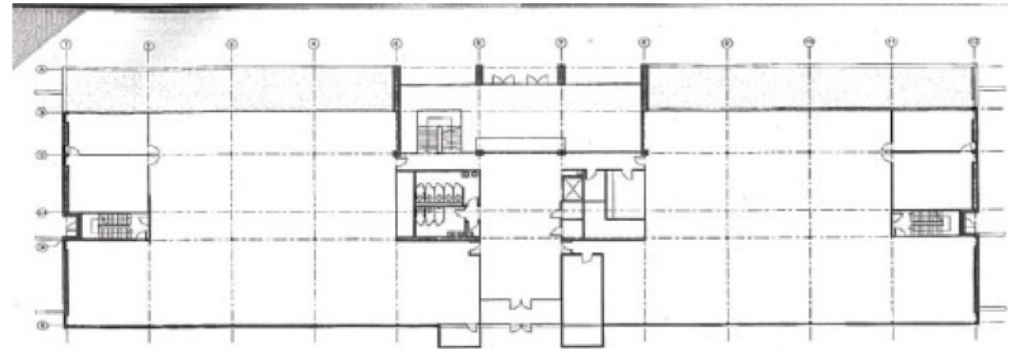


## FLOOR PLANS (As Built)

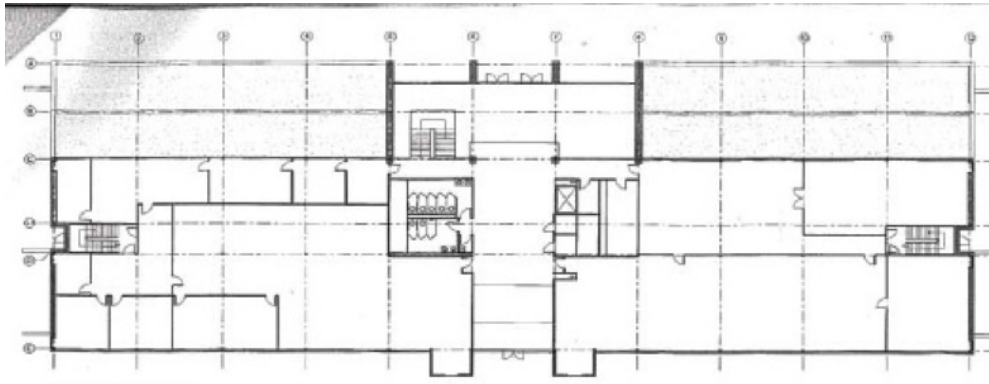
Lake Level (approximately 18,000 SF)



Main Floor (approximately 20,000 SF)



Second Floor (approximately 22,000 SF)





**POTENTIAL NEW FACADE RENDERING**

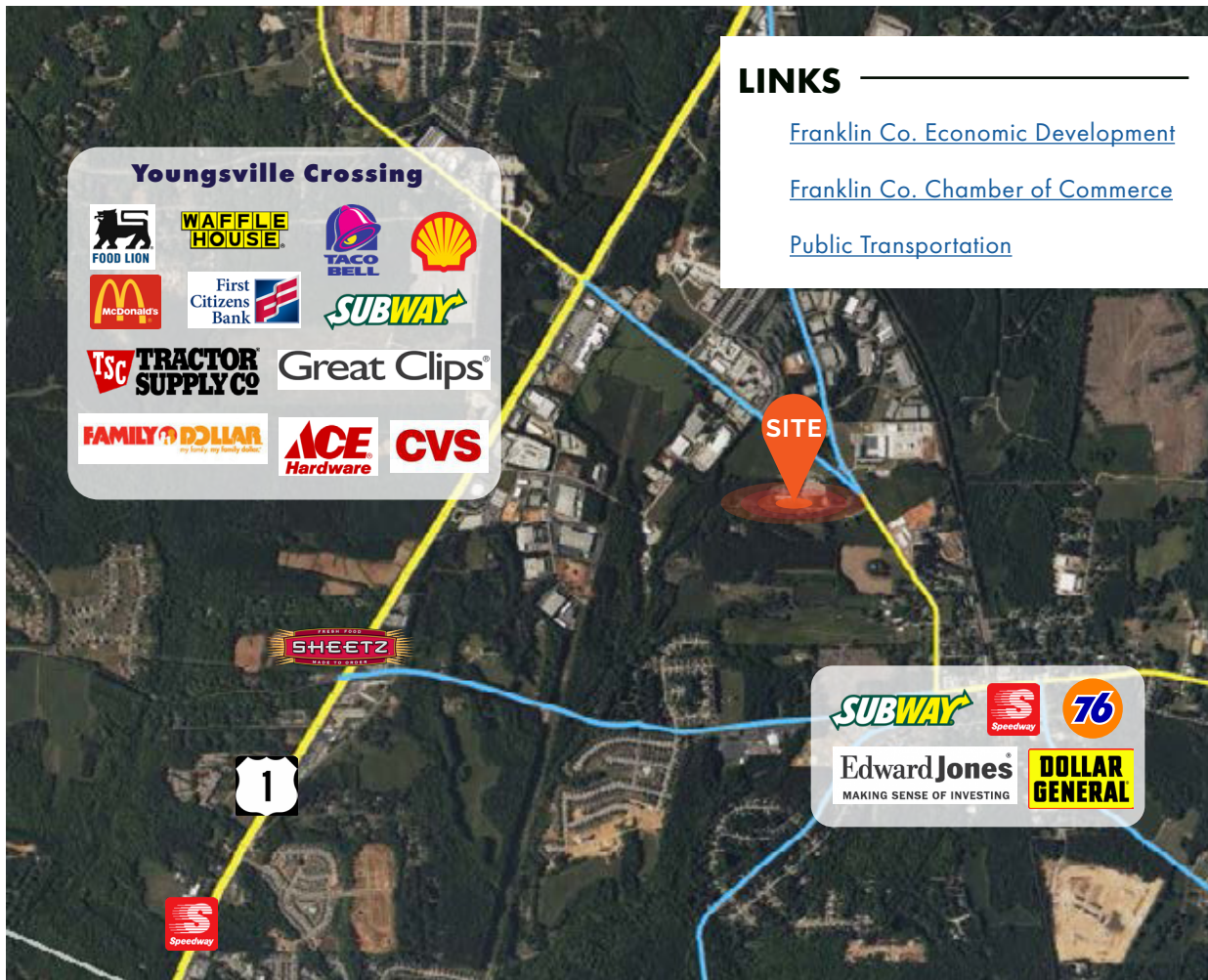
**DAVID BATTEN** C: 919.810.1720 | O: 919.582.3117 | [dbatten@apgcre.com](mailto:dbatten@apgcre.com)  
**GREYSON TAVOLACCI** C: 919.455.3995 | O: 919.582.3143 | [gtavolacci@apgcre.com](mailto:gtavolacci@apgcre.com)  
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more information.



## Location Map



### LINKS

[Franklin Co. Economic Development](#)
[Franklin Co. Chamber of Commerce](#)
[Public Transportation](#)

### EASE OF ACCESS

NC-96	430 ft
US-1/Capital Blvd	.9 miles
Wake Forest	4.7 miles
I-540	13.7 miles
Downtown Raleigh	22.3 miles
I-85	26.1 miles
Raleigh Int'l Airport	28.3 miles
Research Triangle Park	29.8 Miles
Downtown Durham	30.0 miles

### ANNUAL AVERAGE DAILY TRAFFIC

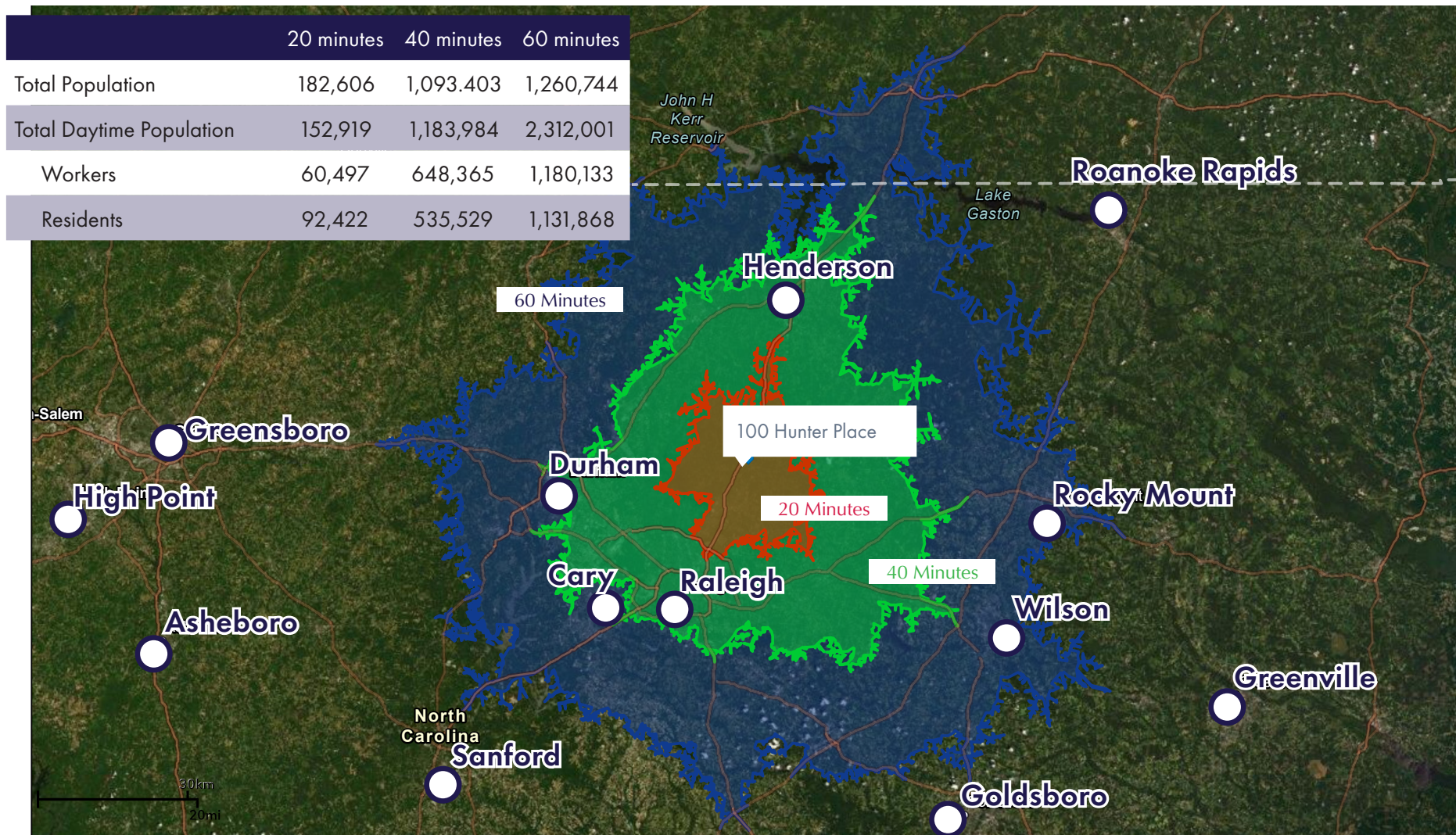
#### NCDOT Daily Traffic Count

<span style="color: blue;">—</span>	1,000 - 9,999
<span style="color: yellow;">—</span>	10,000 - 49,999





## DRIVE TIME MAP



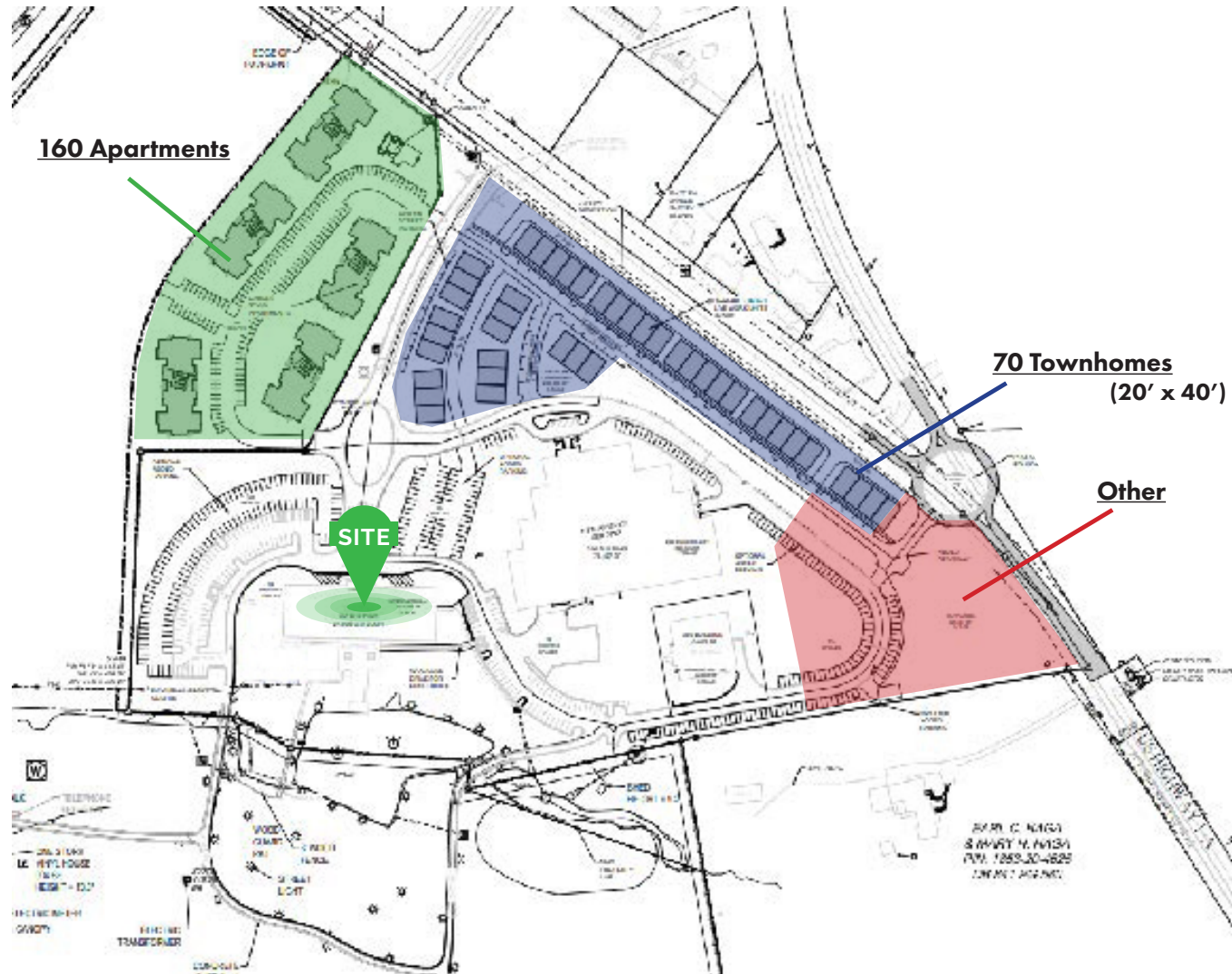


## Hunter Place Campus





## PROPOSED SITE PLAN



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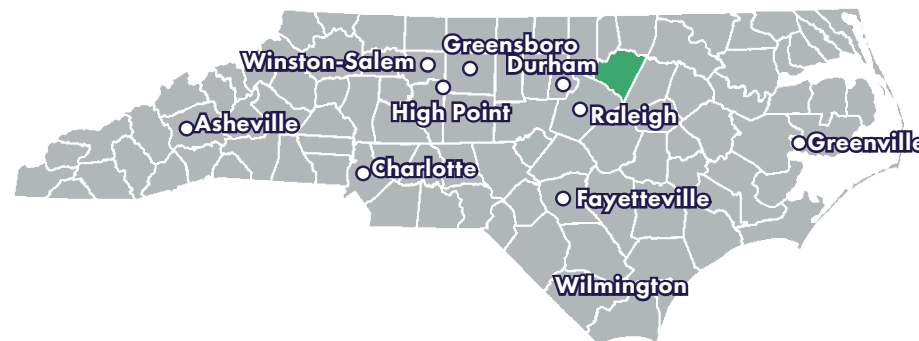
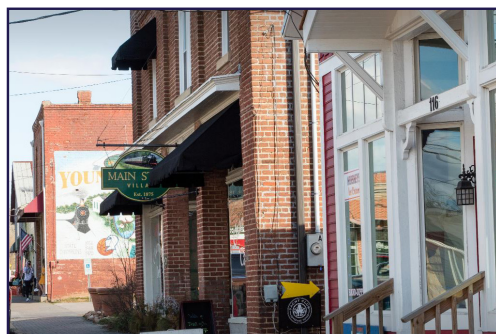


## YOUNGSVILLE QUICK FACTS

Youngsville is a community of a little over 1500 close knit neighbors located in Franklin County! Here in Youngsville it will not take long for you to get to know the names and faces of the people.

Originally known as Pacific, Youngsville was first incorporated on March 17, 1875. John "Jack" Young, owner of a large sum of land, offered his land for the town to build a train depot. So in honor of him, the town renamed itself Youngsville upon being incorporated.

Since its incorporation, Youngsville has become well known for its vibrant agricultural industry. By 1900, the community was considered to be one of the largest tobacco markets in the south.



### Demographics

<b>Population</b>	1,502
<b>Labor Force</b>	755
<b>Unemployment Rate</b>	4.8%
<b>Bachelors Degree or Higher</b>	34.2%
<b>Youngsville Land Area</b>	1.74 Sq Miles
<b>2021 Housing Units</b>	728
<b>Owner-Occupied Housing Units</b>	80.1%
<b>Renter-Occupied Housing Units</b>	14.3%
<b>Vacant Housing Units</b>	5.5%
<b>2021 Average Household Income</b>	\$91,993
<b>Average Work Commute Time</b>	24.4 minutes







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## Youngsville, NC 27596



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