

3.45 Acres FOR SALE in Holly Springs

Sunset Lake Rd. and Lassiter Rd. | Holly Springs, NC





Asking Price - \$3,000,000

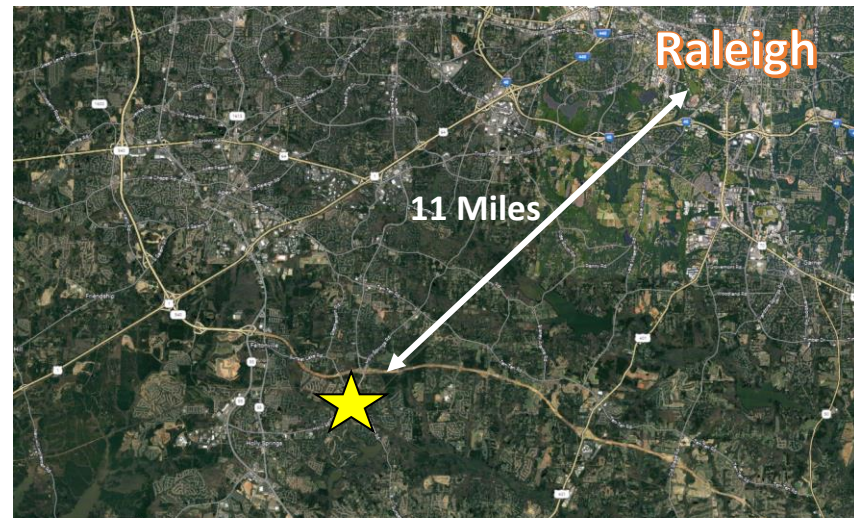
HIGHLIGHTS

- Located on the corner of Sunset Lake Rd and Lassiter Rd.
- Almost 3,900 new single-family homes planned, under construction or recently completed in the Holly Springs, NC area
- 19,000 VPD on Sunset Lake Rd, 14,000 VPD on Holly Springs Rd.
- Proximity to future I-540 Interchange
- Currently Zoned Residential, Holly Springs would support a rezoning to NMX ([Permitted Uses Found Here](#))



DEMOGRAPHICS

	1-Mile	3-Mile	5-Mile
 Population	5,184	117,186	412,804
 Households	1,690	40,177	154,538
 Avg HH Income	\$150,265	\$117,606	\$107,347
 Employees	1,146	34,012	142,246



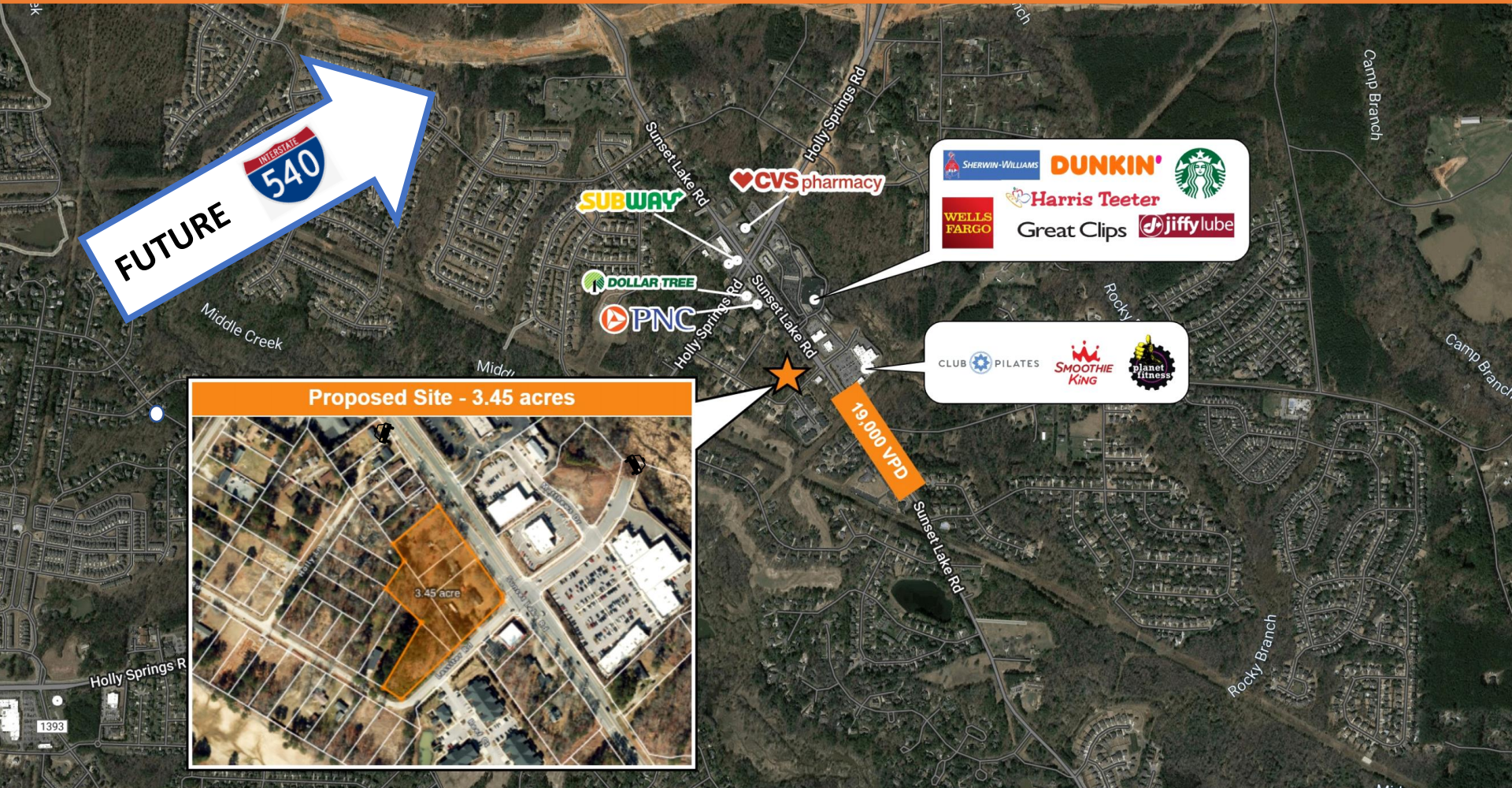
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HIGH LEVEL AERIAL

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MID LEVEL AERIAL

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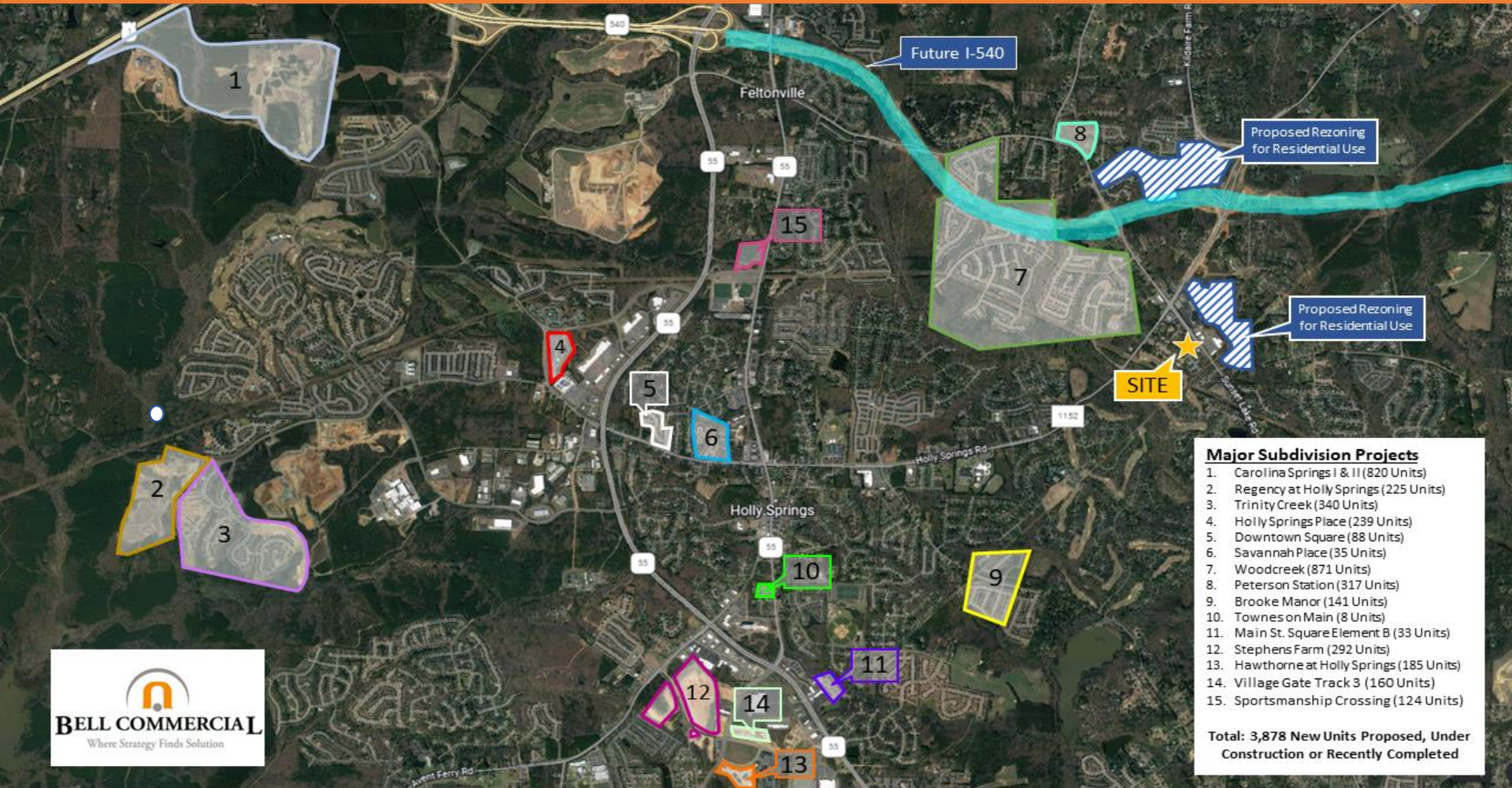
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RESIDENTIAL DEVELOPMENT PROJECTS

Sunset Lake Rd. and Lassiter Rd. | Holly Springs, NC



Major Subdivision Projects	
1.	Carolina Springs I & II (820 Units)
2.	Regency at Holly Springs (225 Units)
3.	Trinity Creek (340 Units)
4.	Holly Springs Place (239 Units)
5.	Downtown Square (88 Units)
6.	Savannah Place (35 Units)
7.	Woodcreek (871 Units)
8.	Peterson Station (317 Units)
9.	Brooke Manor (141 Units)
10.	Townes on Main (8 Units)
11.	Main St. Square Element B (33 Units)
12.	Stephens Farm (292 Units)
13.	Hawthorne at Holly Springs (185 Units)
14.	Village Gate Track 3 (160 Units)
15.	Sportsmanship Crossing (124 Units)
Total: 3,878 New Units Proposed, Under Construction or Recently Completed	

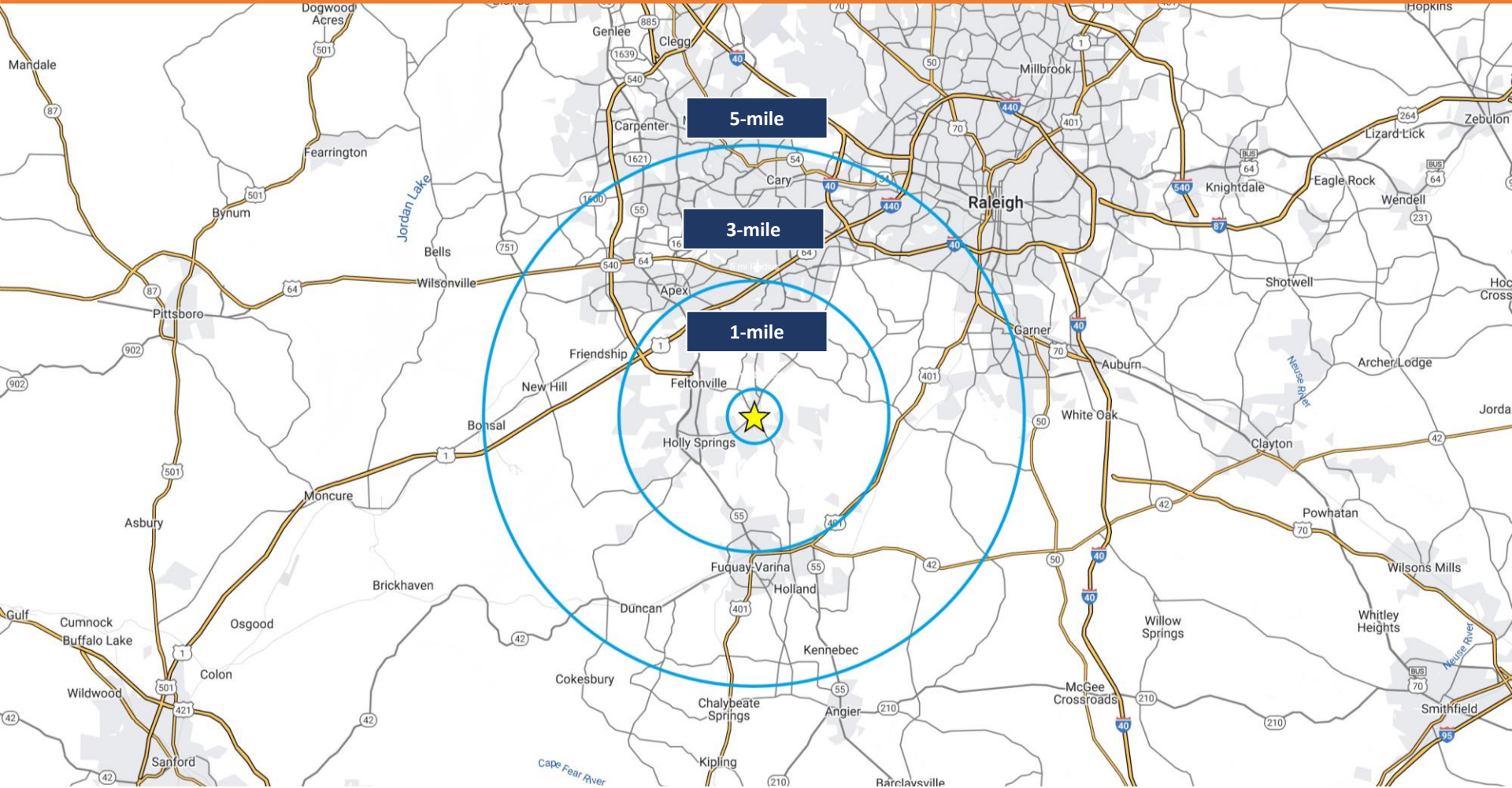
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DEMOGRAPHIC RADIUS MAP

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1, 3 & 5-MILE DEMOGRAPHICS

Sunset Lake Rd. and Lassiter Rd. | Holly Springs, NC



5252, 5256, 5260 Sunset Lake Rd, & Lassiter Rd. Holly Springs, NC

	1 mi	3 mi	5 mi	
POPULATION	2022 Estimated Population	5,184	117,186	412,804
	2027 Projected Population	5,659	134,139	458,253
	2020 Census Population	5,442	112,048	400,590
	2010 Census Population	4,428	79,475	313,364
	Projected Annual Growth 2022 to 2027	1.8%	2.9%	2.2%
	Historical Annual Growth 2010 to 2022	1.4%	4.0%	2.6%
HOUSEHOLDS	2022 Estimated Households	1,690	40,177	154,538
	2027 Projected Households	1,869	46,643	173,698
	2020 Census Households	1,774	38,397	150,026
	2010 Census Households	1,464	27,544	118,078
	Projected Annual Growth 2022 to 2027	2.1%	3.2%	2.5%
	Historical Annual Growth 2010 to 2022	-0.4%	0.4%	0.3%
AGE	2022 Est. Population Under 10 Years	16.6%	15.8%	13.5%
	2022 Est. Population 10 to 19 Years	15.4%	14.3%	12.9%
	2022 Est. Population 20 to 29 Years	8.4%	9.8%	13.0%
	2022 Est. Population 30 to 44 Years	23.9%	24.1%	23.8%
	2022 Est. Population 45 to 59 Years	19.0%	18.6%	18.7%
	2022 Est. Population 60 to 74 Years	13.3%	13.5%	13.7%
	2022 Est. Population 75 Years or Over	3.4%	3.9%	4.4%
	2022 Est. Median Age	36.0	35.8	36.0

5252, 5256, 5260 Sunset Lake Rd, & Lassiter Rd. Holly Springs, NC

	1 mi	3 mi	5 mi	
MARITAL STATUS & GENDER	2022 Est. Male Population	49.8%	49.5%	49.6%
	2022 Est. Female Population	50.2%	50.5%	50.4%
	2022 Est. Never Married	26.7%	24.3%	30.1%
	2022 Est. Now Married	62.9%	61.7%	53.9%
	2022 Est. Separated or Divorced	7.4%	10.6%	12.2%
	2022 Est. Widowed	2.9%	3.4%	3.8%
INCOME	2022 Est. HH Income \$200,000 or More	25.1%	17.8%	13.9%
	2022 Est. HH Income \$150,000 to \$199,999	13.9%	12.9%	10.8%
	2022 Est. HH Income \$100,000 to \$149,999	20.7%	23.9%	20.6%
	2022 Est. HH Income \$75,000 to \$99,999	16.4%	14.3%	14.5%
	2022 Est. HH Income \$50,000 to \$74,999	10.5%	13.3%	15.5%
	2022 Est. HH Income \$35,000 to \$49,999	4.3%	6.4%	8.7%
	2022 Est. HH Income \$25,000 to \$34,999	3.2%	4.1%	5.4%
	2022 Est. HH Income \$15,000 to \$24,999	4.0%	3.5%	4.9%
	2022 Est. HH Income Under \$15,000	1.8%	3.7%	5.6%
	2022 Est. Average Household Income	\$150,265	\$117,606	\$107,347
	2022 Est. Median Household Income	\$122,460	\$111,182	\$97,578
	2022 Est. Per Capita Income	\$48,978	\$40,354	\$40,229
	2022 Est. Total Businesses	191	4,008	16,663
2022 Est. Total Employees	1,146	34,0112	142,246	

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