

146 JOHNSON STREET

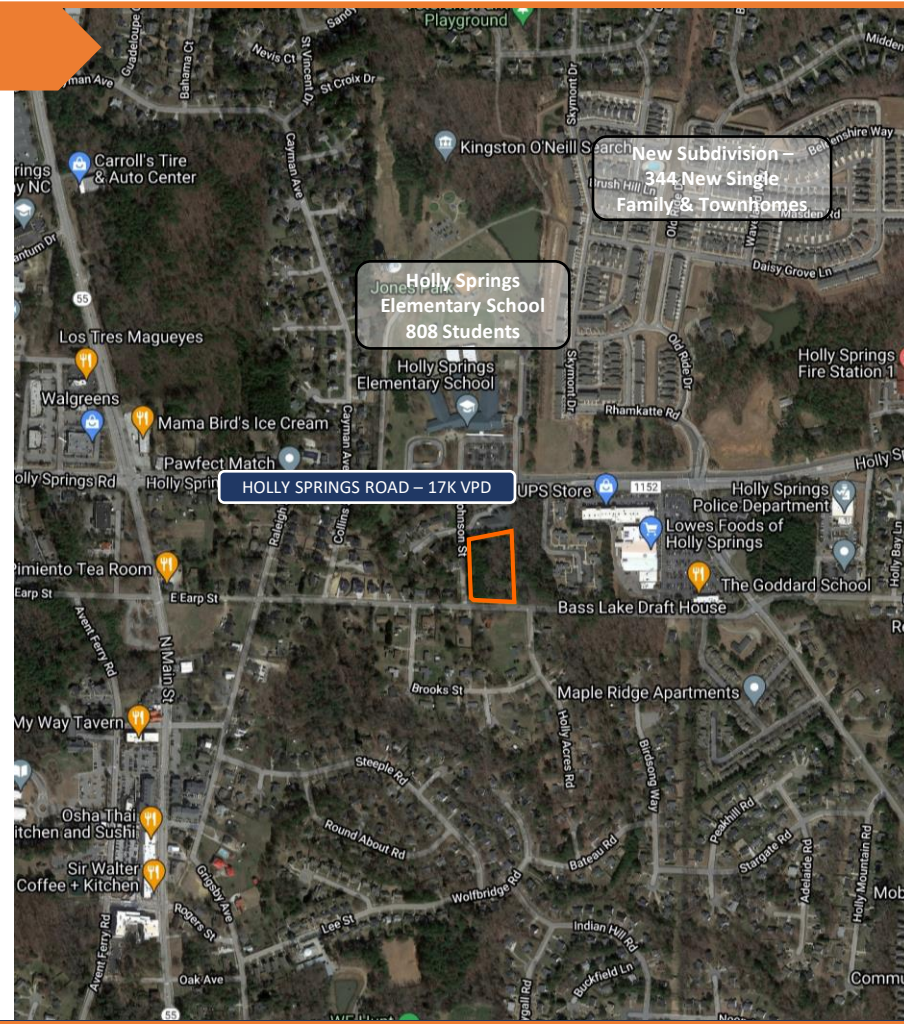
Holly Springs, North Carolina 27540



2.09 Acres Available - \$575,000

HIGHLIGHTS

- Zoned:** LB Limited – Allows Daycare, Medical Office, Office, Mixed Use, Retail – Drive Thru Allowed with Special Use Permit.
- Incredible Residential Growth:** Over 11,000 new Residential Units either recently completed or in the Pipeline.
- Incredible Market Job Growth:**
 - Fujifilm Diosynth Biotechnologies, \$2Bn Facility, 725 Jobs; Avg Salary: \$99,800
 - New \$170M UNC Hospital – 400 Jobs
 - Seqirus Expanding Facility: \$140M, adding 120 Jobs – 700 Currently
 - Crescent Developing 120 Acre Life Sciences Mixed Use Campus.
- Great Opportunity for Infill Site, with Zoning in place—close proximity to Downtown Holly Springs, Schools, and Retail Amenities.**



DEMOGRAPHICS

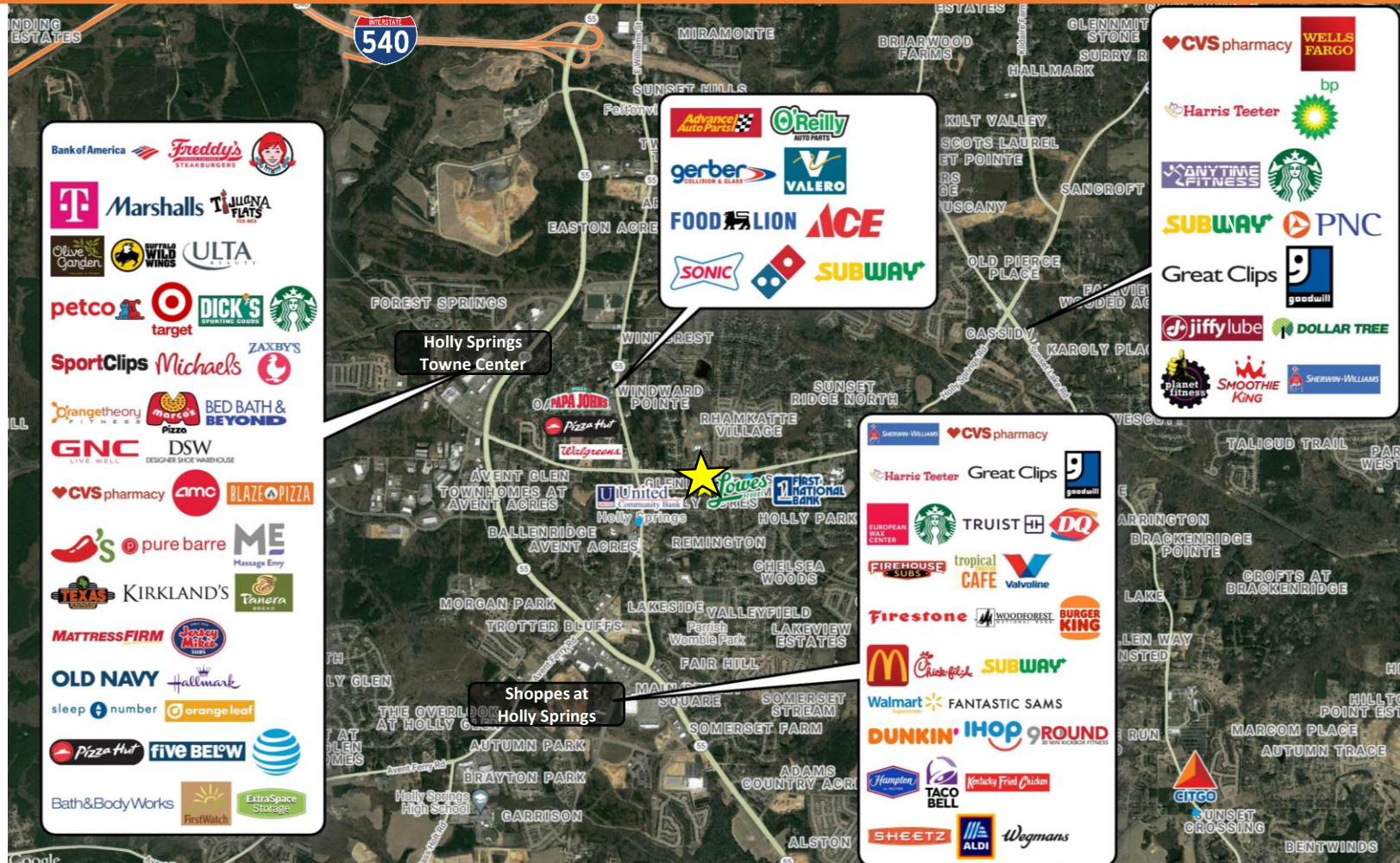
	1-Mile	3-Mile	5-Mile
Population	10,430	48,197	96,333
Households	3,722	17,246	35,253
Avg HH Income	\$109,668	\$124,931	\$120,831
Employees	2,428	8,855	22,617

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HIGH LEVEL AERIAL

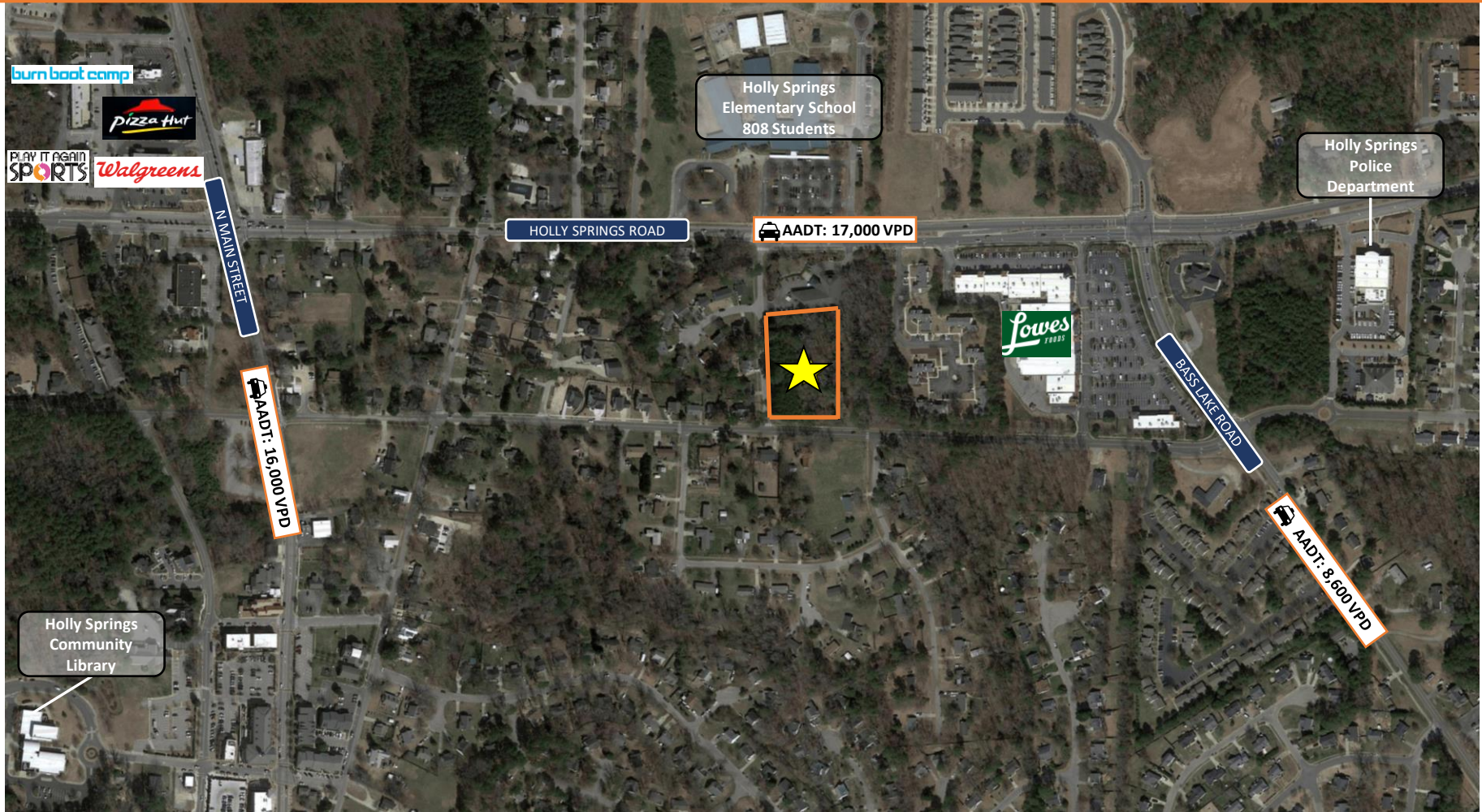
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LOW LEVEL AERIAL

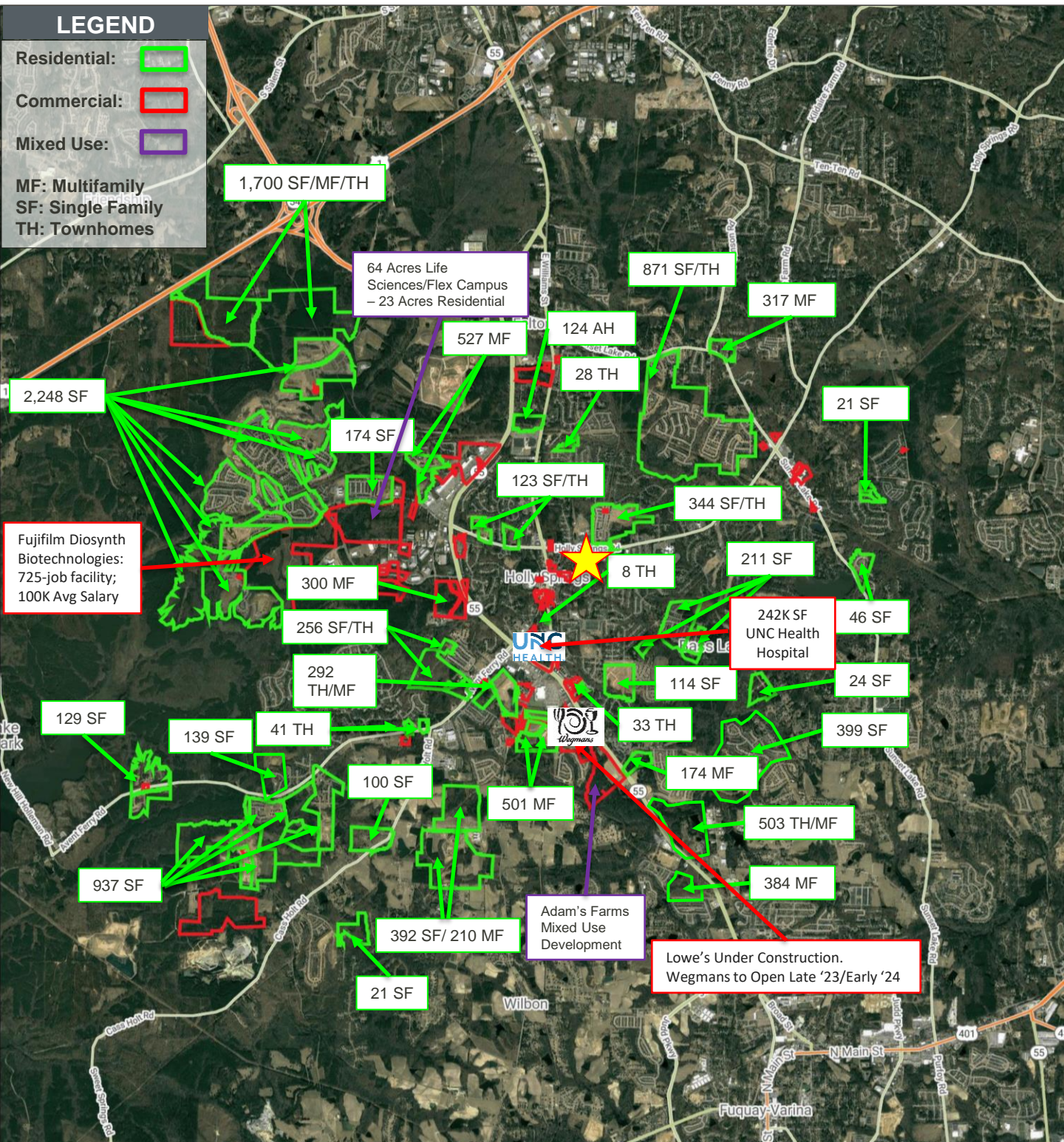
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Holly Springs Development Map:

11,088 Recently added or In-Progress Residential Units

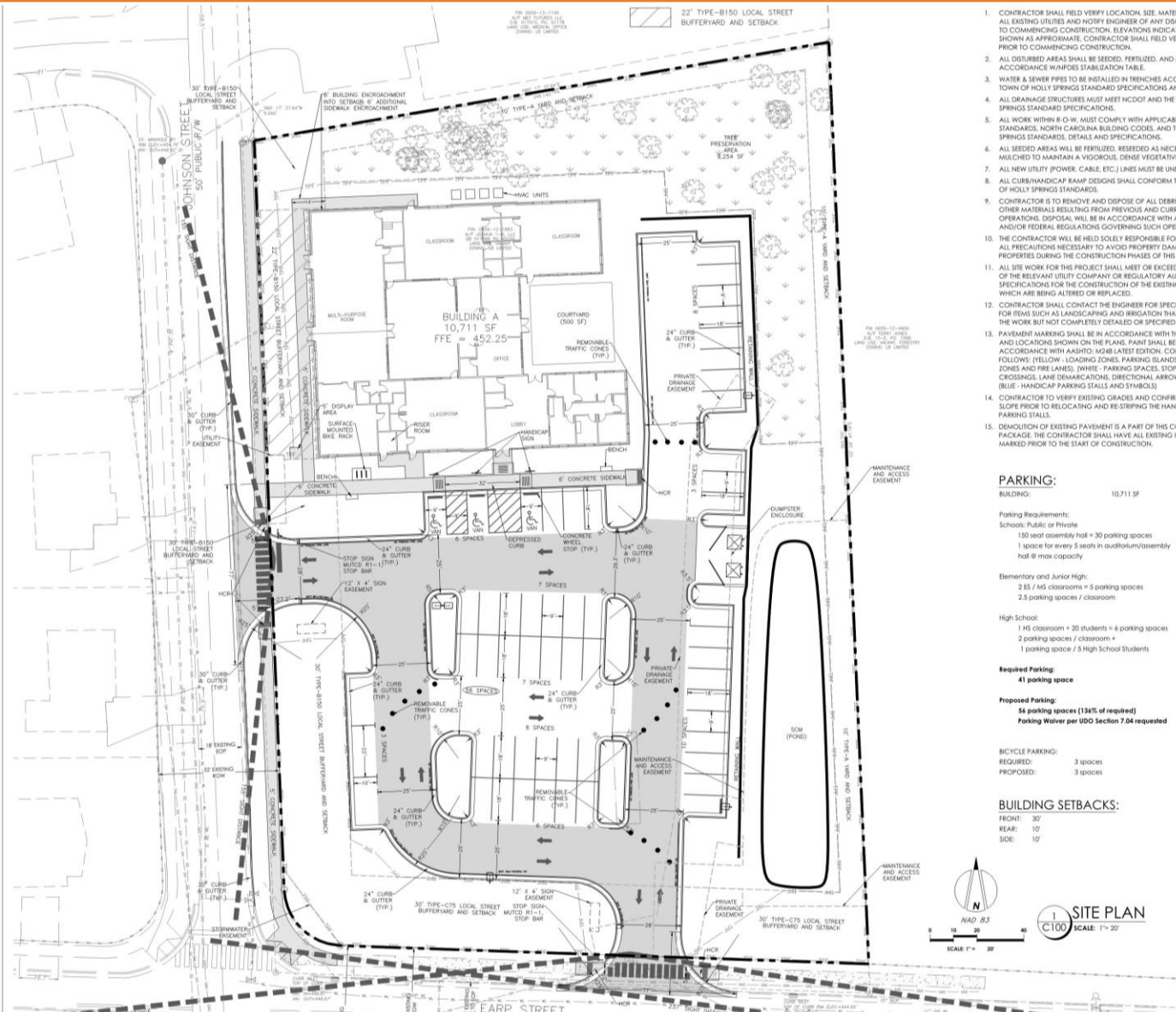


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Reference Site Plan

146 Johnson Street | Holly Springs, NC



- CONTRACTOR SHALL FIELD VERIFY LOCATION, SIZE, MATERIAL AND DEPTH OF ALL EXISTING UTILITIES AND ANY DISCREPANCIES PRIOR TO COMMENCING CONSTRUCTION. ELEVATIONS INDICATED ON PLANS SHOWN AS APPROXIMATE. CONTRACTOR SHALL FIELD VERIFY ALL ELEVATIONS PRIOR TO COMMENCING CONSTRUCTION.
- ALL DISTURBED AREAS SHALL BE SEED, FERTILIZED, AND MULCHED IN ACCORDANCE WITH PDES STABILIZATION TABLE.
- WATER & SEWER PIPES TO BE INSTALLED IN TRENCHES ACCORDING TO THE TOWN OF HOLLY SPRINGS STANDARD SPECIFICATIONS AND DETAILS.
- ALL DRAINAGE STRUCTURES MUST MEET NCDOT AND THE TOWN OF HOLLY SPRINGS STANDARD SPECIFICATIONS.
- ALL WORK WITHIN R.O.W. MUST COMPLY WITH APPLICABLE NCDOT STANDARDS, NORTH CAROLINA BUILDING CODES, AND TOWN OF HOLLY SPRINGS STANDARDS, DETAILS AND SPECIFICATIONS.
- ALL SEEDED AREAS WILL BE FERTILIZED, RESEED AS NECESSARY, AND MULCHED TO MAINTAIN A VISIBLY DENSE VEGETATIVE COVER.
- ALL NEW UTILITY POWER, CABLE, ETC.) LINES MUST BE UNDERGROUND.
- ALL CURB/HANDICAP RAMP DESIGNS SHALL CONFORM TO NC ADA OR TOWN OF HOLLY SPRINGS STANDARDS.
- CONTRACTOR IS TO REMOVE AND DISPOSE OF ALL DEBRIS, RUBBISH AND OTHER MATERIALS RESULTING FROM PREVIOUS AND CURRENT DEMOLITION OPERATIONS. DISPOSAL WILL BE IN ACCORDANCE WITH ALL LOCAL, STATE AND/OR FEDERAL REGULATIONS GOVERNING SUCH OPERATIONS.
- THE CONTRACTOR WILL BE HELD SOLELY RESPONSIBLE FOR AND SHALL TAKE ALL PRECAUTIONS NECESSARY TO AVOID PROPERTY DAMAGE TO ADJACENT PROPERTIES DURING THE CONSTRUCTION PHASES OF THIS PROJECT.
- ALL SITE WORK FOR THE PROJECT SHALL MEET OR EXCEED THE SPECIFICATIONS OF THE RELEVANT UTILITY COMPANY OR REGULATORY AUTHORITY, AND THE SPECIFICATIONS FOR THE CONSTRUCTION OF THE EXISTING IMPROVEMENTS WHICH ARE BEING ALTERED OR REPLACED.
- CONTRACTOR SHALL CONTACT THE ENGINEER FOR SPECIFICATION SECTIONS FOR ITEMS SUCH AS LANDSCAPING AND IRRIGATION THAT ARE AFFECTED BY THE WORK BUT NOT COMPLETELY DETAILED OR SPECIFIED ON THESE PLANS.
- PAVEMENT MARKING SHALL BE IN ACCORDANCE WITH THE TYPE, COLOR, SIZE, AND LOCATIONS SHOWN ON THE PLANS. PAINT SHALL BE SUPPLIED IN ACCORDANCE WITH ASTM D-4048 LATEST EDITION. COLOR SHALL BE AS FOLLOWS: (YELLOW - LOADING ZONES, PARKING ISLANDS, NO PARKING ZONES AND FIRE LINES), (WHITE - PARKING SPACES, STOP BARS, PEDESTRIAN CROSSINGS, LANE DEMARCATORS, DIRECTIONAL ARROWS AND LETTERING), (BLUE - HANDICAP PARKING STALLS AND SYMBOLS)
- CONTRACTOR TO VERIFY EXISTING GRADES AND CONFIRM 2% MAXIMUM SLOPE PRIOR TO RELOCATING AND RE-STRIPPING THE HANDICAP ACCESSIBLE PARKING STALLS.
- DEMOLITION OF EXISTING PAVEMENT IS A PART OF THIS CONSTRUCTION PACKAGE. THE CONTRACTOR SHALL HAVE ALL EXISTING UTILITIES TO BUILDING MARKED PRIOR TO THE START OF CONSTRUCTION.
- ALL DIMENSIONS, UNLESS OTHERWISE NOTED, ARE TO FACE OF CURB, OUTSIDE FACE OF BUILDING, BLOCK, OR CENTERLINE OF PARKING BAY. REFER TO ARCHITECTURAL PLANS FOR EACH LOCATION OF ALL ENTRY/EXIT PORCHES AND PRECISE BUILDING DIMENSIONS.
- ALL HANDICAP SPACES ARE TO RECEIVE A HANDICAP SIGN AND SYMBOL PAINTED ON THE ASPHALT STALLS ADJACENT TO THE FIVE (5) FOOT STRIPPED ANGLES ARE TO RECEIVE A "VAN ACCESSIBLE" SIGN IN ADDITION TO THE ABOVE STRIPING TO BE BLUE.
- THE GENERAL CONTRACTOR IS TO COORDINATE WITH THE APPROPRIATE UTILITY COMPANIES PRIOR TO CONSTRUCTION. ADJUSTMENT, OR RELOCATION OF EXISTING UTILITIES AS DESIGNATED ON THESE PLANS.
- THE CONTRACTOR IS RESPONSIBLE FOR REPAIRING DAMAGE TO ANY EXISTING ITEM DURING CONSTRUCTION SUCH AS, BUT NOT LIMITED TO DRAINAGE UTILITIES, PAVEMENT, STRIPING, CURB, ETC. REPAIRS SHALL BE EQUAL TO OR BETTER THAN EXISTING CONDITIONS. THE CONTRACTOR IS RESPONSIBLE TO DOCUMENT ALL EXISTING DAMAGE AND NOTIFY CONSTRUCTION MANAGER PRIOR TO CONSTRUCTION START.
- MAX SLOPE ALONG SIDEWALK OR WALKWAYS SHALL NOT EXCEED 3%, WITH A MAX 2% CROSS SLOPE. IF IT IS DETERMINED IN THE FIELD THAT SLOPES EXCEED THESE LIMITS, CONTACT ENGINEER PRIOR TO INSTALLATION.
- ALL SLOPES AND AREAS DISTURBED BY CONSTRUCTION SHALL BE GRADED SMOOTH AND FOUR INCHES OF TOPSOIL APPLIED. IF ADEQUATE TOPSOIL IS NOT AVAILABLE ON SITE, THE CONTRACTOR SHALL PROVIDE TOPSOIL APPROVED BY THE OWNER. AS NEEDED, THE AREA SHALL THEN BE SEED/SODDED, FERTILIZED, MULCHED, WATERED AND MAINTAINED UNTIL HARDY GRASS GROWTH IS ESTABLISHED IN ALL AREAS. ANY AREAS DISTURBED FOR ANY REASON PRIOR TO FINAL ACCEPTANCE OF THE PROJECT SHALL BE CORRECTED BY THE CONTRACTOR AT NO ADDITIONAL COST TO THE OWNER.
- STOP SIGNS SHALL MEET THE CRITERIA OF THE NORTH CAROLINA DEPARTMENT OF TRANSPORTATION AND MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES AND TOWN OF HOLLY SPRINGS STANDARDS, DETAILS AND SPECIFICATIONS.
- REMOVABLE TRAFFIC CONES TO BE USED DURING CARPOOL DROP/OFF/PICK UP.
- PER UDO SECTION 3.02.B.2.a.(2) THE TYPE-C YARD AND SETBACK HAS BEEN REDUCED FROM 30' - 22'.
- ADDRESS NUMBERS ON BUILDING MUST BE A MINIMUM OF 6".
- PEDESTRIAN CROSSINGS HAVE BEEN DESIGNED PER TOWN OF HOLLY SPRINGS STANDARDS. THE OWNER WILL PROVIDE A DECORATIVE DESIGN FOR THE CROSSWALKS AT THE CONSTRUCTION DRAWING PHASE OF THIS PROJECT.

PARKING:
BUILDING: 10,711 SF

- Parking Requirements:**
Schools: Public or Private
150 seat assembly hall = 30 parking spaces
1 space for every 5 seats in auditorium/assembly hall @ max capacity
- Elementary and Junior High:**
2 EB / MS classrooms = 5 parking spaces
2.5 parking spaces / classroom
- High School:**
1 HS classroom = 20 students = 6 parking spaces
2 parking spaces / classroom =
1 parking space / 6 High School Students

Required Parking:
41 parking space

Proposed Parking:
56 parking spaces (134% of required)
Parking Waiver per UDO Section 7.04 requested

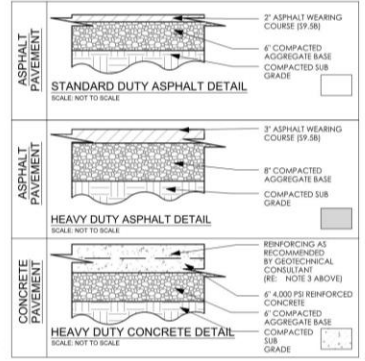
BICYCLE PARKING:
REQUIRED: 3 spaces
PROPOSED: 3 spaces

BUILDING SETBACKS:

FRONT: 30'
REAR: 10'
SIDE: 10'

SIGHT DISTANCE:

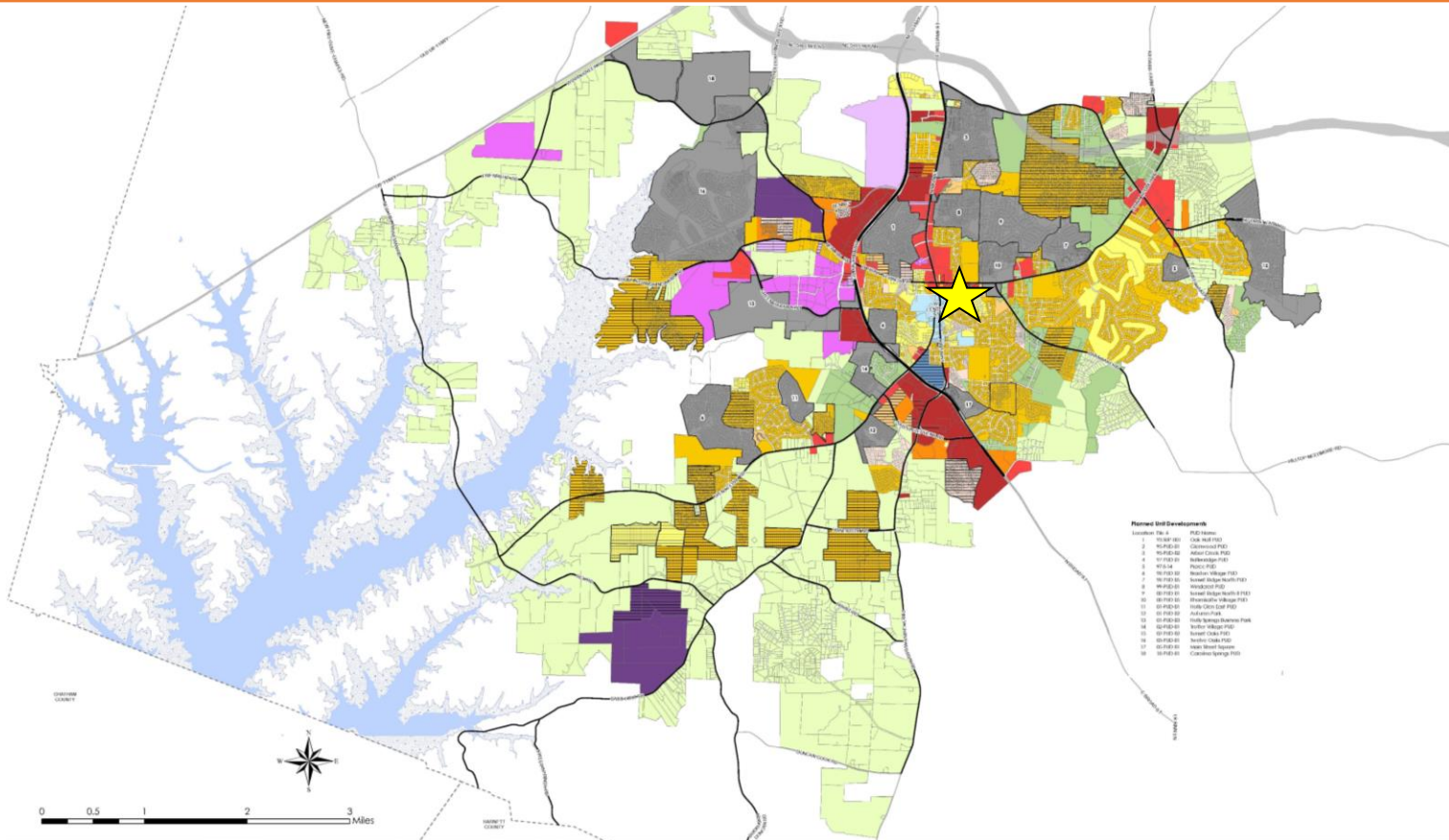
- JOHNSON STREET @ PROPOSED DRIVEWAY (25 MPH DESIGN SPEED @ 155' SIGHT DISTANCE):
SIGHT DISTANCE LOOKING NORTH - 155'
SIGHT DISTANCE LOOKING SOUTH - 150'
- EARP STREET @ PROPOSED DRIVEWAY (35 MPH DESIGN SPEED @ 250' SIGHT DISTANCE):
SIGHT DISTANCE LOOKING EAST - 237' (1% DECREASE FOR 3% UPGRADE)
SIGHT DISTANCE LOOKING WEST - 237' (7% INCREASE FOR 3% DOWNGRADE)
- *SIGHT DISTANCE SHOWN AT THE INTERSECTION OF EARP AND JOHNSON STREETS TO SHOW NO OBSTRUCTIONS (STRUCTURES OR LANDSCAPING) ARE WITHIN SIGHT DISTANCE LINE



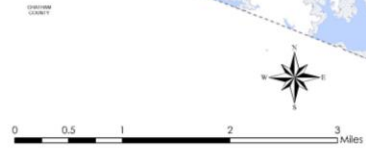
*Plans for School Above Fully Approved by Town of Holly Springs and shown for reference. Transfer of Fully Approved Plans from ownership may be negotiated separately.

ZONING MAP

146 Johnson Street | Holly Springs, NC



- Planned Cell Developments**
- 1 10-01-01-01 Clark Hill PUD
 - 2 10-01-01-02 Greenway PUD
 - 3 10-01-01-03 Mill Creek PUD
 - 4 10-01-01-04 Northwood PUD
 - 5 10-01-01-05 North PUD
 - 6 10-01-01-06 South PUD
 - 7 10-01-01-07 Sweet Ridge North PUD
 - 8 10-01-01-08 Sweet Ridge PUD
 - 9 10-01-01-09 Sweet Ridge South PUD
 - 10 10-01-01-10 Sweet Ridge Village PUD
 - 11 10-01-01-11 Sweet Ridge West PUD
 - 12 10-01-01-12 Sweet Ridge PUD
 - 13 10-01-01-13 Sweet Ridge PUD
 - 14 10-01-01-14 Sweet Ridge PUD
 - 15 10-01-01-15 Sweet Ridge PUD
 - 16 10-01-01-16 Sweet Ridge PUD
 - 17 10-01-01-17 Sweet Ridge PUD
 - 18 10-01-01-18 Sweet Ridge PUD
 - 19 10-01-01-19 Sweet Ridge PUD
 - 20 10-01-01-20 Sweet Ridge PUD



Partials	Conditional Use	R-20 Residential	R-15 Residential	R-MP-R Multi-Family Residential	OE Office & Research	RT Business & Technology
Shoreline Water Lake	Unified	R-20 Residential	R-8 Residential	POP Professional Office/Professional	LB Local Business	RT Business & Technology
Proposed Shoreline Water Lake Level	Development Options	R-15 Residential	R-MP-R Multi-Family Residential	TV Town Village	CB Community Business	IT Industrial & Technology

Map prepared by:
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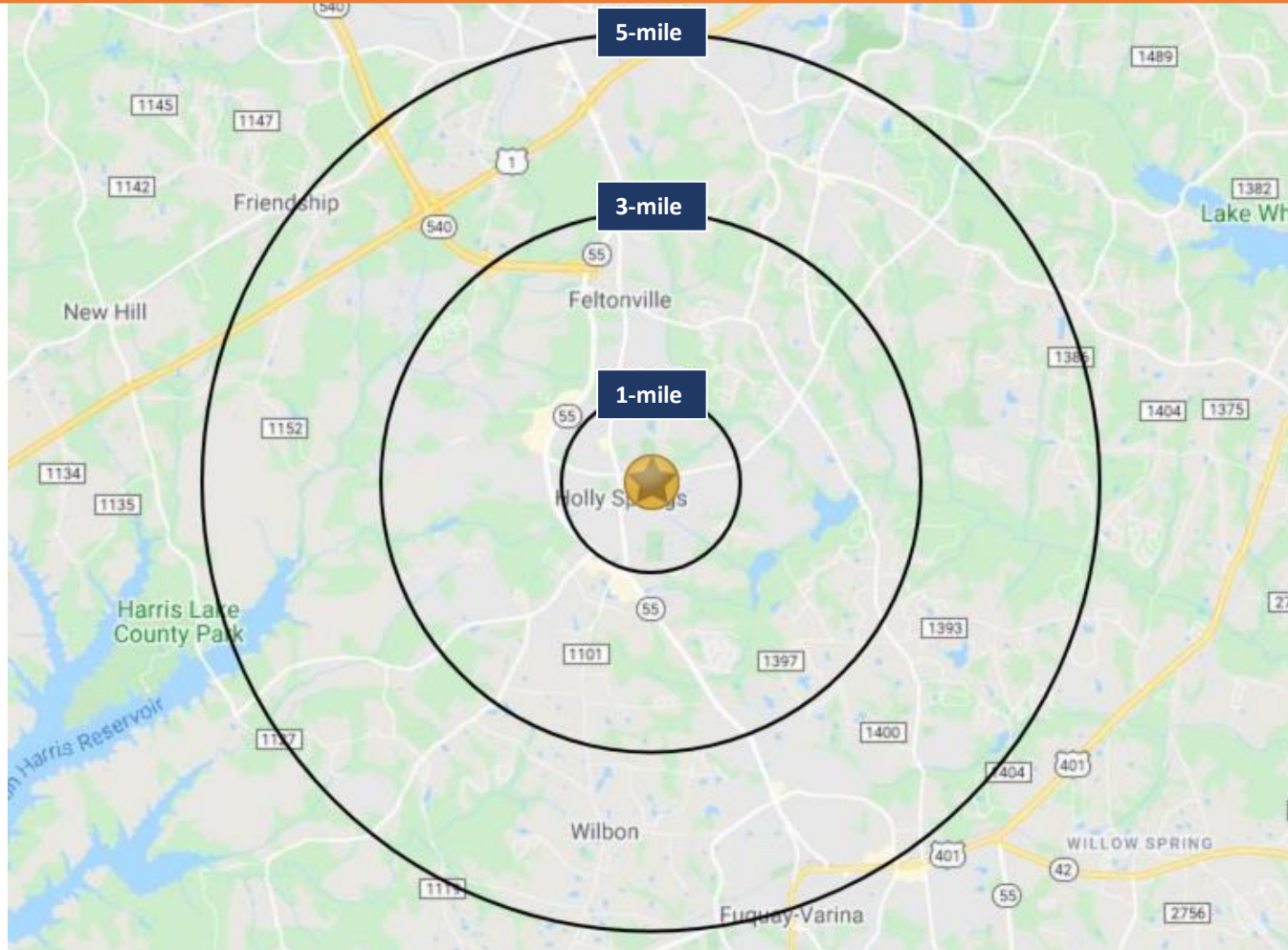
Town of Holly Springs
Zoning Map



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DEMOGRAPHIC RADIUS MAP

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1, 3 & 5-MILE DEMOGRAPHICS

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	1 mi	3 mi	5 mi	
POPULATION	2021 Estimated Population	10,430	48,197	96,333
	2026 Projected Population	11,447	55,811	110,397
	2010 Census Population	8,845	31,851	68,098
	2000 Census Population	4,394	14,677	35,078
	Projected Annual Growth 2021 to 2026	1.9%	3.2%	2.9%
	Historical Annual Growth 2000 to 2021	6.5%	10.9%	8.3%
HOUSEHOLDS	2021 Estimated Households	3,722	17,246	35,253
	2026 Projected Households	4,128	20,231	40,979
	2010 Census Households	2,994	10,759	23,545
	2000 Census Households	1,617	5,298	12,591
	Projected Annual Growth 2021 to 2026	2.2%	3.5%	3.2%
	Historical Annual Growth 2000 to 2021	6.2%	10.7%	8.6%
AGE	2021 Est. Population Under 10 Years	15.4%	15.1%	14.4%
	2021 Est. Population 10 to 19 Years	14.1%	14.3%	14.5%
	2021 Est. Population 20 to 29 Years	10.2%	10.6%	9.8%
	2021 Est. Population 30 to 44 Years	27.3%	26.8%	25.0%
	2021 Est. Population 45 to 59 Years	18.4%	19.1%	20.3%
	2021 Est. Population 60 to 74 Years	11.1%	11.0%	12.1%
	2021 Est. Population 75 Years or Over	3.6%	3.1%	4.0%
	2021 Est. Median Age	34.8	34.9	36.4

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	1 mi	3 mi	5 mi	
MARITAL STATUS & GENDER	2021 Est. Male Population	48.0%	49.0%	49.1%
	2021 Est. Female Population	52.0%	51.0%	50.9%
	2021 Est. Never Married	28.5%	25.9%	25.0%
	2021 Est. Now Married	56.6%	60.3%	60.5%
	2021 Est. Separated or Divorced	11.6%	10.3%	10.7%
	2021 Est. Widowed	3.4%	3.4%	3.8%
INCOME	2021 Est. HH Income \$200,000 or More	17.9%	18.5%	16.9%
	2021 Est. HH Income \$150,000 to \$199,999	7.8%	12.5%	12.5%
	2021 Est. HH Income \$100,000 to \$149,999	21.0%	22.5%	22.2%
	2021 Est. HH Income \$75,000 to \$99,999	16.2%	14.1%	14.4%
	2021 Est. HH Income \$50,000 to \$74,999	16.1%	14.4%	14.3%
	2021 Est. HH Income \$35,000 to \$49,999	7.6%	7.3%	7.3%
	2021 Est. HH Income \$25,000 to \$34,999	5.2%	3.5%	4.2%
	2021 Est. HH Income \$15,000 to \$24,999	3.9%	3.0%	3.0%
EMPLOYEES	2021 Est. Average Household Income	109,668	\$124,931	\$120,831
	2021 Est. Median Household Income	\$99,076	\$109,242	\$106,729
	2021 Est. Per Capita Income	\$39,147	\$44,707	\$44,228
	2021 Est. Total Businesses	391	1,262	3,024
	2021 Est. Total Employees	2,428	8,855	22,617

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