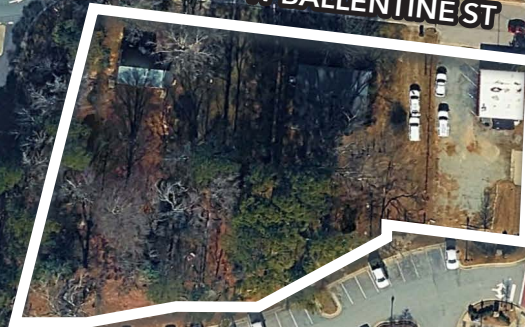


DEVELOPMENT OPPORTUNITY

213 W BALLENTINE ST | HOLLY SPRINGS, NC 27540



±1.05 ACRES FOR SALE | EXPANSION POTENTIAL

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 **LEE &
ASSOCIATES**
COMMERCIAL REAL ESTATE SERVICES
RALEIGH • DURHAM • WILMINGTON

PROPERTY SUMMARY

Lee & Associates is pleased to present a ±1.05-acre development opportunity in Downtown Holly Springs. Zoned DMX (Downtown Mixed-Use), the site supports a wide range of commercial, hospitality, office, retail, and entertainment uses. The property may also be assembled with an adjacent ±3.4-acre tract to create a larger mixed-use development opportunity.

Downtown Holly Springs is one of the Triangle's fastest-growing mixed-use districts, supported by continued residential growth and major investment from employers such as FUJIFILM Diosynth Biotechnologies, Amgen, and Seqirus. The property's walkable location places future development within steps of restaurants, retail, entertainment, and civic amenities while providing convenient access to NC 55, I-540, RTP, and the greater Triangle region.

HIGHLIGHTS

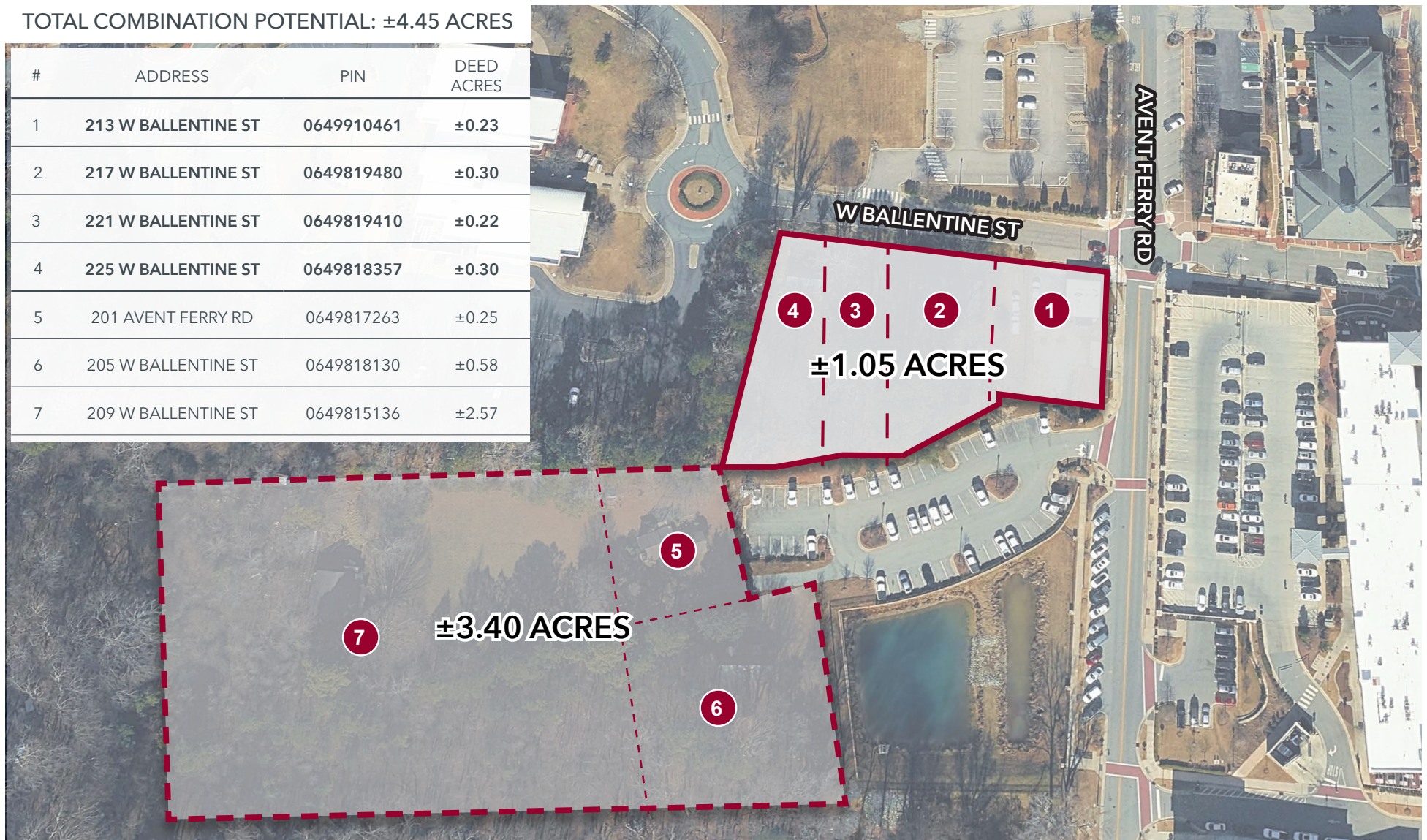
PROPERTY ADDRESS	213, 217, 221, AND 225 W BALLENTINE ST
ACREAGE	±1.05 ACRES
WAKE COUNTY PINS	0649910461, 0649819480, 0649819410, 0649818357
JURISDICTION	TOWN OF HOLLY SPRINGS
ZONING	DMX (DOWNTOWN MIXED-USE) <i>Zoning in place. No rezoning required for development consistent with DMX standards.</i>
UTILITIES	MUNICIPAL WATER AND SEWER
FRONTAGE	AVENT FERRY ROAD AND W BALLENTINE STREET
SALE PRICE	CALL BROKER



ASSEMBLAGE BREAKDOWN + OPPORTUNITY

TOTAL COMBINATION POTENTIAL: ± 4.45 ACRES

#	ADDRESS	PIN	DEED ACRES
1	213 W BALLENTINE ST	0649910461	± 0.23
2	217 W BALLENTINE ST	0649819480	± 0.30
3	221 W BALLENTINE ST	0649819410	± 0.22
4	225 W BALLENTINE ST	0649818357	± 0.30
5	201 AVENT FERRY RD	0649817263	± 0.25
6	205 W BALLENTINE ST	0649818130	± 0.58
7	209 W BALLENTINE ST	0649815136	± 2.57



HARD CORNER
AVENT FERRY RD /
W BALLENTINE ST



± 1.05 ACRES
WITH ADDITIONAL ± 3.4
ACRES AVAILABLE



DMX ZONING
ZONING IN PLACE, NO
REZONING REQUIRED



DOWNTOWN LOCATION
WALKABLE TO RESTAURANTS,
RETAIL & CIVIC AMENITIES

FOR SALE | 213 W BALLENTINE ST | HOLLY SPRINGS, NC 27540

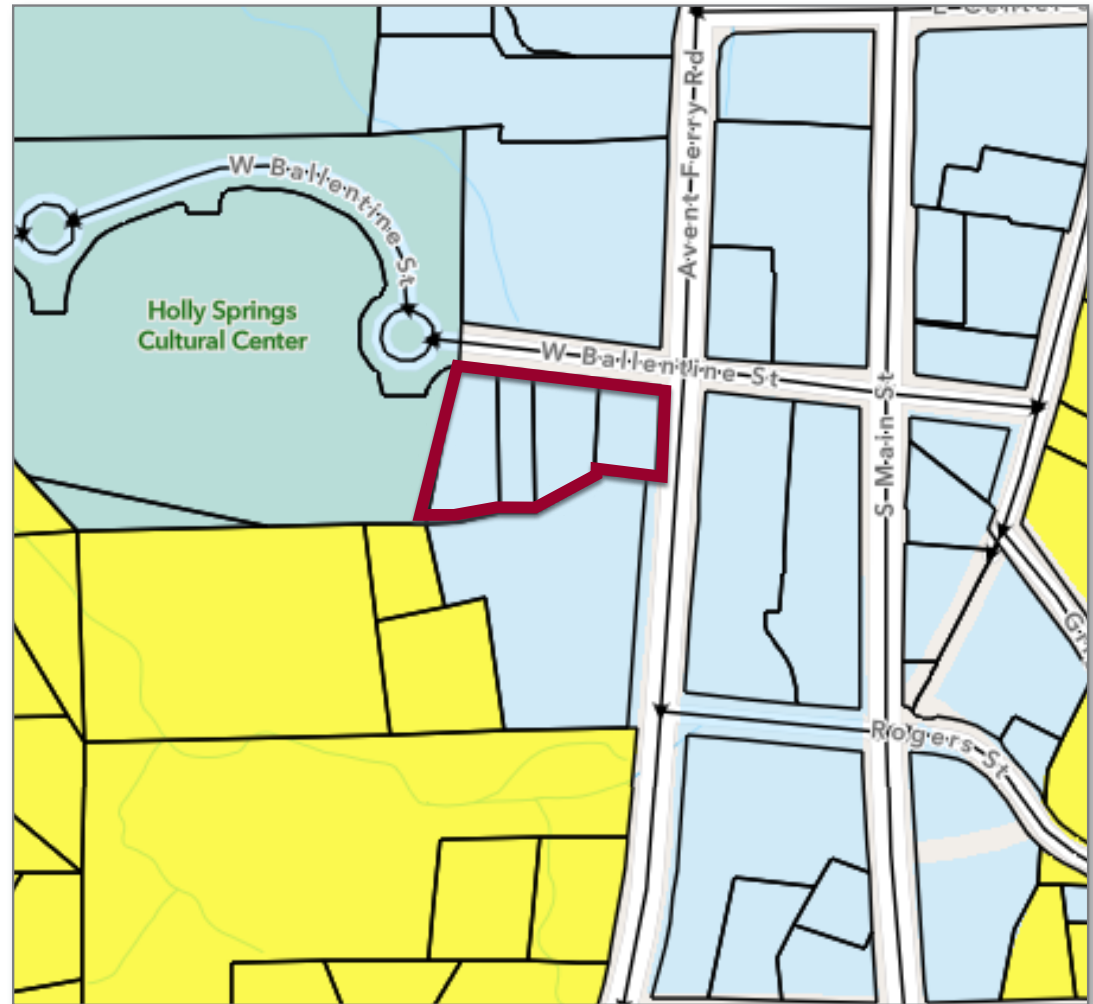
ZONING

DOWNTOWN MIXED-USE (DMX) ZONING

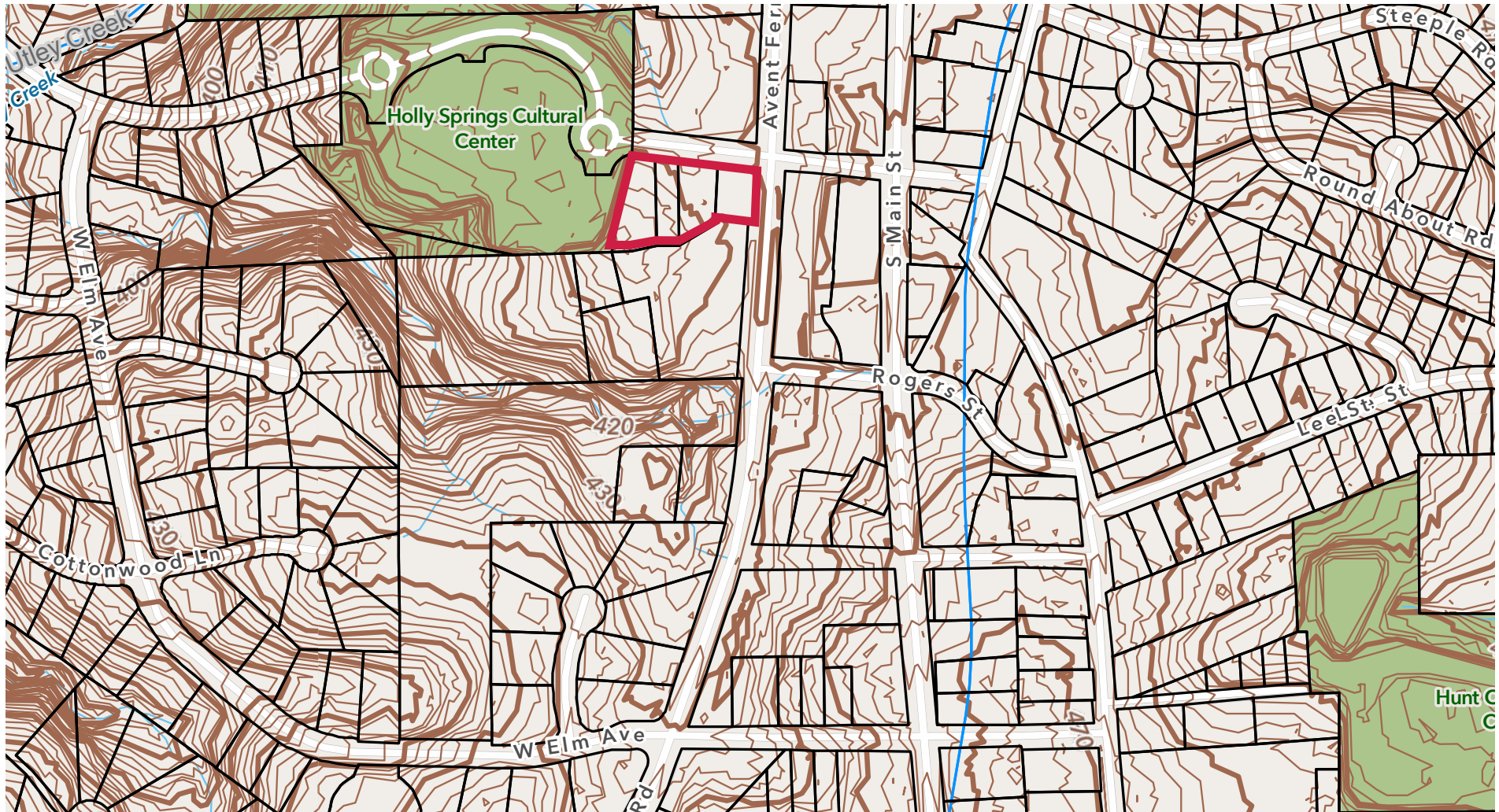
Allows for a dynamic mix of retail, restaurant, office, residential, hospitality, and civic uses within Holly Springs' walkable downtown core.

Designed to encourage pedestrian-oriented development, the DMX district promotes active streetscapes, mixed-use buildings, and high-quality urban design that creates a thriving environment for residents, businesses, and visitors.

[VIEW PERMITTED USE TABLE](#)



TOPOGRAPHY & STREAMS



0 200 400 800 ft
1 inch equals 400 feet

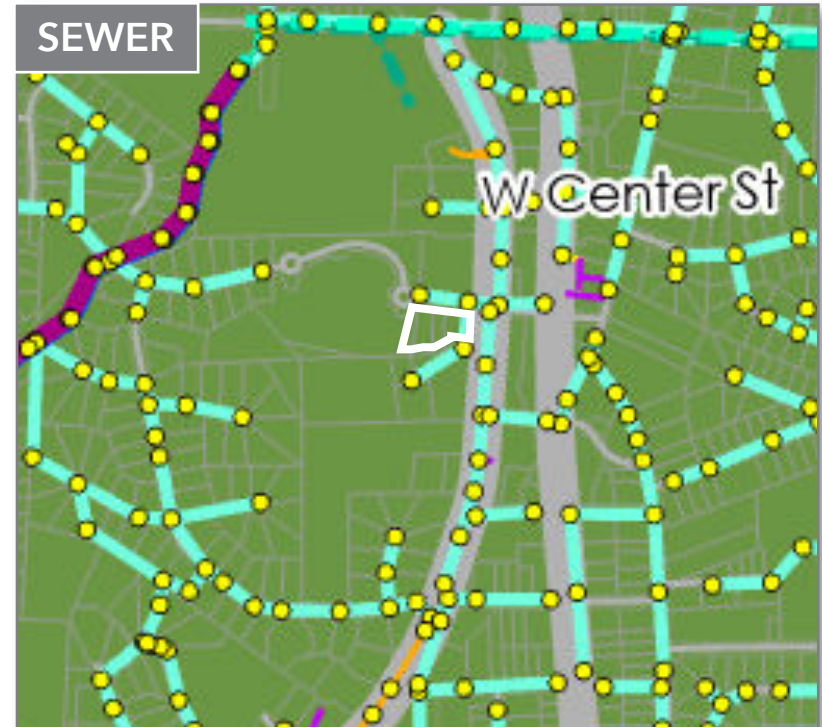
Disclaimer

iMaps makes every effort to produce and publish the most current and accurate information possible. However, the maps are produced for information purposes, and are **NOT** surveys. No warranties, expressed or implied, are provided for the data therein, its use, or its interpretation.

UTILITIES



- » 12" Water Main adjacent to the property (orange)
- » 4" Water Main adjacent to the property (green)
- » 8" Water Main adjacent to the property (red)



- » 8" Gravity Sewer Main adjacent to the property (blue)

DOWNTOWN HOLLY SPRINGS

WALKABLE DOWNTOWN AMENITIES

Located in the heart of Downtown Holly Springs, the property offers immediate walkable access to restaurants, breweries, retail, parks, recreation, and civic destinations, creating an authentic mixed-use environment that is increasingly difficult to replicate.

WALKABILITY HIGHLIGHTS



RESTAURANTS & BREWERIES
COFFEE SHOPS



RETAIL & SHOPPING



CIVIC & CULTURAL



PARKS & GREENWAYS
RECREATION



PUBLIC PARKING

--- 3-MINUTE WALK (Approx. 0.25 miles)

--- 5-MINUTE WALK (Approx. 0.5 miles)



AREA OVERVIEW

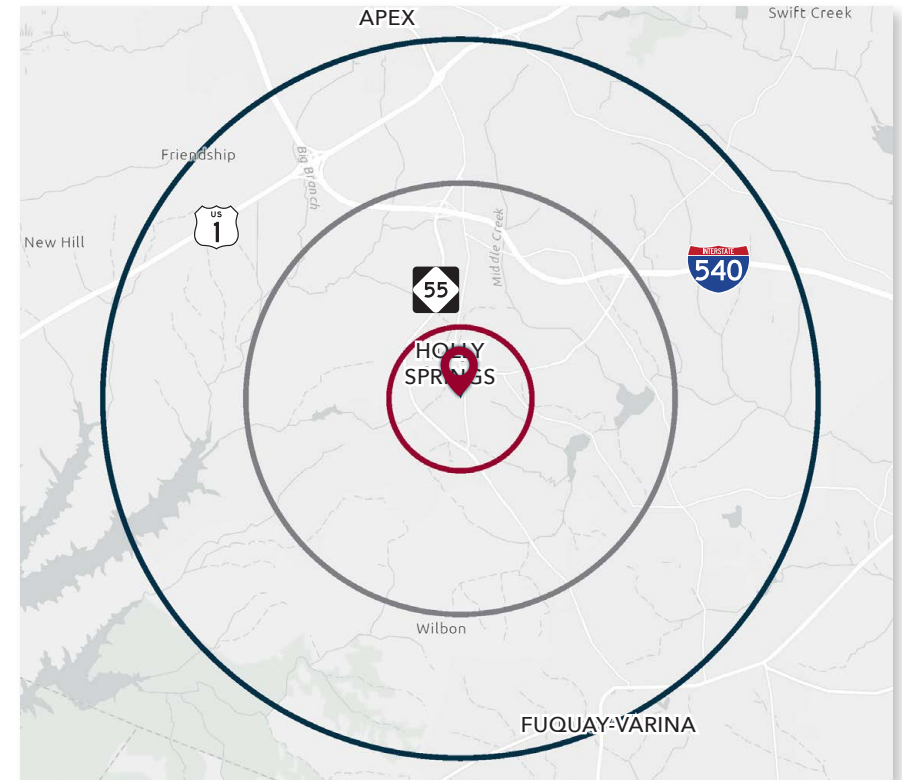


FOR SALE | 213 W BALLENTINE ST | HOLLY SPRINGS, NC 27540

DEMOGRAPHICS & LOCATION OVERVIEW

KEY DEMOGRAPHICS

	1 MILE	3 MILES	5 MILES
POPULATION (2026)	8,622	59,162	112,072
2031 PROJECTED POPULATION	9,274	65,134	122,587
DAYTIME POPULATION	10,634	49,217	95,841
AVERAGE HOME VALUE	\$558,301	\$612,722	\$637,475
AVERAGE HOUSEHOLD INCOME	\$161,445	\$182,696	\$181,152
MEDIAN AGE	36.7	36.1	37.3
BACHELOR'S DEGREE OR HIGHER	60.7%	67.8%	64.7%



LOCATION ADVANTAGES



HIGH GROWTH MARKET

ONE OF THE TRIANGLE'S FASTEST GROWING COMMUNITIES



AFFLUENT DEMOGRAPHICS

AVERAGE HOUSEHOLD INCOME EXCEEDS \$180K (3-MILE)



DOWNTOWN LOCATION

WALKABLE MIXED-USE ENVIRONMENT



LIFE SCIENCE EMPLOYMENT

MINUTES FROM FUJIFILM, AMGEN, & SEQIRUS



REGIONAL ACCESS

QUICK ACCESS TO NC-55, NC-540 & RTP

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