



# 0 KELLY ROAD

APEX, NC 27502

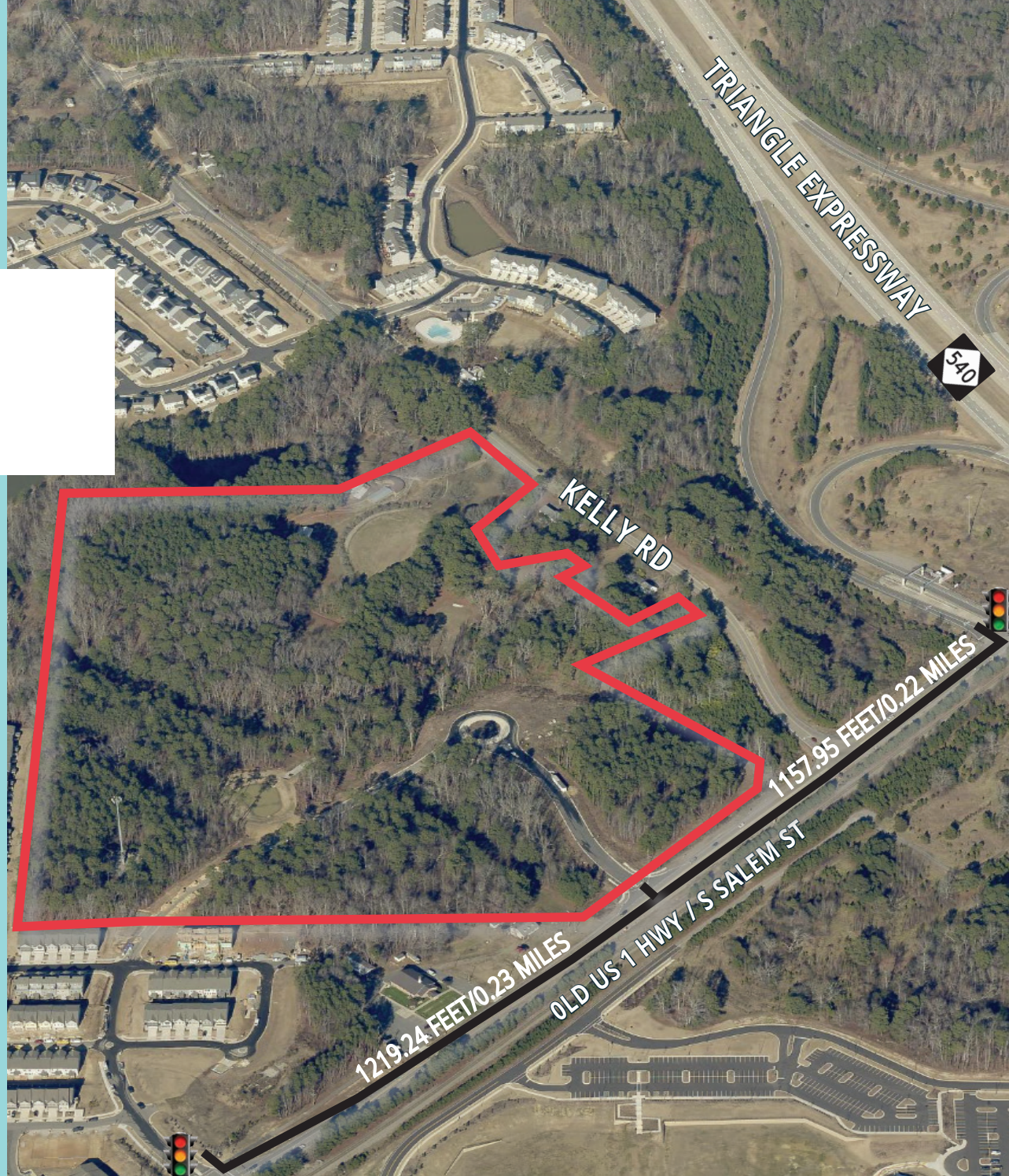
## 42.9 ACRES

# FOR SALE

PRESENTED BY:

**MIKE KEEN**  
919.573.1392 (O) | 919.795.1944 (M)  
MKEEN@TRADEMARKPROPERTIES.COM

**CHIP RAYNOR**  
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1001 WADE AVENUE SUITE 300, RALEIGH, NC 27605  
TRADEMARKPROPERTIES.COM | 919-782-5552

**0 KELLY RD**  
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## PROPERTY DESCRIPTION

- › 42.9 acres located at the intersection of I-540, Salem Street, and Kelly Road. Positioned to be a prime retail center
- › Zoned PUD Non-Residential for up to 445,000 SF
- › Proposed road improvements indicate a roundabout connection at Kelly Road and a traffic light at Salem Street
- › A portion of the road was constructed with an onsite roundabout, including water and sewer work at the site
- › Property is strategically located along at the crossroads of two residential corridors (Salem Road & Kelly Road) and adjacent to the I-540 interchange
- › The property also benefits from its proximity to Pleasant Park, which attracts approximately 2,000,000 visitors annually and contributes to strong traffic patterns in the area
- › Additional acreage available
- › Existing Cell Tower on site

UTILITIES

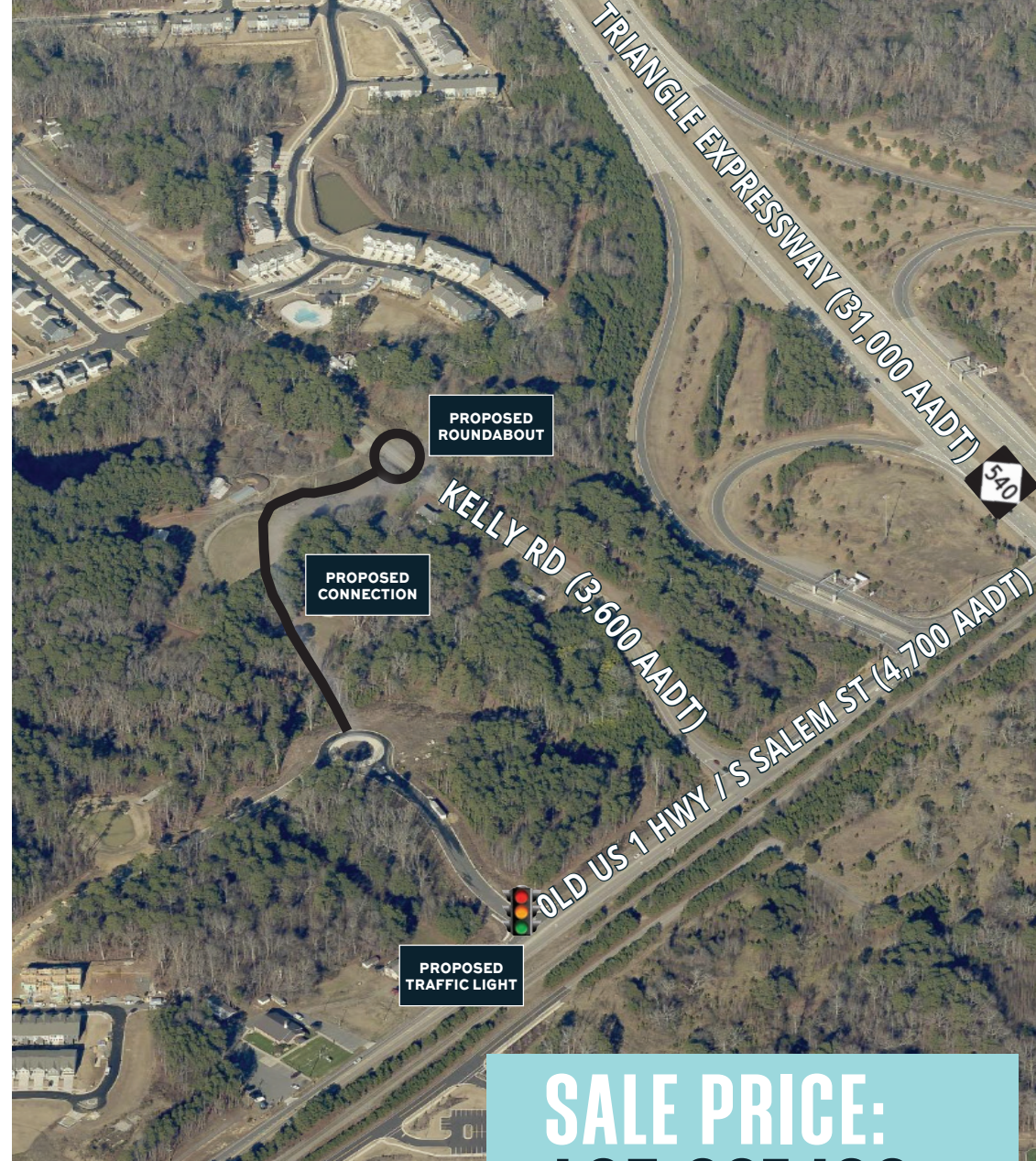
Public water, sewer

PIN

0731328486 & 0731421196

ZONED

PUD-CZ



**SALE PRICE:**  
**\$25,697,100**

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## PLEASANT PARK

Pleasant Park is a 92-acre public facility designed to support a range of recreational activities. Current amenities include six multi-purpose lighted fields, as well as pickleball and tennis courts.

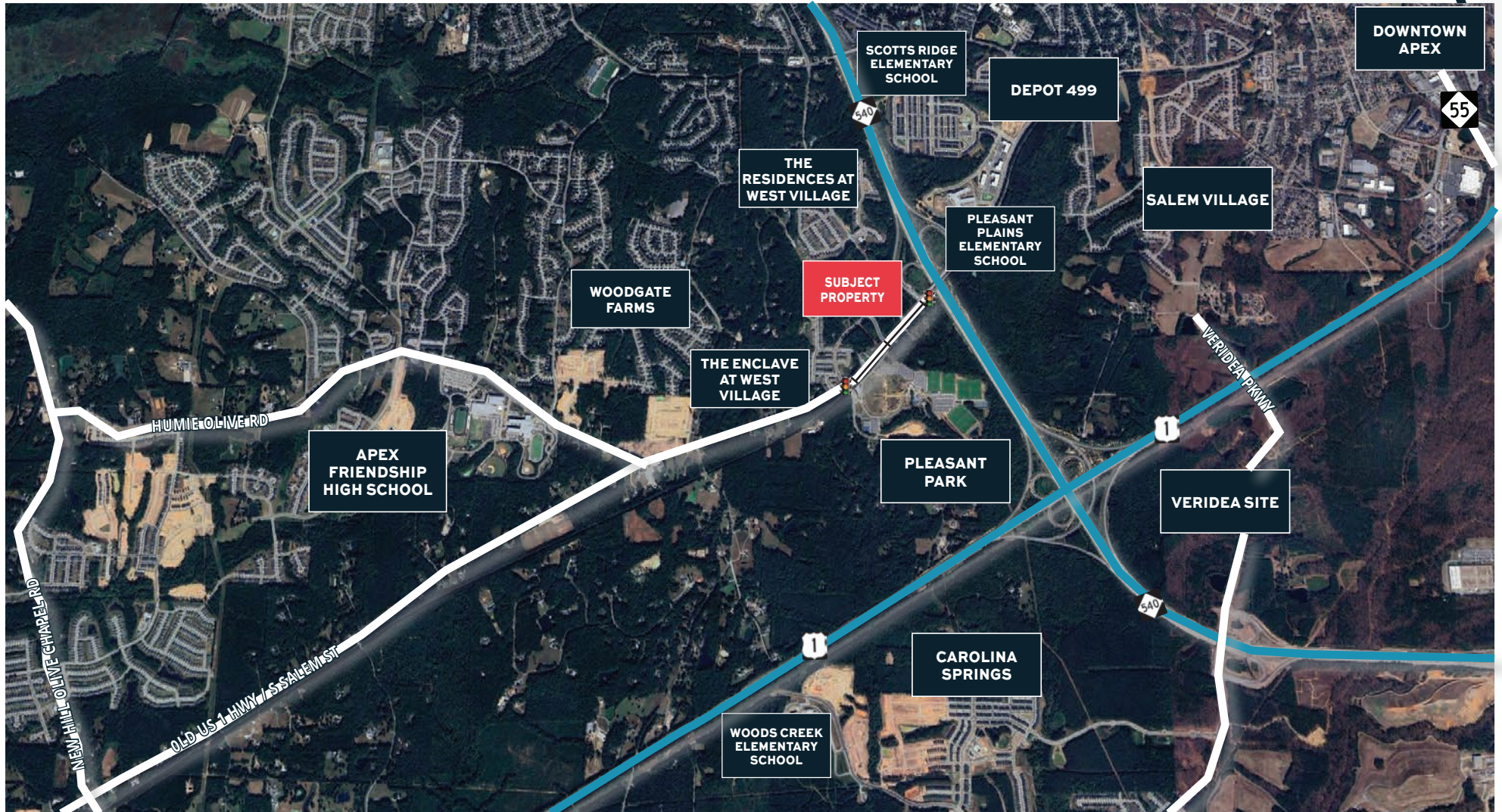
The park also features a 1.5-acre “Enchanted Forest” playground with an integrated splash pad. Planned future additions include baseball and softball fields, along with a cross-country course.

The park provides a mix of active recreation spaces and family-oriented amenities within a single, accessible location.



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## VICINITY MAP

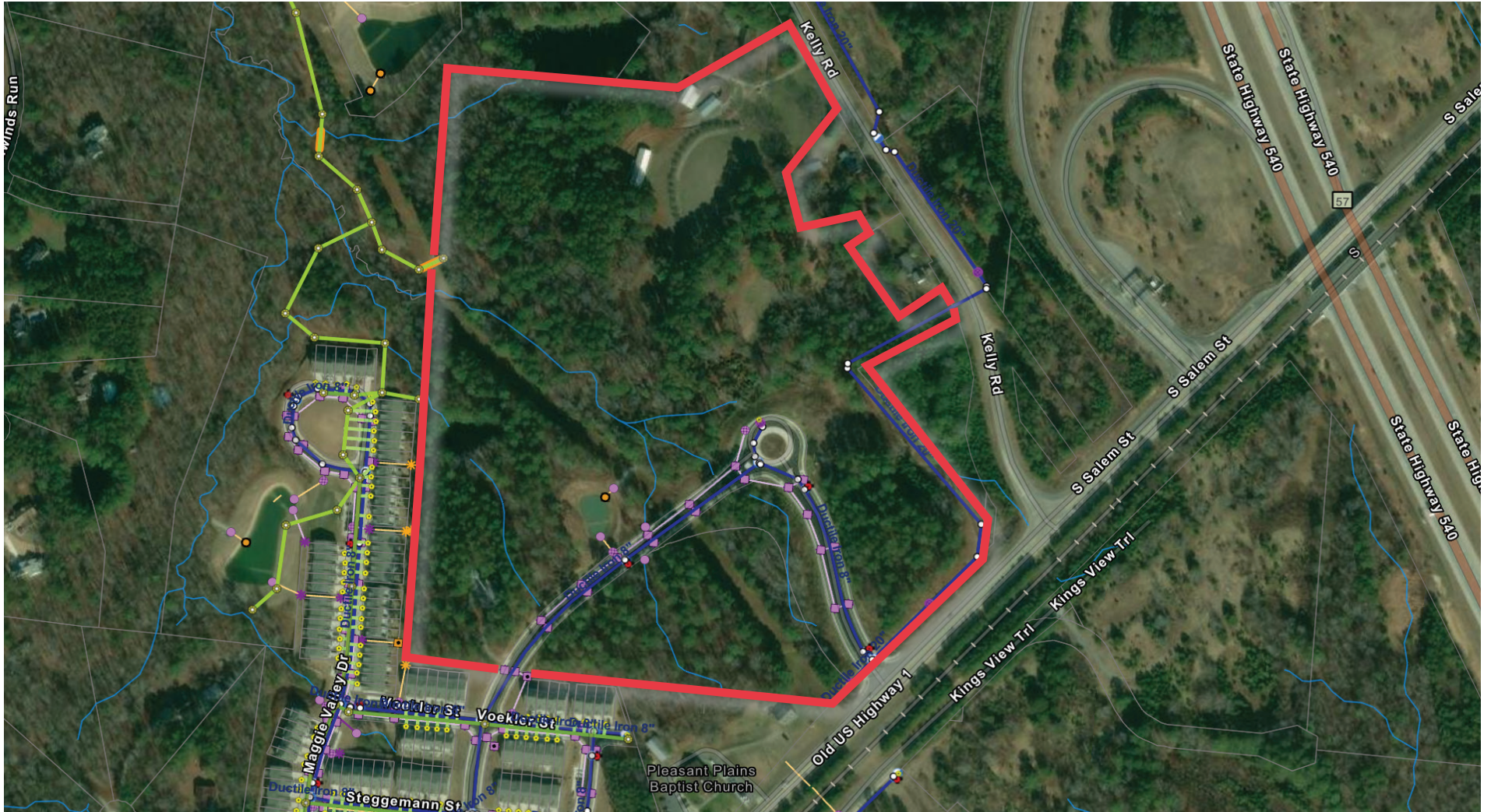


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## UTILITIES MAP

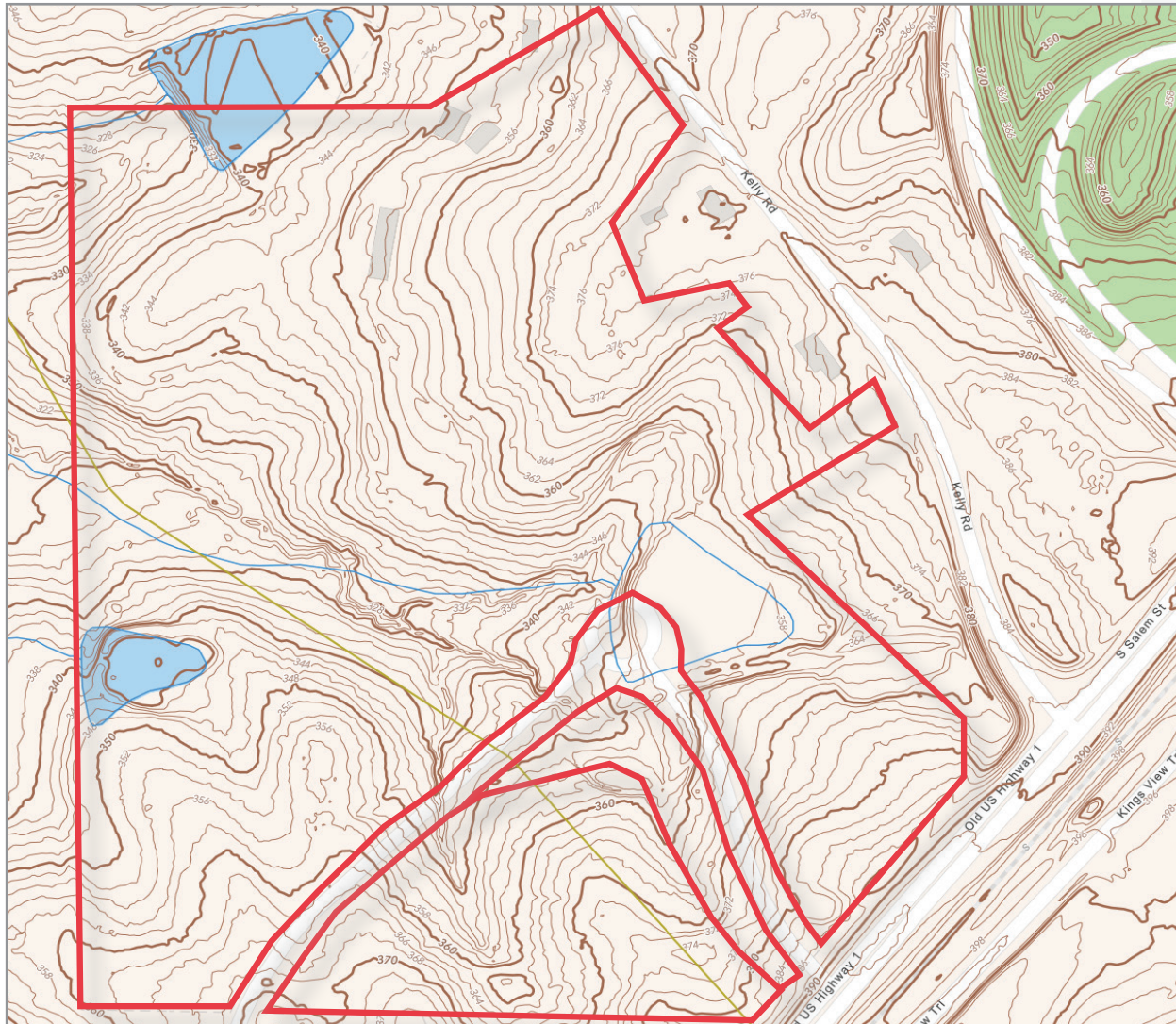


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## ENVIRONMENTAL MAP



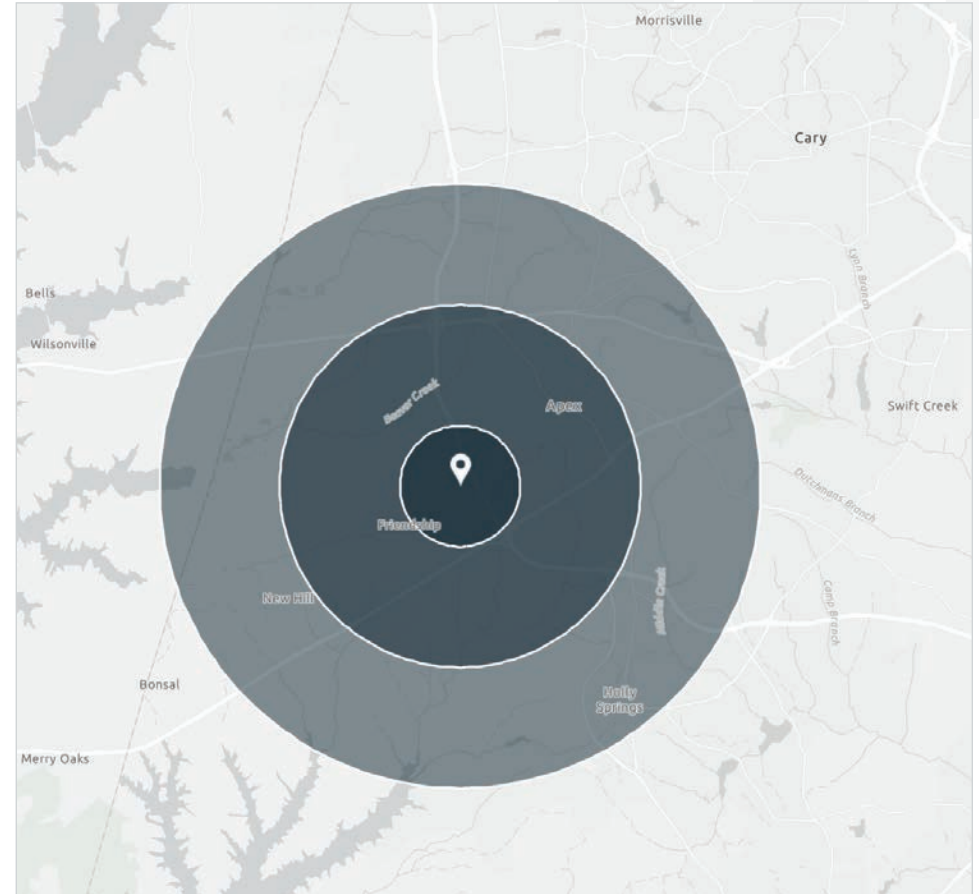
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**DEMOGRAPHICS**

	<b>1-Mile</b>	<b>3-Mile</b>	<b>5-Mile</b>
2025 population	3,895	49,528	123,883
2030 population (Projected)	4,563	55,868	137,991
2025 Households	1,133	17,441	43,389
2030 Households (Projected)	1,339	19,730	48,701
Owner-Occupied Housing Units	1,003	13,902	34,328
Renter-Occupied Housing Units	130	3,539	9,061
2025 Average Household income	\$213,710	\$191,593	\$189,110

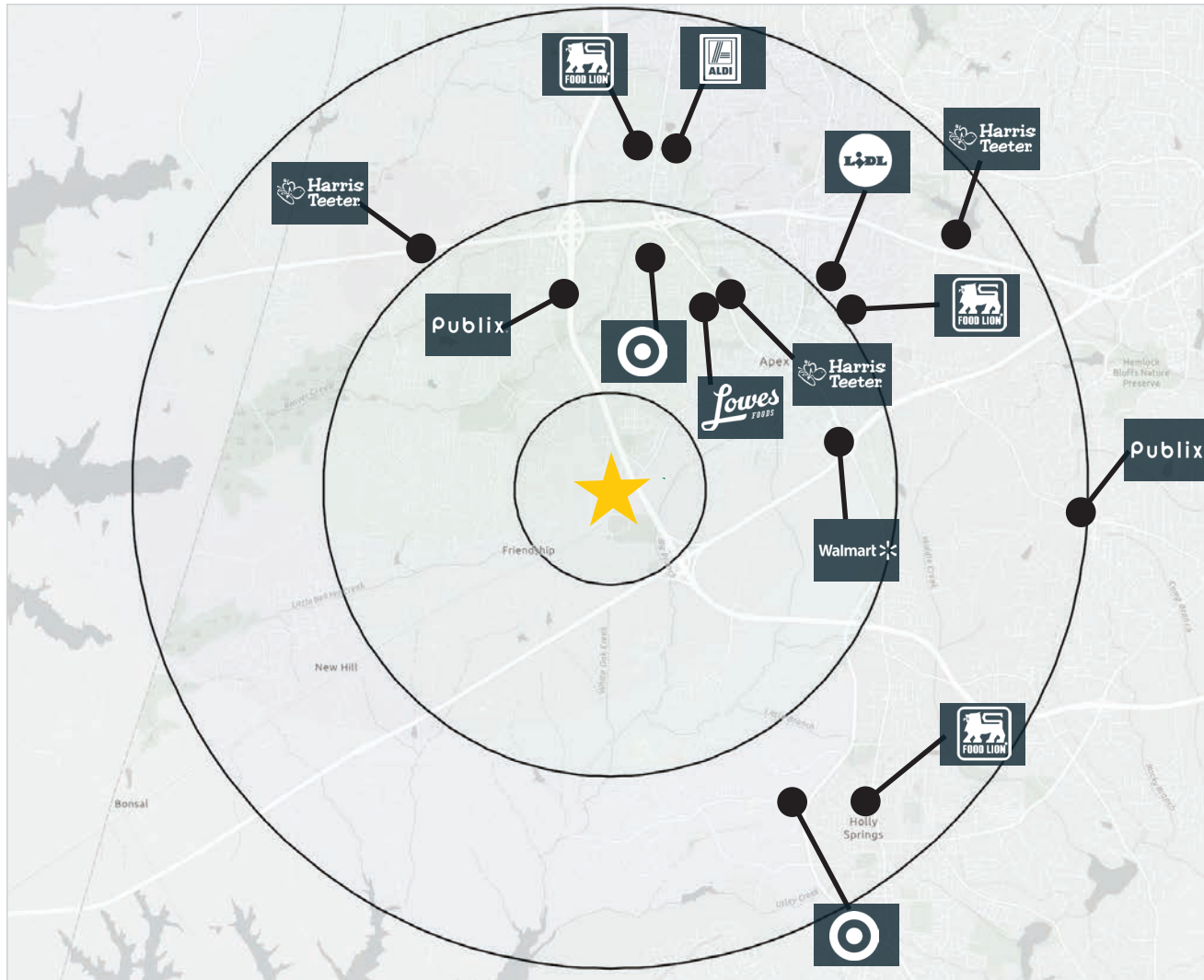


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## SURROUNDING GROCERS MAP



1-Mile	
Population	3,895
Grocers	0

3-Mile	
Population	49,528
Grocers	5

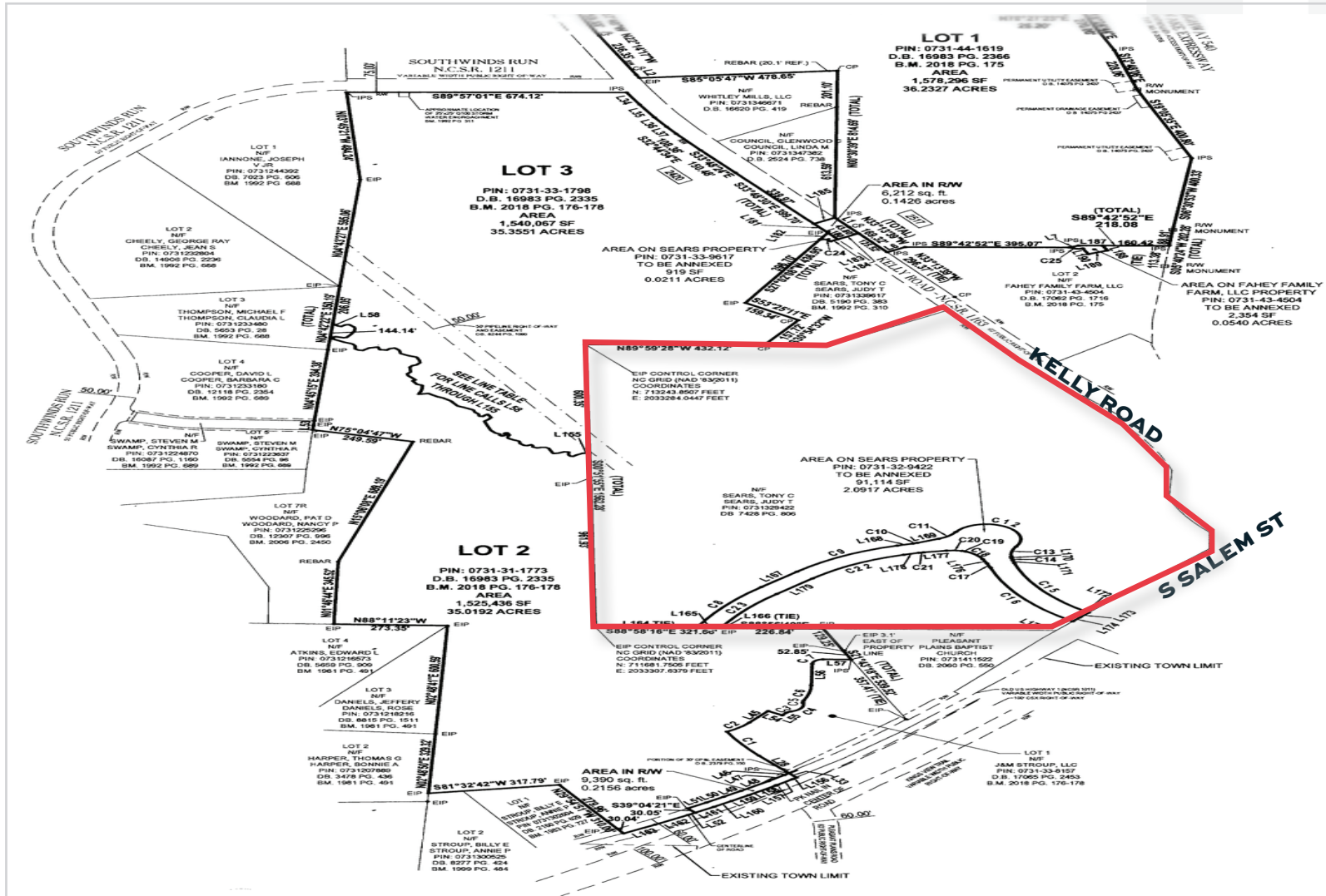
5-Mile	
Population	123,883
Grocers	9

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# SURVEY



Click [here](#) for the full survey

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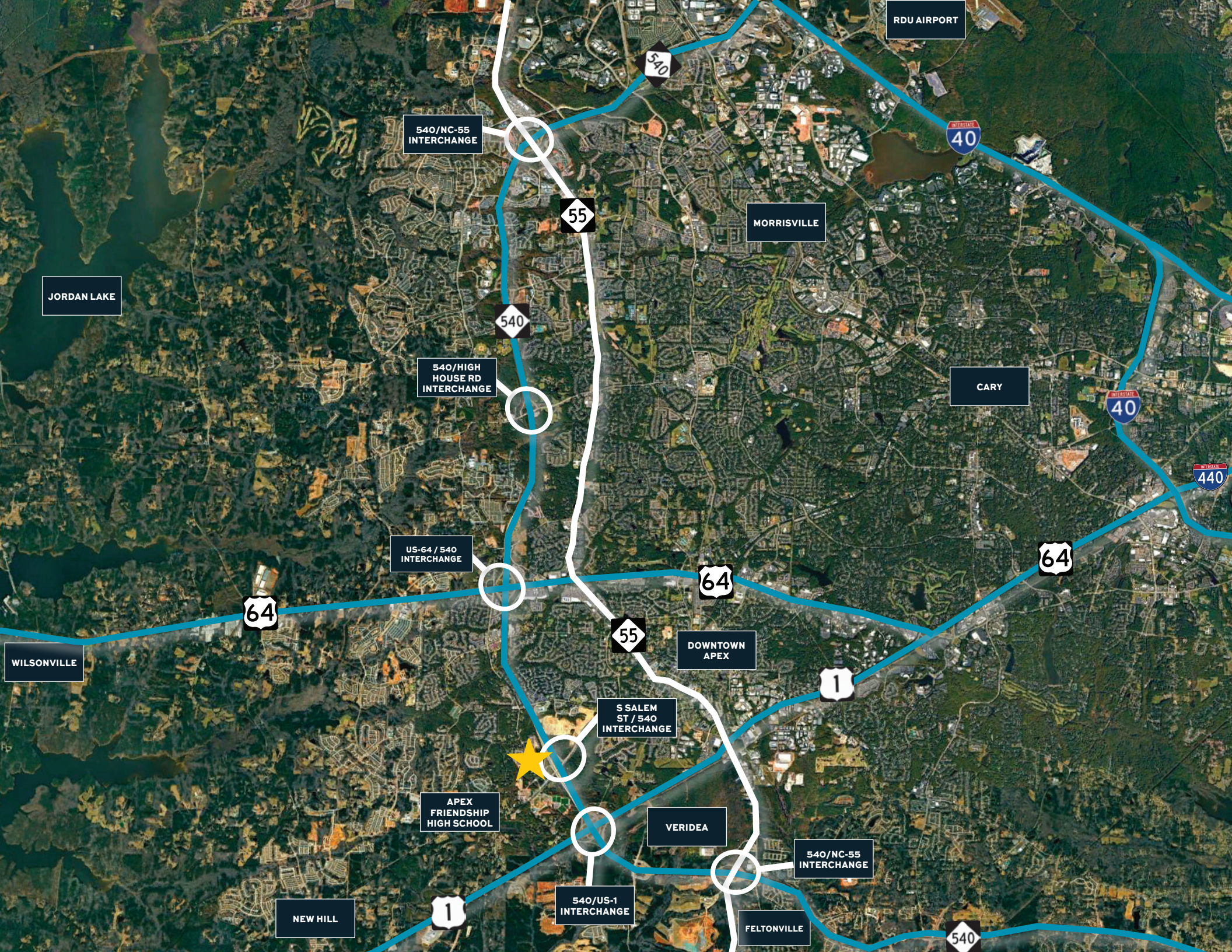
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## PROPERTY PHOTOS



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RDU AIRPORT

540/NC-55 INTERCHANGE

JORDAN LAKE

MORRISVILLE

540/HIGH HOUSE RD INTERCHANGE

CARY

US-64 / 540 INTERCHANGE

WILSONVILLE

DOWNTOWN APEX

S SALEM ST / 540 INTERCHANGE

APEX FRIENDSHIP HIGH SCHOOL

VERIDEA

540/NC-55 INTERCHANGE

NEW HILL

540/US-1 INTERCHANGE

FELTONVILLE

## LISTING BROKERS:

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