

# 1209 PINEY GROVE WILBON RD

COMMERCIAL DEVELOPMENT OPPORTUNITY

HOLLY SPRINGS, NC 27540

PINEY GROVE WILBON RD

±10.43 ACRES

WADE NASH RD

**LEE & ASSOCIATES**

COMMERCIAL REAL ESTATE SERVICES  
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# PROPERTY SUMMARY

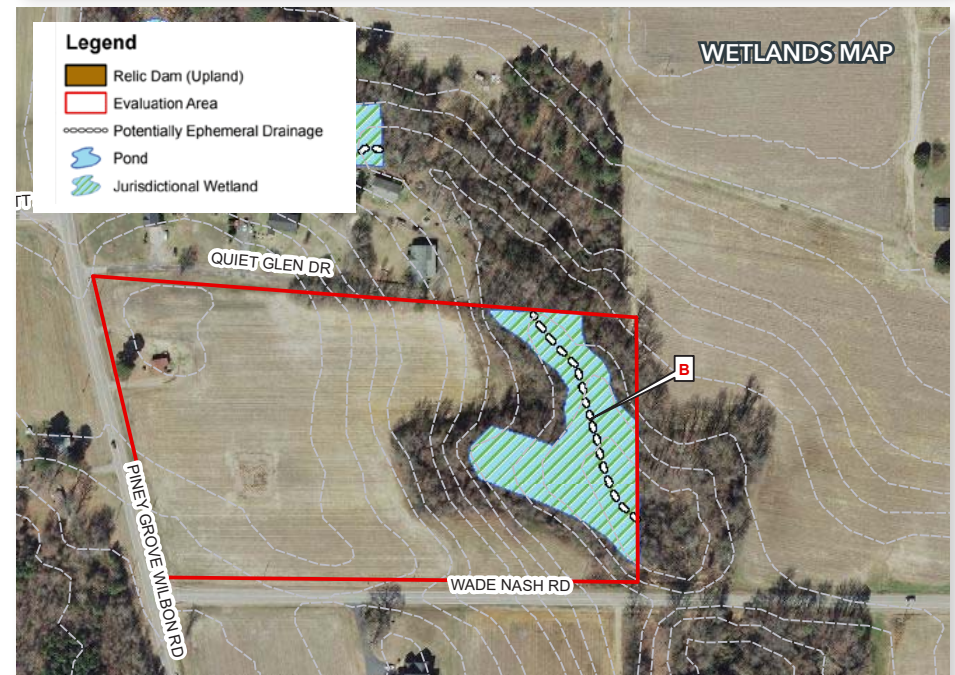
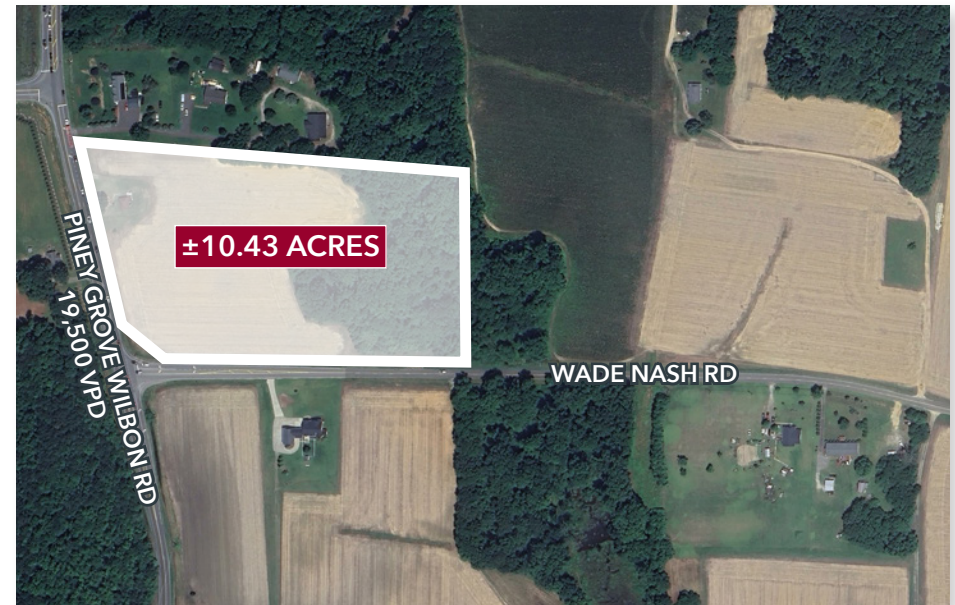
Prime retail development opportunity located within Holly Springs' Extraterritorial Jurisdiction. This site is currently zoned Rural Residential (RR), but the Future Land Use Plans designate it as Neighborhood Center (NC). The property sits near the new Holly Springs Park, and across from the approved Elmsley subdivision in Fuquay-Varina, adding 212 new rooftops to the area. This property is ideally positioned for near-term growth, offering a strategic investment opportunity in one of the area's most desirable and rapidly expanding submarkets.

## LOCATION DESCRIPTION

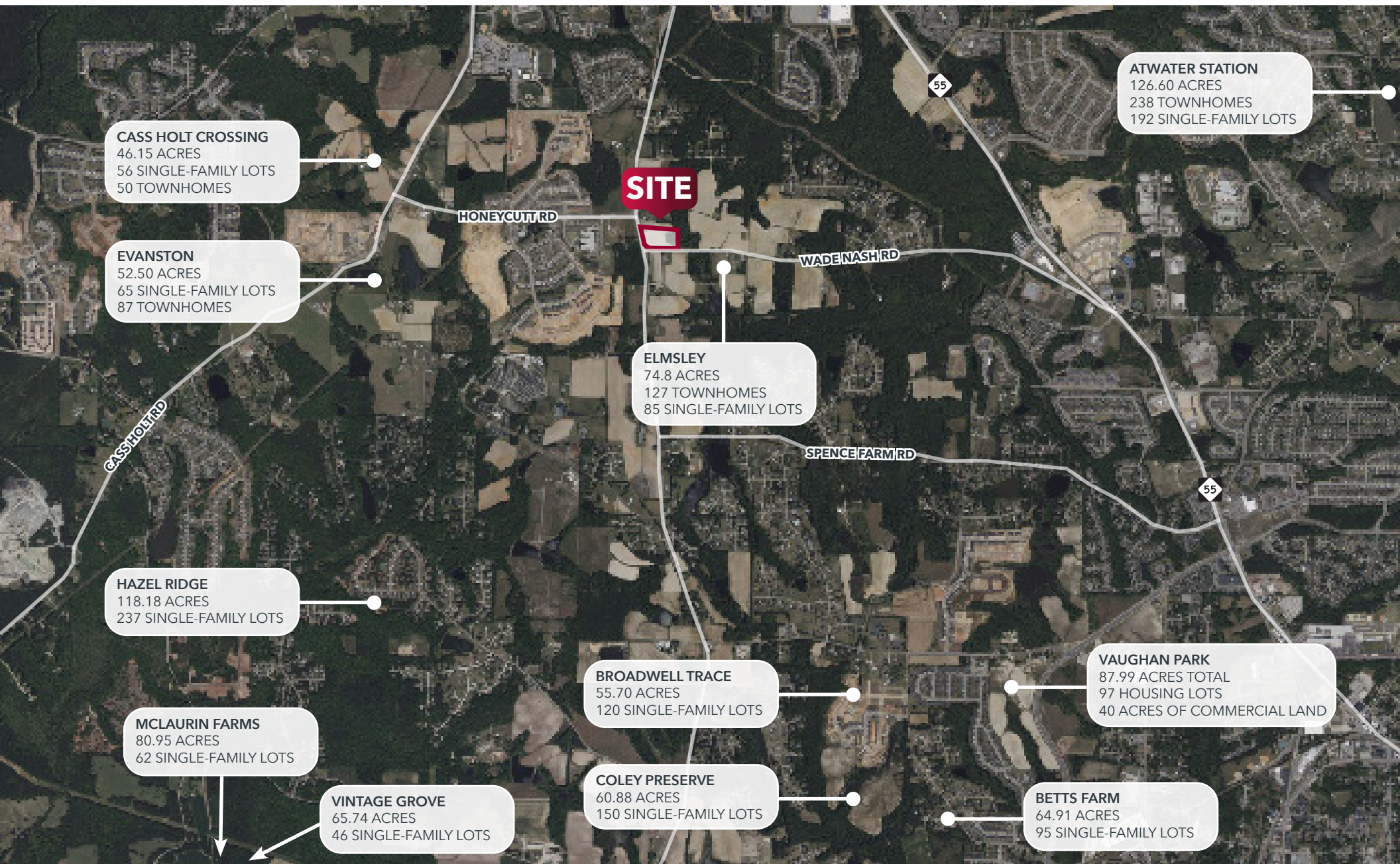
The property is located at the corner of Piney Grove Wilbon Road and Wade Nash Road less than 10 minutes from downtown Holly Springs and under 5 minutes to Hwy 55.

## HIGHLIGHTS

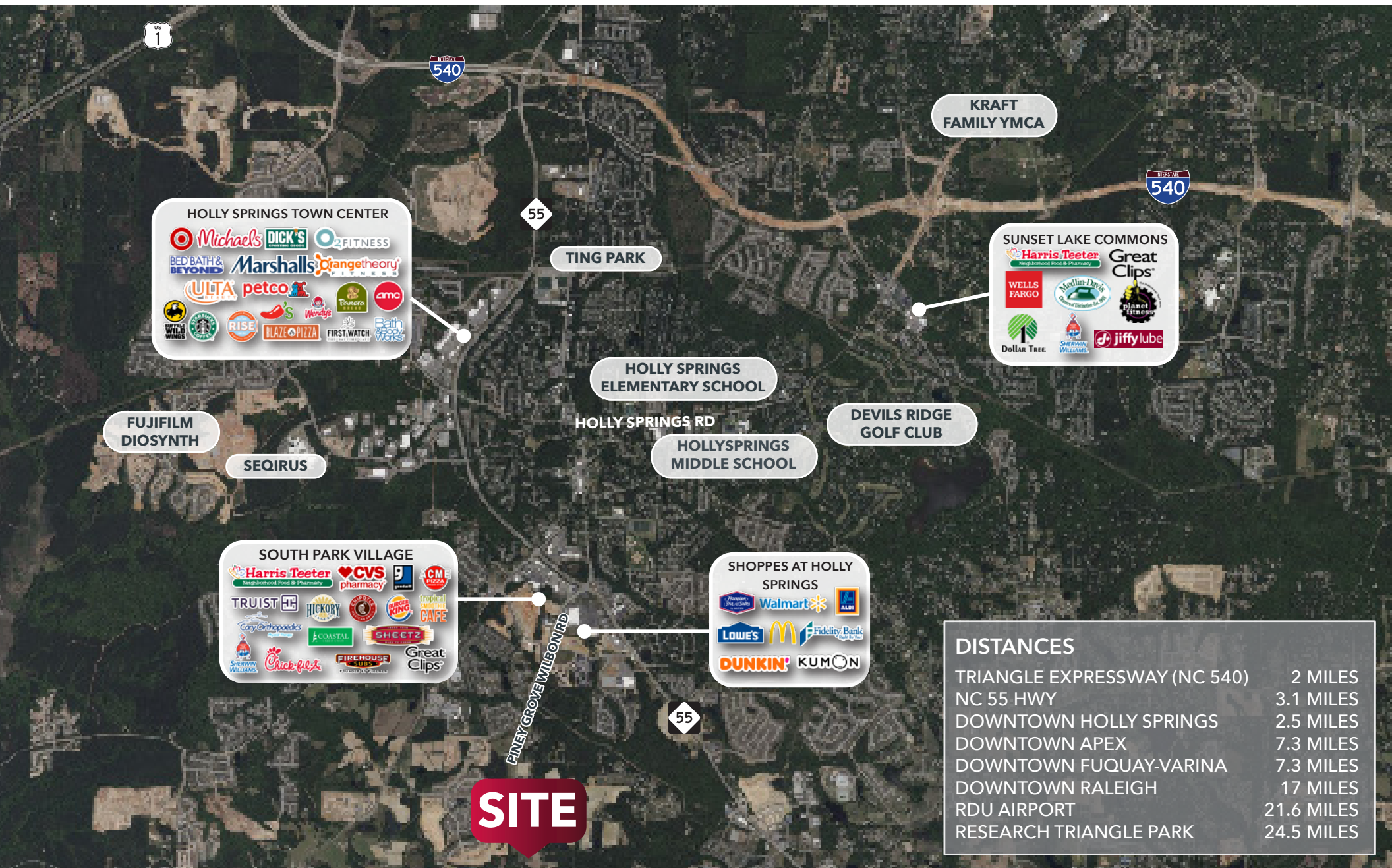
- » ±10.43 acres
- » PIN: 0648706251
- » **Zoning:** RR (Rural Residential)
- » **Future Land Use:** Neighborhood Center (NC)
- » **Accessibility:** Quick access to US-1, NC-540, and major employment centers
- » **Strong Market Fundamentals:** Rapid residential growth and top schools
- » **Traffic Counts:** 19,500 VPD on Piney Grove Wilbon Rd
- » **Ideal Use:** Grocery-anchored retail development
- » **SALE PRICE:** \$4,400,000 (\$421,860/ac)



# NEARBY DEVELOPMENTS

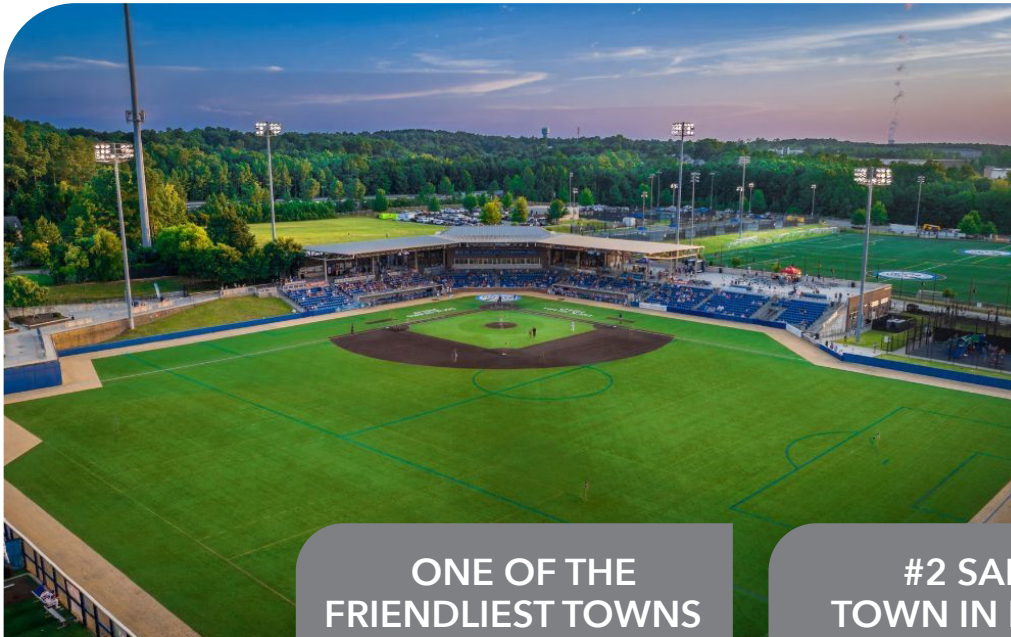


# AREA OVERVIEW



# DEMOGRAPHICS

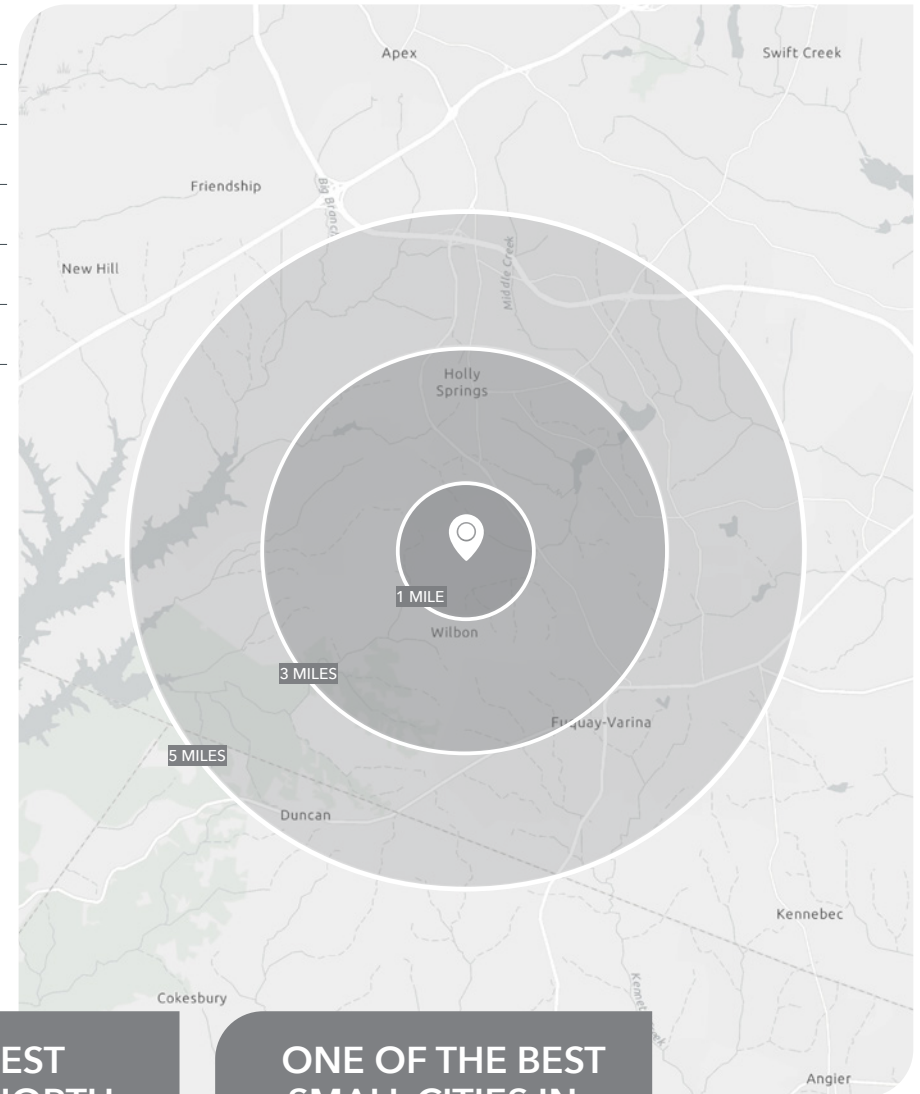
|                             | 1 MILE    | 3 MILES   | 5 MILES   |
|-----------------------------|-----------|-----------|-----------|
| Population (2025)           | 6,769     | 49,646    | 111,060   |
| Daytime Population          | 4,575     | 40,867    | 89,472    |
| Median Age                  | 34.9      | 36.7      | 37.3      |
| Average Household Income    | \$166,806 | \$156,781 | \$155,740 |
| Average Home Value          | \$620,244 | \$613,514 | \$608,093 |
| Bachelor's Degree or Higher | 60.9%     | 63.6%     | 61.5%     |



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SMALL CITIES IN  
AMERICA**  
WALLETHUB, 2023



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