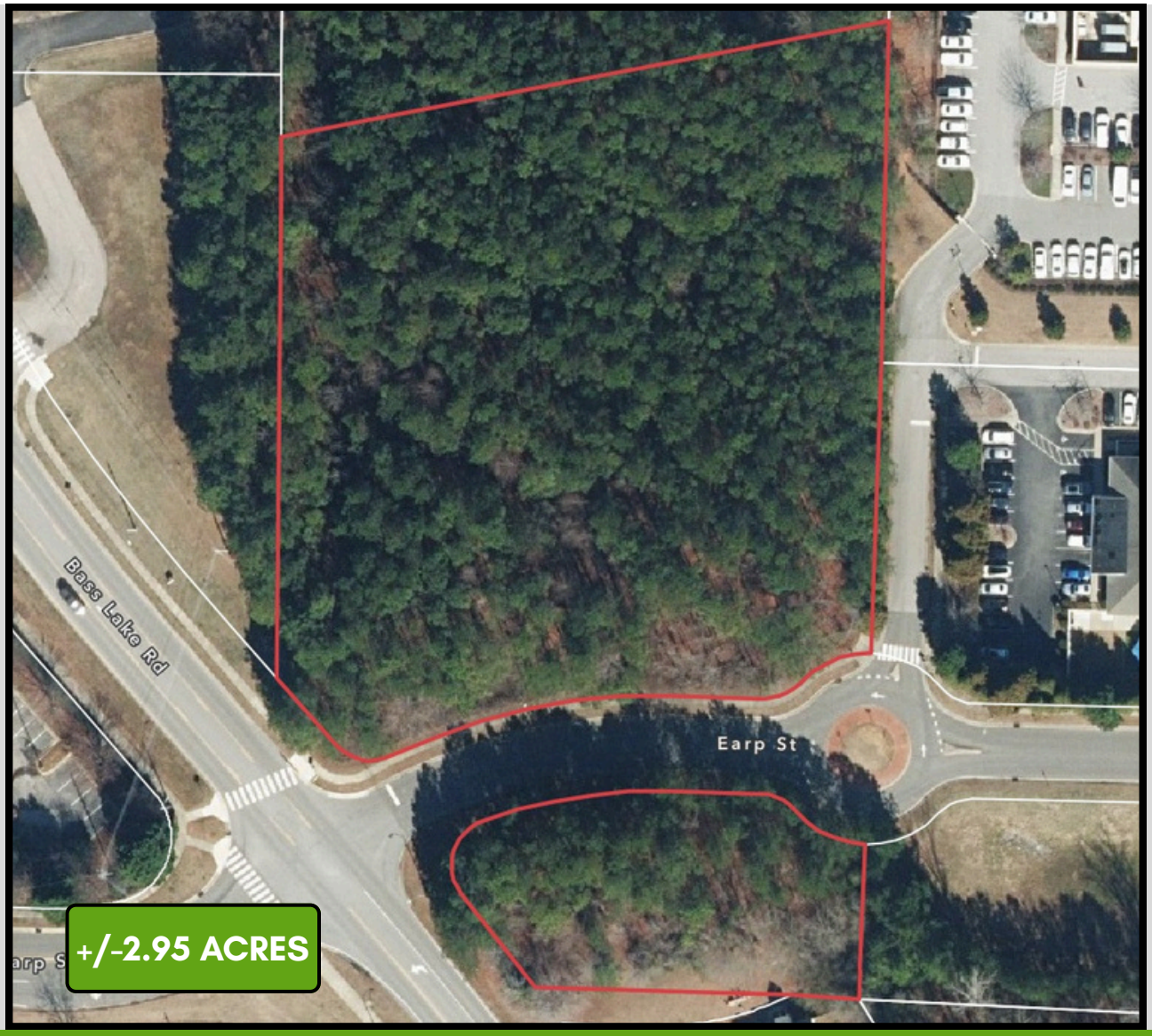
WHITE OAK COMMERCIAL

403 E. Six Forks Road, Raleigh, NC 27609
919-832-6800 (phone) 919-832-8043 (fax)

whiteoakcommercial.com



0 BASS LAKE ROAD
HOLLY SPRINGS, NC 27540

COMMERCIAL LAND FOR SALE

PROPERTY OVERVIEW

White Oak Commercial is proud to present this ±2.95-acre commercial parcel located on Bass Lake Road in Holly Springs, NC. Positioned just off Holly Springs Road, one of the area's main thoroughfares, the property sits directly across from a busy Lowe's Foods shopping center within a vibrant and established commercial corridor. The site offers excellent visibility and access, making it well-suited for a range of end users including retail, medical office, or institutional development.

- Site Address – 0 Bass Lake Rd, Holly Springs, NC 27540
- Acreage – Approximately 2.95
- Parcel ID – 0308702

0 BASS LAKE ROAD
HOLLY SPRINGS, NC 27540

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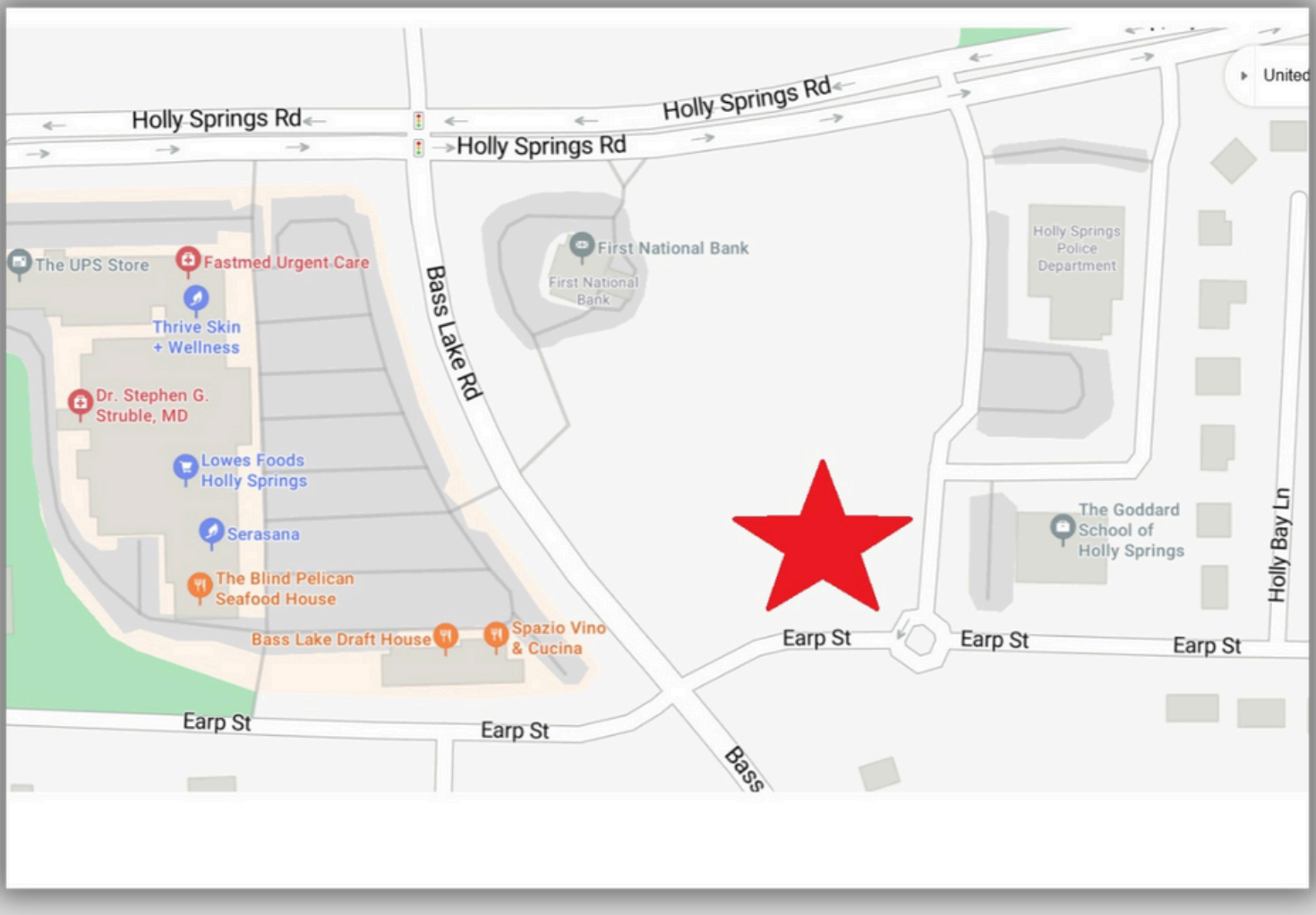

- Utilities - All public utilities are to the site
- Current Zoning - Rural Residential (RR)
- ETJ - Holly Springs
- Future Land Use - Neighborhood Commercial (NC)

PRICING GUIDANCE = $1,250,000.00

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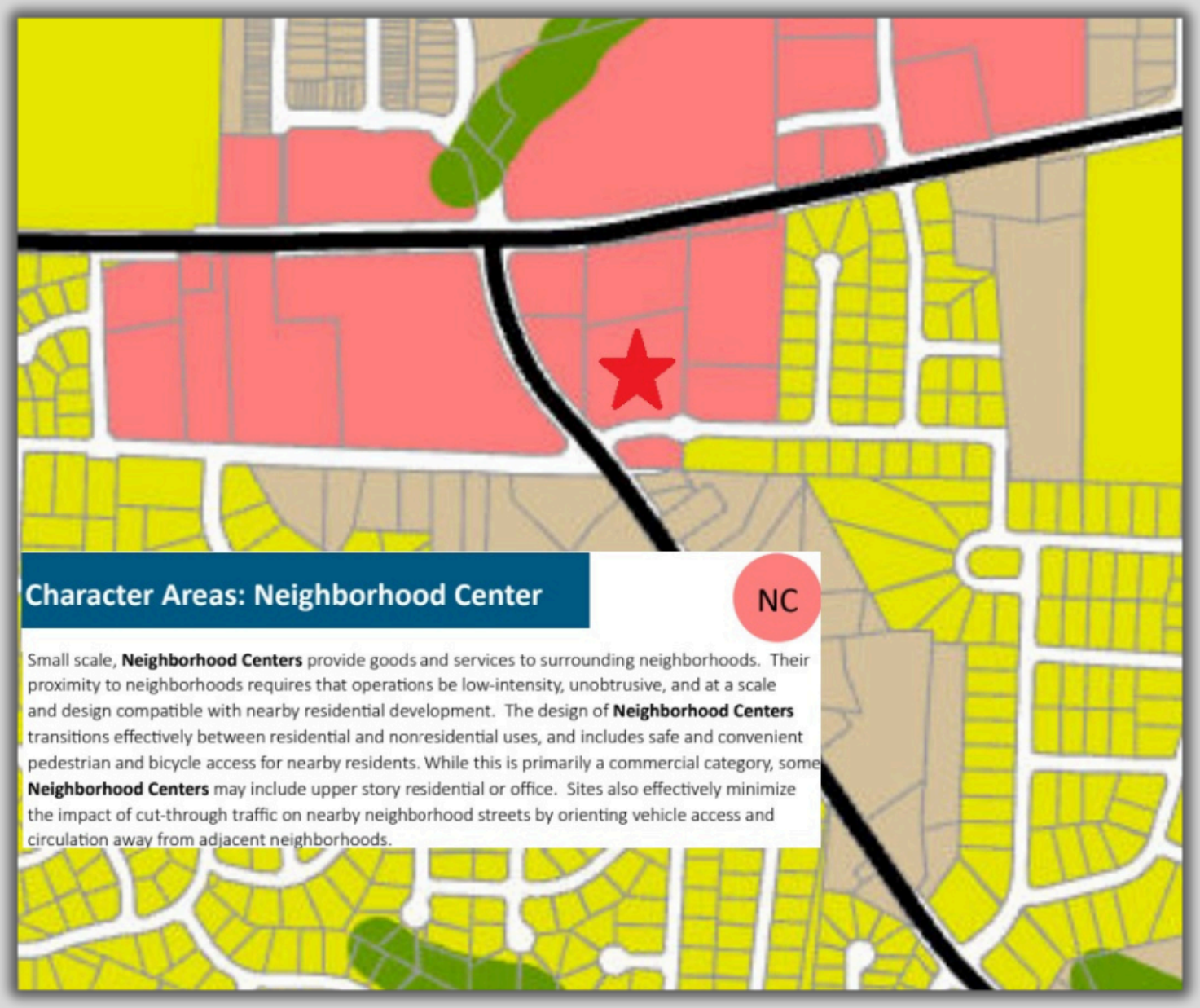
William White, Broker
(919) 621-1745
wwhite@whiteoakcommercial.com

FUTURE LAND USE MAP



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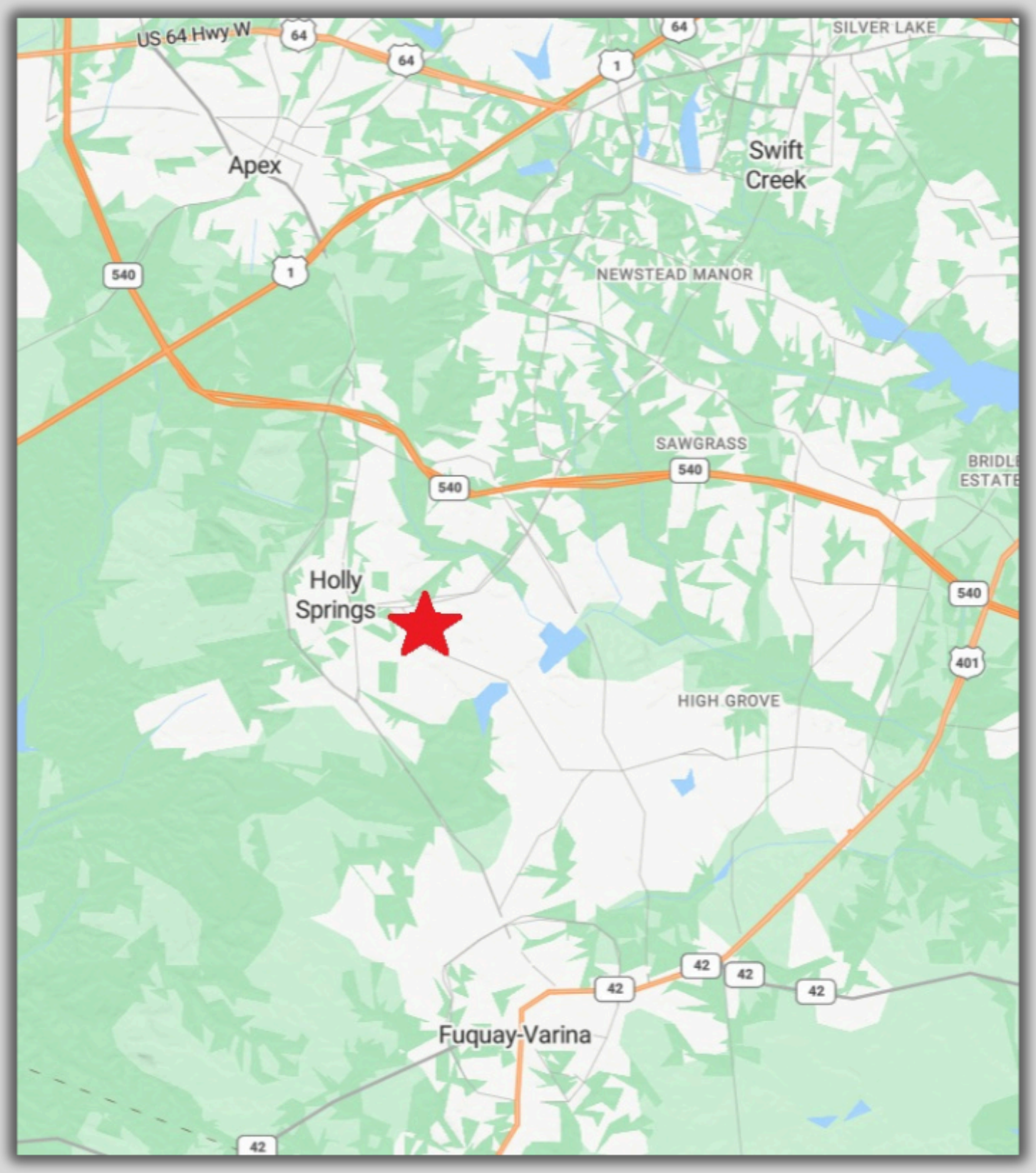

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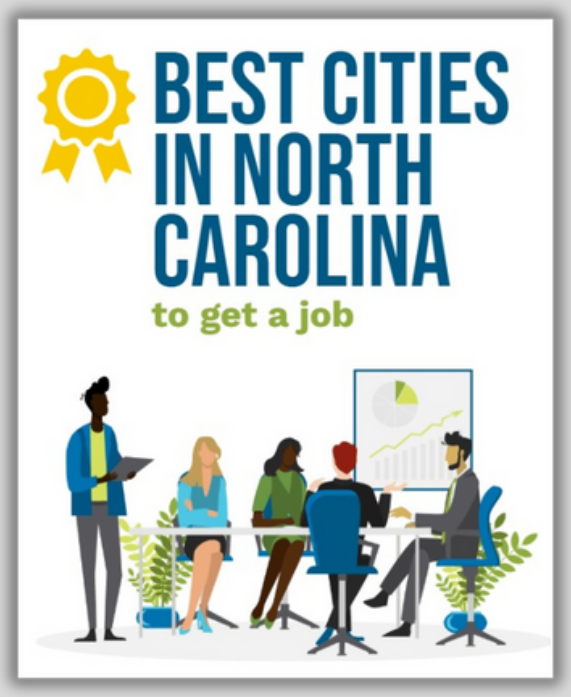

Area Demographics

0 Bass Lake Road | Holly Springs, NC 27540

Strong household incomes and a prime working-age population support long-term commercial demand.

Income & Age Profile

Radius	Median Household Income	Median / Average Age
1-Mile	$120,488	38 years
3-Mile	$121,299	37 years
5-Mile	$118,076	38 years

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