

Entitled Lot For Sale

Holly Springs, NC



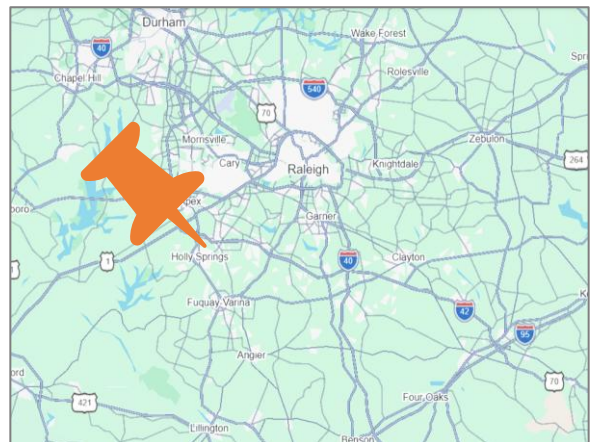
451 Commons Drive

1.33 acres | Approved for 6,733 sf | \$1,250,000



**CENTURY 21
COMMERCIAL.**
Triangle Group

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451 Commons Drive | Holly Springs

Executive Summary



COMMERCIAL

Prime Holly Springs Development Opportunity

Fully Entitled Office/Commercial Site – Ready for Construction

Rare fully entitled commercial development opportunity in Holly Springs! 451 Commons Drive has completed the Town approval process, including Development Plan, Construction Drawings, and Pre-Construction Meeting, allowing the next owner to move directly toward building permits and construction. Approved plans include a 6,733 SF office/retail building with 27 parking spaces. Zoned PUD–Mixed Use, the property supports medical, office, retail, restaurant, and other commercial uses. Excellent visibility on N. Main Street (15,000+ VPD), convenient access to NC 55 and NC 540, and surrounded by established medical and professional offices. A rare opportunity to save significant time and reduce development risk.

Holly Springs continues to be one of the Triangle's premier business destinations, fueled by exceptional population growth, strong household incomes, award-winning schools, and continued investment in transportation and infrastructure. Its strategic location provides convenient access to Raleigh, Research Triangle Park, Cary, Apex, and surrounding communities, making it an ideal market for medical practices, professional offices, retailers, restaurants, and service providers seeking long-term success.



SUBJECT PROPERTY

451 Commons Dr.
Holly Springs, NC

KLOOSTER
FAMILY DENTISTRY

UNC
HEALTH



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451 Commons Drive | Holly Springs

Executive Summary



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Skip the Entitlement Process and Start Building.

451 Commons Drive presents a rare opportunity to acquire a fully entitled commercial development site in one of the Triangle's most desirable and fastest-growing markets. With Town of Holly Springs approvals already in place—including the Development Plan, Construction Drawings, and completion of the Pre-Construction Meeting—the next owner can move directly into permitting and construction, saving valuable time while reducing development risk and carrying costs.

The approved plans include a 6,733-square-foot office/retail building with 27 parking spaces, thoughtfully designed to accommodate a variety of professional, medical, retail, and restaurant users. Buyers also have the flexibility to modify the approved building design to meet their specific operational needs while remaining within the property's PUD Mixed-Use zoning.

Strategically positioned with exceptional frontage and visibility along N. Main Street, the property benefits from more than 15,000 vehicles per day, providing outstanding exposure for future businesses. Primary access is from Commons Drive, with a recorded cross-access easement through the adjacent daycare property for convenient connectivity to the signalized intersection of Osterville Road and N. Main Street.

Located within the established Arbor Creek development, the property is surrounded by professional and medical offices and is directly across from Rosewood Professional Park and Pine Springs Academy. The site is just minutes from the intersection of N. Main Street and Sunset Lake Road/Old Smithfield Road, offering convenient access to NC 55 and the Triangle Expressway (NC 540).

Opportunities to purchase fully entitled commercial land in Holly Springs are exceptionally limited. Whether you are a developer seeking to accelerate your project timeline, an investor looking to minimize entitlement risk, or an owner-user ready to build your next location, 451 Commons Drive offers a distinct competitive advantage.

Contact Century 21 Commercial Triangle Group today to learn more about this exceptional, construction-ready development opportunity.



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451 Commons Drive | Holly Springs

Property Details

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Price:	\$1,250,000.00
Size:	1.33 acres Entitled 6,733 sf office/retail building
Road Access:	Access: Commons Drive Access Easement: Osterville Road (via easement through daycare) Primary frontage: N. Main Street (15,000+ vehicles/day)
PIN:	0740-92-8246
Taxes:	2026- \$6,137.54
City Limits:	Yes – Holly Springs
Planning Jurisdiction:	Holly Springs
Zoning: Holly Springs Development Services 919-577-3111	PUD: Planned Unit Development Arbor Creek – Mixed Use See Holly Springs Unified Development Ordinance for development regulations and list of permitted and prohibited uses
Future Land Use: Holly Springs Development Services 919-577-3111	N. Main Street District See Holly Springs Future Land Use Plan for future land use and description of potential development options and uses.
Utilities: Holly Springs Utilities (919) 577-3150	Water: Town of Holly Springs Public Utilities Sewer: Town of Holly Springs Utilities Electric: Duke Energy Progress Natural Gas: Enbridge Natural Gas



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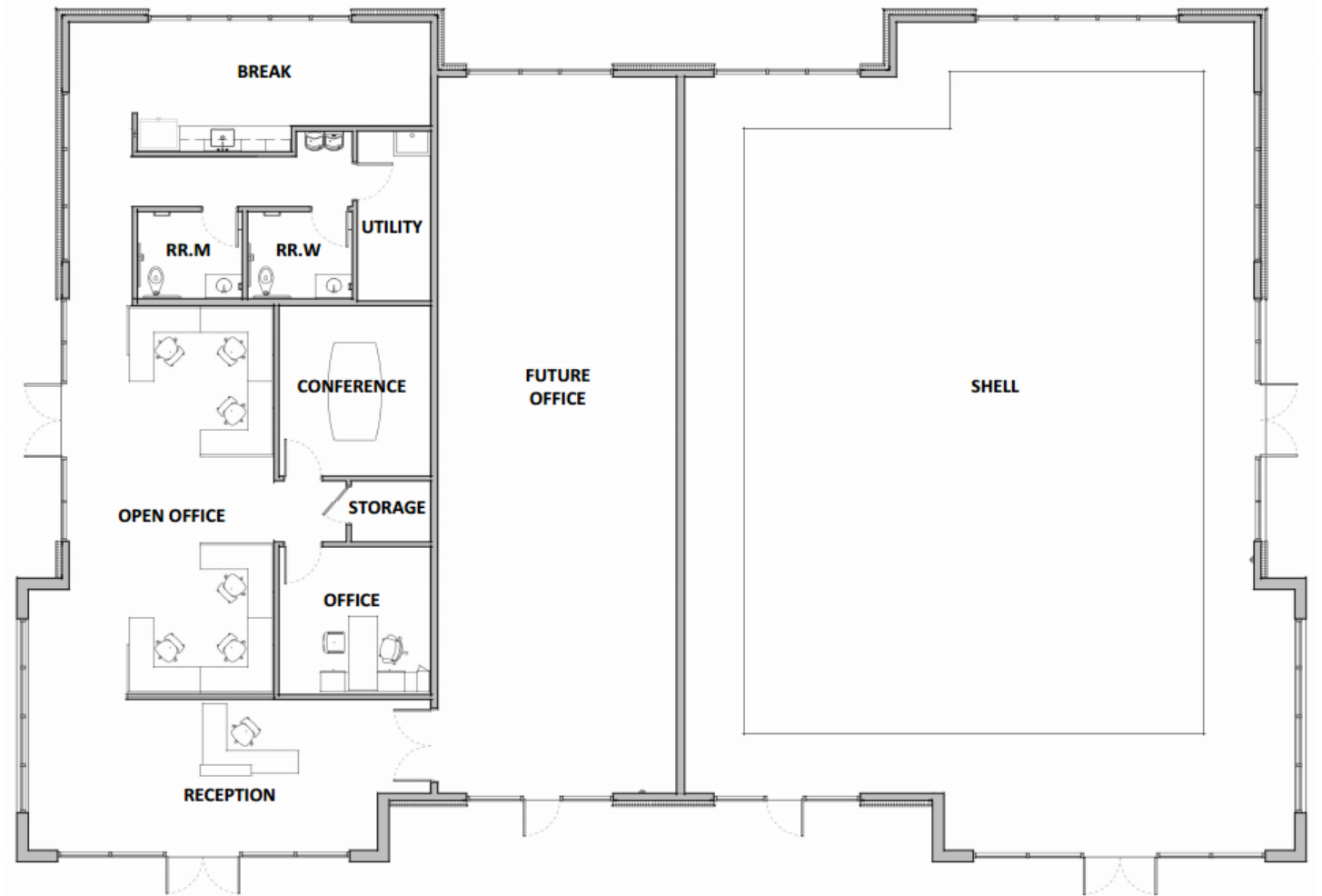


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451 Commons Drive | Holly Springs Floor Plan

21

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Germano
ARCHITECTURE+INTERIORS

NOT FOR CONSTRUCTION - MARKETING MATERIAL ONLY
CONTACT ARCHITECT FOR APPROVED PERMIT DRAWINGS.

919.404.8085 | germano.archi
7419 Knightdale Blvd. #114
Knightdale NC 27545



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451 Commons Drive | Holly Springs Photos



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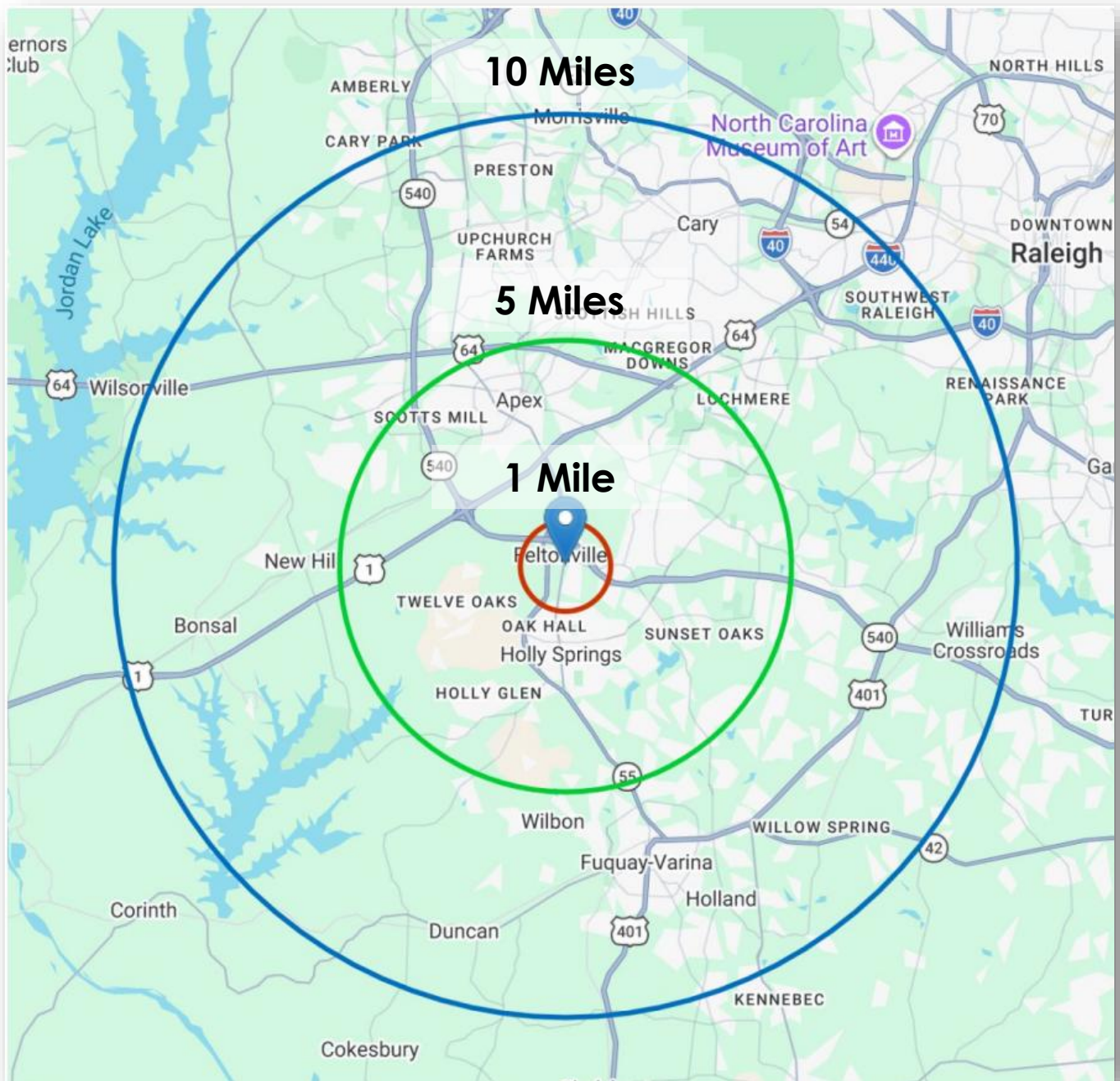


CENTURY 21
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451 Commons Drive | Holly Springs Demographics



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451 Commons Drive | Holly Springs Demographics – 1 mile



COMMERCIAL

KEY FACTS

7,864
Population

34.2 Median Age

2.69
Average Household Size

2,851
Total Households

EDUCATION

1.77%
No High
School
Diploma

26.05%
High School
Graduate

12.72%
Some College

43.16%
Bachelor's/
Grad

BUSINESS

117
Total Businesses

1,046
Total Employees

EMPLOYMENT

123
Manufacturing
Employees

122
Retail Trade
Employees

174
Eating &
Drinking
Employees

40
Finance/Ins/Real
Estate Emp

3% Unemployment Rate

INCOME

\$125,631
Median Household Income

\$58,993
Per Capita Income

\$449,271
Median Net Worth

Households by Income

The largest group : \$200,000+ (25.75%) ■

The smallest group : \$25,000 - \$34,999 (1.71%) ■

Indicator	Value(%)	
< \$15,000	3.25	■
\$15,000 - \$24,999	3.11	■
\$25,000 - \$34,999	1.71	■
\$35,000 - \$49,999	5.51	■
\$50,000 - \$74,999	13.95	■
\$75,000 - \$99,999	12.79	■
\$100,000 - \$149,999	19.39	■
\$150,000 - \$199,999	14.53	■
\$200,000+	25.75	■



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451 Commons Drive | Holly Springs Demographics – 1 mile



COMMERCIAL

POPULATION TRENDS AND KEY INDICATORS 1 Miles Ring

7,864

Population

2,924

Households

34.2

Median Age

2.69

Avg Size Household

\$125,631

Median Household
Income

\$557,771

Median Home Value

124

Wealth Index

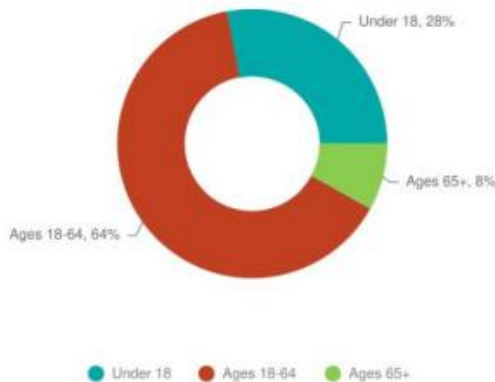
92

Housing Affordability

62.9

Diversity Index

POPULATION BY AGE



POPULATION BY GENERATION



HISTORICAL & FORECAST POPULATION

2020-2026
Historic
Growth Rate

0.07%

2026-2031
Forecasted
Growth Rate

2.85%



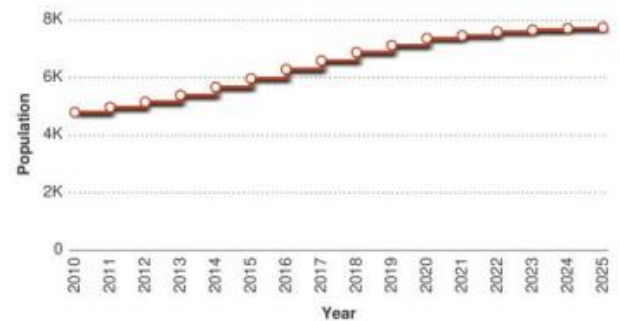
Household
Population

9,060



Population
Density

2,892



DAYTIME POPULATION



5,467

2026 Total Daytime Population



3,614

2026 Daytime Pop: Residents



1,853

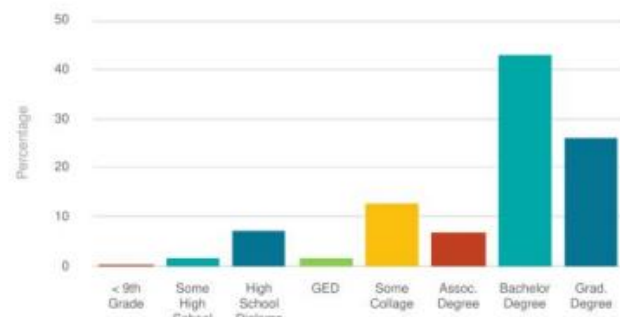
2026 Daytime Pop: Workers



1,744

2026 Daytime Pop Density

POPULATION BY EDUCATION



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**CENTURY 21
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451 Commons Drive | Holly Springs Demographics – 5 mile



COMMERCIAL

KEY FACTS

134,175
Population

38.1 Median Age



2.86
Average Household Size

39,329
Total Households

EDUCATION



1.78%
No High School Diploma



30.07%
High School Graduate



10.09%
Some College



38.39%
Bachelor's/Grad

BUSINESS



4,085
Total Businesses



43,725
Total Employees

EMPLOYMENT

5,636
Retail Trade Employees

2,391
Manufacturing Employees

3,833
Eating & Drinking Employees

1,910
Finance/Ins/Real Estate Emp

2.4%

Unemployment Rate

INCOME



\$150,595
Median Household Income



\$68,597
Per Capita Income



\$767,657
Median Net Worth

Households by Income

The largest group : \$200,000+ (33.93%) ■

The smallest group : \$15,000 - \$24,999 (1.97%) ■

Indicator	Value(%)	
< \$15,000	2.73	■
\$15,000 - \$24,999	1.97	■
\$25,000 - \$34,999	2.31	■
\$35,000 - \$49,999	3.47	■
\$50,000 - \$74,999	9.2	■
\$75,000 - \$99,999	8.31	■
\$100,000 - \$149,999	21.74	■
\$150,000 - \$199,999	16.34	■
\$200,000+	33.93	■



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**CENTURY 21
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451 Commons Drive | Holly Springs Demographics – 5 mile



COMMERCIAL

POPULATION TRENDS AND KEY INDICATORS 5 Miles Ring

134,175

Population

46,791

Households

38.1

Median Age

2.86

Avg Size Household

\$150,595

Median Household
Income

\$596,118

Median Home Value

165

Wealth Index

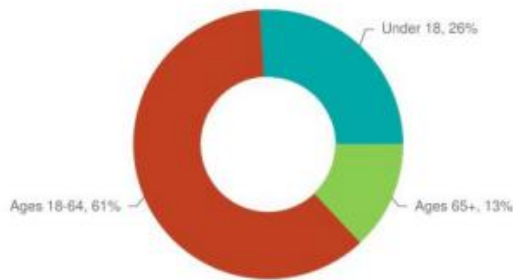
103

Housing Affordability

54.8

Diversity Index

POPULATION BY AGE



Under 18 Ages 18-64 Ages 65+

POPULATION BY GENERATION



2.08%

Greatest Gen: Born
1945/Earlier



13.8%

Baby Boomer: Born
1946 to 1964



22.68%

Generation X: Born
1965 to 1980



22.88%

Millennial: Born 1981
to 1998



25.48%

Generation Z: Born
1999 to 2016



13.08%

Alpha: Born 2017 to
Present

HISTORICAL & FORECAST POPULATION

2020-2026
Historic
Growth Rate

2.55%



2026-2031
Forecasted
Growth Rate

1.73%



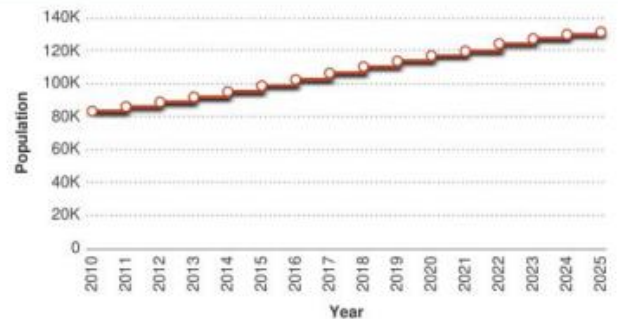
Household
Population

146,296



Population
Density

1,898



DAYTIME POPULATION



129,339

2026 Total Daytime Population



64,225

2026 Daytime Pop: Residents



65,114

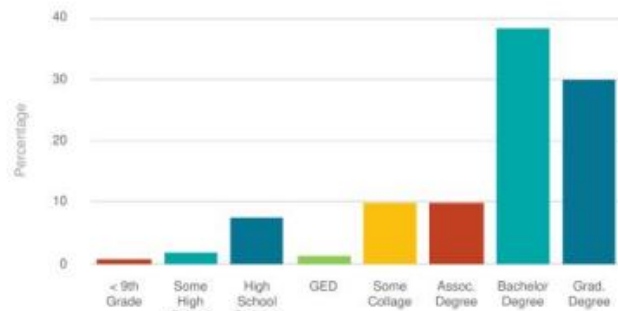
2026 Daytime Pop: Workers



1,675

2026 Daytime Pop Density

POPULATION BY EDUCATION



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**CENTURY 21
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451 Commons Drive | Holly Springs Demographics – 10 mile



COMMERCIAL

KEY FACTS

450,920
Population

37.9 Median Age



2.62
Average Household Size

145,367
Total Households

EDUCATION



1.94%
No High
School
Diploma



28.81%
High School
Graduate



10.95%
Some College



37%
Bachelor's/
Grad

BUSINESS



14,110
Total Businesses



130,540
Total Employees

EMPLOYMENT

17,418
Retail Trade
Employees

5,706
Manufacturing
Employees

12,984
Eating &
Drinking
Employees

8,359
Finance/Ins/Real
Estate Emp

2.9%

Unemployment Rate

INCOME



\$129,744
Median Household Income



\$65,656
Per Capita Income



\$567,286
Median Net Worth

Households by Income

The largest group : \$200,000+ (29.23%) ■

The smallest group : \$25,000 - \$34,999 (2.73%) ■

Indicator	Value(%)	
< \$15,000	4.03	■
\$15,000 - \$24,999	2.81	■
\$25,000 - \$34,999	2.73	■
\$35,000 - \$49,999	5.24	■
\$50,000 - \$74,999	11.48	■
\$75,000 - \$99,999	10.01	■
\$100,000 - \$149,999	20.61	■
\$150,000 - \$199,999	13.85	■
\$200,000+	29.23	■



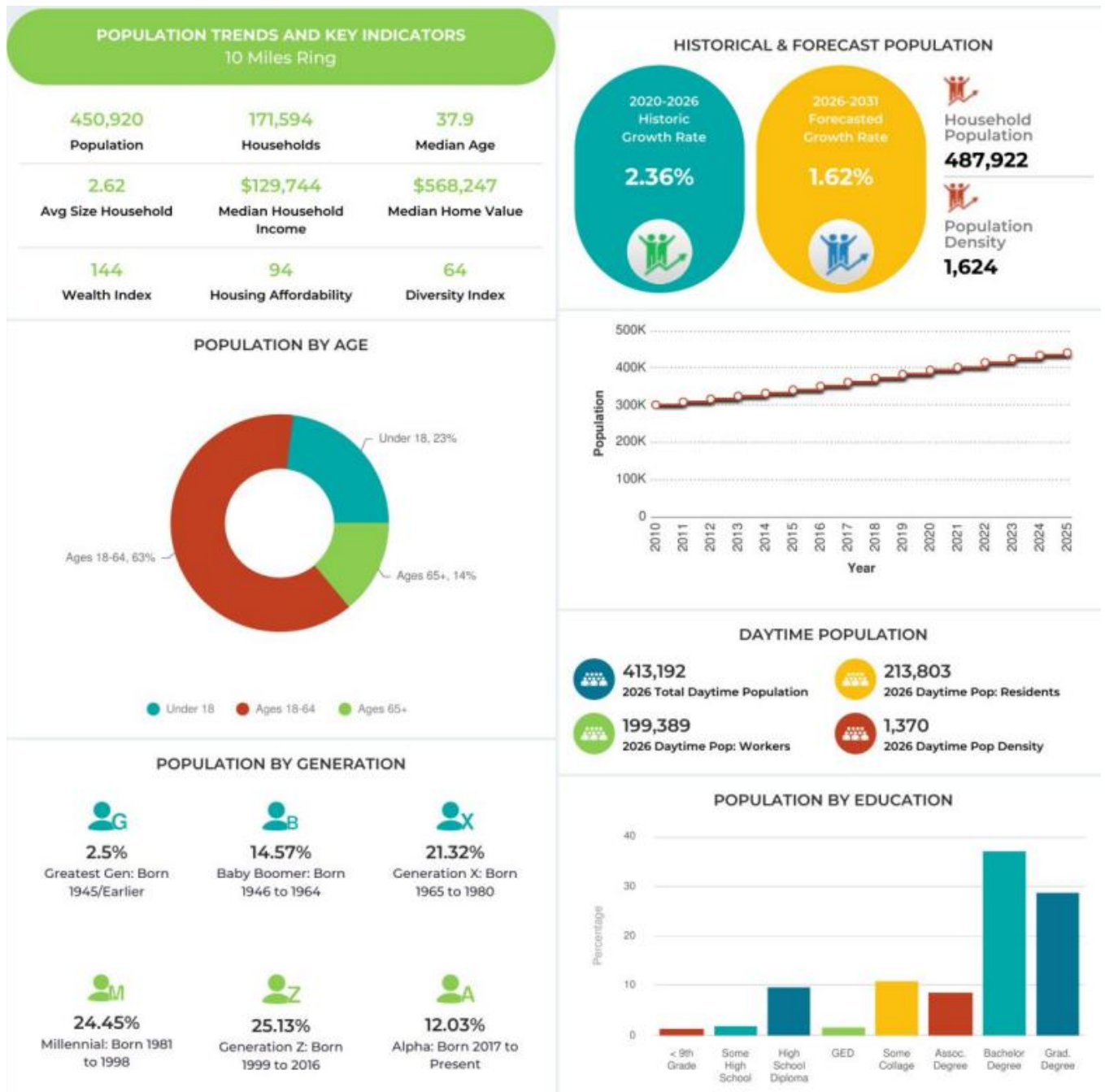
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451 Commons Drive | Holly Springs Demographics – 10 mile



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451 Commons Drive | Holly Springs

Community Overview



WAKE COUNTY



Wake County is the largest county in the Research Triangle region of North Carolina and is home to Raleigh, North Carolina's state capital. This dynamic region is home to a wide range of businesses, including Fortune 500 giants and thousands of small and mid-sized companies in the life science and technology industries.

As one of the nation's fastest-growing regions, Wake County offers the ideal blend of cost, comfort, and culture, plus thousands of diverse jobs. Wake County is home to more than one million people, and 13 different communities spread across 850 square miles. The region adds 64 new people every day, 43 of which move here and 21 are born here. With nearly half of the population having a bachelor's degree or higher, which is almost double the state and national average, Wake County is one of the best places to live in work in the world.

Wake County is focused on smart, equitable growth and building a community with opportunities for all.



Holly Springs is a global biomanufacturing hub located in Wake County, NC, the third fastest growing county in the country. Located minutes from the Raleigh urban core, an international airport, Research Triangle Park, and three tier one research universities, Holly Springs boasts an ecosystem encompassing infrastructure, diverse talent, affordability, and

quality of life. A dynamic, thriving community that is home to small businesses and multi-national firms, Holly Springs offers a perfect combination of a great place to live and to work. In the past, visionary town leaders made the right choices, and today's leaders are making the right investments in infrastructure, to ensure Holly Springs remains ready and set for a bright future.

Holly Springs is ready. It's ready for the future. It's ready for the hundreds of new families moving here. And, if you are looking to grow your business, Holly Springs is ready for you.

Holly Springs was the first town in North Carolina to be awarded the Certified Entrepreneurial Community accreditation, signifying Holly Springs as "entrepreneur ready." The program brings staff, entrepreneurs, and service providers together to decide what initiatives would make it more entrepreneur-friendly, and then creates a system and strategy to help those visions become a reality.

The designation shows the overall business climate, leadership, policies, and resources to grow are simple to find and access here in Holly Springs. Holly Springs is a place where entrepreneurs succeed and we invite you to be a part of the success.



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