

Excellent Location for Residential, Multifamily, or Mixed-Use Site

4925 Sunset Lake Rd
Apex, NC 27539

Sunset Lake Rd



TABLE OF CONTENTS

4	The Opportunity
5	Maps
9	I-540 Triangle Expressway
11	Holly Springs Northeast Gateway Plan
13	Aerials
16	Amenities Map
17	Market Overview
19	Demographic Overview



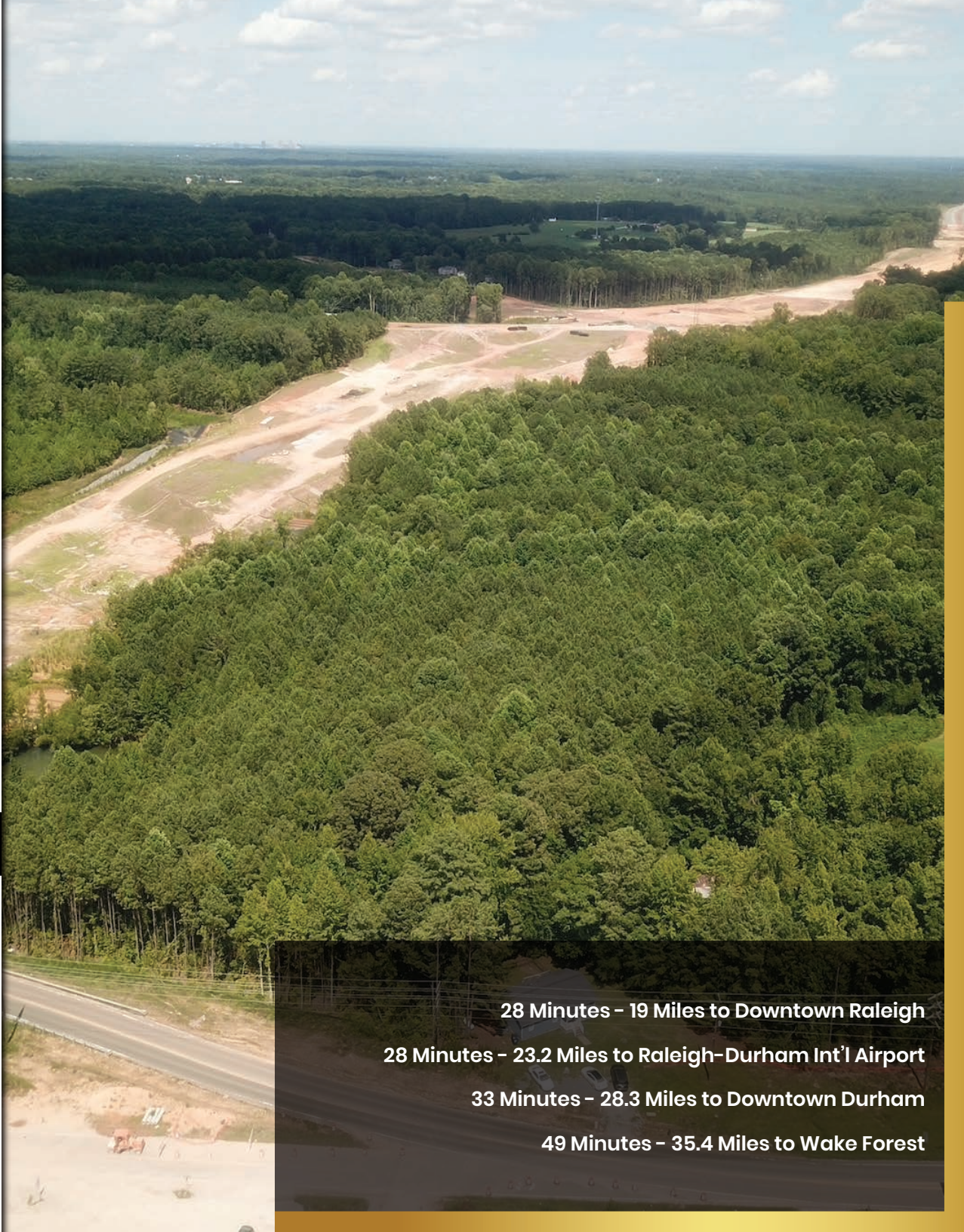
THE OPPORTUNITY

KEY HIGHLIGHTS

- Excellent location for mixed-use multifamily project adjacent to new I-540 extension
- Property is designated as "Regional Center" on the proposed Holly Springs Northeast Gateway Plan, calling for "future development in this area be the highest intensity development"
- Access to City Sewer & City Water
- High Demographics Area (Average HHI is \$142K in 3 mile radius)
- Close proximity to I-540 Triangle Expressway (currently in development)
- Located within desirable Holly Springs High School District
- New H-12 High School in Development to accommodate fast growing population

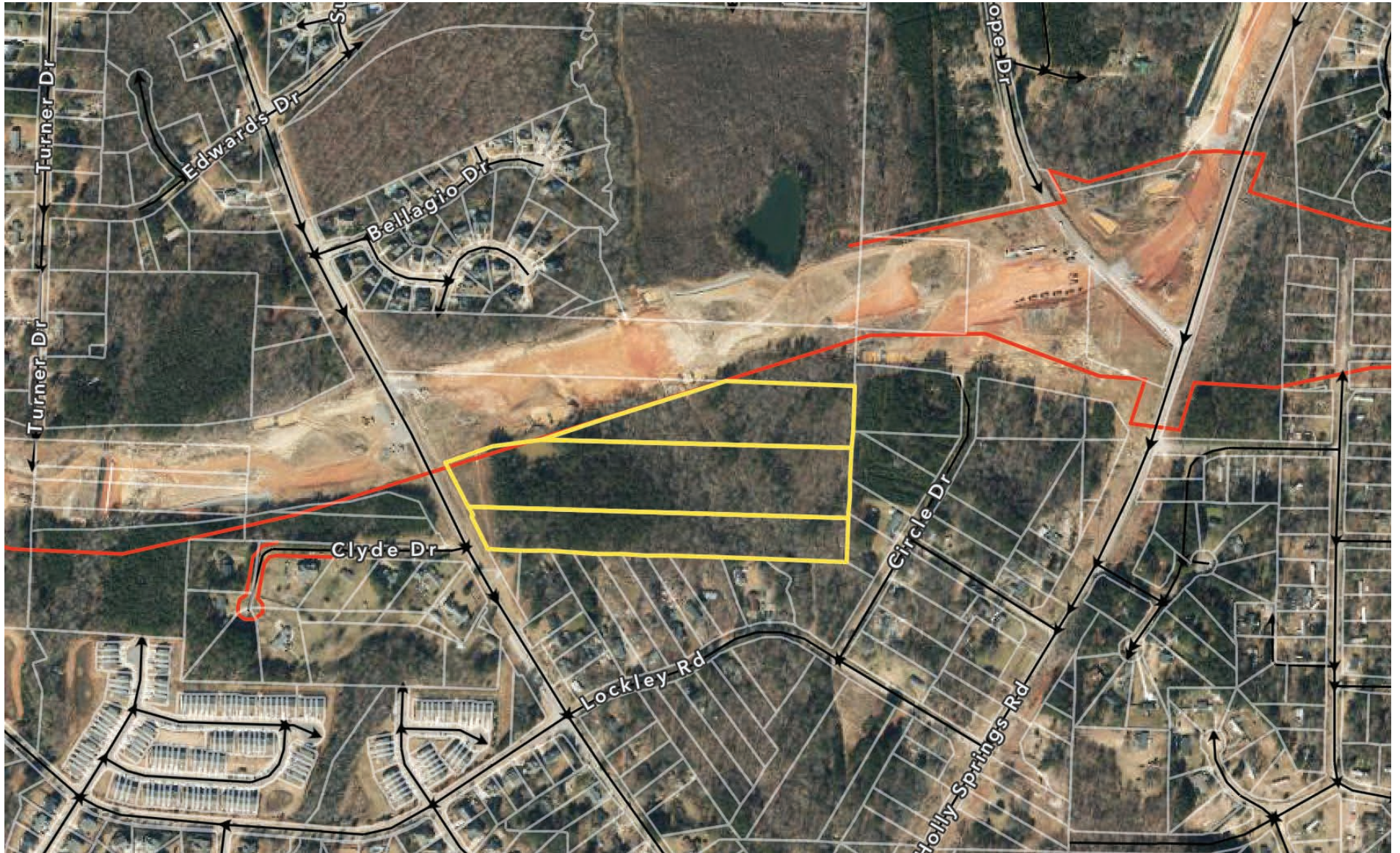
PROPERTY HIGHLIGHTS

Price	\$8,000,000 (+ \$35,000 for every multifamily unit approved above 228 units)
Lot Size	19.79 acres 3 parcels of land

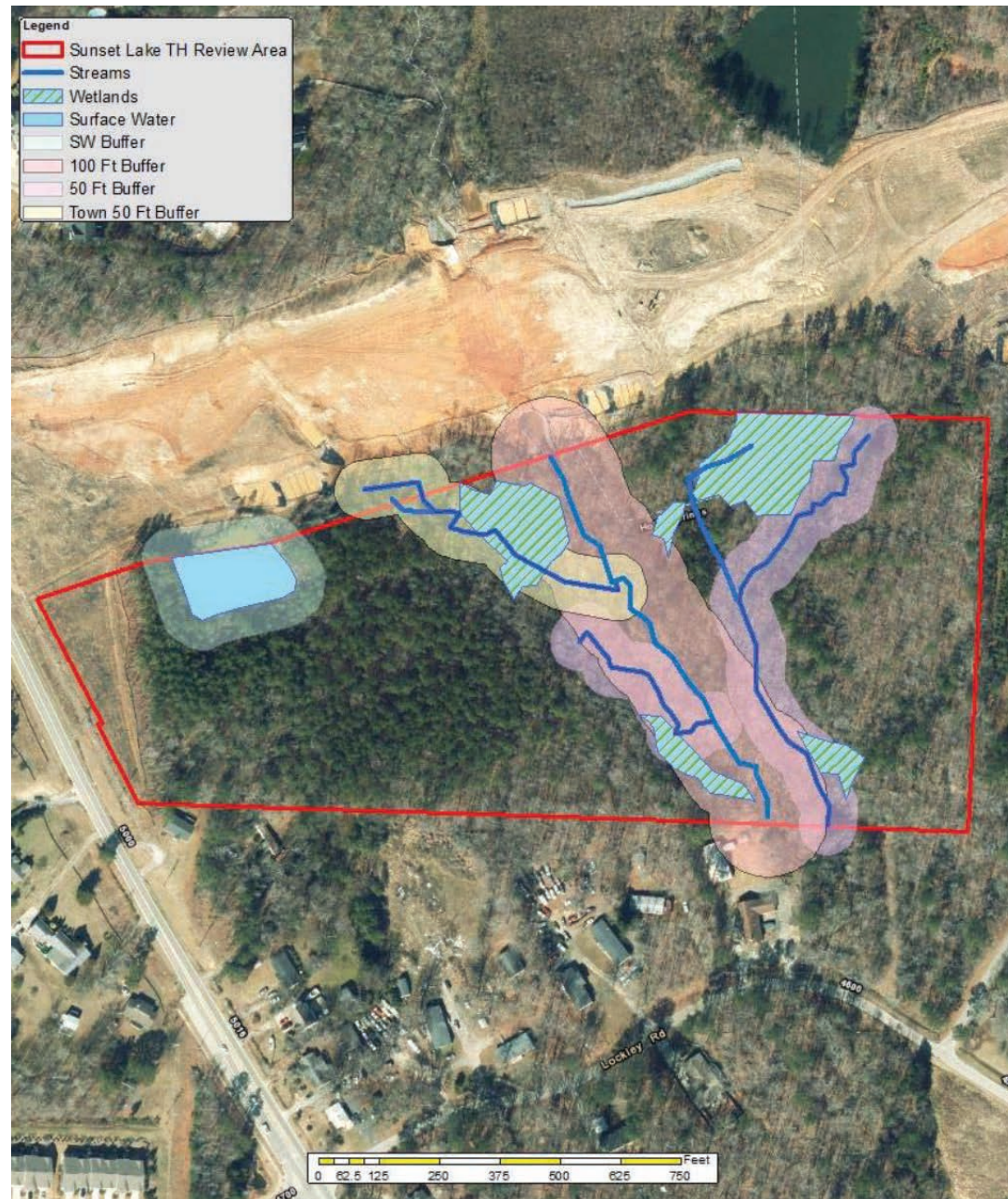


28 Minutes - 19 Miles to Downtown Raleigh
28 Minutes - 23.2 Miles to Raleigh-Durham Int'l Airport
33 Minutes - 28.3 Miles to Downtown Durham
49 Minutes - 35.4 Miles to Wake Forest

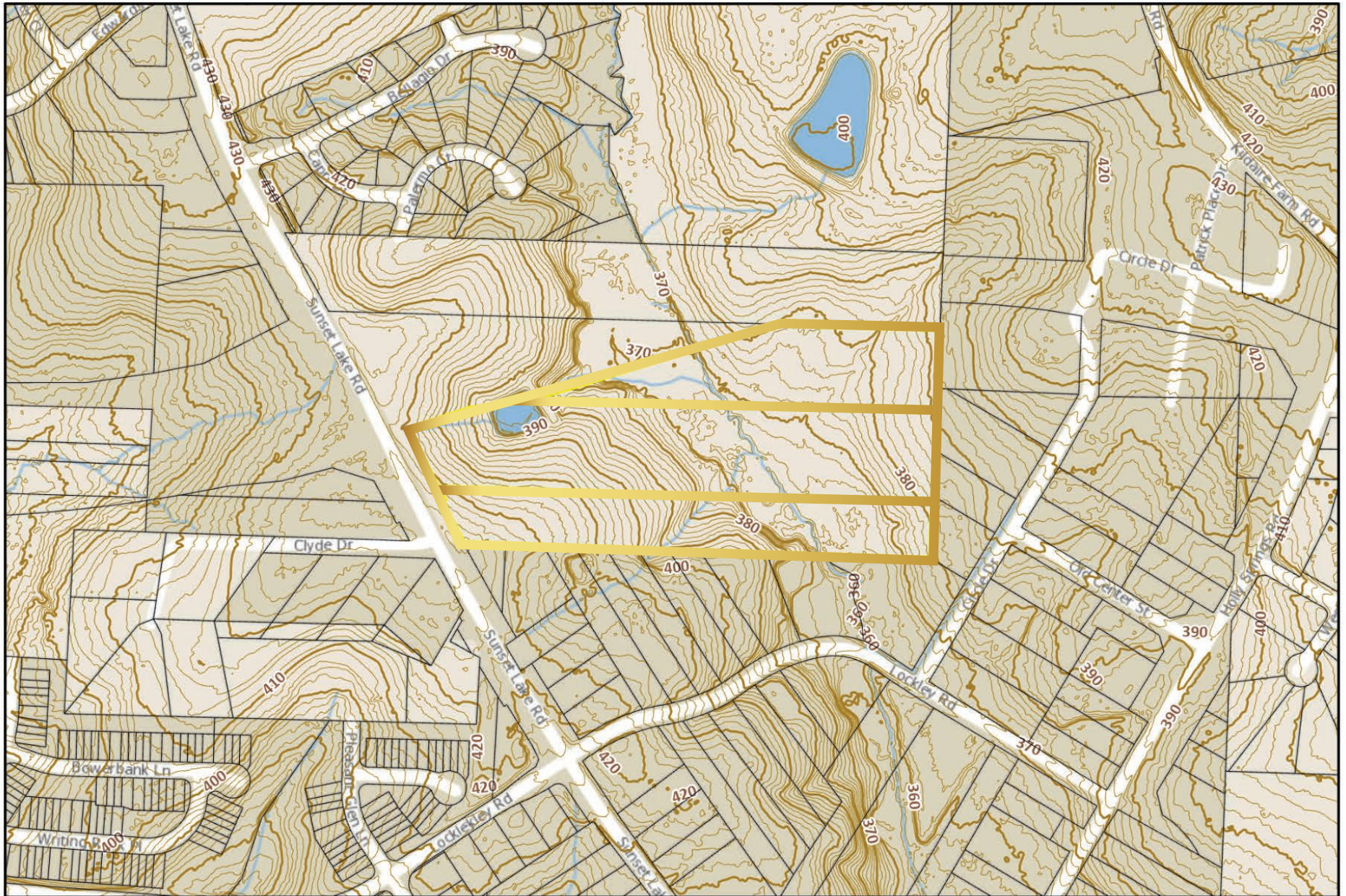
AERIAL SITE PLAN



WETLAND DELINEATION MAP



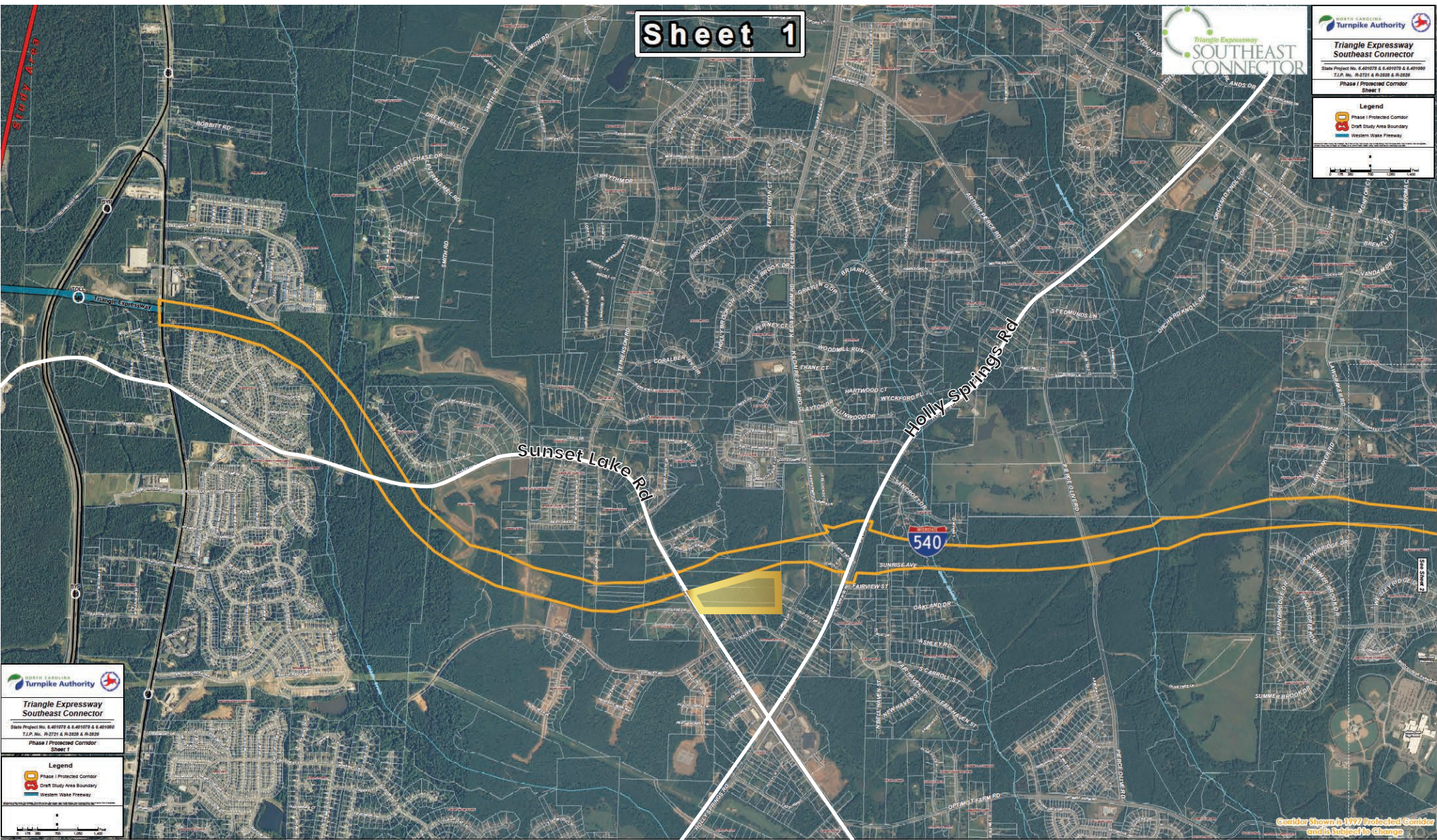
TOPO MAP



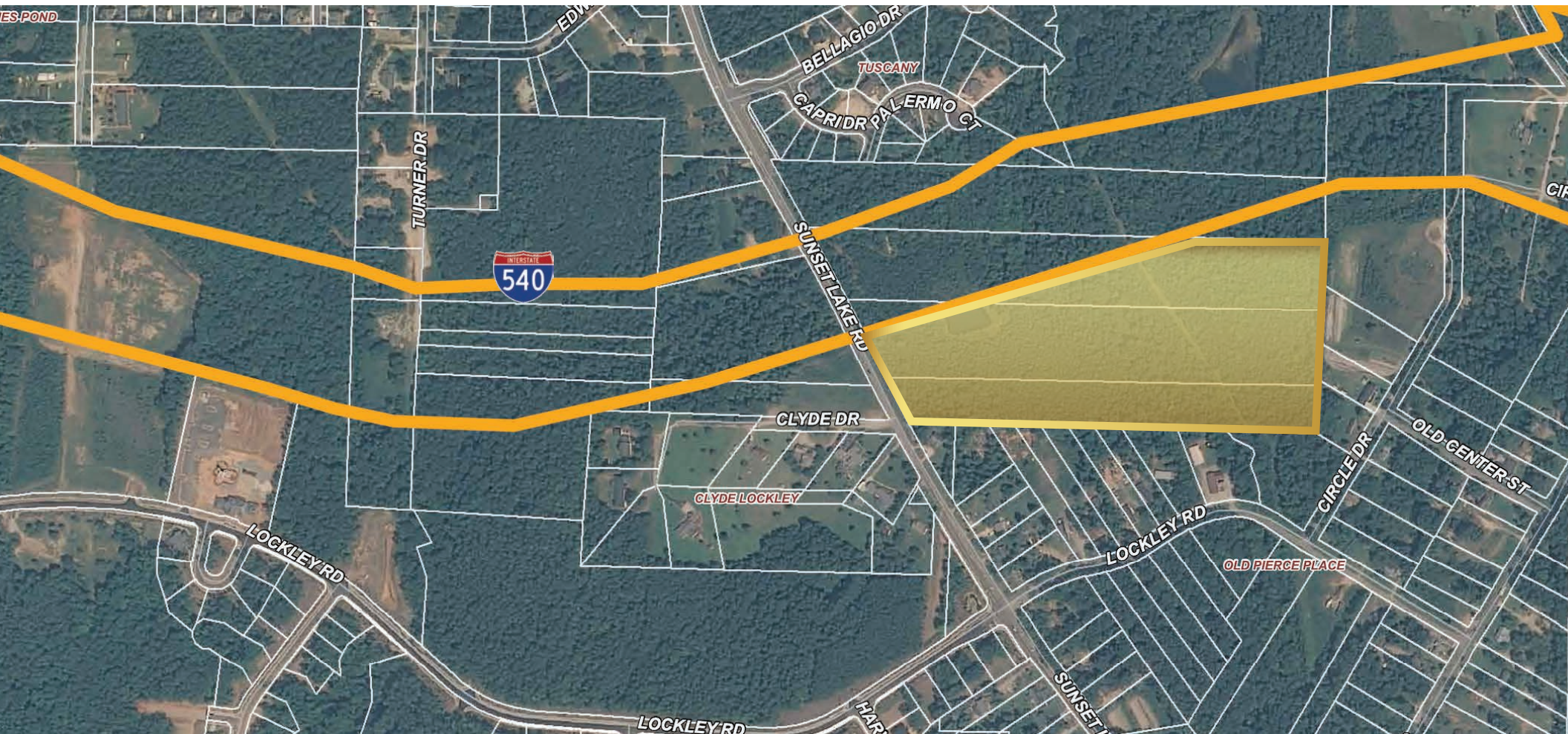
PARCEL MAP



I-540 Triangle Expressway

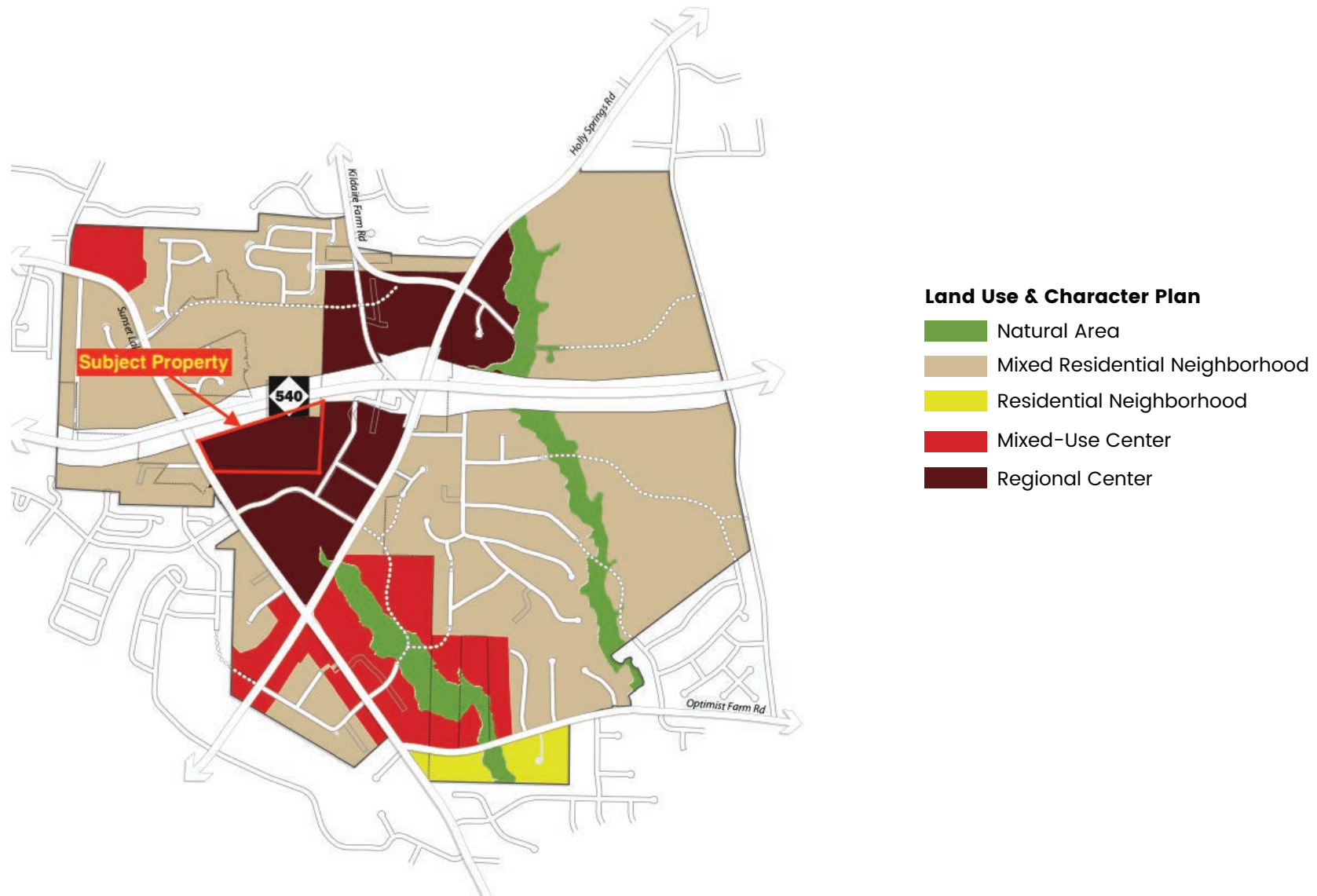


I-540 Triangle Expressway



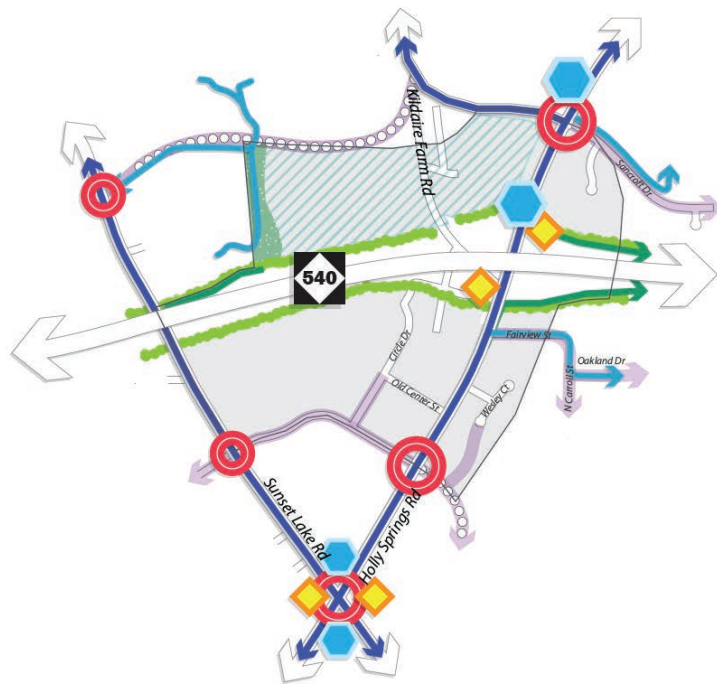
HOLLY SPRINGS NORTHEAST GATEWAY PLAN

Regional Center: Regional centers are hubs for entertainment and employment, located immediately off of the NC 540 interchange at Holly Springs Road. These areas are envisioned as energized centers containing a mix of business, entertainment, civic and cultural activities with a mix of housing types within and surrounding the center.



HOLLY SPRINGS NORTHEAST GATEWAY PLAN

Gateway Core: Functional Subarea 3 is located in the heart of Northeast Gateway, adjacent to the future 540 and Holly Springs Road interchange. Future development in this area should be the highest intensity development in the Gateway to best leverage this area's visibility from NC 540 and easy access from the interchange. As development approaches Lockley Road and Wesley Court, development intensity should decrease to ensure appropriate transitions to surrounding functional subareas.

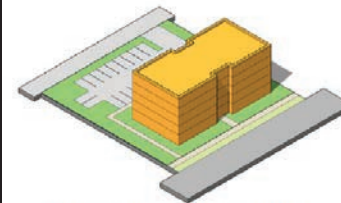


Improvements Framework

- | | |
|---------------------------------|---------------------------|
| Sidepath | Roadway Connection |
| Greenway (Planned and Proposed) | Traffic Calming |
| Bike Route | Natural Buffer (Existing) |
| Pedestrian Crossing | NC 540 Buffer |
| Gateway Signage | Noise Wall |
| Wayfinding Signage | Key Opportunity Site |

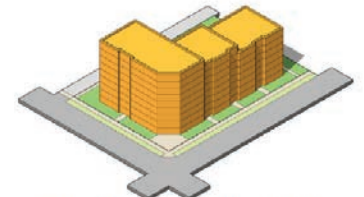
Development Pattern: Future development has the opportunity to further solidify Holly Springs' reputation as a desirable community where people can work, live, and play. The multimodal transportation network should connect to all areas and provide connections to surrounding neighborhoods.

Apartment Dwellings



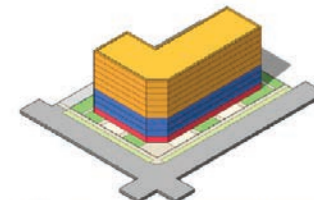
Mid Rise Apartment Dwellings (4-6 stories)

High Density Apartment Dwellings

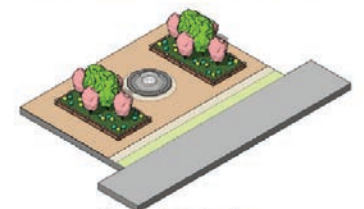


High Rise Apartment Dwellings (7-10 stories)

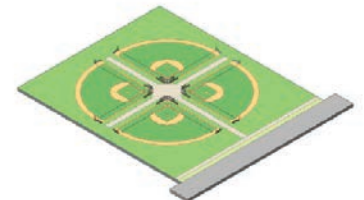
Mixed-Use



Mixed-Use - Commercial and Office/Residential (7-10 stories)



Plaza or Gathering Space



Regional Recreation Destination

AERIAL LOOKING SOUTHEAST



AERIAL LOOKING NORTHEAST



AERIAL LOOKING NORTHWEST

Sunset Lake Rd

An aerial photograph looking northwest. A yellow diagonal banner with the text "Sunset Lake Rd" is positioned across the upper left. The landscape is dominated by a dense forest of green trees. In the upper right, a body of water is visible, with a small structure or dock extending into it. The background shows a residential area with houses and more trees. The overall scene is a mix of natural and developed land.



 **DOLLAR TREE**

 **Harris Teeter**
Your Neighborhood Food Market

Sunset Lake Rd

 **TEXAS**
ROADHOUSE

Michaels



Olive Garden



Lowes

Hwy 55

CVS
pharmacy

 **Harris Teeter**
Your Neighborhood Food Market

 **DUNKIN' DONUTS**

Walmart 



Chick-fil-A

APEX NC



Apex is a small city in Wake County, North Carolina, around 12 miles southwest of Raleigh. It is 19 square miles of land bordering Cary and is 11 miles south of Research Triangle Park. Eight miles to the west is Jordan Lake. Apex encompasses the community of Friendship at its southern border. In 1994, the downtown area was designated a Historic District. Several buildings date to the late 1800s. It is an example of an intact turn-of-the-century railroad town. The Apex train depot, built in 1867, is designated a Wake County landmark. The depot location marks the highest point on the old Chatham Railroad, hence the town's name. The town motto is "The Peak of Good Living".

The population boom occurred primarily in the late 1990s. The Research Triangle Park, established in the 1960s, created strong demand for technology workers. Apex began appearing on Best Place to Live lists starting in 2007 and steadily climbed the charts until reaching the #1 spot in 2015. This also drove population growth.

The town is a suburb of both Raleigh and RTP. It is situated to the southwest of Raleigh with direct highway access via US 1. Apex is south of RTP with direct highway access via NC 540. Apex crests the watersheds of both the Neuse and Cape Fear rivers. Neighboring towns include Cary to the north and northeast, Holly Springs to the south, and Raleigh to the east and northeast.

The towns top employers according to the 2017 Comprehensive Financial Report for Apex, the towns top employers were Wake County Public Schools, Dell EMC, Apex Tool Group, Town of Apex, ATI Industrial Automation, Target, Costco, Walmart, Lowes Home Improvement, and Tipper Tie.

APEX ACCOLADES

#1

Best Place
to Live in America
TIME

#1

Fastest Growing
Suburb in US
REALTOR

#3

Best Suburb
to Live
NICHE

#10

Suburban
Hotspot
REALTOR

#6

Safest City
in NC
CREDITDONKEY

#2

Best NC City
to Get a Job
ZIPPIA

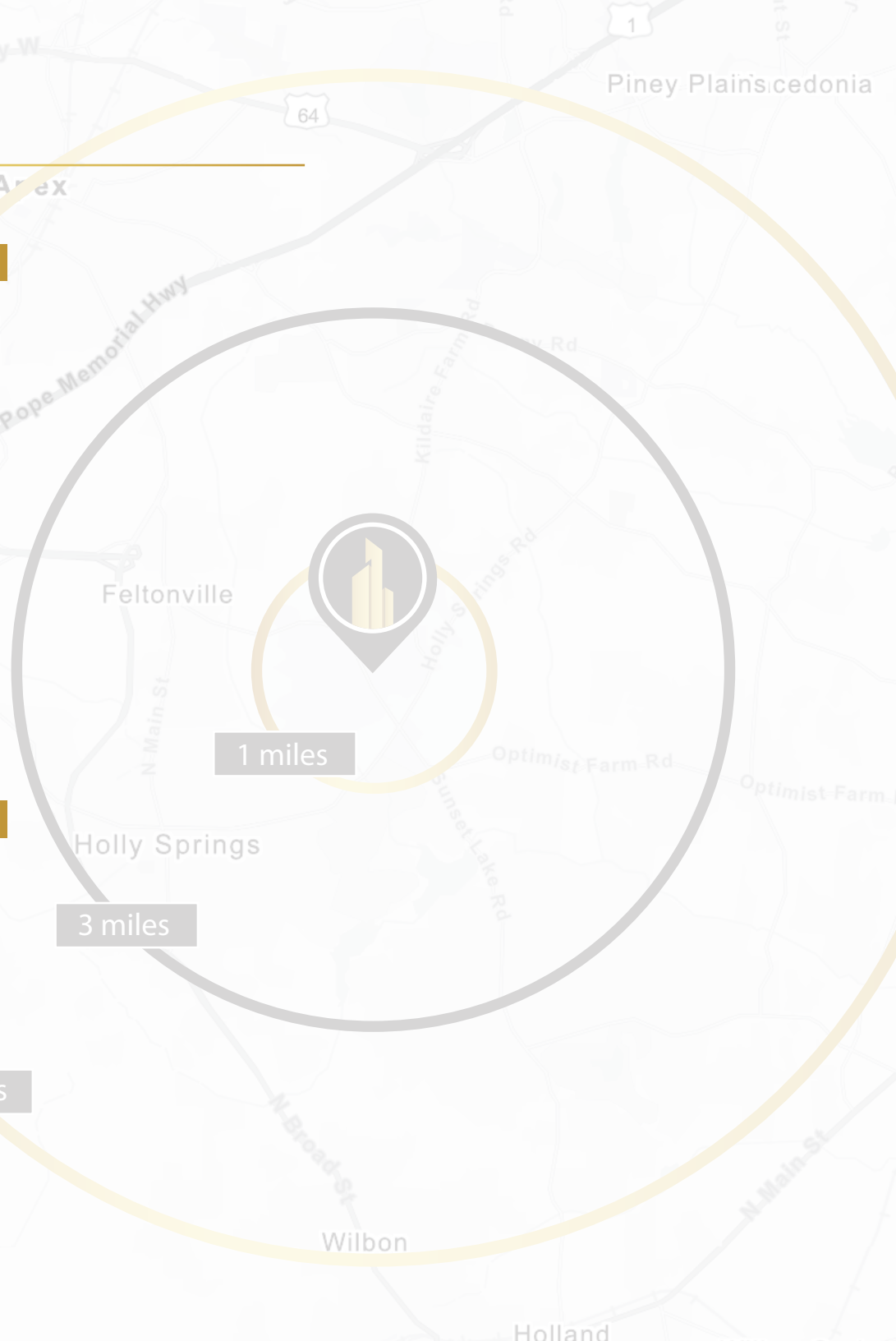
Apex has all the things you'd expect in the No. 1 place to live: a charming downtown, top-notch schools, and the kind of community spirit that draws 15,000 people, or more than a third of the population, to the annual PeakFest street fair. It also has something else: high-paying tech-industry jobs that help make the quality of life here second to none. And unlike that other technology hub on the West Coast, Apex is still affordable.

- TIME Magazine, August 2015

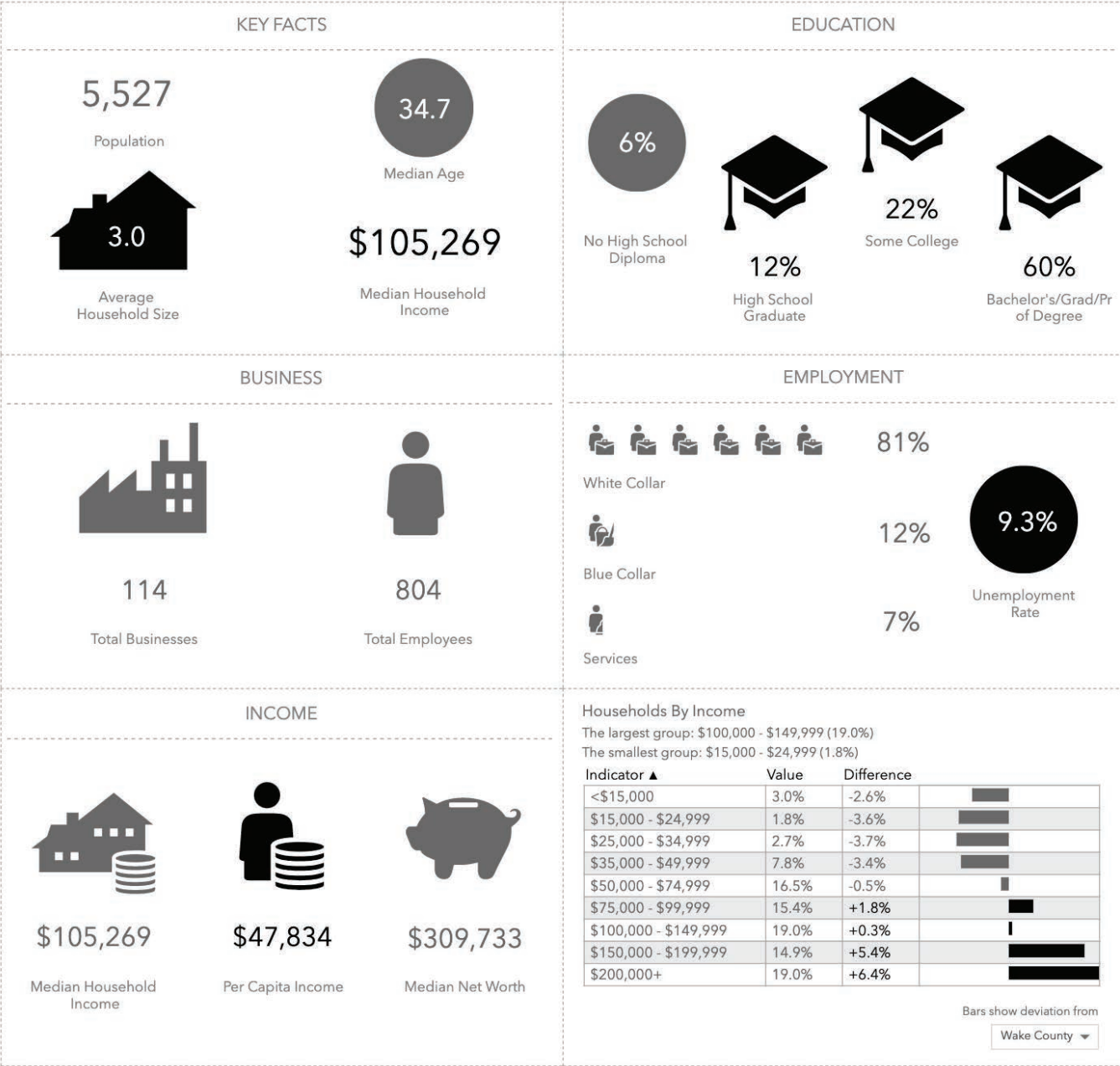
DEMOGRAPHIC OVERVIEW

2020 Summary	1 Mile	3 Miles	5 Miles
Population	5,527	51,134	112,542
Households	1,864	17,163	38,781
Families	1,428	13,677	30,515
Average Household Size	2.97	2.98	2.90
Owner Occupied Housing Units	1,574	14,539	32,569
Renter Occupied Housing Units	290	2,624	6,211
Median Age	34.7	35.6	37.4
Median Household Income	\$105,269	\$110,559	\$107,469
Average Household Income	\$138,322	\$142,727	\$138,273

2025 Summary	1 Mile	3 Mile	5 Mile
Population	6,489	57,840	127,224
Households	2,177	19,346	43,733
Families	1,664	15,353	34,223
Average Household Size	2.98	2.99	2.91
Owner Occupied Housing Units	1,840	16,307	35,820
Renter Occupied Housing Units	337	3,039	7,914
Median Age	32.7	34.8	36.9
Median Household Income	\$117,626	\$119,636	\$114,160
Average Household Income	\$155,747	\$159,735	\$153,046



DEMOGRAPHIC OVERVIEW



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