

OFFICE PARK BUILDING PADS

Earnie Lane
Holly Springs, NC 27540



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Executive Summary



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Site Plan

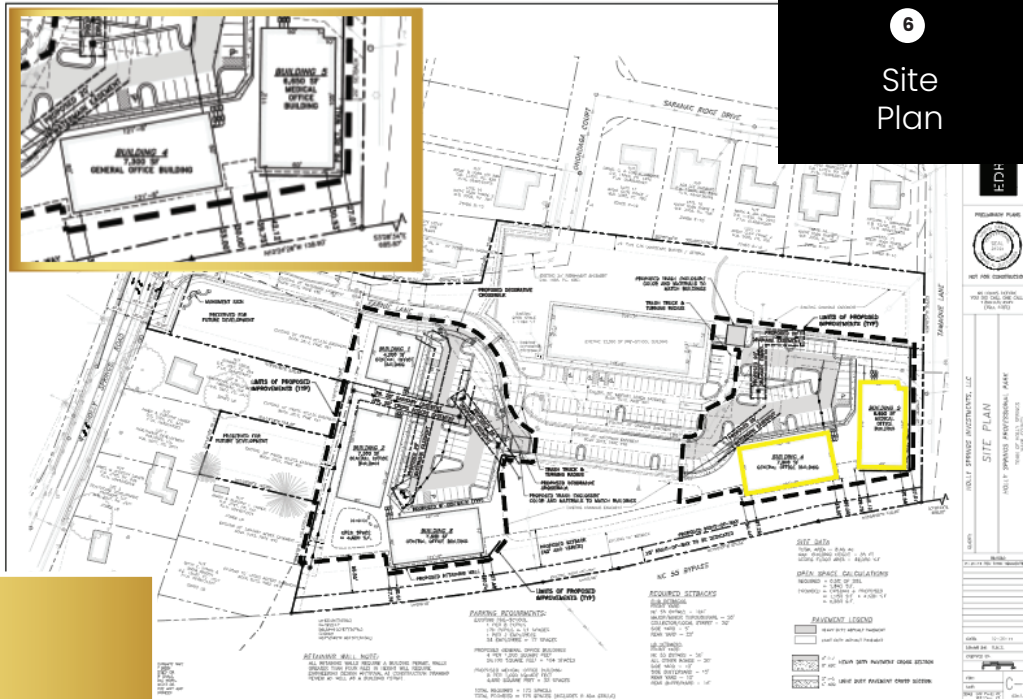
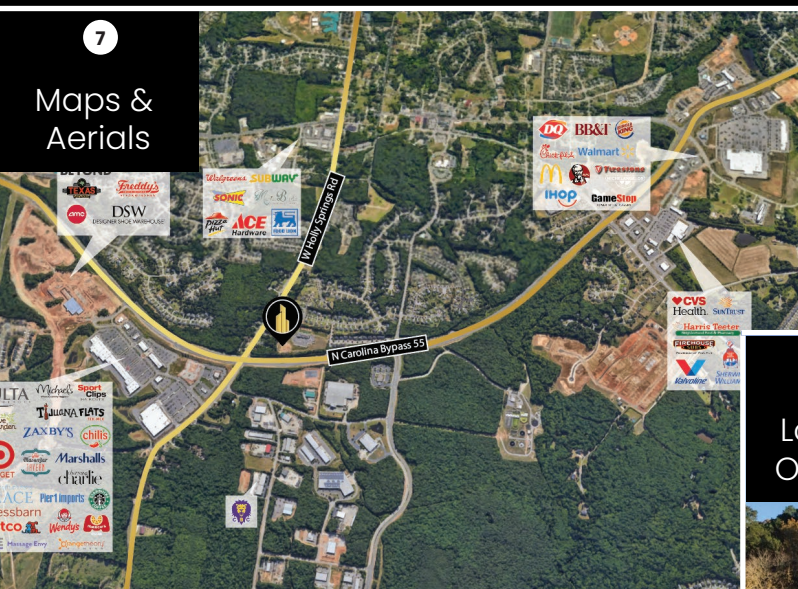


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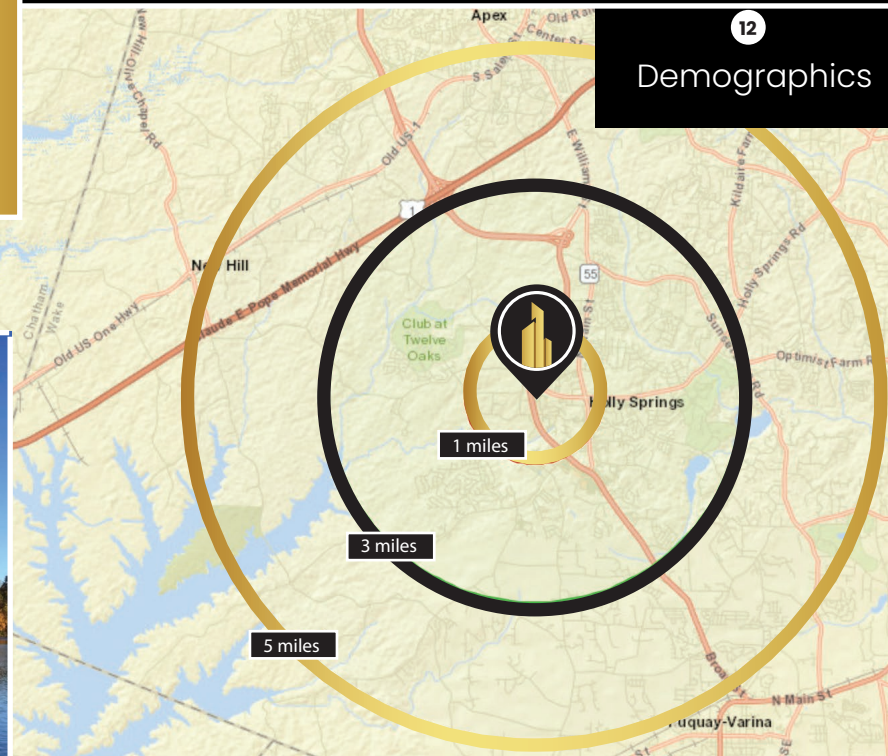
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Maps & Aerials



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Demographics



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Location Overview



An aerial architectural rendering of a proposed residential development. The central feature is a large, modern school building with a grey roof and multiple wings. To the left of the school is a large, paved parking lot with numerous spaces, some of which are filled with cars. Further left is a green field with a red and blue play structure. The development is surrounded by lush green trees and landscaping. To the right of the school is a large, open grassy area. In the background, a multi-lane highway with several cars is visible. To the left of the highway, there are several large, white industrial or commercial buildings with green roofs. The overall scene is a detailed, colorful representation of a planned community.

EXECUTIVE SUMMARY

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CityPlat is pleased to present two office pads, one can accommodate 7,000 SF and the other can accommodate 6,650 SF. They are fully developed and installed with utilities, electric, stormwater, curb, gutter, parking lot, & dumpster. The buyer only needs to obtain the building permit and be ready to build the building – no site work is needed.

These pads are in the heart of the Town of Holly Springs, easily accessible to NC Hwy 55, US Hwy 1 and I-540. With excellent visibility, the building is convenient to Restaurants and Shopping.

Holly Springs was ranked by BusinessWeek #1 Place to Raise Kids in North Carolina in 2013. Since the 2000 US Census, Holly Springs has realized a 238% population growth rate. Hundreds of new housing units are under construction or newly completed within a 5 mile radius. This rapidly expanding and sought-after bedroom community reaps geographic benefits from Raleigh, ranked by Forbes as 2nd among “2014 America’s 20 Fastest Growing Cities,” and the #1 Job Market in the United States, according to the employment search firm Glassdoor.

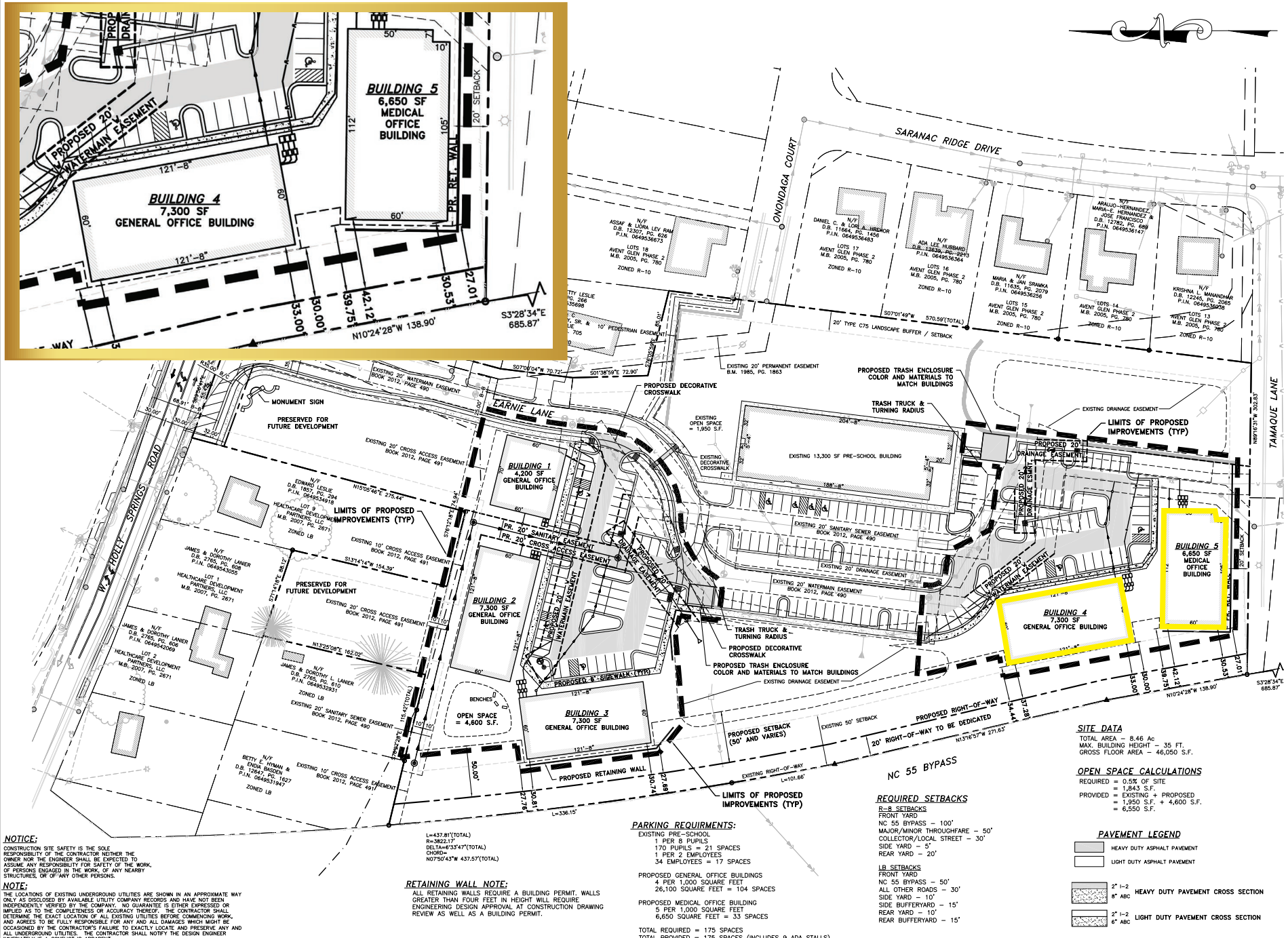
KEY OFFERING HIGHLIGHTS

- All site-work infrastructure is already in place including water/sewer, curb, gutter, parking lots, and storm water.
- Pad #4 can accommodate 7,000 SF
- Pad #5 can accommodate 6,650 SF
- Pads 1, 2, & 3 and daycare have been built/sold
- Pads 4 & 5 remain (see site plan, pg 6)

SALE PRICE, PAD 4 | \$550,000

SALE PRICE, PAD 5 | \$500,000

SITE PLAN



NOTICE:
CONSTRUCTION SITE SAFETY IS THE SOLE RESPONSIBILITY OF THE CONTRACTOR. NEITHER THE OWNER NOR THE ENGINEER SHALL BE EXPECTED TO ASSUME ANY RESPONSIBILITY FOR SAFETY OF THE WORK OF PERSONS ENGAGED IN THE WORK OF ANY NEARBY STRUCTURES, OR OF ANY OTHER PERSONS.

NOTE:
THE LOCATIONS OF EXISTING UNDERGROUND UTILITIES ARE SHOWN IN AN APPROXIMATE WAY ONLY AS DISCLOSED BY AVAILABLE UTILITY COMPANY RECORDS AND HAVE NOT BEEN INDEPENDENTLY VERIFIED BY THE COMPANY. NO GUARANTEE IS EITHER EXPRESSED OR IMPLIED AS TO THE COMPLETENESS OR ACCURACY THEREOF. THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATION OF ALL EXISTING UTILITIES BEFORE COMMENCING WORK, AND AGREE TO BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES WHICH MAY BE OCCASIONED BY THE CONTRACTOR'S FAILURE TO EXACTLY LOCATE AND PRESERVE ANY AND ALL UNDERGROUND UTILITIES. THE CONTRACTOR SHALL NOTIFY THE DESIGN ENGINEER IMMEDIATELY IF A CONFLICT IS APPARENT.

RETAINING WALL NOTE:
ALL RETAINING WALLS REQUIRE A BUILDING PERMIT. WALLS GREATER THAN FOUR FEET IN HEIGHT WILL REQUIRE ENGINEERING DESIGN APPROVAL AT CONSTRUCTION DRAWING REVIEW AS WELL AS A BUILDING PERMIT.

PARKING REQUIREMENTS:
EXISTING PRE-SCHOOL
1 PER 8 PUPILS
170 PUPILS = 21 SPACES
1 PER 2 EMPLOYEES
34 EMPLOYEES = 17 SPACES
PROPOSED GENERAL OFFICE BUILDINGS
4 PER 1,000 SQUARE FEET
26,100 SQUARE FEET = 104 SPACES
PROPOSED MEDICAL OFFICE BUILDING
5 PER 1,000 SQUARE FEET
6,650 SQUARE FEET = 33 SPACES
TOTAL REQUIRED = 175 SPACES
TOTAL PROVIDED = 175 SPACES (INCLUDES 9 ADA STALLS)

REQUIRED SETBACKS
R-8 SETBACKS
FRONT YARD
NC 55 BYPASS = 100'
MAJOR/MINOR THROUGHFARE = 50'
COLLECTOR/LOCAL STREET = 30'
SIDE YARD = 5'
REAR YARD = 20'
LB SETBACKS
FRONT YARD
NC 55 BYPASS = 50'
ALL OTHER ROADS = 30'
SIDE YARD = 10'
SIDE BUFFERYARD = 15'
REAR YARD = 10'
REAR BUFFERYARD = 15'

SITE DATA
TOTAL AREA = 8.46 AC
MAX. BUILDING HEIGHT = 35 FT.
GROSS FLOOR AREA = 46,050 S.F.
OPEN SPACE CALCULATIONS
REQUIRED = 0.5% OF SITE
= 1,843 S.F.
PROVIDED = EXISTING + PROPOSED
= 1,950 S.F. + 4,600 S.F.
= 6,550 S.F.

PAVEMENT LEGEND
HEAVY DUTY ASPHALT PAVEMENT
LIGHT DUTY ASPHALT PAVEMENT
2" I-2
8" ABC
2" I-2 LIGHT DUTY PAVEMENT CROSS SECTION
6" ABC

EDR ENGINEERING
5605 CHASE HILL ROAD, SUITE 110
RALEIGH, NORTH CAROLINA 27607-5251
PH: (919) 747-3012 FAX: (919) 324-6614
NORTH CAROLINA LICENSE NO. C-3325

PRELIMINARY PLANS

NOT FOR CONSTRUCTION

48 HOURS BEFORE YOU DIG CALL ONE CALL (TOLL FREE) 1.800.632.4848

SITE PLAN

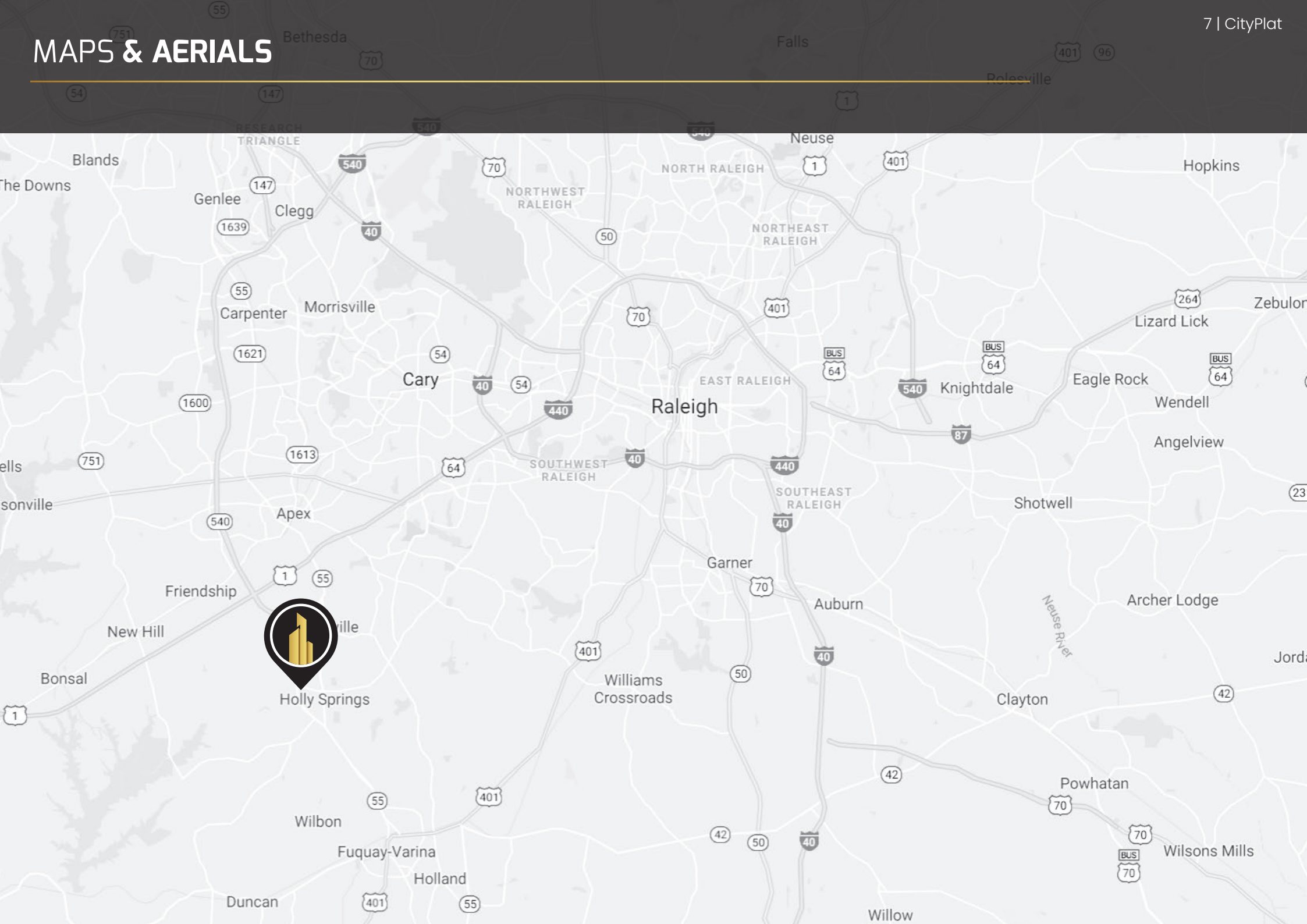
HOLLY SPRINGS INVESTMENTS, LLC

HOLLY SPRINGS PROFESSIONAL PARK
TOWN OF HOLLY SPRINGS
NORTH CAROLINA

CLIENT: _____
DESIGNED: _____
CHECKED: _____
DATE: 10-20-14
DRAWN BY: R.M.S.
CHECKED BY: _____
SCALE: H&P 1"=40 FT.
K&P 1"= 1" FT.

C-3
8367.1

MAPS & AERIALS



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BED BATH & BEYOND

Panera

TEXAS

Freddy's STEAKBURGERS

amc

DSW DESIGNER SHOE WAREHOUSE

Walgreens

SUBWAY

SONIC

Monte Birds cookies + cream

Pizza Hut

ACE Hardware

FOOD LION

W Holly Springs Rd

N Carolina Bypass 55

DQ

BB&T

BURGER KING

Chick-fil-A

Walmart

McDonald's

KFC

Firestone MICHELANGELOS

IHOP

GameStop POWER TO THE PLAYERS

CVS Health

SUNTRUST

Harris Teeter Neighborhood Food & Pharmacy

FIREHOUSE SUBS

FOUNDED BY FIREMEN

Valvoline

SHERWIN WILLIAMS

ULTA BEAUTY

Michael's

Sport Clips (HAIRCUTS)

Olive Garden

TALLONA FLATS TEX-MEX

ZAXBY'S

chili's

TARGET

The Mason Jar TAVERN

Marshalls

charming charlie

THE CHILDREN'S PLACE

Pier 1 Imports

Starbucks COFFEE

dressbarn

petco

Wendy's

marco's PIZZERIA

ME Massage Envy

Orangetheory FITNESS



HOLLY SPRINGS, NC

Holly Springs is a town in Wake County, North Carolina, United States. During the past 20 years, Holly Springs has transformed itself into one of the most attractive communities in the Research Triangle Region. Holly Springs is home to small businesses and multi-national firms—including the \$600 million Novartis flu vaccine manufacturing facility. Holly Springs remains a family-centered community.

The Downtown Village District is located in the heart of Holly Springs. The district includes Town Hall, Holly Springs Cultural Center and library, and Hunt Recreation Center. Downtown has about 60 businesses, including a tavern at Mims Towne Square, and the historic Leslie Alford Mims home. The Coworking Station adjacent to Town Hall is home to about 20 businesses.

Downtown Holy Springs is being shaped into a vibrant town center.

Private investors and public funds are contributing to the momentum, in particular with a group of three projects to add roughly 100,000 square feet of retail, restaurant and office spaces, as well as infrastructure improvements that include additional parking, improved roads and regional stormwater management:

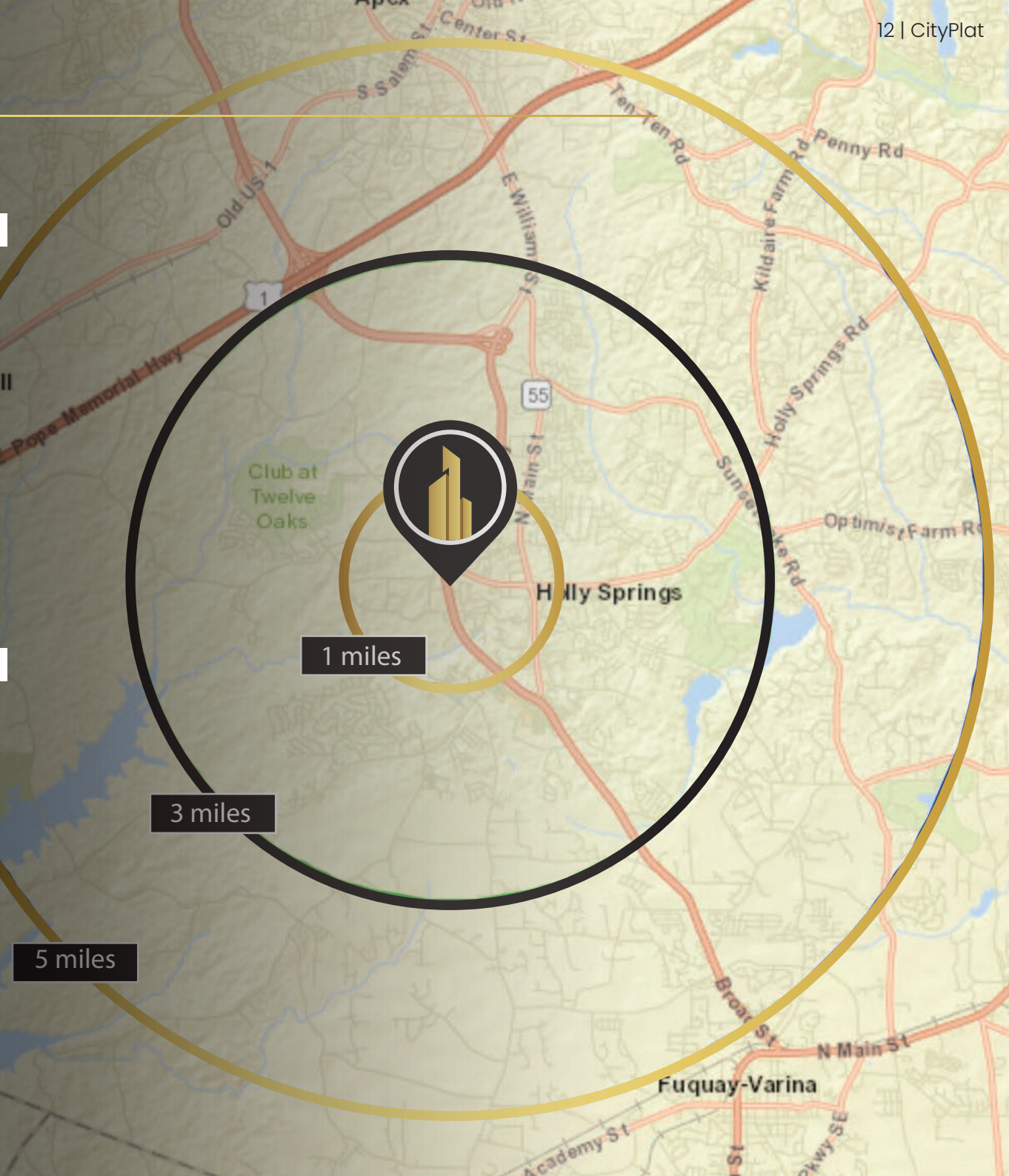
- The Block on Main, 300 S. Main Street: 52,530sf, three-story mixed-use building
- Town Hall Commons: 242 S. Main Street, 45,000sf mixed-use (office, retail, restaurant) building
- Public investment to add parking and build road improvements and stormwater management

This group of projects also will:

- add about 35 businesses (with an additional 60 businesses in expanded Coworking Station space)
- create about 500 jobs
- make an \$85.7 million economic impact to the town during the first year of operations and construction and, following that, have an annual \$49.7 million economic impact. (Over 20 years, the group of projects is projected to generate \$1 billion in regional economic impact.)

DEMOGRAPHICS

2018 Summary	1 Mile	3 Miles	5 Miles
Population	4,332	37,728	82,562
Households	1,426	12,704	28,062
Families	1,095	10,095	21,917
Average Household Size	3.03	2.97	2.94
Owner Occupied Housing Units	1,167	10,770	23,192
Renter Occupied Housing Units	259	1,934	4,870
Median Age	33.8	34.1	35.5
Median Household Income	\$88,430	\$88,479	\$88,677
Average Household Income	\$99,887	\$108,426	\$109,410
2023 Summary	1 Mile	3 Miles	5 Miles
Population	5,044	44,543	96,785
Households	1,655	14,915	32,761
Families	1,266	11,812	25,468
Average Household Size	3.04	2.99	2.95
Owner Occupied Housing Units	1,388	12,815	27,503
Renter Occupied Housing Units	267	2,101	5,258
Median Age	33.5	33.2	34.8
Median Household Income	\$95,471	\$94,358	\$94,861
Average Household Income	\$111,396	\$120,052	\$120,540



CITYPLAT

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