

INTERSTATE
540

1

8624

ATHLETE DRIVE

NEW HILL, NC 27562

EXCLUSIVE LISTING BROKER
MIKE KEEN

OLD US-1 HWY (4,800 AADT)

NEW HILL-OLIVE-CHAPEL HILL RD (6,400 AADT)

1



NEW HILL-OLIVE-CHAPEL HILL RD (6,400 AADT)

OLD US-1 HWY (4,800 AADT)

APEX/CARY
WWTP



SITE
4.46 ACRES



TRADEMARK
PROPERTIES

MULTI-USE, RECREATION, COMMERCIAL DEVELOPMENT, INCOME PRODUCING PROPERTY

1001 WADE AVENUE SUITE 300 | RALEIGH, NC 27605 | TRADEMARKPROPERTIES.COM | 919-782-5552

PROPERTY OVERVIEW

- 4.46 Acres
- PIN # 0710835242
- Property is currently being used as a soccer facility
 - › 150 Yds (L) x 75 Yds (W) grass field
 - › 0.40 acres of gravel parking lot
- Monthly income potential of \$8,000
- Located at the signalized intersection of Old US 1 Hwy (4,800 AADT) and New Hill Olive Chapel Road (6,400 AADT) surrounded by new residential developments
- Within a high growth residential development area
- Currently zoned R-40W within Wake County Planning Jurisdiction
 - › Within the Town of Apex Growth Plan with future land use zoning of Office Employment and High Density Residential
 - › Adjacent property has been rezoned from R-40W to B-1 (9/27/21)
- Public sewer being installed to edge of property and public water, electric and internet available at the front of property

LIST PRICE
\$1,099,000

FIELD DIMENSIONS



- **Regulation Soccer Field Size:**
 - › 110-120 Yds (L) x 70-80 Yds (W)
- **12U Soccer Field:**
 - › 70-80 Yds (L) x 44-55 Yds (W)
- **10U Soccer Field:**
 - › 55-65 Yds (L) x 35-45 Yds (W)
- **6U and 8U Soccer Field:**
 - › 25-35 Yds (L) x 15-25 Yds (W)
- **Football and Lacrosse Field Size:**
 - › 120 Yds (L) x 53 Yds (W)

LOCATION PHOTOS

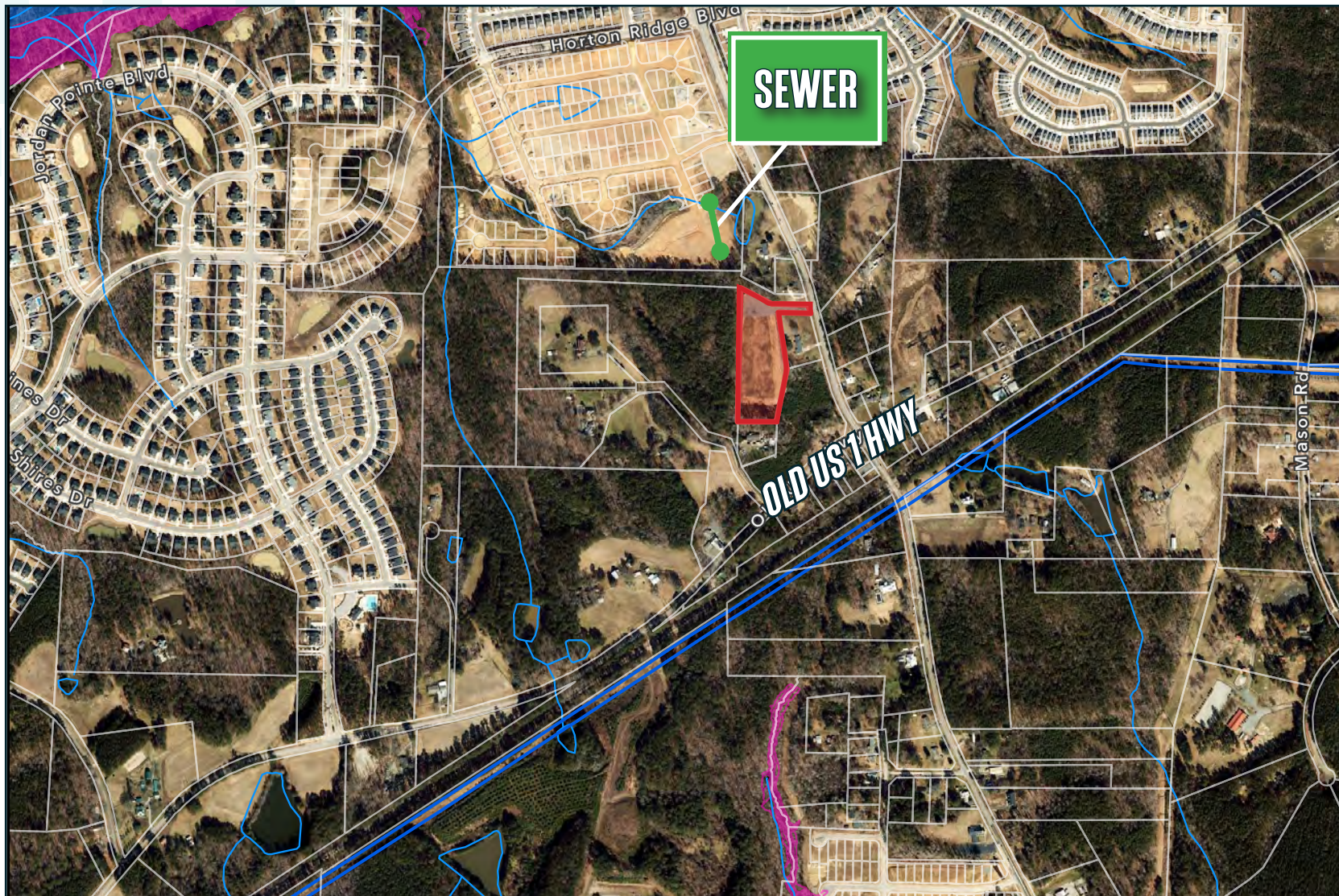


PARKING AREA



VIEW OF FIELD

UTILITIES



DEMOGRAPHICS

2023 POPULATION

1 MILE RADIUS	3 MILE RADIUS	5 MILE RADIUS
2,260	8,895	37,532

AVERAGE HOUSEHOLD INCOME

1 MILE RADIUS	3 MILE RADIUS	5 MILE RADIUS
\$147,836	\$153,776	\$165,273

MEDIAN HOUSEHOLD INCOME

1 MILE RADIUS	3 MILE RADIUS	5 MILE RADIUS
\$147,836	\$156,776	\$165,273

TOTAL HOUSEHOLDS

1 MILE RADIUS	3 MILE RADIUS	5 MILE RADIUS
882	3,189	13,039

**Source: Sites USA, all numbers are estimated.*

EXCLUSIVE BROKER:

MIKE KEEN

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