



# .33 ACRE COMMERCIAL TRACT NEAR DOWNTOWN APEX

443 W. WILLIAMS ST.  
APEX, NC 27502

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# Property Summary



## OFFERING SUMMARY

Sale Price:	\$72,000
Lot Size:	0.33 Acres
Zoning:	MD
Market:	Downtown
Price / SF:	\$5.01

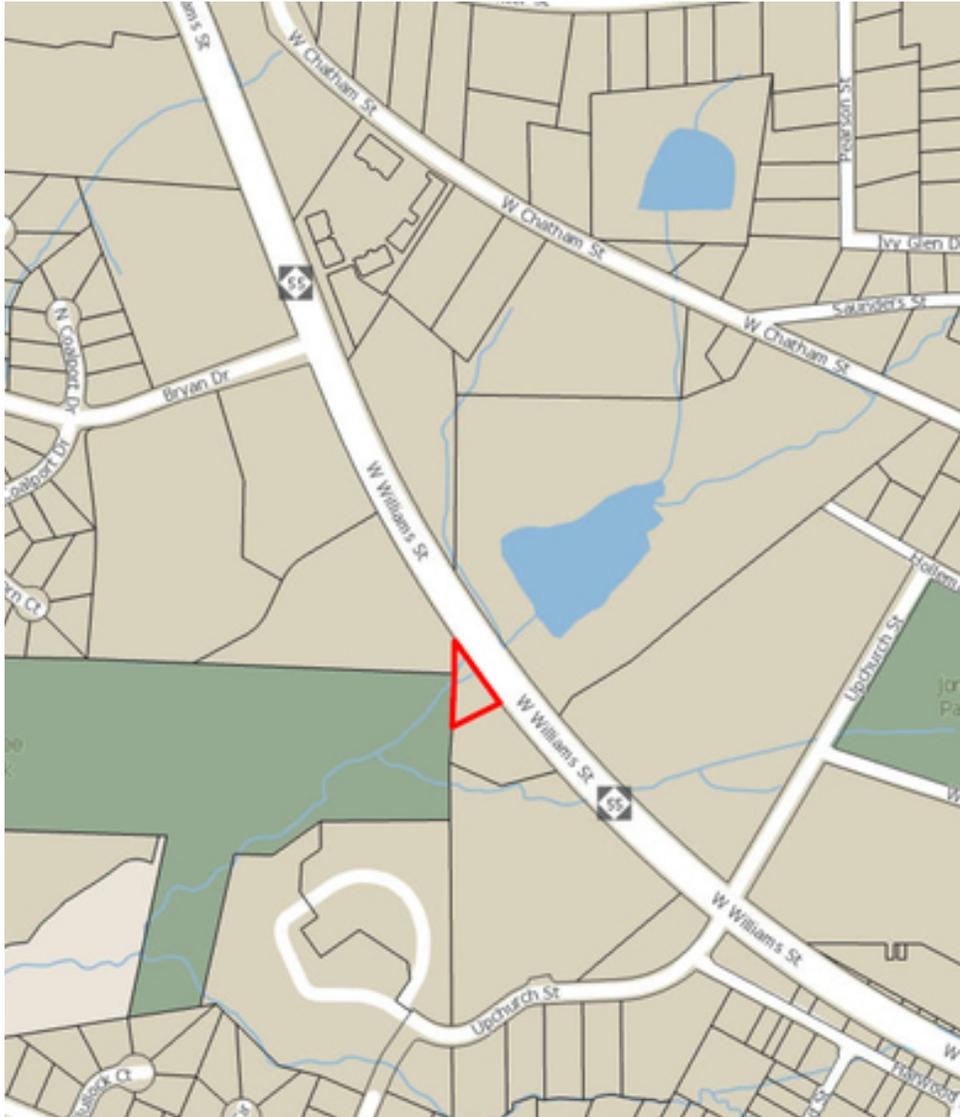
## PROPERTY OVERVIEW

.33 Acre Commercial Lot near Downtown Apex  
Appropriate for a variety of small business uses

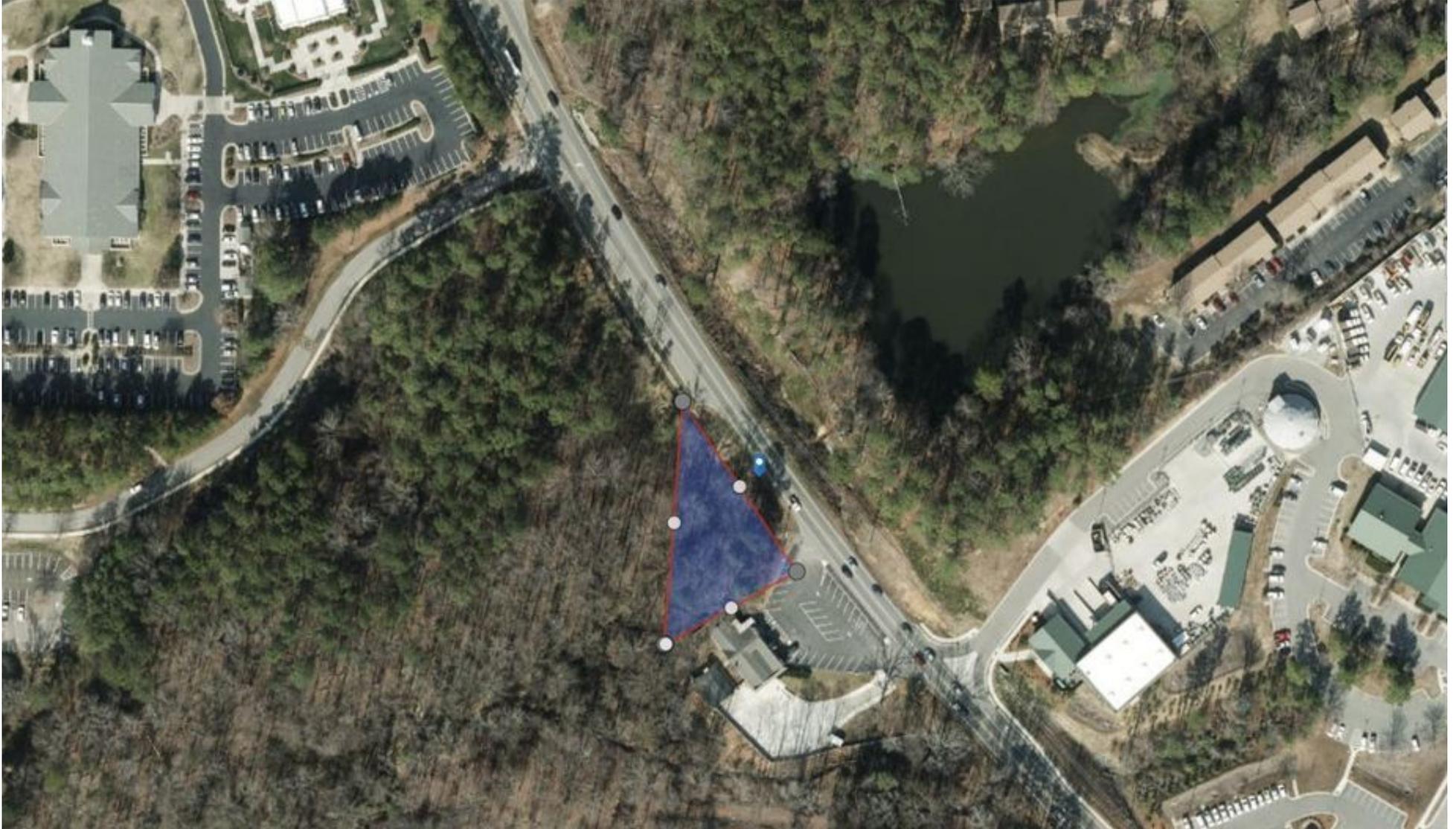
## PROPERTY HIGHLIGHTS

- Desirable location for varied commercial uses
- 195 feet of road frontage on W. Williams St.
- Minutes from US 64 and US 1
- Approximately .5 mile from downtown Apex
- Located near shopping and residential developments
- Surrounded by Jaycee Park, an Apex community park
- Municipal sewer and water available

# Additional Photos



# Additional Photos



# Site Plan And Topography

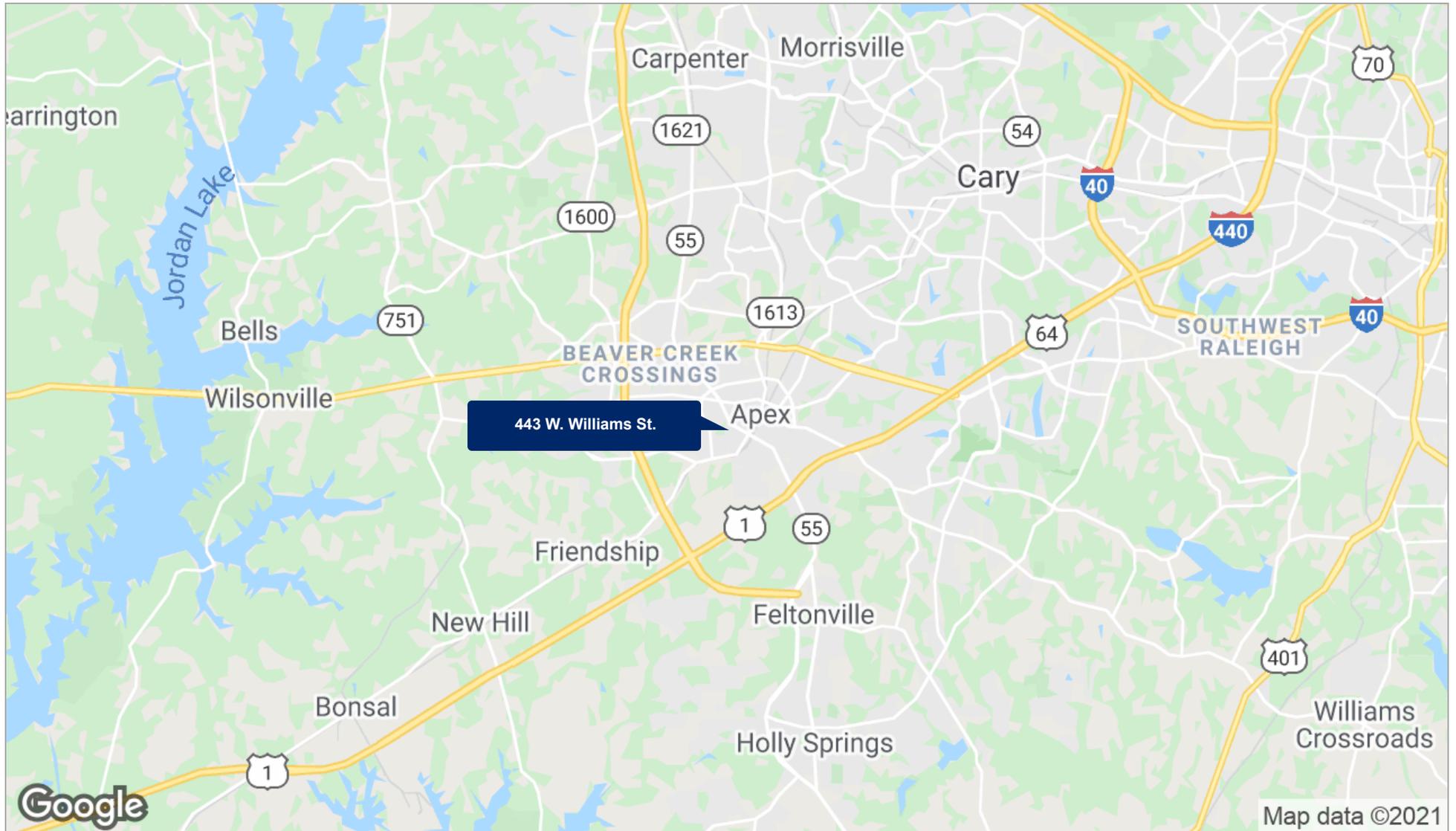


Potential Buffer Zone from stream



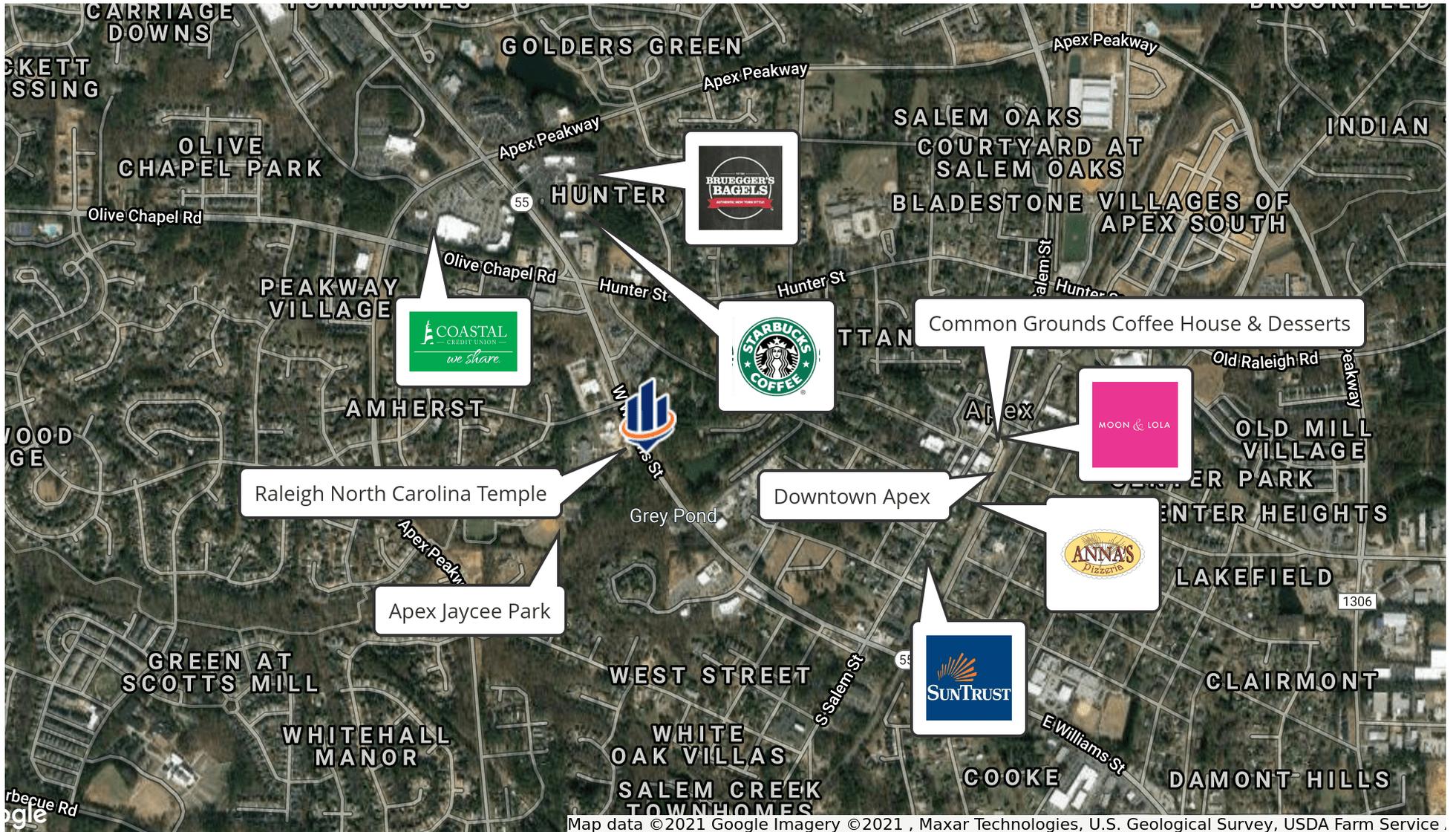
Potential Buildable Envelop

# Regional Map

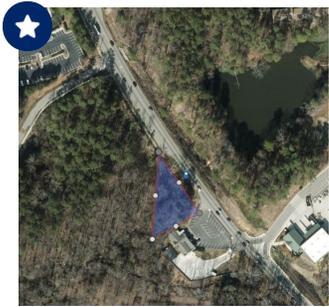


443 W. WILLIAMS ST. APEX, NC 27502

# Nearby Businesses And Landmarks



# Sale Comps



## SUBJECT PROPERTY

443 W. Williams St., Apex, NC 27502

**Sale Price:** \$72,000      **Lot Size:** 0.33 Acres      **Price PSF:** \$5.01  
**Price / AC:** \$218,182



## BEAVER CREEK COMMONS DR.

Beaver Creek Crossings | Apex, NC 27502

**Sale Price:** \$27,806      **Lot Size:** 1 Acres      **Price PSF:** \$0.64  
**Price / AC:** \$27,806      **Closed:** 06/13/2019

Zoning: Commercial

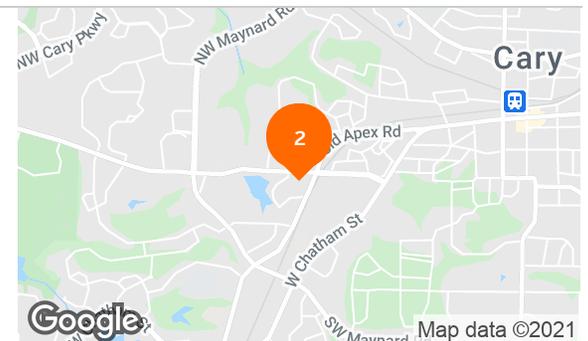


## HIGH HOUSE RD.

203-205 High House Rd. | Cary, NC 27513

**Sale Price:** \$218,000      **Lot Size:** 0.46 Acres      **Price PSF:** \$10.88  
**Price / AC:** \$473,913      **Closed:** 07/02/2019

Zoning: R8CU



# Sale Comps



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## 3016 TRYON RD.

3016 Tryon Rd. | Raleigh, NC 27603

**Sale Price:** \$200,000      **Lot Size:** 0.82 Acres      **Price PSF:** \$5.60  
**Price / AC:** \$243,902      **Closed:** 07/12/2019

Zoning: OX-3



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## SOUTHSIDE OF CHAPEL HILL ROAD NEAR SORRELL ST.

Cary, NC 27513

**Sale Price:** \$89,995      **Lot Size:** 0.35 Acres      **Price PSF:** \$5.90  
**Price / AC:** \$257,128      **Closed:** 08/05/2019

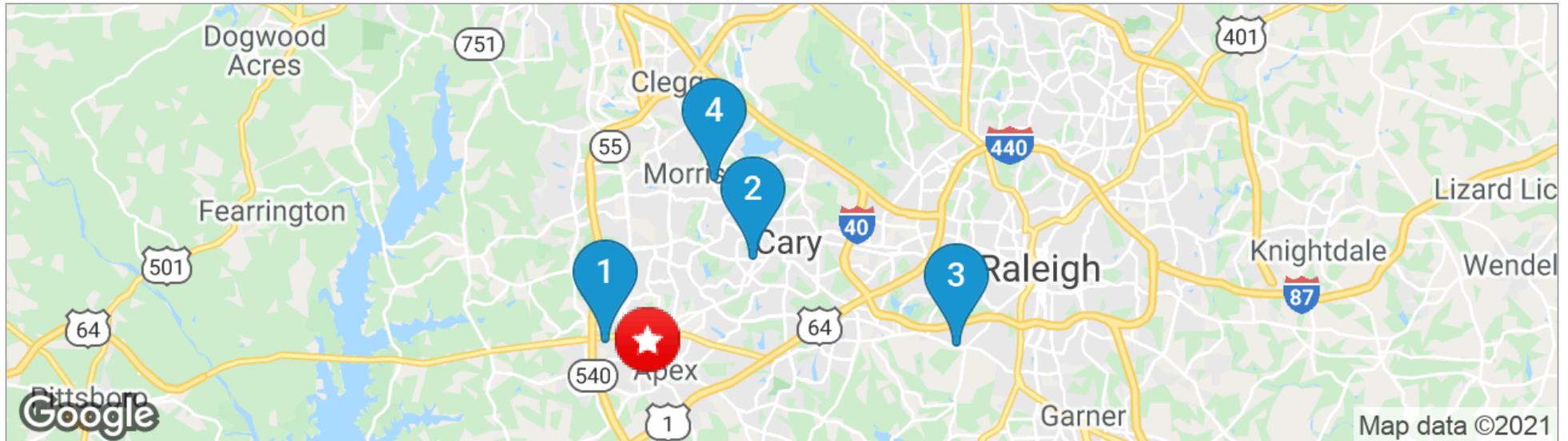
Zoning: Town of Cary Overlay; Office and Administrative Uses



# Sale Comps Summary

	SUBJECT PROPERTY	PRICE	LOT SIZE	PRICE/SF	PRICE/AC
	<b>443 W. Williams St.</b> 443 W. Williams St. Apex, NC 27502	\$72,000	0.33 Acres	\$5.01	\$218,182
	SALE COMPS	PRICE	LOT SIZE	PRICE/SF	PRICE/AC
	<b>1 Beaver Creek Commons Dr.</b> Beaver Creek Crossings Apex, NC 27502	\$27,806	1 Acres	\$0.64	\$27,806
	<b>2 High House Rd.</b> 203-205 High House Rd. Cary, NC 27513	\$218,000	0.46 Acres	\$10.88	\$473,913
	<b>3 3016 Tryon Rd.</b> 3016 Tryon Rd. Raleigh, NC 27603	\$200,000	0.82 Acres	\$5.60	\$243,902
	<b>4 Southside of Chapel Hill Road near Sorrell St.</b> Cary, NC 27513	\$89,995	0.35 Acres	\$5.90	\$257,128
		PRICE	LOT SIZE	PRICE/SF	PRICE/AC
	<b>Totals/Averages</b>	<b>\$133,950</b>	<b>0.66 Acres</b>	<b>\$4.66</b>	<b>\$202,954</b>

# Sale Comps Map



**SUBJECT PROPERTY**  
443 W. Williams St., Apex, NC 27502

**1 BEAVER CREEK COMMONS DR.**  
Beaver Creek Crossings  
Apex, NC 27502

**2 HIGH HOUSE RD.**  
203-205 High House Rd.  
Cary, NC 27513

**3 3016 TRYON RD.**  
3016 Tryon Rd.  
Raleigh, NC 27603

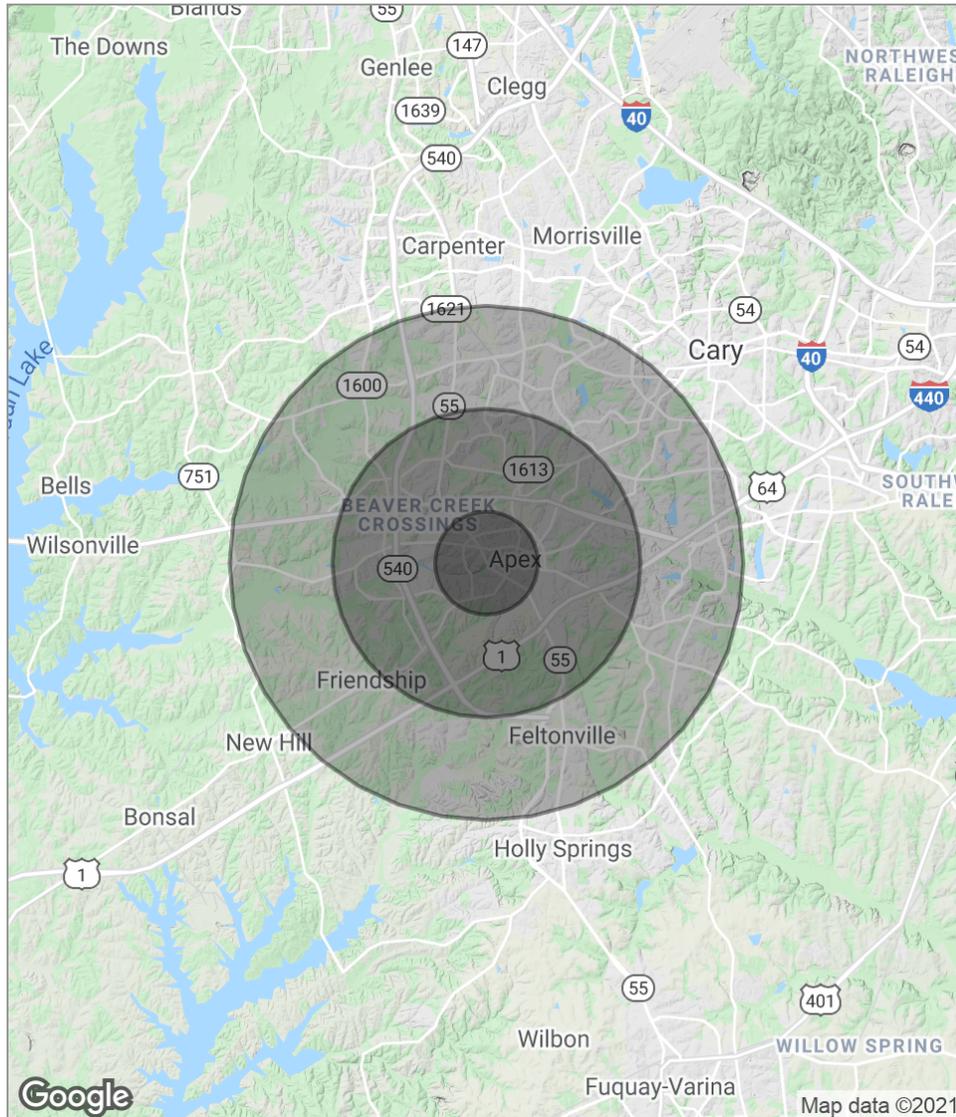
**4 SOUTHSIDE OF CHAPEL HILL ROAD NEAR SORRELL ST.**  
Cary, NC  
27513

# Demographics Report

	<b>1 MILE</b>	<b>3 MILES</b>	<b>5 MILES</b>
Total population	6,015	46,304	111,460
Median age	33.9	35.1	36.2
Median age (male)	33.1	34.6	35.5
Median age (female)	34.8	35.7	36.8
Total households	2,093	15,637	38,821
Total persons per HH	2.9	3.0	2.9
Average HH income	\$89,194	\$97,795	\$107,144
Average house value	\$267,520	\$284,856	\$329,700

*\* Demographic data derived from 2010 US Census*

# Demographics Map



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