

8308 Jenks Road

Apex, NC 27523

For Sale

→ AERIAL TOUR

LAND
TOUR 360°

Presented by

Cory Bowes

Broker

855.384.5263

cbowes@nationalland.com

NATIONAL
LAND
REALTY

8308 Jenks Road

Apex, NC 27523



Property Description

Known as the "Peak of Good Living", the Town of Apex offers a strong economy and demographics, attractive residential and commercial areas coupled with an educated population. Apex has one of the best real estate markets in the Carolinas and has quickly become the fastest-growing suburb of Raleigh.

This parcel sits along Jenks Road just off US-64 highway with a future land use code to include commercial or office complexes. The property has excellent visibility and access to major triangle corridors such as I-540, US 64, and NC 751 and is within 4 minutes of all major retail and restaurant amenities.

Nearby rezoned developments include Arden at Summit Pine (159-unit senior living complex). Westford Mixed Use (289 Multi-family units), and directly across the highway from the popular Sweetwater PUD. Looking to reinvest? This parcel is perfect for the 1031 or investment buyer.

Offering Summary

Sale Price:	\$2,500,000
Lot Size:	10.02 Acres
Planning Areas	Town of Apex

Demographics

	1 Mile	2 Miles	3 Miles
Total Households	1,268	5,369	12,430
Total Population	3,336	14,858	35,966
Average HH Income	\$103,319	\$116,450	\$134,427

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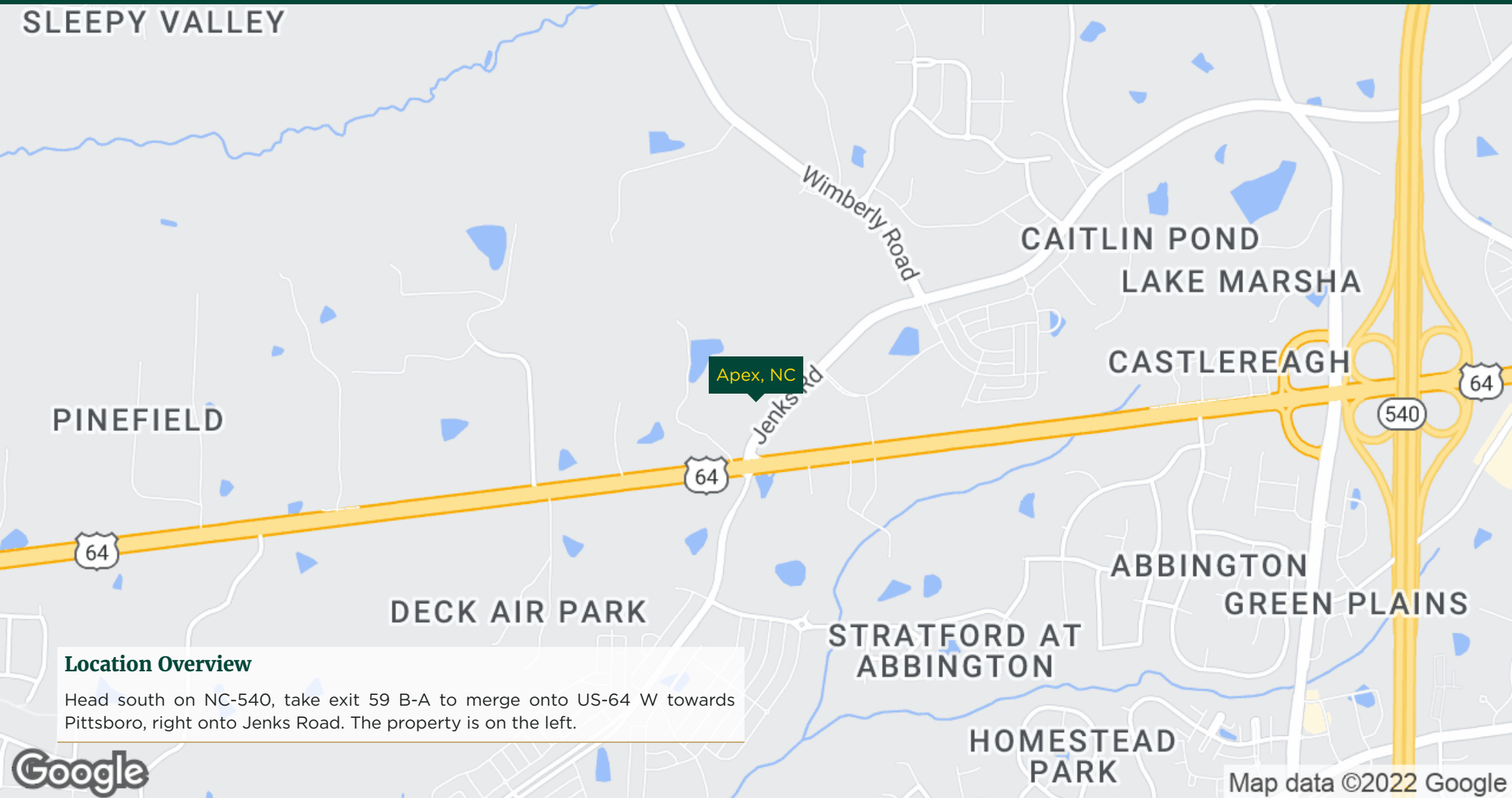
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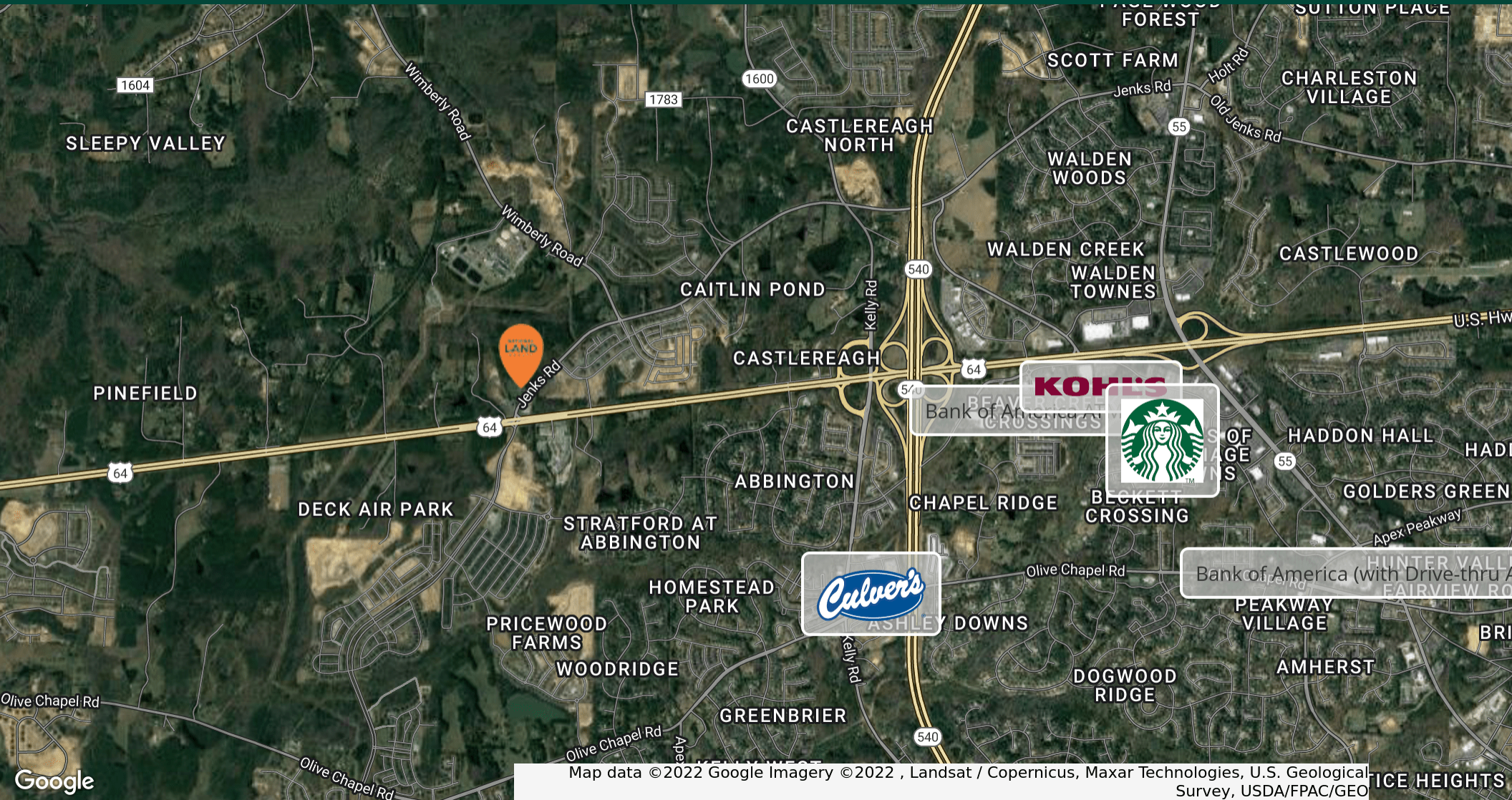
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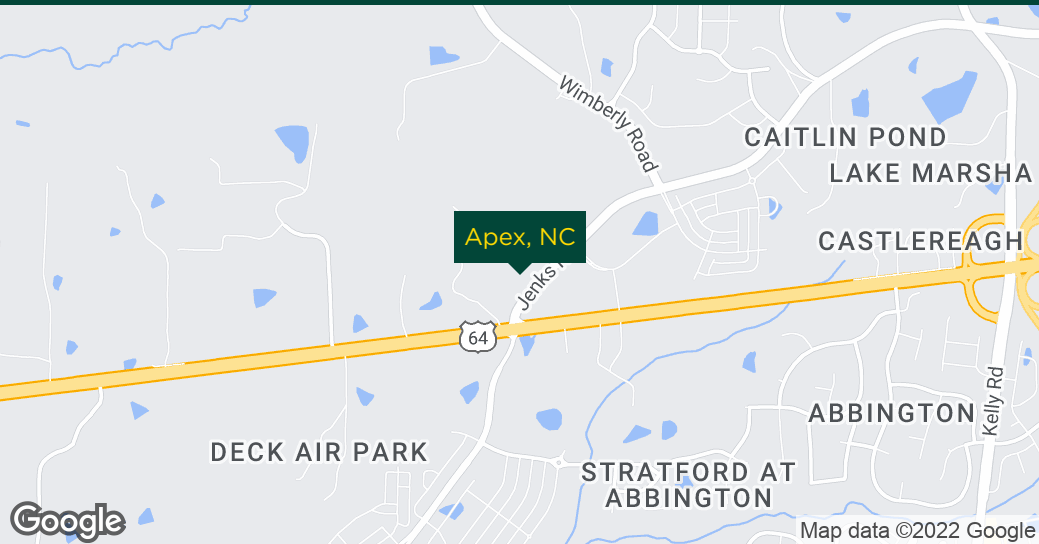
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Location Description

Head south on NC-540, take exit 59 B-A to merge onto US-64 W towards Pittsboro, right onto Jenks Road. The property is on the left.

Location Details

Market	Raleigh NC
Sub Market	Apex NC
County	Wake
Cross Streets	US 64

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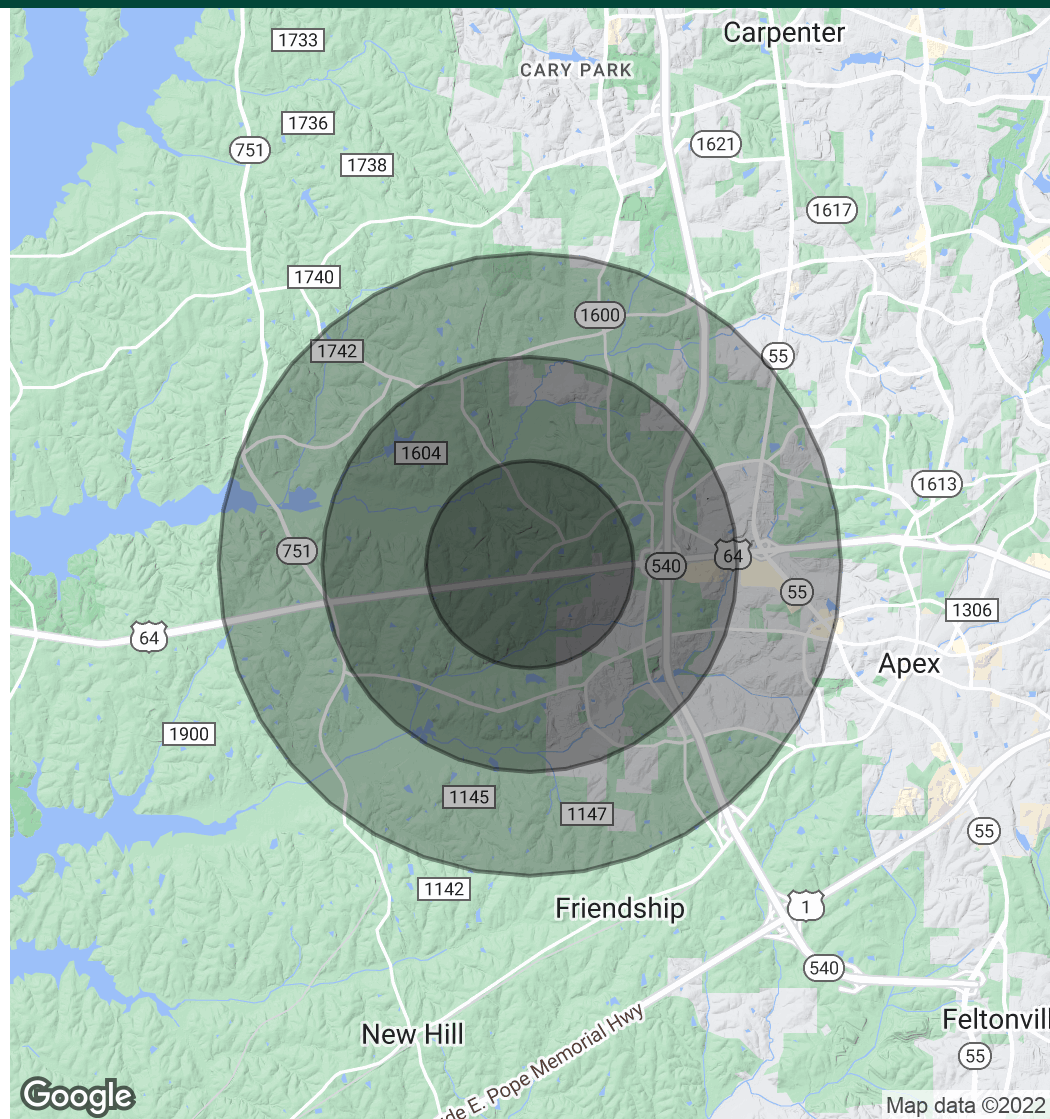
Population

	1 Mile	2 Miles	3 Miles
Total Population	3,336	14,858	35,966
Average Age	62.1	51.4	43.1
Average Age (Male)	62.9	52.2	43.5
Average Age (Female)	61.5	50.5	42.5

Households & Income

	1 Mile	2 Miles	3 Miles
Total Households	1,268	5,369	12,430
# of Persons per HH	2.6	2.8	2.9
Average HH Income	\$103,319	\$116,450	\$134,427
Average House Value	\$307,791	\$333,501	\$369,636

* Demographic data derived from 2020 ACS - US Census



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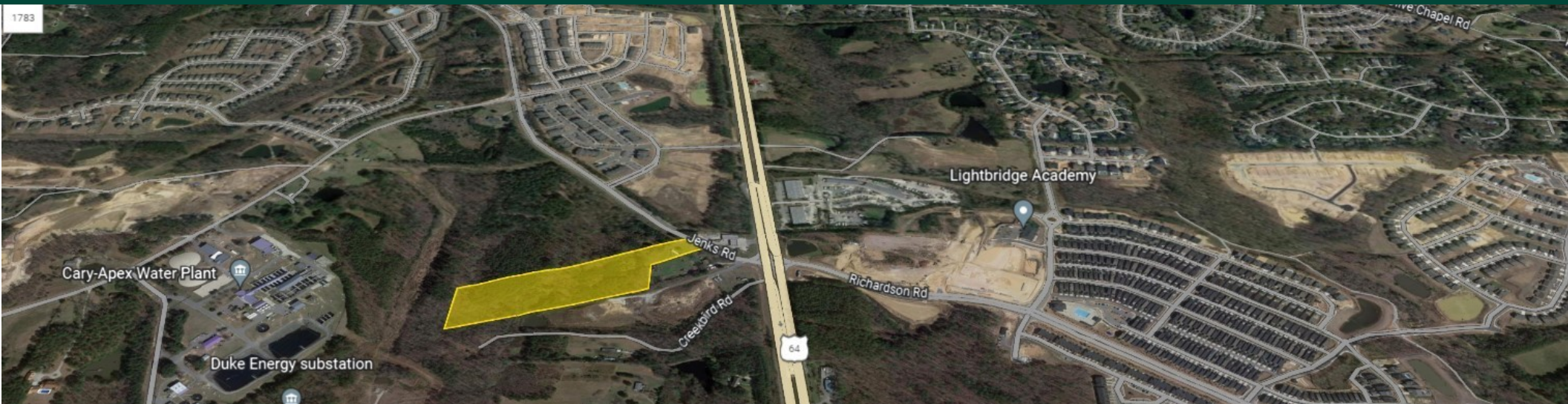
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Professional Background

An industry professional with more than 15 years of successful transactions in full brokerage real estate, Cory Bowes has a proven ability to foster relationships with property owners, development companies, home builders, investors, and agricultural businesses.

Focusing on land acquisition for commercial, farm, and residential development projects, Cory has successfully assembled hundreds of acres for residential development opportunities around the Triangle. Cory has performed complex structured tract negotiations for both buyer and seller and often conducts targeted site analysis using GIS and data software.

Cory is most fulfilled when helping people grow their businesses or obtaining a dream. His vision and ability to nurture relationships lead to long-term solutions.

As a husband and father, Cory enjoys his off-time fishing, camping and exploring the wilderness. He is a Program Director for Truth In Nature, member of Optimist Club International and attends Hope Community Church.

National Land Realty

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