



TMM Real Estate, LLC

Real Estate Brokerage Services

P. O. Box 97803

Raleigh, NC 27624

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EXECUTIVE SUMMARY

Wallace Tract Wake County, NC

39 +/- Acres
Price - \$850,000.00

Property Information:

Address: Cass Holt Rd.

City: Holly Springs, NC 27540

Legal Information:

PIN #: 0637-63-9993

Deed: BK 1734, PG 85

Survey: Needs new survey

Tax Value: \$708,660

2007 Property Taxes: \$1,929.68

Zoning: R40

General Information

Best Use: Residential Development

Current Use: Vacant

Topography: Level to rolling

Access: Extensive road frontage

Financial Information

Loan Assump: No

Possession: At closing

Description:

Property consists of approximately 39 acres on the east side of Cass Holt Road. There is approximately one acre on west side of road that does not convey. Rolling topography. Water and sewer are in planning stages. Great opportunity for single family, residential development.

Directions:

From Holly Springs, the intersection of Highway 55 Bypass and Avent Ferry Rd travel south on Avent Ferry Rd. 1 mile to left onto Cass Holt Rd. Travel 2.5 miles to property on left. Look for orange ribbons near property corners. Look for sign.

Listing Information

This property is being marketed by:

TMM Real Estate, LLC

P. O. Box 97803

Raleigh, NC 27624

Listing Agent: Edwin E. Orr, ALC, RF, CF
Broker

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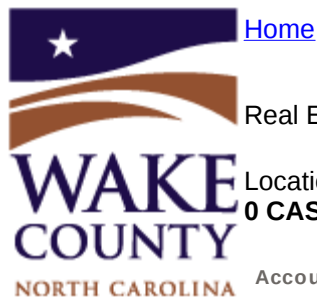
Investment potential! New to the market, this land has been owned by the present owners for over 40 years. Located between Holly Springs and Fuquay Varina, this property offers excellent opportunity for residential development in this high growth area. Less than 2 miles from Holly Springs High School. Close proximity to Harris Lake offers recreational opportunities. Easy access to Hwy 55 Bypass, US Hwy 1 and Raleigh.

Information has been gathered from sources deemed reliable, but is not guaranteed. Prospective purchasers should obtain verification upon the advice of legal counsel and/or other sources satisfactory to them. The Broker assumes not liability for inaccuracies in the listing information.

Wallace Tract



Map created on 4/29/2008 10:09:43 AM.
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Wake County Real Estate Data Account Summary

[iMaps](#)[Tax Bills](#)Real Estate ID **0073827**PIN # **0637639993**Location Address
0 CASS HOLT RDProperty Description
BUCKHORN LDAccount
Search[Pin/Parcel History](#) [New Search](#)
[Account](#) | [Buildings](#) | [Land](#) | [Deeds](#) | [Notes](#) | [Sales](#) | [Photos](#) | [Tax Bill](#) | [Map](#)


Property Owner WALLACE, OLIVER F & RUTH ANN		Owner's Mailing Address 5529 30TH ST NW WASHINGTON DC 20015-1249	Property Location Address 0 CASS HOLT RD NC 00000-0000
Administrative Data Old Map # 835-00000-0001 Map/Scale 0637 04 VCS 06WC900 City Fire District 23 Township HOLLY SPRING Land Class VACANT ETJ WC Spec Dist(s) Zoning R-40 History ID 1 History ID 2 Acreage 39.37 Permit Date Permit #		Transfer Information Deed Date 1/1/1966 Book & Page 01734 0085 Revenue Stamps Pkg Sale Date Pkg Sale Price Land Sale Date Land Sale Price Improvement Summary Total Units 0 Recycle Units 0 Apt/SC Sqft Heated Area	Assessed Value Land Value Assessed \$708,660 Bldg. Value Assessed Tax Relief Land Use Value Use Value Deferment Historic Deferment Total Deferred Value Use/Hist/Tax Relief Assessed Total Value Assessed \$708,660

For questions regarding the information displayed on this site, please contact the Revenue Department at RevHelp@co.wake.nc.us or call 919-856-6001.

