

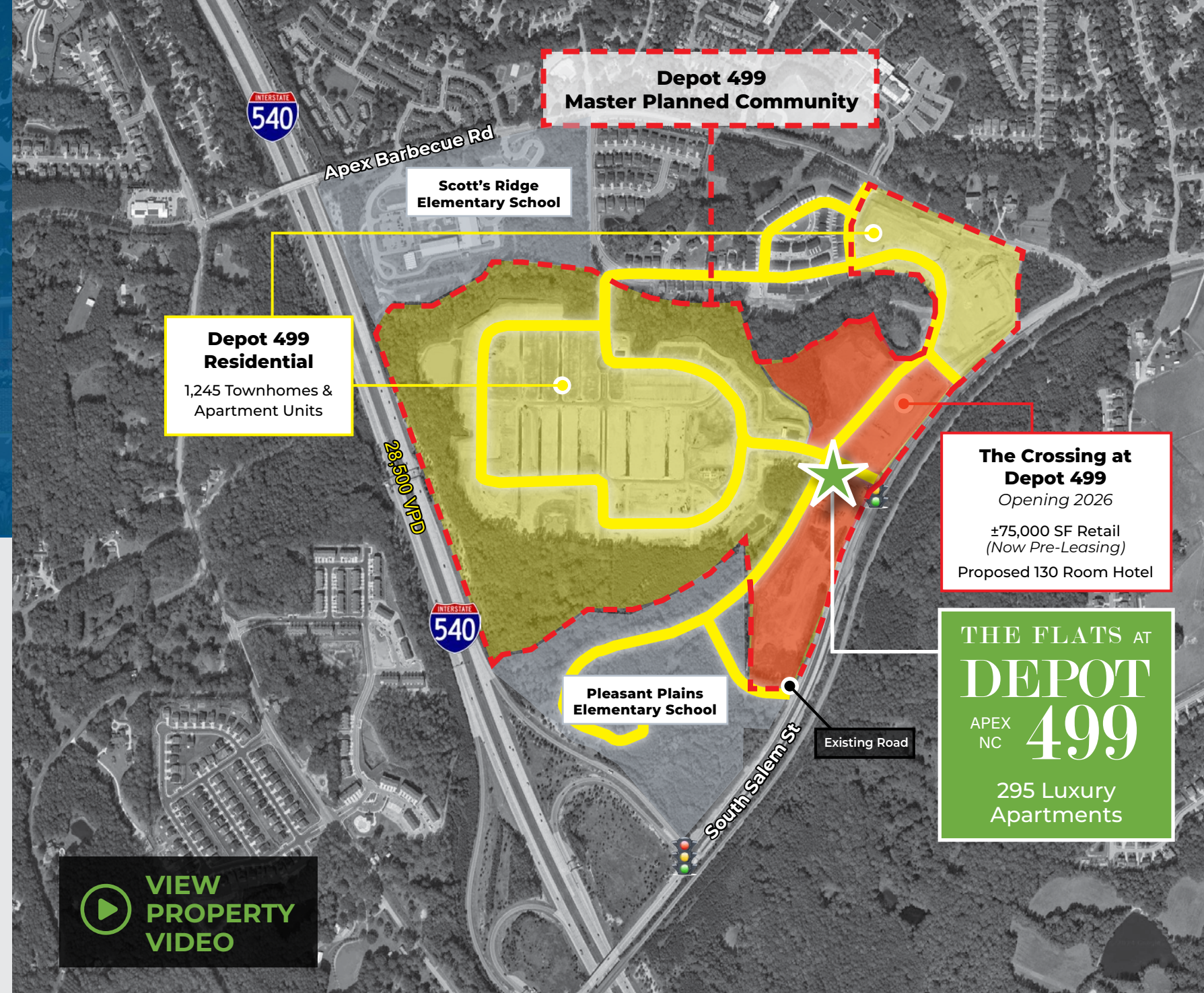
# THE FLATS AT DEPOT APEX NC 499

## MIXED-USE DEVELOPMENT IN THE HEART OF APEX

S SALEM ST & APEX BARBECUE RD | APEX, NC 27502

Now Pre-Leasing Ground Floor Retail Space

- Project includes 295 upscale residential units (estimated delivery Spring 2025) with a **2,430 SF ground floor retail opportunity**
- Centrally located east of I-540 in Apex, one of South Wake County's booming residential growth corridors
- Located at the entrance to a 200-acre master-planned community by Lennar, currently under construction, that will include 650 townhomes (1,245 total townhomes and apartments once complete)
- Close proximity to multiple new developments including over 600 new luxury apartments, a 92-acre Town of Apex park and Pleasant Plains, a new Wake County elementary school currently under construction










**Depot 499**  
 Under Construction  
 650 Townhomes  
 Developed by Lennar

**Depot 499**  
 Opening 2026  
 ±75,000 SF Retail  
 Proposed 130 Room Hotel

THE FLATS AT  
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 APEX  
 NC **499**

**Pleasant Plains  
 Elementary School**  
 Est Delivery July 2025



-  **±2,430 SF**  
Total Retail GLA
-  **92,200**  
Total Population (10-min drive time)
-  **\$155,695**  
Average HH Income (10-min drive time)
-  **295**  
On-Site Residential Units
-  **Spring 2025**  
Estimated Delivery Date



**15-Minute Drive Time Stats**



**\$457,237**

Median Home Value



**36.8**

Median Age



**25% of Households**

\$200,000+ HH Income



**70.1%**

Bachelor's/Grad/  
Professional Degree

**Major Group Snapshots | 15 Minute Drive Time**



**BOOMBURBS**

Affluent, well-educated married young professionals with families that have opted to trade up to the newest housing in the suburbs

**34% of Households**



**PROFESSIONAL PRIDE**

Established wealth, well-educated, career professionals with school-age children and a household income that runs at more than twice the US level

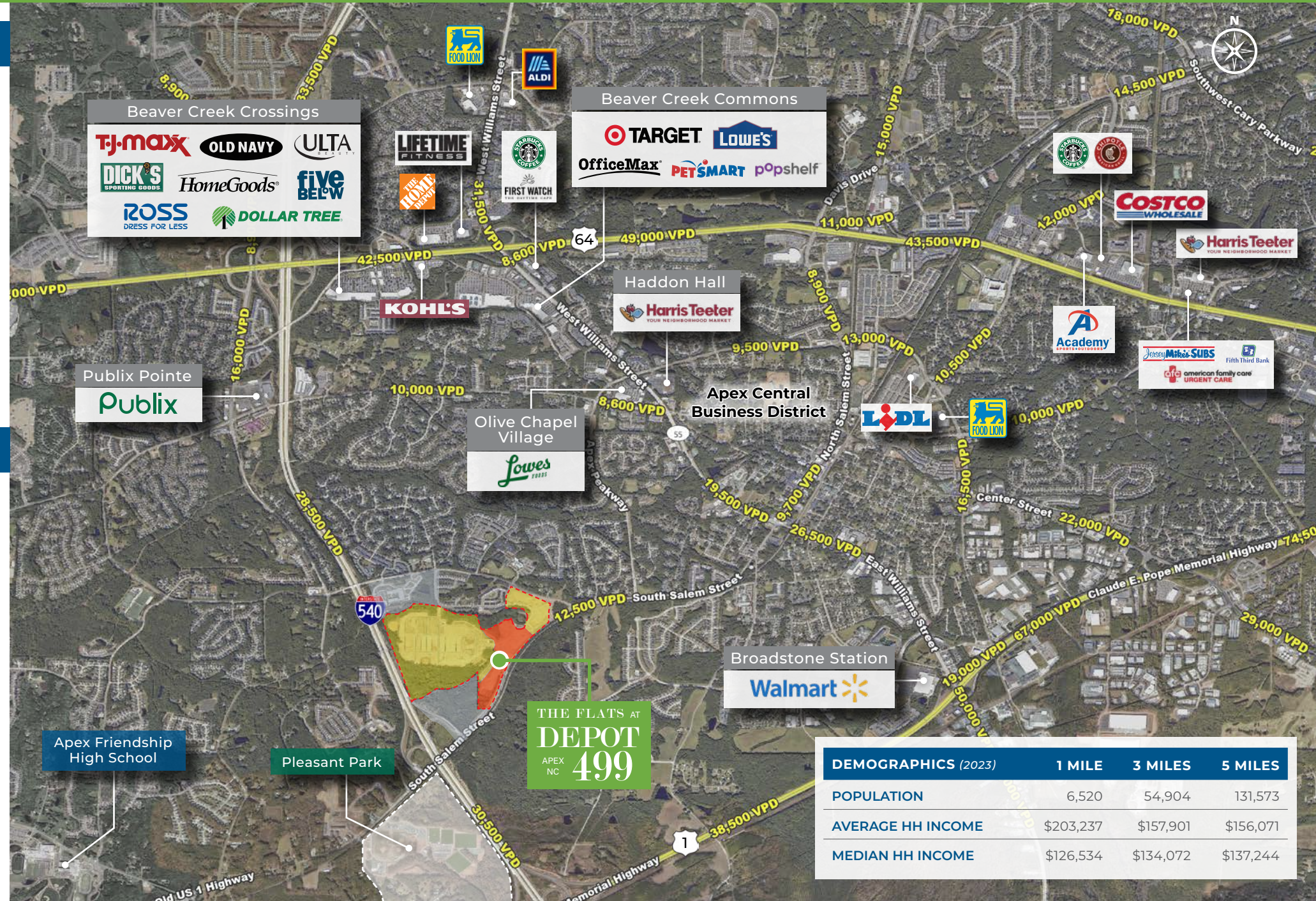
**10% of Households**



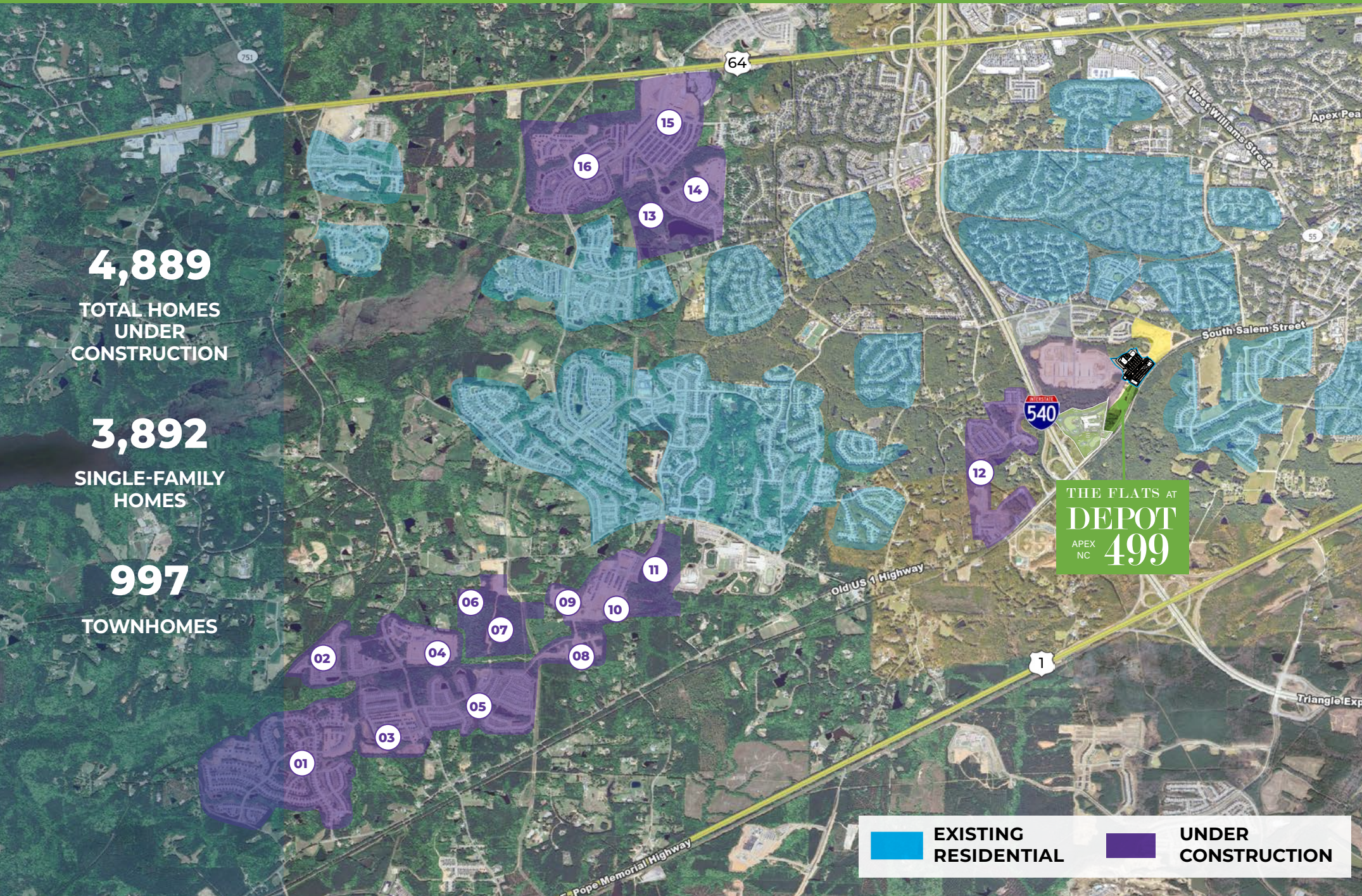
**METRO RENTERS**

Young, successful singles that are adventurous and open to new experiences and places

**9.4% of Households**





DEMOGRAPHICS (2023)	1 MILE	3 MILES	5 MILES
POPULATION	6,520	54,904	131,573
AVERAGE HH INCOME	\$203,237	\$157,901	\$156,071
MEDIAN HH INCOME	\$126,534	\$134,072	\$137,244



**4,889**  
 TOTAL HOMES  
 UNDER  
 CONSTRUCTION

**3,892**  
 SINGLE-FAMILY  
 HOMES

**997**  
 TOWNHOMES

 **EXISTING RESIDENTIAL**      **UNDER CONSTRUCTION**

#	NAME	# OF UNITS
01	Jordan Pointe <i>Single-Family</i>	440
02	Jordan Manors <i>Single-Family</i>	240
03	Belterra <i>Single-Family</i>	150
04	Olive Ridge <i>Single-Family</i>	150
05	Woodbury <i>Single-Family / Townhomes</i>	311 / 89
06	Bridlewood at Friendship Place <i>Single-Family</i>	48
07	Retreat at Friendship <i>Single-Family / Townhomes</i>	220 / 260
08	Friendship Station <i>Single-Family / Townhomes</i>	294 / 89
09	Friendship Station Phase 1 <i>Single-Family</i>	385
10	Friendship Station Phase 2 <i>Single-Family</i>	310
11	Friendship Station Selection 1 & 2 <i>Single-Family</i>	232
12	West Village <i>Single-Family</i>	380
13	Huxley <i>Single-Family / Townhomes</i>	107 / 126
14	Linden <i>Single-Family</i>	200
15	Sweetwater <i>Single-Family / Townhomes</i>	353 / 63
16	Smith Farm <i>Single-Family / Townhomes</i>	304 / 138



**KELLY ROAD PARK**  
 1609 Kelly Rd | Apex  
 25 Acres, One Softball Field, One Tennis Court, Four Pickleball Courts, One Baseball Field



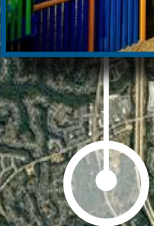
**SALEM POND PARK**  
 6112 Old Jenks Rd | Apex  
 12 Acres, Train-themed Playground, Multi-Purpose Turf Field, Two Ponds, Walking Trail

**HUNTER STREET PARK**  
 120 Abergate Station | Apex  
 12 Acre Downtown Park, Skate Plaza, Softball/Baseball, Batting Cages, Turf Multi-Purpose Field, Dog Park



**APEX JAYCEE PARK**  
 451 NC Hwy 55 | Apex  
 23 Acres, Softball & Soccer Fields, Batting Cage

**THE FLATS AT DEPOT 499**  
 APEX NC

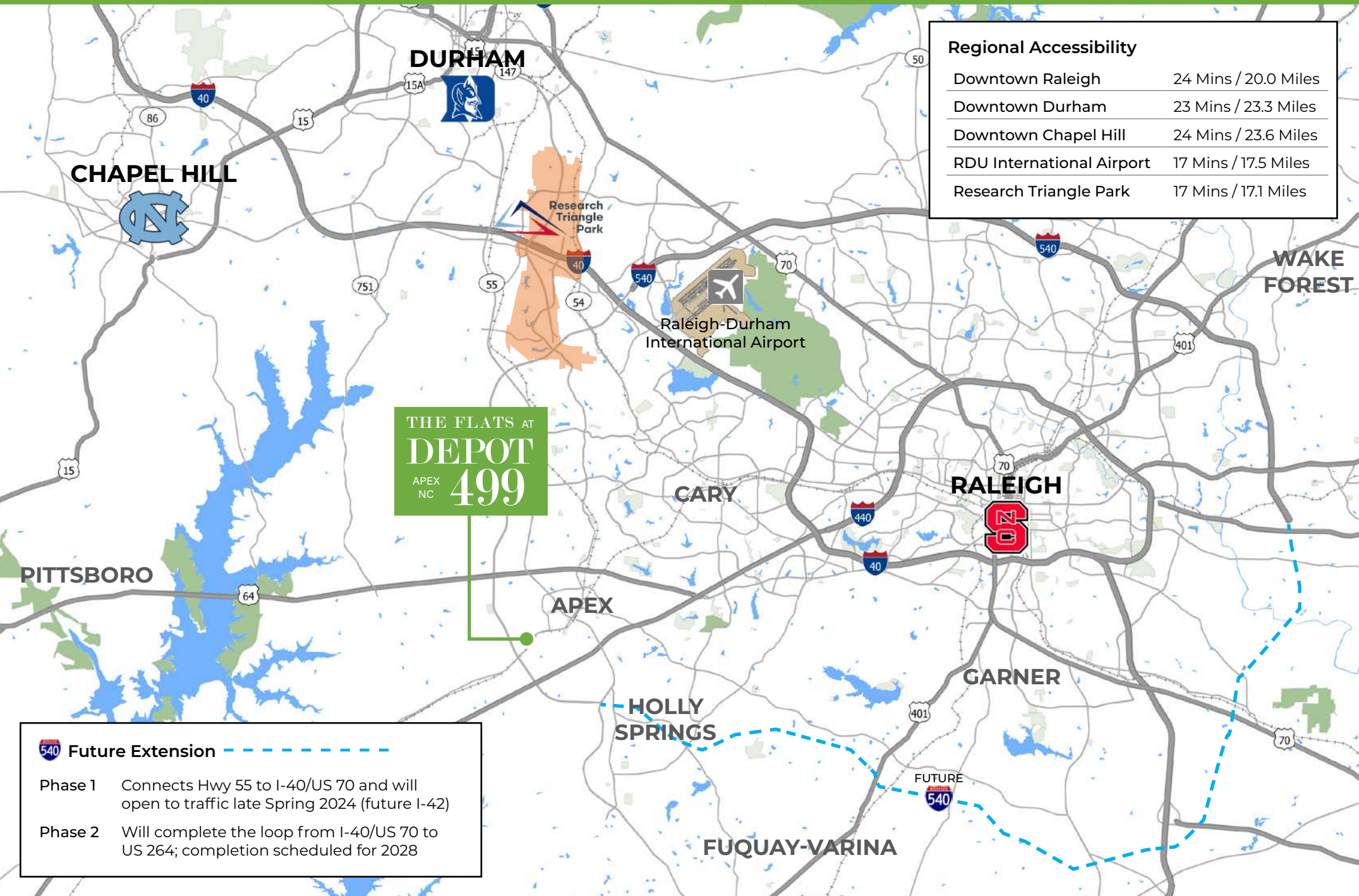


**SEYMOUR ATHLETIC FIELDS**  
 2600 Evans Rd | Apex  
 160 Acres, Ampitheatre, Disc Golf Course, Dog Park, Tennis Courts, Multi-Purpose Fields, Volleyball Courts

**PLEASANT PARK**  
 3400 Pleasant Plains Rd | Apex  
 92-acre complex serving as a recreation destination for surrounding community and the Greater Triangle. In addition to housing a variety of athletic tournaments and practices, the park offers community events, camps and classes organized by the Town of Apex.



- 6** Multi-purpose Fields
- 4** Basketball Courts
- 4** Tennis Courts
- 6** Pickleball Courts
- 5K** Cross Country Course
- 1.5 ac** Enchanted Forest
- 9** Play Villages
- 9** Baseball/Softball Fields



Regional Accessibility	
Downtown Raleigh	24 Mins / 20.0 Miles
Downtown Durham	23 Mins / 23.3 Miles
Downtown Chapel Hill	24 Mins / 23.6 Miles
RDU International Airport	17 Mins / 17.5 Miles
Research Triangle Park	17 Mins / 17.1 Miles

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**540 Future Extension** - - - - -

Phase 1 Connects Hwy 55 to I-40/US 70 and will open to traffic late Spring 2024 (future I-42)

Phase 2 Will complete the loop from I-40/US 70 to US 264; completion scheduled for 2028

**Spotlight on Apex**

- #1** Fastest Growing Suburb in the U.S. (Apex)  
*Realtor.com, June 2018*
- #3** Best Suburb to Raise a Family (Apex)  
*Niche, January 2022*
- #12** Best Small Cities in America (Apex)  
*WalletHub, October 2023*

**Regional Accolades**

- #6** Best Place to Live in the U.S. in 2024 (Raleigh)  
*US News & World Report, May 2024*
- #7** Most Educated City in the U.S. (Raleigh-Cary)  
*WalletHub, July 2024*
- #3** Best Place for Millennials to Live and Work in the U.S. (Raleigh)  
*Commercial Café, July 2024*
- #7** Best City for New Graduates in 2024 (Raleigh)  
*Zumper, June 2024*

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**EDGEWATER**  
VENTURES

east west partners

**GOODWIN** ©

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