

Presentation To:

# Wake County Board of Commissioners

Request for Approval and Funding of  
Board of Education Acquisition of H-12 School Site  
(First Reading)

Betty L. Parker, Senior Director of Real Estate Services  
Wake County Public School System  
August 1, 2016

**South-West Wake County:**

**H-12 School Site**

(Northern Holly Springs/Southeastern Apex)

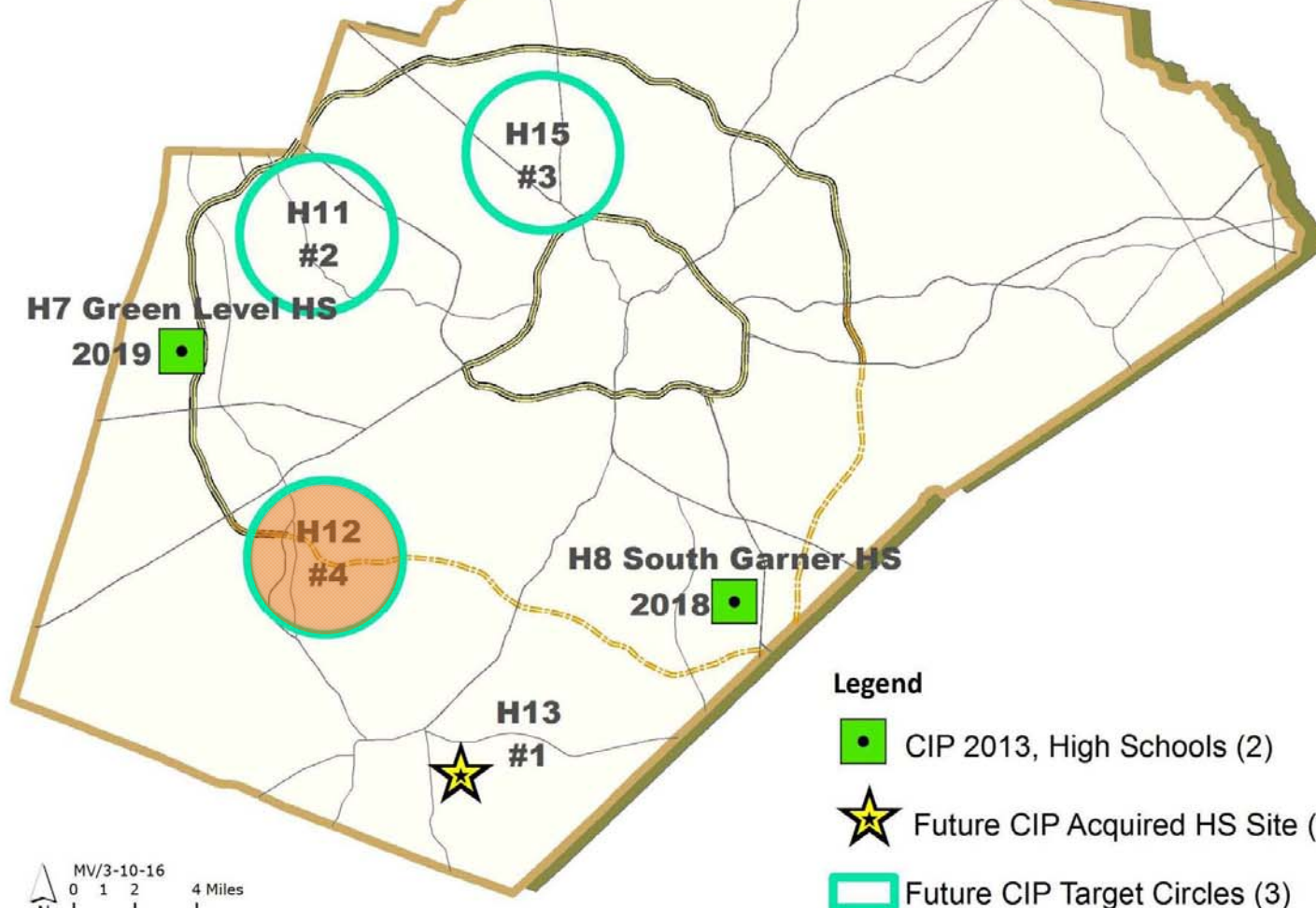


**WAKE COUNTY**  
PUBLIC SCHOOL SYSTEM

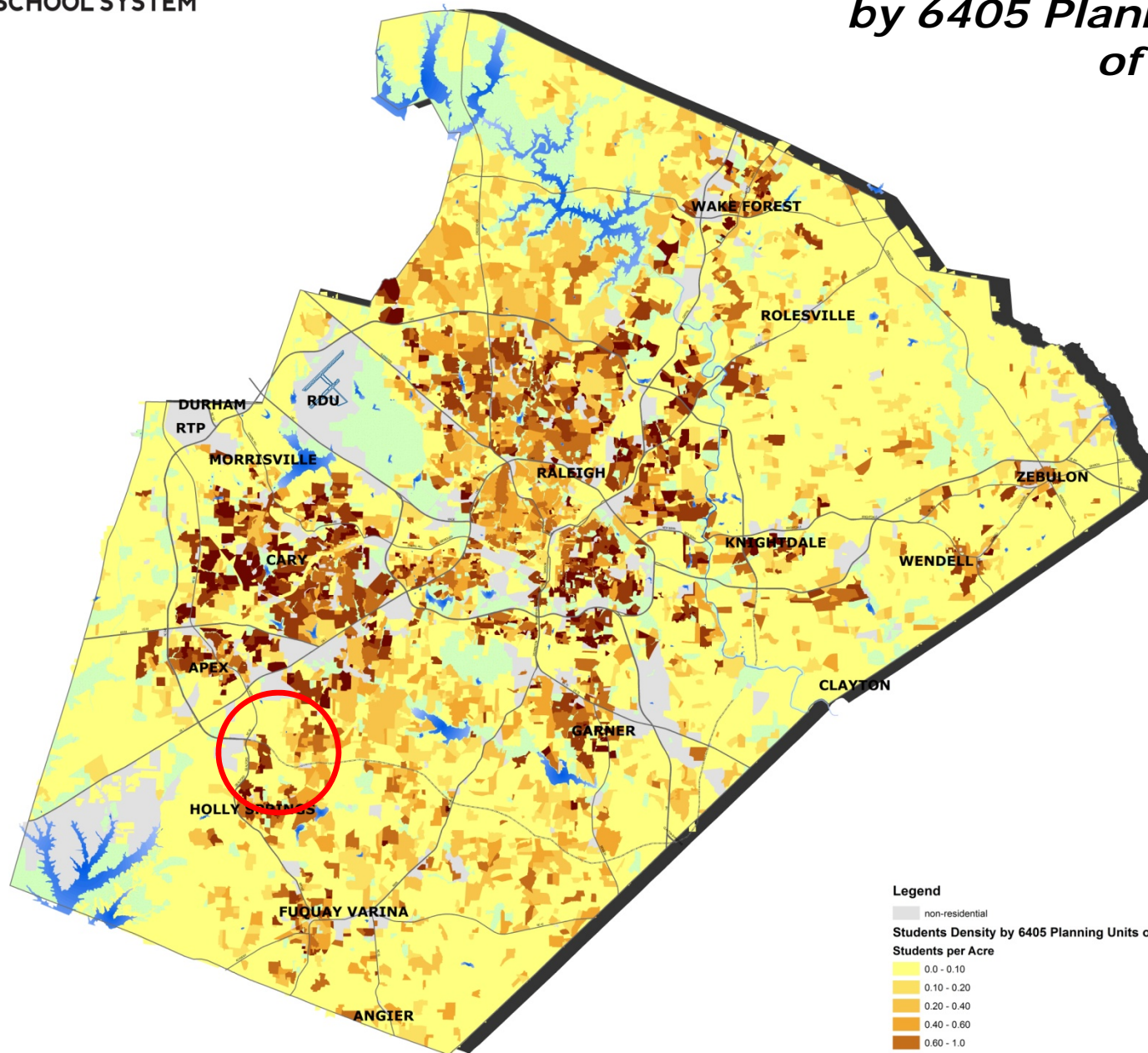
## High Schools:

**Future CIP Acquired Site (H13) &  
Large School Target Circles  
(2,262 seats)**

Update: March, 2016



# *Actual Student Density, 2002 by 6405 Planning Units of Residence*



**Legend**

non-residential

Students Density by 6405 Planning Units of Residence

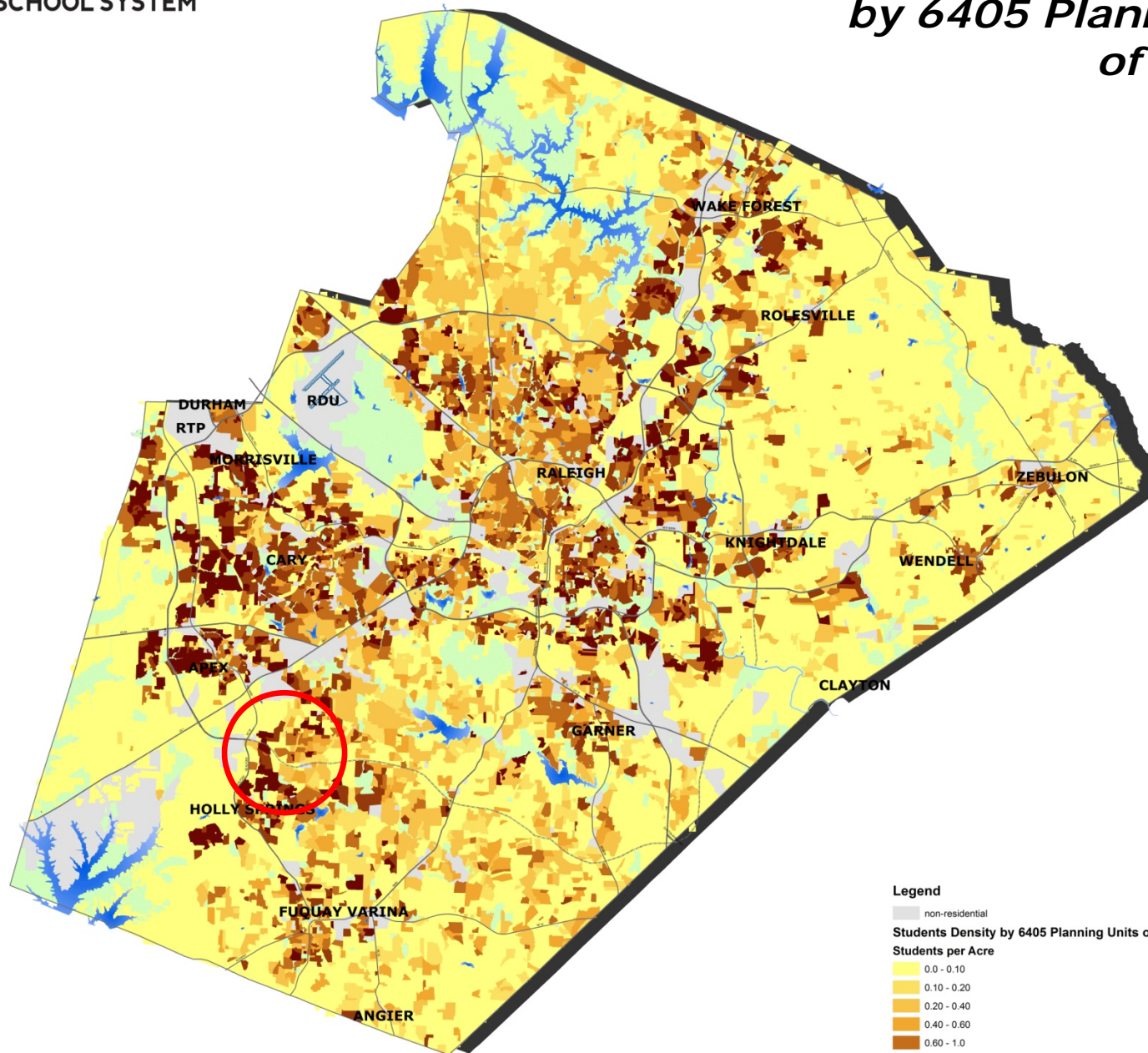
Students per Acre

- 0.0 - 0.10
- 0.10 - 0.20
- 0.20 - 0.40
- 0.40 - 0.60
- 0.60 - 1.0
- 1.0 - 2.0
- over 2.0





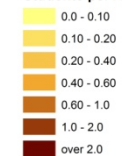
## *Current Student Density, 2012 by 6405 Planning Units of Residence*



### Legend

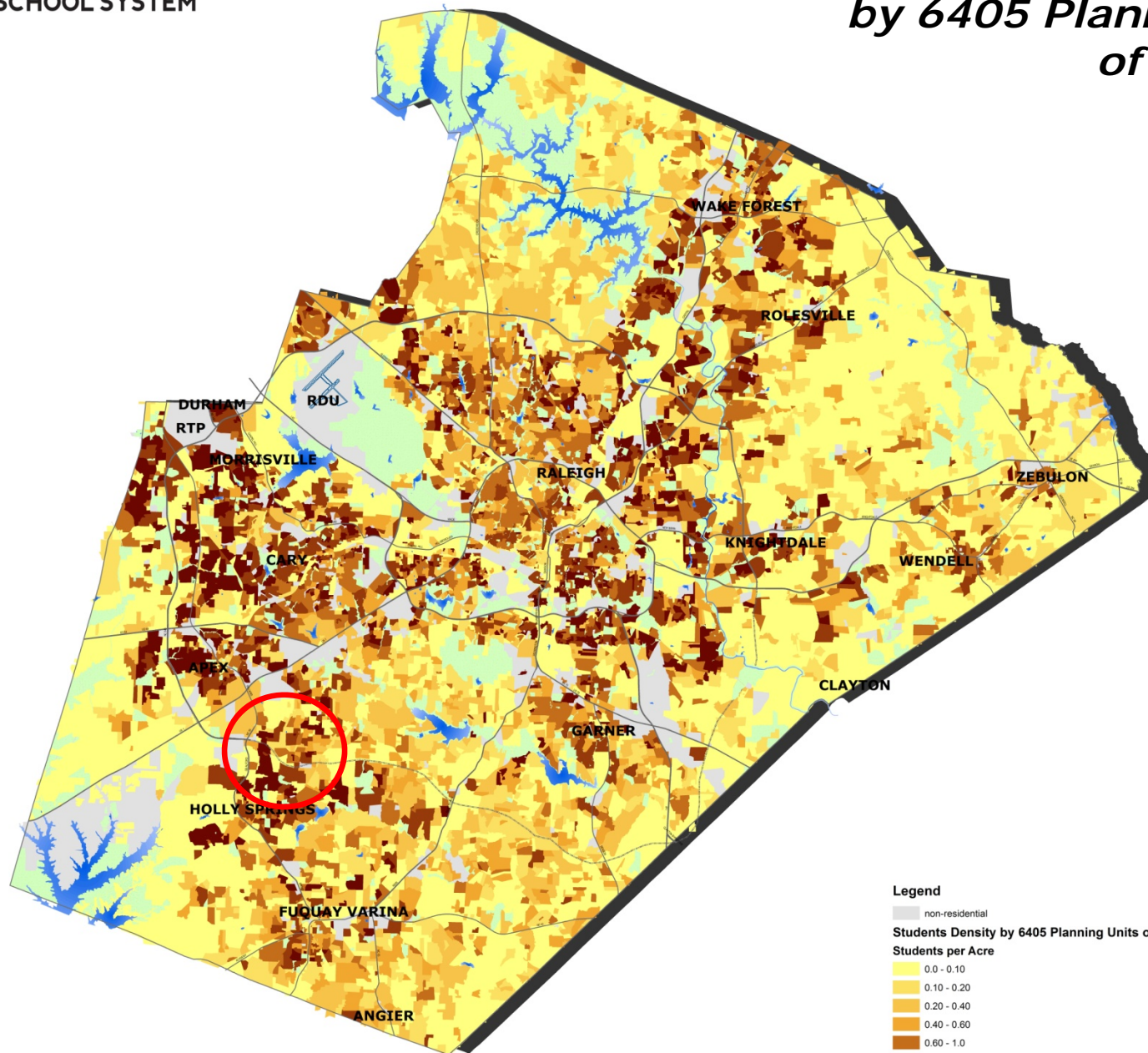
non-residential

Students Density by 6405 Planning Units of Residence  
Students per Acre





# *Projected Student Density, 2022 by 6405 Planning Units of Residence*



## Legend

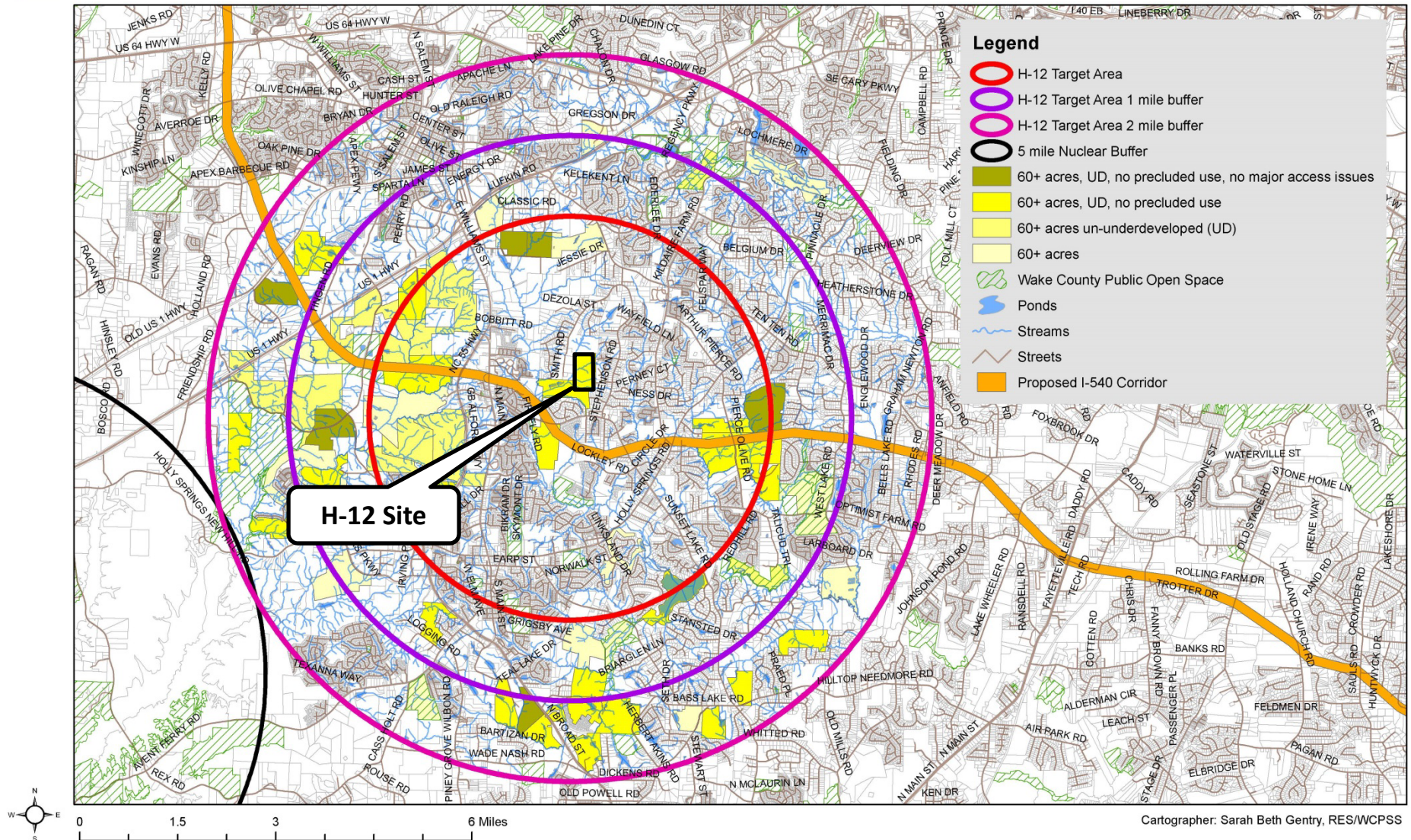
non-residential

Students Density by 6405 Planning Units of Residence  
Students per Acre

0.0 - 0.10  
0.10 - 0.20  
0.20 - 0.40  
0.40 - 0.60  
0.60 - 1.0  
1.0 - 2.0  
over 2.0

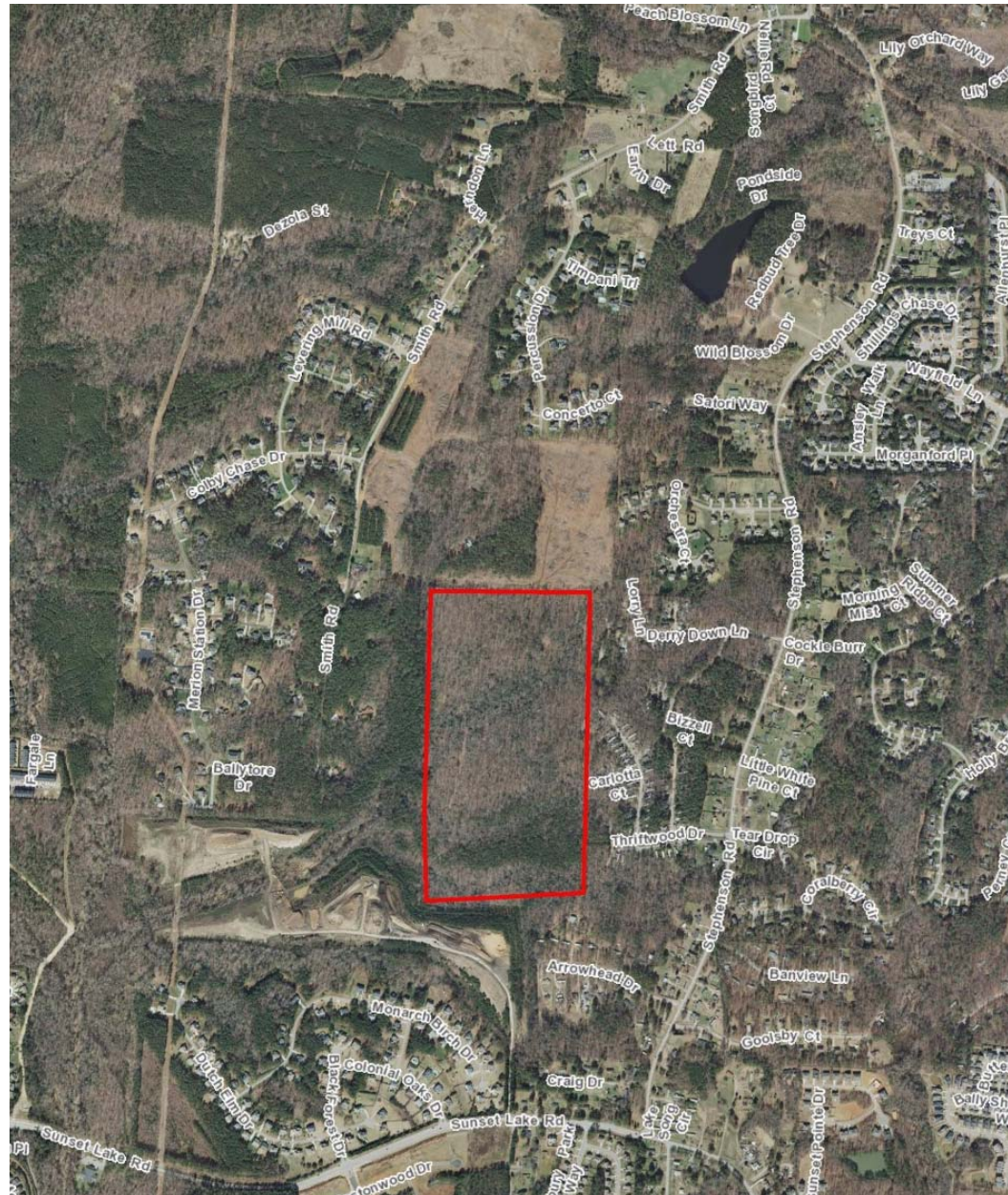


# H-12 Target Area



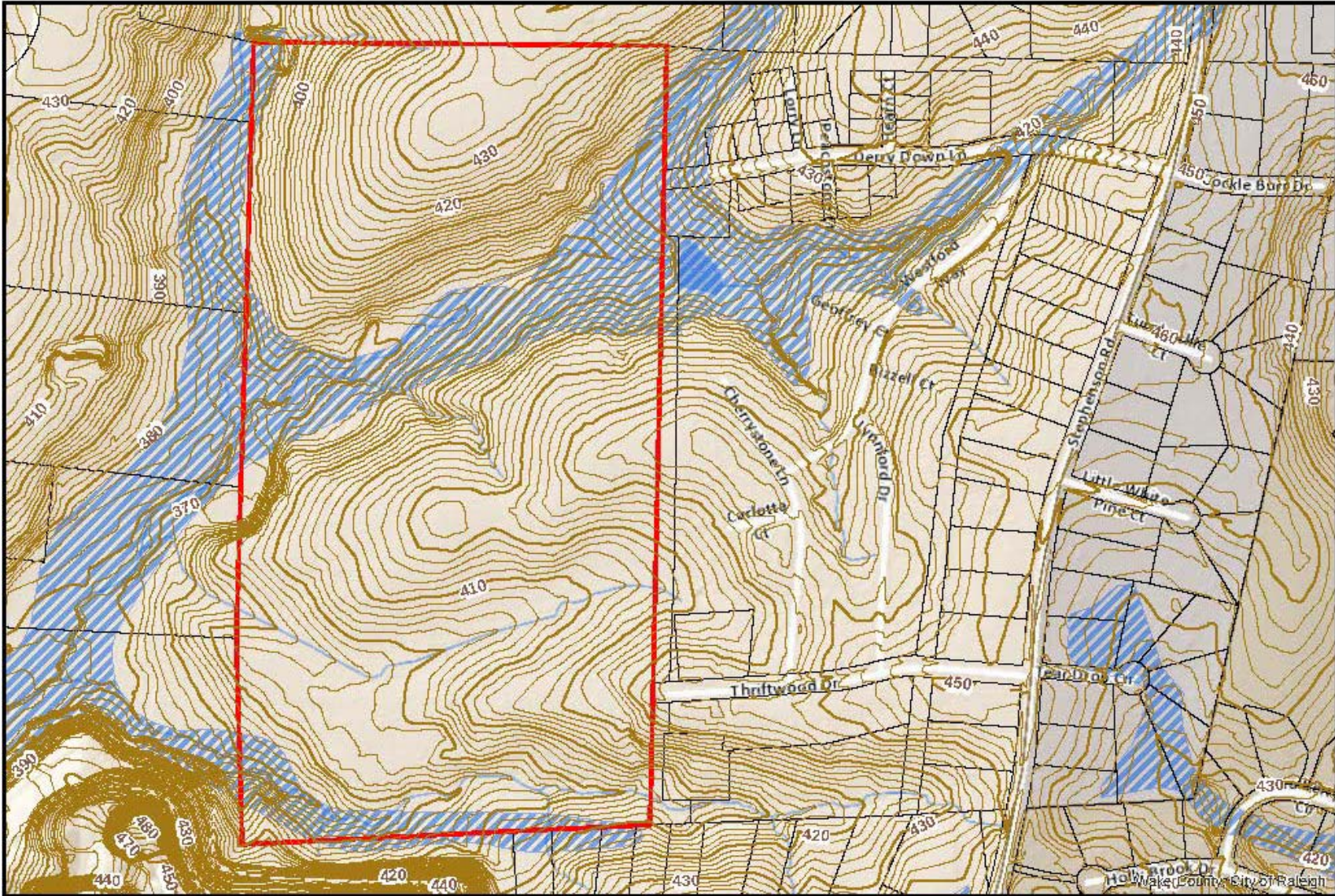


## H-12 Site: Aerial Site View (66.48 acres)





## H-12 Site: Topographic Site View (66.48 acres)



0 205 410 820 Feet

1 inch = 400 feet

**Disclaimer**

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## Land Acquisition Comparison

	Appraised Value	Sales Price	Sales Price Over/(Under) Appraised Value	Appraised Value (Per Acre)	Sales Price (Per Acre)	Sales Price Over/(Under) Appraised Value (Per Acre)
H-12 Site	\$4,320,000	\$4,252,720	(\$67,280)	\$65,000	\$64,000	(\$1,000)
Recently Acquired Sites in the Area	Date of Acquisition	Acreage	Total Sales Price	Appraised Value (Per Acre)	Sales Price (Per Acre)	Sales Price Over/(Under) Appraised Value (Per Acre)
E-45 Site	Mar-16	22.5	\$1,333,904	\$60,000	\$60,500	\$500
E-43 Oakview ES	Sep-14	23.55	\$1,517,360	\$52,146	\$64,431	\$12,285

End of first reading presentation.  
Questions?