

COMMERCIAL LAND FOR SALE 0 KIOTI DRIVE

Wendell, NC 27591

LA LEE &
ASSOCIATES
COMMERCIAL REAL ESTATE SERVICES
RALEIGH DURHAM



PROPERTY DESCRIPTION

10.38 acres of commercial zoned for sale in Wendell of I-87/US Hwy 64 on Rolesville Road, next to East Wake High School. Parcels can be purchased together or separately.

- » Commercial Corridor zoning in place
- » Future Land Use is Employment Center
- » Utilities at the site
- » Wake County PINs 1775106134, 1775103147, and 1774192901

Mike Glennon
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Moss Withers, SIOR, MBA
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O: 919.576.2501

LOCATION

The property immediately adjacent to I-87 and US 64 Hwy in Wendell on Kioti Drive.

SALE PRICE

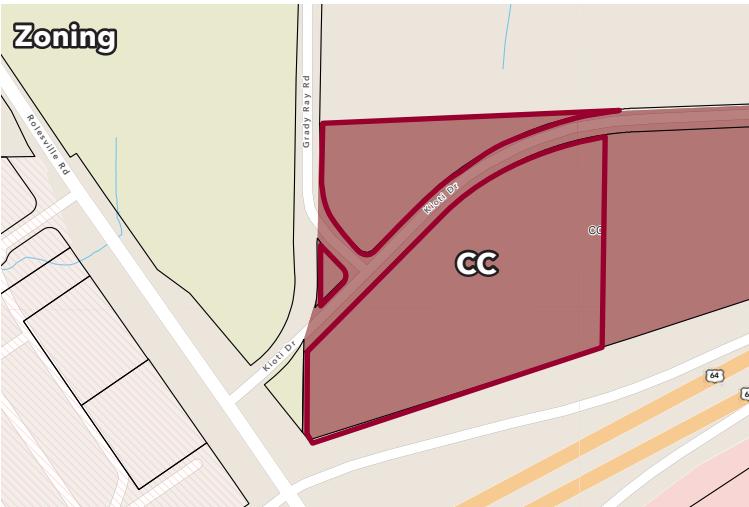
Lot 1 (7.79 acres): \$4,284,500 (\$550,000/acre)
Lot 2 (2.46 acres): \$2,337,000 (\$950,000/acre)
Lot 3 (0.13 acres): \$73,616 (\$13/SF)

All information furnished regarding property for sale, rental or financing is from sources deemed reliable, but no warranty or representation is made to the accuracy thereof and same is submitted to errors, omissions, change of price, rental or other conditions prior to sale, lease or financing or withdrawal without notice. No liability of any kind is to be imposed on the broker herein.

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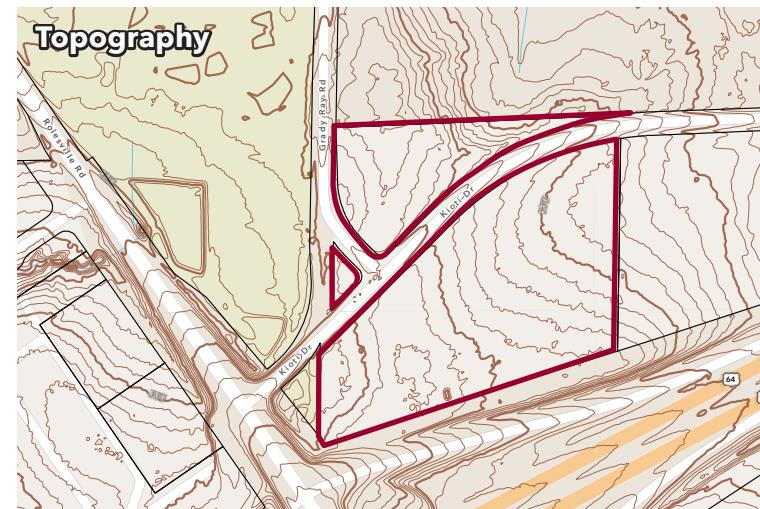
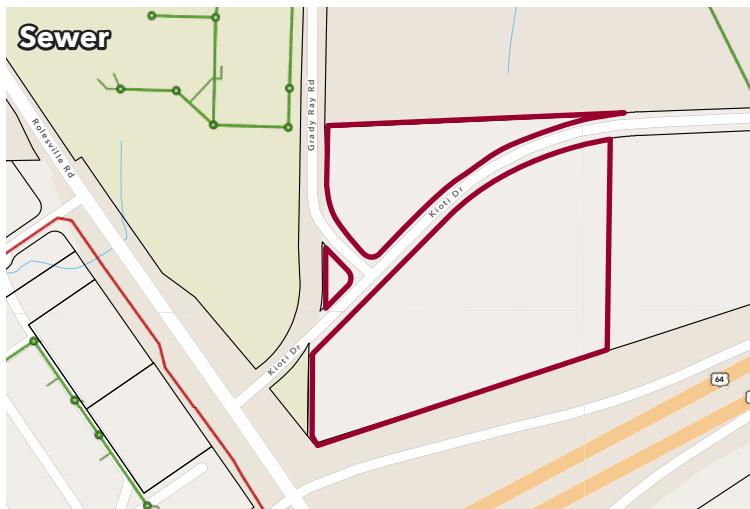
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Zoning - Community Center

A Community Center (CC) is a mixed-use activity center with employment and commercial uses that attract people from beyond the immediate neighborhoods and from surrounding communities. A Community Center combines a variety of housing types, including higher density single- and multi-family housing, as well as commercial and civic uses in a compact, walkable setting. Community Centers feature a highly interconnected street network and setbacks appropriate to create a public realm built on a human scale.



Future Land Use - Employment Center

Employment centers contain a mix of uses including office, light industrial, and institutional. These areas offer traditional workspace and can be supplemented by unconventional, collaborative workspace where innovation and education can be fostered. Incorporating some retail, recreational, and residential uses to create a live, work, and play environment is supported. Open spaces are in the form of formal and informal parks and green spaces connected by trails. Flexible open space that can be programmed for gatherings of various sizes and purposes is also integrated.

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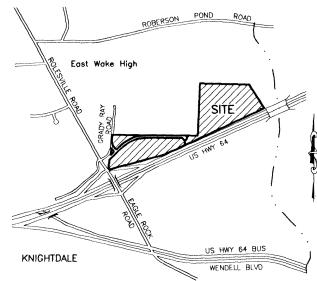
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LOCATION MAP
NO SCALE

NOTES

- AREAS COMPUTED BY COORDINATE CALCULATIONS
- ALL DISTANCES SHOWN ARE HORIZONTAL
- ALL RIGHT-OF-WAYS ARE PUBLIC UNLESS NOTED OTHERWISE
- IRON ARE TO BE SET AT ALL CORNERS
- THIS PROPERTY IS LOCATED IN A FLOOD HAZARD AREA COMMUNITY PANEL NO. 37183C0395 E TOWN OF WENDELL, WAKE CO., DATED MARCH 3, 1992.
- THIS PROPERTY IS NOT LOCATED IN A PROTECTED WATER SUPPLY WATERSHED.
- NO CEMETERIES WERE LOCATED ON PROPERTY
- REFERENCES: BOUNDARY 2003 PAGE 2
PLAT BOOK 1988 PAGE 212
- COORDINATES SHOWN ON BOUNDARY ARE HORIZONTAL COORDINATES - NOT GRID

I hereby certify that this map, as depicted hereon has been granted approval for recording in the Office of the Wake County Register of Deeds.

Linley C. Boyce 8/8/2003
Date
Town Manager (Town of Wendell)

This plot is exempt pursuant to Section 155.05 of the Town of Wendell subdivision regulations and meets all statutory requirements for recording.

Howard A. Bartlett
Subdivision Administrator

I, William A. Bartlett, certify that this survey is of another category, such as the recombination of existing parcels, a court-ordered survey, or other exception to the definition of subdivision.

I, William A. Bartlett, certify that this plot was drawn under my direction and supervision, and was drawn under my supervision; that the ratio of precision as calculated by latitudes and departures is $1/10,000$; that the plot is a true representation of the property as broken lines plotted from information found in book *PLAT BOOK 1988 PAGE 212*; that this plot was prepared in accordance with G.S. 42-130. I, William A. Bartlett, witness my original signature, registration number and date, this day of *August 8, 2003*.

William A. Bartlett
Professional Land Surveyor L-3788

North Carolina
Wake County
I, *Terese D. Piner*, Review Officer of
Wake County, certify that the map or plot to which
this certification is affixed meets all statutory
requirements for recording.

Terese D. Piner 8/8/2003
Review Officer

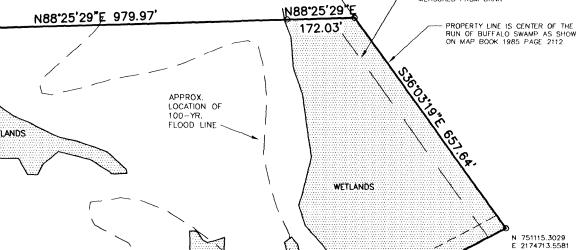
CURVE	DELTA	LENGTH	CURVE TABLE		
			RADIUS	TANGENT	CH. DIRECTION
C1	169°42'00"	57.45	10.00	169°42'00"	0°17'48"W
C2	67°25'59"	574.38	770.00	301.29	N67°25'59"E
C3	67°54'32"	29.66	25.00	16.85	S58°28'02"E
C4	67°25'59"	64.68	55.00	36.67	S58°10'15"E
C5	42°44'22"	619.13	830.00	324.77	S66°10'31"W
C6	90°00'00"	37.79	220.00	25.00	S58°48'20"W
C7	125°45'48"	76.42	220.00	34.28	S125°45'48"W
C8	74°40'01"	37.79	280.00	18.93	S41°19'40"E
C9	90°00'00"	39.27	25.00	25.00	S00°11'40"E
					35.36

WILLIAM EARL STEVENS
N/A
SUE ST. CLAIR STEVENS
N/A
PIN 1775324171
ZONE: R-30
(AGRICULTURAL-WOODS)

FRANK G. LILES
N/A
PIN 1775165752
ZONE: R-30
(VACANT-WOODS)

50' NUKE BUFFER
MEASURED FROM BANK

PROPERTY LINE IS CENTER OF THE
RUN OF BUFFALO SWAMP AS SHOWN
ON MAP BOOK 1988 PAGE 2122



1,359,419 SF
31.20 AC.

N 75115.3029
E 2174713.5581

CONTROL CORNER
N 75039.7355
E 2173107.7185

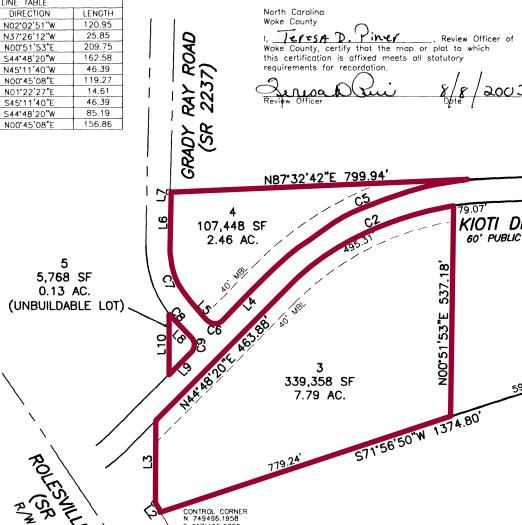
LAURA M. RIDDICK
REGISTER OF DEEDS
PRESENTED & RECORDED ON
08/08/2003 AT 16:00:58

BOOK: BM2003 PAGE: 1421

North Carolina
Wake County
Filed For Registration
at o'clock a.m./p.m. day of
2003 and recorded
in Book Page .

Register of Deeds

PROPERTY OF



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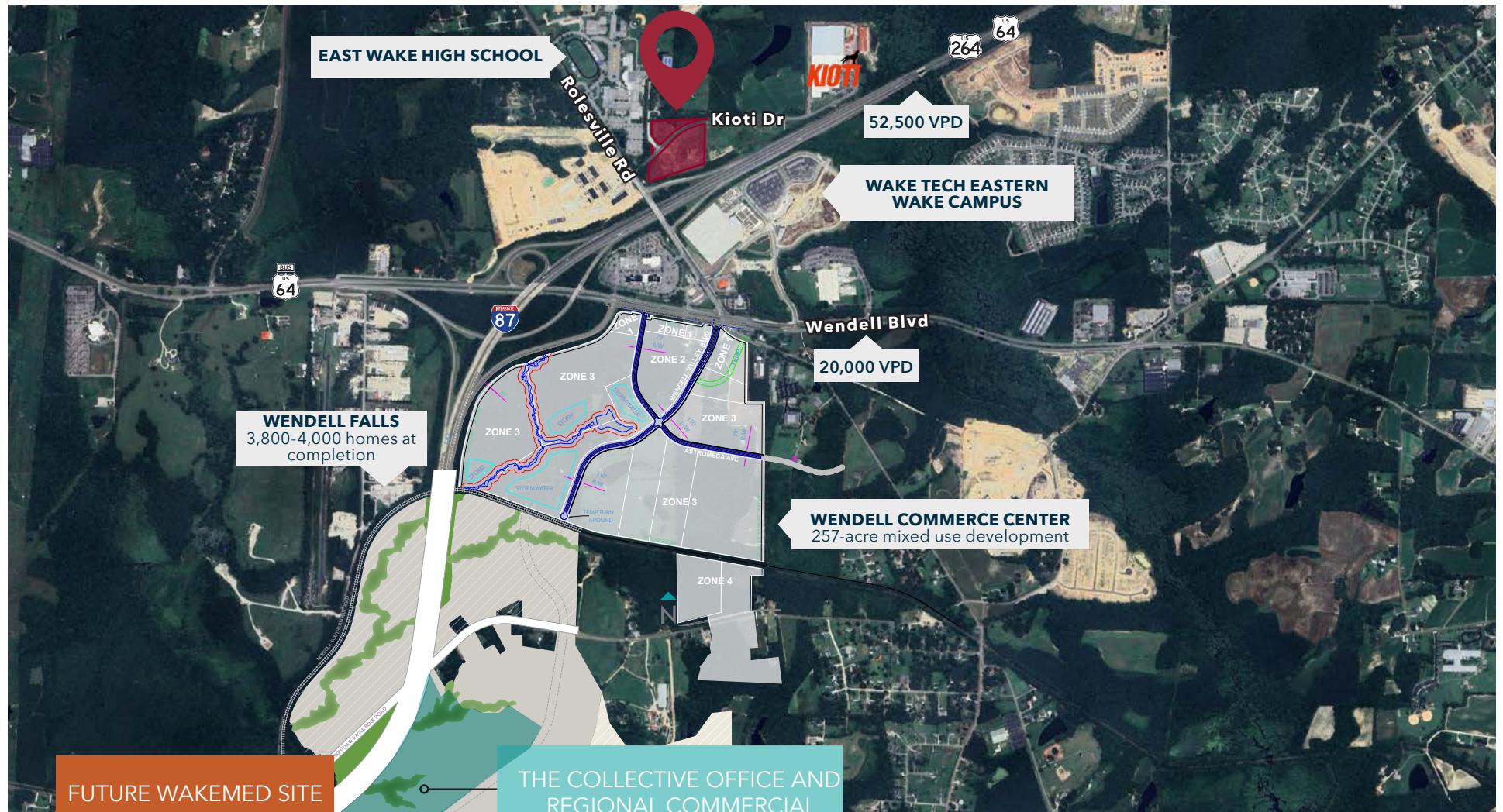
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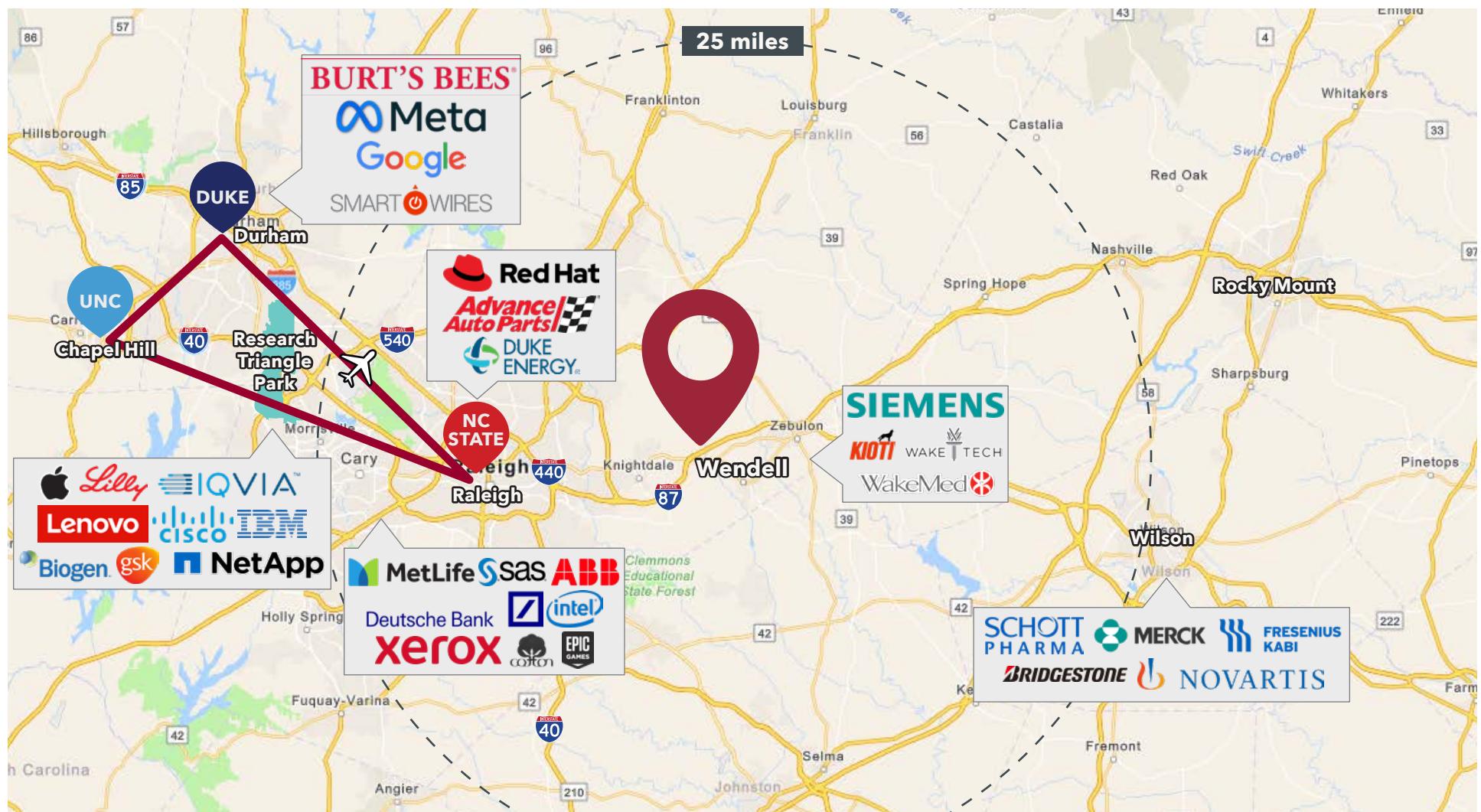
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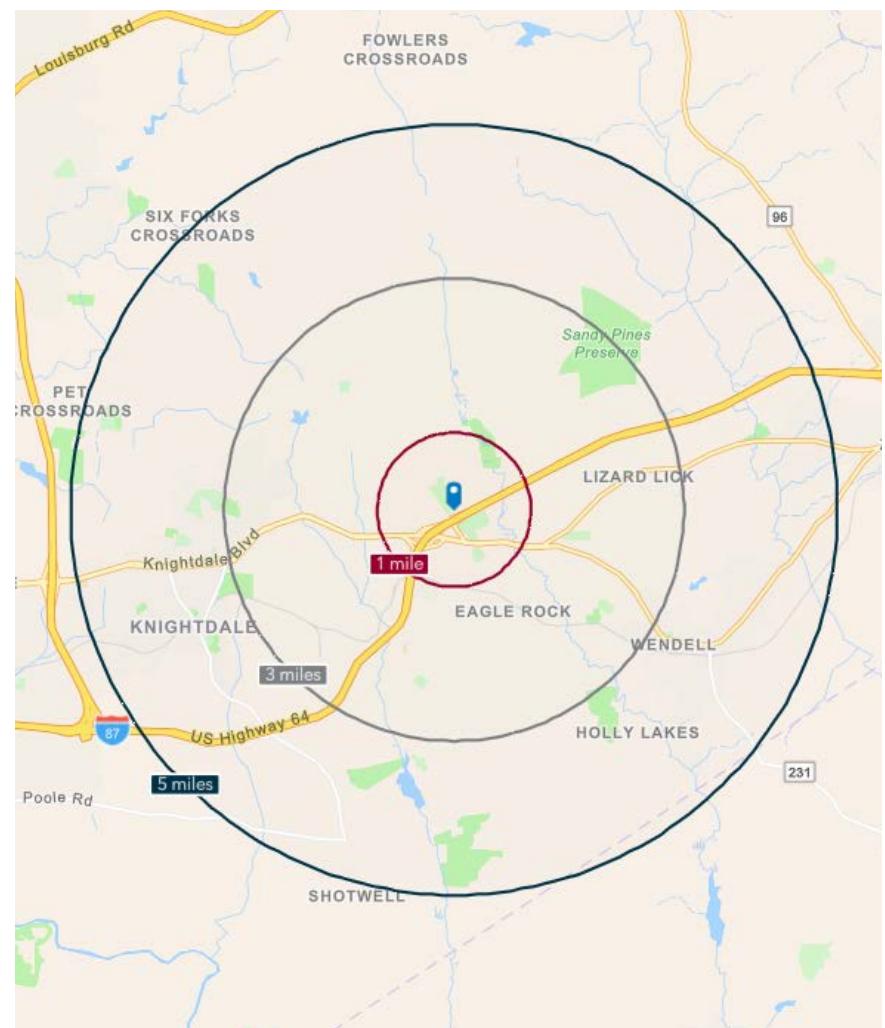
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	1 MILE	3 MILES	5 MILES
Population (2024)	973	16,978	50,595
Median Age	38.8	37.8	37.6
Average Household Income	\$92,050	\$112,394	\$104,197
Average Home Value	\$514,744	\$509,704	\$464,471
Bachelor's Degree or Higher	39.1%	42.1%	38.0%



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