

COMMERCIAL LAND FOR SALE

0 KIOTI DRIVE

Wendell, NC 27591

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

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O: 919.591.2269
C: 703.772.2339

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)

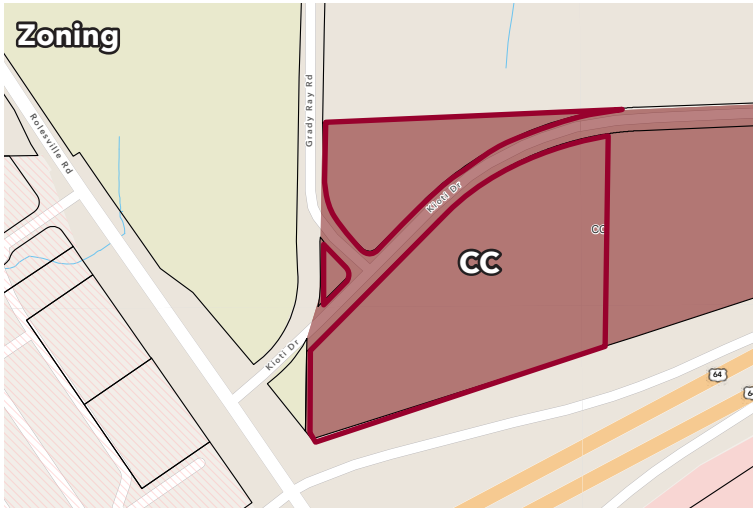
Lot 3 (0.13 acres): \$73,616 (\$13/SF)

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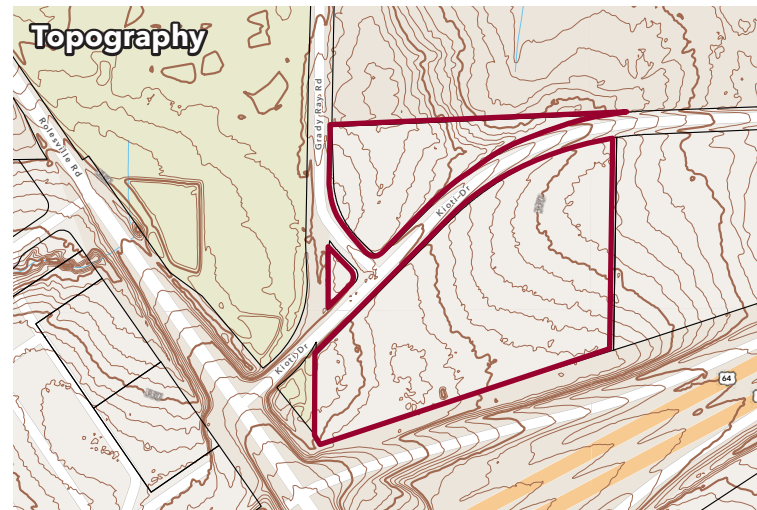
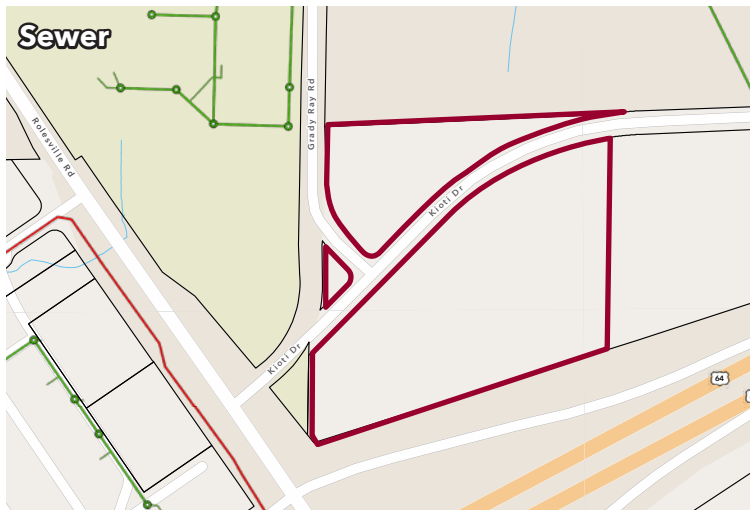


Zoning - Community Center

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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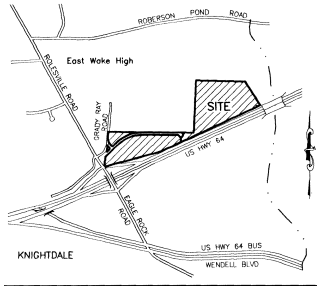
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LOCATION MAP
NO SCALE

SITE DATA
AREA: 50.17 AC.
NO. OF LOTS: 5
ZONING: CH (HIGHWAY COMMERCIAL)
MIN. BUILDING LINES:
FRONT - 40'
SIDE - 20'
REAR - 25'
DEVELOPER: DAEDONG - USA, INC.
1801 QUALITY DRIVE
WILSON, N.C. 27894
PARCEL ID No.: 1775305739

| LINE | DIRECTION | LENGTH |
|------|-------------|--------|
| L1 | N02°02'51"W | 120.95 |
| L2 | N37°26'12"W | 29.85 |
| L3 | N02°51'53"E | 209.75 |
| L4 | S44°48'20"W | 162.58 |
| L5 | N45°11'40"W | 46.39 |
| L6 | N07°45'08"E | 119.27 |
| L7 | N01°22'27"E | 14.61 |
| L8 | S45°11'40"E | 46.39 |
| L9 | S44°48'20"W | 85.19 |
| L10 | N02°45'08"E | 156.86 |

- NOTES:**
- AREAS COMPUTED BY COORDINATE CALCULATIONS
 - ALL DISTANCES SHOWN ARE HORIZONTAL
 - ALL RIGHT-OF-WAYS ARE PUBLIC UNLESS NOTED OTHERWISE
 - IRONS ARE TO BE SET AT ALL CORNERS
 - A PORTION OF THIS PROPERTY IS LOCATED IN A FLOOD HAZARD AREA COMMUNITY PANEL NO. 371830395 E TOWN OF WENDELL, WAKE CO., DATED MARCH 3, 1992.
 - THIS PROPERTY IS NOT LOCATED IN A PROTECTED WATER SUPPLY WATERSHED
 - NO CEMETERIES WERE VISIBLE ON PROPERTY
 - REFERENCES: DEED BOOK 3628 PAGE 3 PLAT BOOK 1985 PAGE 2112
 - 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.

William A. Bartlett
TOWN MANAGER (TOWN OF WENDELL)

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

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 plat was drawn under my supervision from an actual survey made under my supervision, that the rate of precision as calculated by latitudes and departures is $1/100,000$. I certify that the boundaries not surveyed are shown as broken lines plotted from information found in Book 13, Page 100 of the 1985 Plat Book of the Town of Wendell, Wake County, North Carolina, which was recorded in the Office of the Wake County Register of Deeds on 08/08/2003.

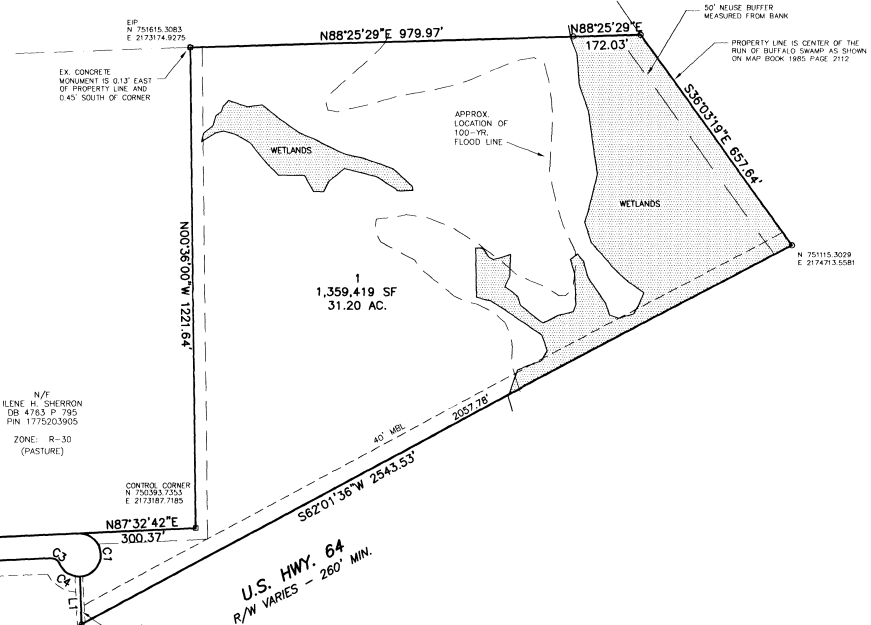
William A. Bartlett
Professional Land Surveyor L-3788

North Carolina
Wake County
I, *Keresa D. Pinner*, Review Officer of Wake County, certify that the map or plat to which this certification is affixed meets all statutory requirements for recording.
Keresa D. Pinner 8/8/2003
Review Officer

| CURVE | DELTA | LENGTH | RADIUS | TANGENT | CH DIRECTION | CH DISTANCE |
|-------|------------|--------|--------|---------|--------------|-------------|
| C1 | 180°42'06" | 173.46 | 55.00 | 8981.97 | N02°12'48"W | 110.00 |
| C2 | 42°44'22" | 574.38 | 770.00 | 301.79 | N66°10'31"E | 561.15 |
| C3 | 67°58'32" | 29.86 | 23.00 | 16.85 | S58°28'02"E | 27.89 |
| C4 | 67°22'59" | 64.68 | 55.00 | 36.67 | S58°10'15"E | 61.02 |
| C5 | 42°44'22" | 619.13 | 830.00 | 324.77 | S66°10'31"W | 604.88 |
| C6 | 90°00'00" | 39.27 | 23.00 | 29.00 | S00°48'20"W | 35.36 |
| C7 | 45°56'48" | 176.42 | 220.00 | 93.26 | N22°13'16"W | 171.73 |
| C8 | 7°44'01" | 37.79 | 280.00 | 18.93 | S41°19'40"E | 37.76 |
| C9 | 90°00'00" | 39.27 | 23.00 | 29.00 | S00°11'40"E | 35.36 |

N/A
WILLIAM A. STEVENS &
SUE R. STEVENS
DB 3224 P. 734
PIN 1775324171
ZONE: R-30
(AGRICULTURAL-WOODS)

N/A
FRANK G. LILES
DB 2625 P. 362
PIN 1775416572
ZONE: R-30
(VACANT-WOODS)



LAURA H 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

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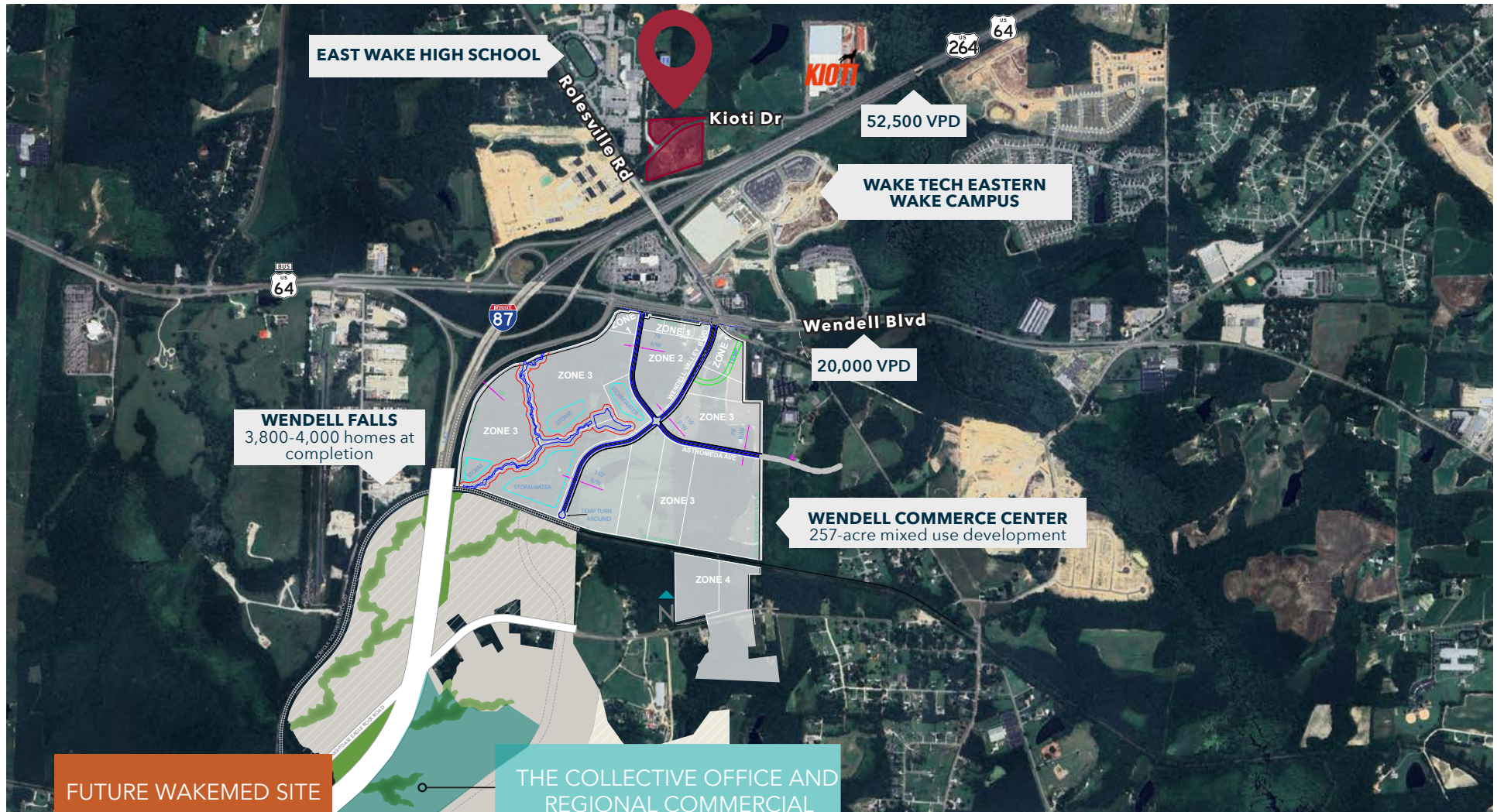
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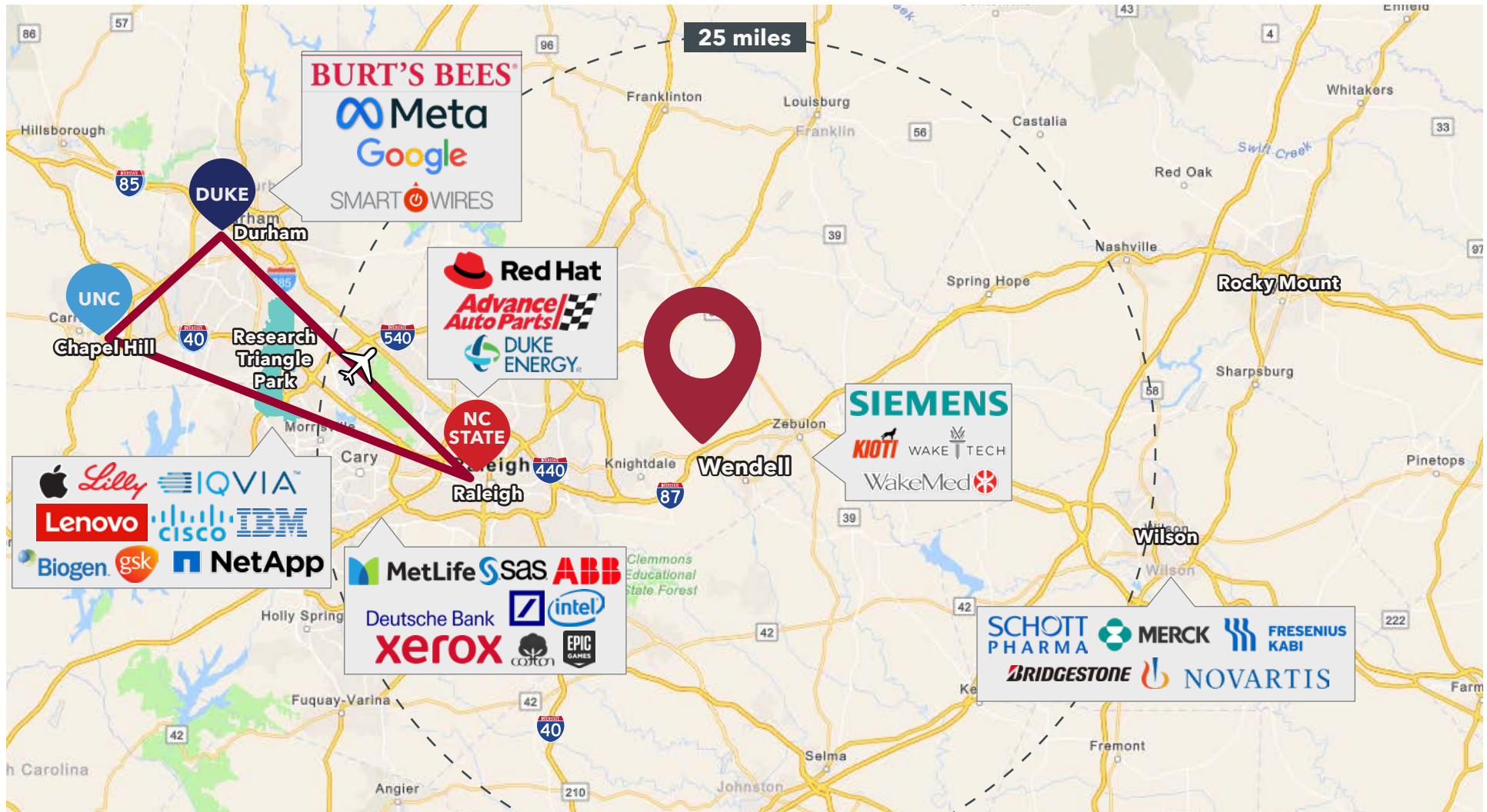
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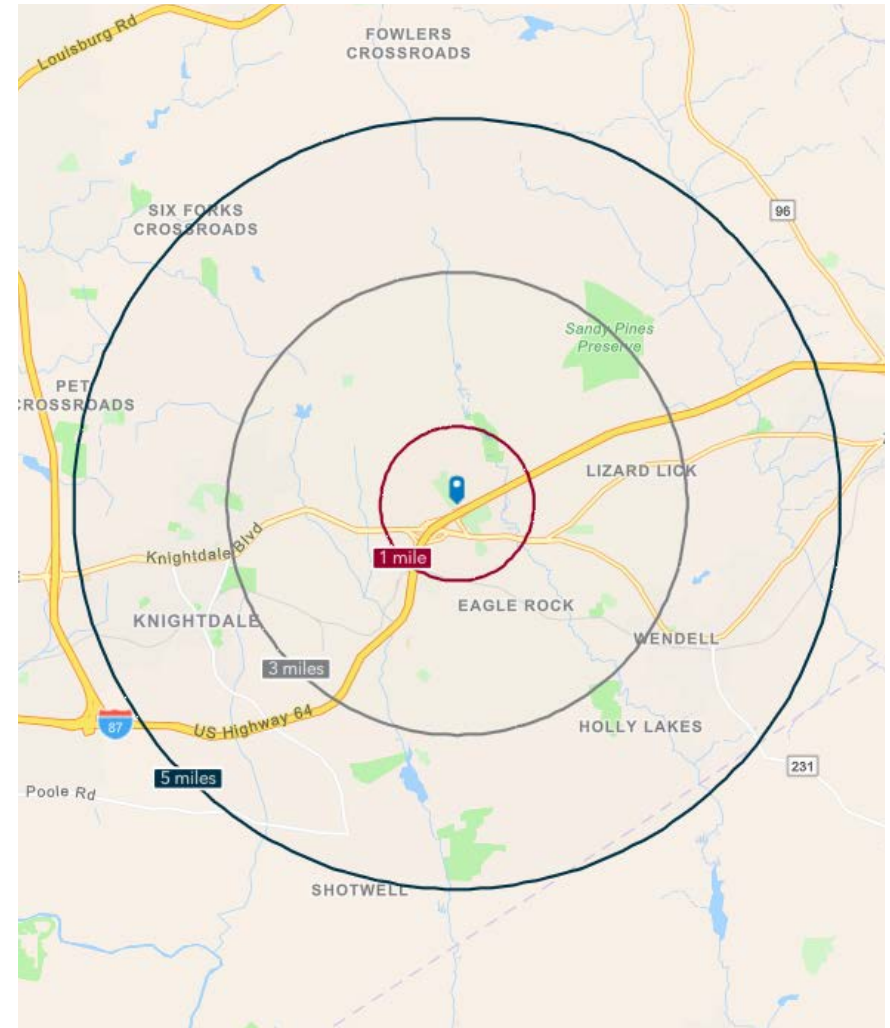
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| | 1 MILE | 3 MILES | 5 MILES |
|-----------------------------|-----------|-----------|-----------|
| Population (2024) | 973 | 16,978 | 50,595 |
| Median Age | 38.8 | 37.8 | 37.6 |
| Average Household Income | \$92,050 | \$112,394 | \$104,197 |
|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



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