



WENDELL COMMERCE CENTER

WENDELL BLVD & I-87

WENDELL, NORTH CAROLINA 27591

RETAIL FOR GROUND LEASE AND SALE

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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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Wendell Commerce Center

Retail Outparcels Available in New Mixed Use Community

WENDELL COMMERCE CENTER
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PROPERTY FEATURES

- » Retail outparcels for sale or lease ranging from 1.87 to 2.28 acres
- » The 257-acre mixed use development allows up to 650 multifamily units and additional single family and townhomes
- » Traffic counts in excess of 52,500 VPD on I-87 and 20,000 VPD on US 64 Bus (Wendell Boulevard)
- » Multifamily planned directly adjacent to outparcel sites
- » Close to East Wake High School and the new Wake Tech Eastern Wake 4.0 campus, a 106-acre campus with programs in engineering, biopharmaceutical technology, robotics, and intelligent automation
- » Rapidly growing population base with new and approved development throughout Wendell
- » Nearby Wendell Falls will have ±4,000 homes at completion
- » Sale Price: \$1,000,000 per acre

ABOUT WENDELL

Wendell is located in eastern Wake County approximately 12 miles from the City of Raleigh. The Town of Wendell has experienced explosive growth with 68% population increase in the last ten years. In the Fall of 2023, Wake Tech Community College will open their Eastern Wake 4.0 Campus. Plans for the 106-acre site will include a Public Safety Simulation Complex, a General Education and Student Services Building, and a Technology 4.0 Facility.



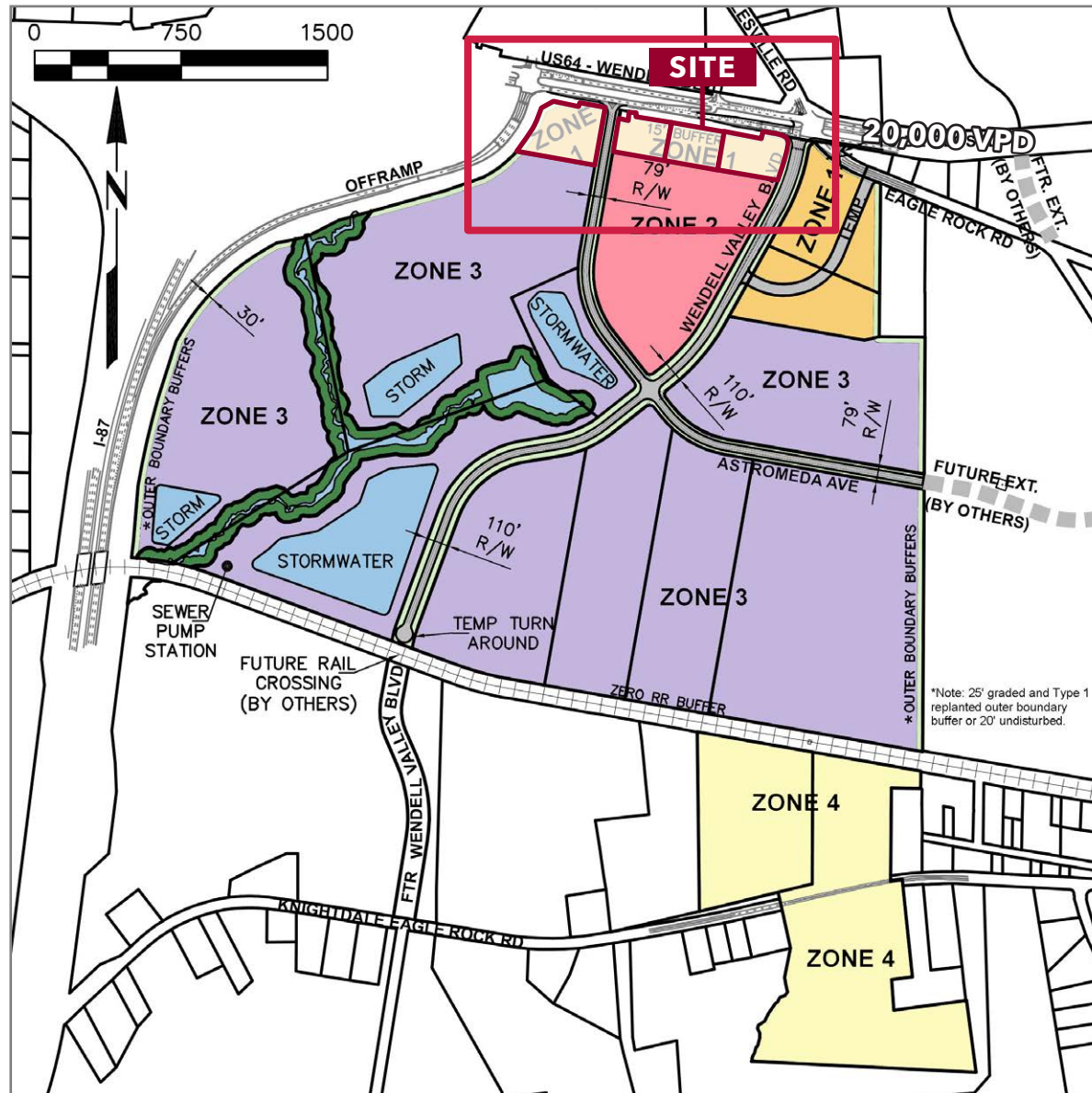
DEMOGRAPHICS	5 MINUTES	10 MINUTES	15 MINUTES
2022 Population	4,726	54,953	142,100
2010-2022 Population Growth	35.5%	37.7%	34.4%
2027 Projected Population	5,098	59,153	153,590
Daytime Population	4,530	48,229	140,205
Bachelor's Degree or Higher	31.9%	32.7%	34.0%
Median Age	37.4	36.5	36.0
Average Household Income	100,003	93,564	93,548
Average Home Value	290,827	310,417	300,312

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Overall Development Plan

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Conceptual Site Plan

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Permitted Uses

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The following uses are permitted in zone 1 of the PUD.

LODGING

Hotels/Motels/Inns

OFFICE/SERVICE

Animal Services

ATM

Animal Services - Boarding as Primary*

Banks, Credit Unions, Financial Services

Business Support Services

Child/Adult Day Care Center (More than 8 persons)

Community Service Organizations

Continuing Care Retirement Community

Drive Thru Service

Funeral Homes

Group Care Facility (More than 6 residents)**

Government Services

Laundry Services

Medical Services - Clinic, Urgent Care Center

Medical Services - Doctor

Post Office

Personal Services

Professional Services

Residential Treatment Facility*

Studio - Art, Music

Studio - Dance, Martial Arts

Vehicle Services - Minor Maintenance/Retail**

RETAIL/RESTAURANTS

Alcoholic Beverage Sales Store

Auto Parts Store

Bar/Tavern/Night Club

Car Wash - Stand Alone, Self Service

Drive-Thru Retail/Restaurants**

Gas Station**

General Retail

Nursery and Garden Center

Restaurant

Shopping Center - Neighborhood Center

Shopping Center - Community Center

Vehicle Sales*

Entertainment/Recreation

Amusement, Indoors*

Amusements, Outdoor

Cultural or Community Facility

Event Venue, Outdoor*

Farmers Market

Meeting Facility/Indoor Event Venue

Recreation Facilities, Indoor

Recreation Facilities, Outdoor

Shooting Range, Indoor*

Sports Training/Fitness Complex

Theater, Live Performance

Theater, Movie

MANUFACTURING/WHOLESALE/STORAGE

Manufacturing, Light

Manufacturing, Neighborhood

Micro-Distillery/Micro-Brewery/Micro-Winery

Mini-Warehouses**

Research and Development

Storage - Warehouse, indoor storage

CIVIC INSTITUTIONAL

Colleges/Universities

Hospital

Public Safety Station

Religious Institutions

Schools - Elementary & Secondary

Schools - Vocational/Technical

Transit Station - Passenger

Wireless Telecommunication Facility - Stealth

Utilities - Class 1

* PS Permitted subject to Additional Standards in the current UDO

** SUP Special Use Permit Required (See Chapter 3 and Chapter 15 of UDO)

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Area Overview

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