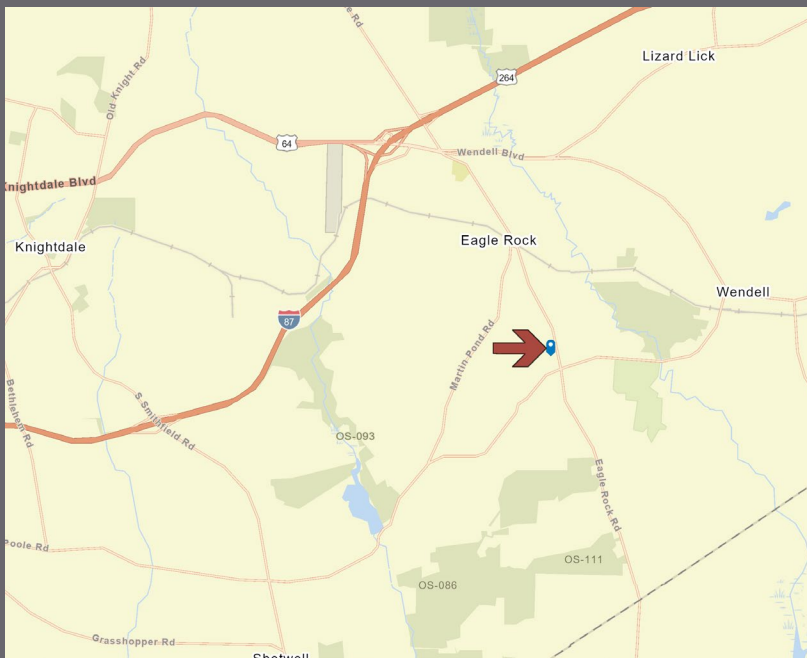


LAND AVAILABLE

1508-1532 Eagle Rock Road, Wendell NC



- ▣ 17.92 Acres
- ▣ 600' + Road Frontage
- ▣ AC-2 Activity Center 2 Zoning Designation
- ▣ Water & Sewer Nearby
- ▣ Call For Pricing

**KENNEMUR
& ASSOCIATES**

REAL ESTATE

B. Carter Kennemur, CCIM

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ZONING INFO

ACTIVITY CENTER 2

AC-2

This area encourages the blending of complementary commercial, office and a mix of residential housing types. These areas typically offer a horizontal mix of uses where changes in use occur between adjacent buildings. Buildings are typically one and two stories. Designed to facilitate access via walking and biking, mixed-use areas should be located where access via the road network, sidewalks, greenways, and/or local shuttle/circulator service is feasible.

USES + BUILDINGS

- Grocery stores
- Pharmacies
- Retail
- Restaurants
- Gyms, Fitness studios
- Personal services (branch banks, dry cleaners, tailors, hair and nail salons)
- Small to medium-sized offices
- Medical (office, urgent care)
- Attached single-family (Townhome)
- Multi-family (Condominiums, apartments)
- Event spaces such as greens or amphitheaters

STREET PATTERN

Street Pattern: Grid, Modified Grid
Max Block Length: 500'

Connectivity:

- Moderately connected externally (to adjacent development and roadways)
- High internal connectivity with many pedestrian amenities

Street Types:

- Private
- Local 2-lane with on-street parking
- Collector

OPEN SPACE

- Walking and biking paths and trails
- Courtyards and gathering spaces
- Stormwater as an amenity (to include trails, green space, recreation)

