

AVAILABLE

SITE AVAILABLE

WENDELL BOULEVARD

WENDELL, NORTH CAROLINA



This .86 acre site is ideally situated near the intersection of Wendell Boulevard and Liles Dean Road in Wendell, North Carolina. A bedroom community of Raleigh, Wendell's population has grown 45% over the past 10 years. The site is proximate to Wendell Falls, an 1,100 acre, 4,000 home master planned community.

Food Lion, Family Dollar, Dollar General, O'Reilly Auto Parts, McDonald's and Hardee's all surround the site. Advance Auto Parts will open on their site in late 2023 leaving the northern half (roughly .86 acre) available for development. A common access point, driveway and stormwater retention pond will be provided leaving a truly shovel ready site.

PROPERTY FACTS

ADDRESS

[2941 Wendell Boulevard](#)
[Wendell, North Carolina](#)

SIZE

+/- .86 acres

PROPERTY TYPE

Commercial

AVAILABILITY

Immediate

PRICE

Call for Details

ZONING

CMX - Commercial Mixed Use

FOR MORE
INFORMATION
PLEASE
CONTACT

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**SWAIN &
ASSOCIATES**



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STREET HARD LANDSCAPE REQUIREMENTS
 TWO (2) LANDSCAPE TREES PER 100 LINEAL FEET OF FRONT YARD SETBACK
 TREE HEIGHT SHALL BE PROPORTIONAL TO THE WIDTH OF STREET FRONTAGE AT PUBLIC RIGHT OF WAY
 B. PARKING SPACES FACING PUBLIC RIGHT OF WAY SHALL BE PROVIDED WITH ONE (1) LANDSCAPE TREE PER 100 LINEAL FEET OF CAR LENGTH AND SHALL BE 10' WIDE MIN.

SITE DATA
 PROJECT NAME: ADVANCE AUTO PARTS
 SITE ADDRESS: 2 WENDELL BLVD, WENDELL, NC 27584
 OWNER: TRADE LAND COMPANY, LLC, 130 S. LAURE STREET, FAYETTEVILLE, NC 28404
 PREPARED BY: TRISTAR ENGINEERING, 1001 W. 10TH ST, WENDELL, NC 27584
 EXISTING PARCEL AREA: 2.17 ACRES
 ZONING: COMMERCIAL SERVICE USE (C-2), CITY OF WENDELL
 PROPOSED USE: RETAIL - FAST FOOD RESTAURANT
 DEVELOPMENT TYPE: COMMERCIAL

DIMENSION REQUIREMENTS
 MIN. LOT WIDTH: REQUIRED
 MIN. LOT DEPTH: NONE
 MIN. FRONT YARD SETBACK: 30'
 MIN. FRONT YARD SETBACK: 30'
 MIN. SIDE YARD SETBACK: 5'
 MIN. REAR YARD SETBACK: 5 FEET MIN.

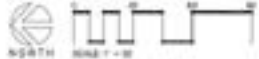
PARKING CALCULATIONS - AUTO PARTS
 BUILDING TYPE: COMMERCIAL
 PERMITTED OFF-STREET LOCATIONS: FRONT YARD LIMITED TO THE ROAD ONLY (SEE SPACE SIZES WITH THIS BUILDING)
 PROPOSED BUILDING - SERVICE AREA: 8,512 SF (77 SF PER SPACE)
 REQUIRED PARKING: 110 SPACES (1.28 SPACES PER 1,000 SF)
 SPACES PROVIDED: 110 SPACES
 REQUIRED HANDICAP PARKING: 2 SPACES
 HANDICAP PARKING PROVIDED: 2 SPACES
 NET TOTAL PARKING REQUIRED (SEE TABLE): 112 SPACES

PARKING CALCULATIONS - FAST FOOD RESTAURANT
 BUILDING TYPE: RESTAURANT
 PERMITTED OFF-STREET LOCATIONS: FRONT YARD LIMITED TO THE ROAD ONLY (SEE SPACE SIZES WITH THIS BUILDING)
 PROPOSED BUILDING - RESTAURANT: 1,500 SF (PERMITTED EXAMPLE)
 REQUIRED PARKING: 110 SPACES (7.33 SPACES PER 1,000 SF)
 SPACES PROVIDED: 110 SPACES
 NUMBER OF ALLOWABLE SEATS: 100 - 120 SEATS
 REQUIRED HANDICAP PARKING: 2 SPACES
 HANDICAP PARKING PROVIDED: 2 SPACES
 NET TOTAL PARKING REQUIRED (SEE TABLE): 112 SPACES

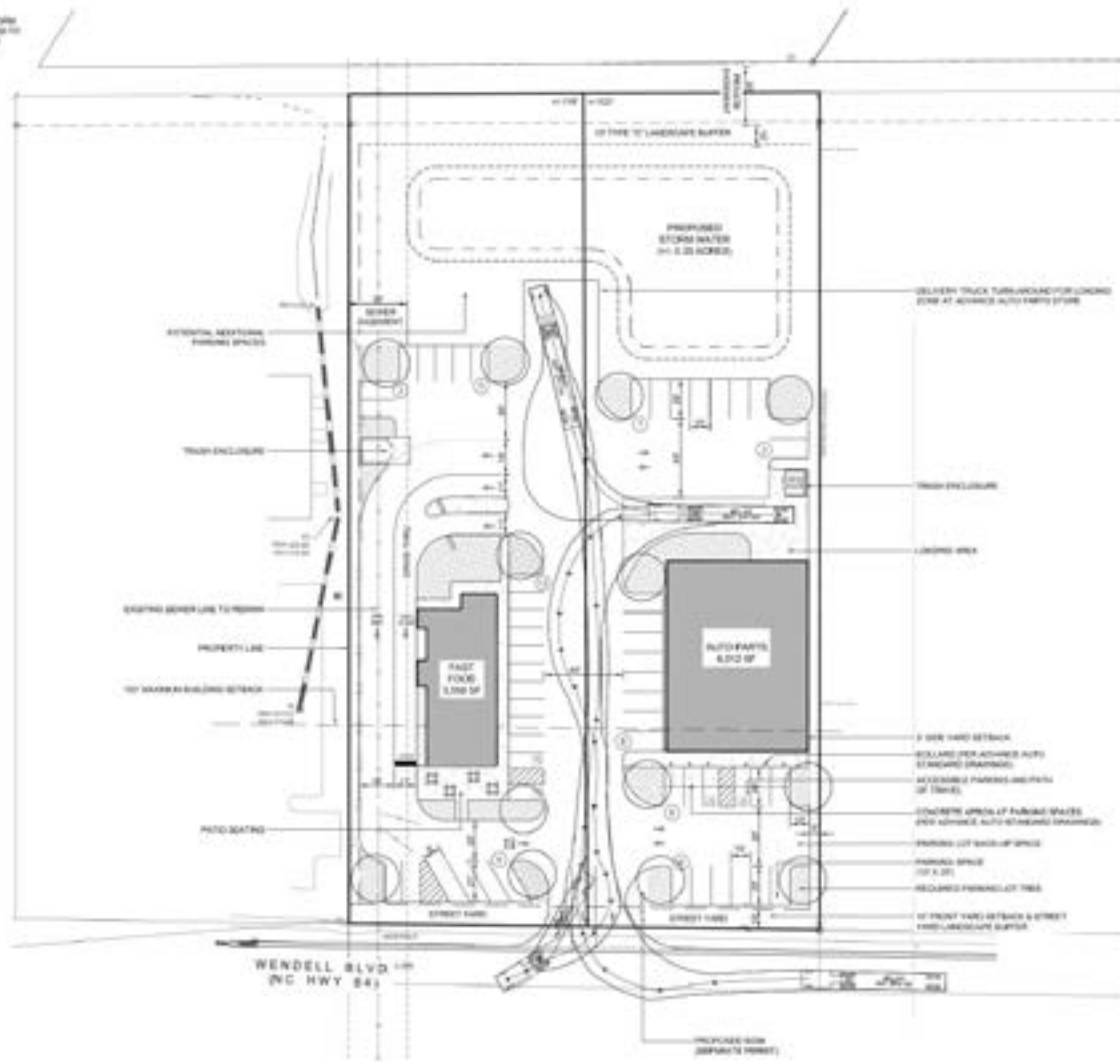
NUMBER OF SEATING SEATS, SIZE AND CONFIGURATION OF SEATING ARE INCLUDED ADDITIONAL PARKING OPPORTUNITIES IF NEEDED
 *IF ADDITIONAL PARKING SPACES CAN BE AVAILABLE BY EXTENDING PARKING LOT UP REAR OF SITE (TOWARDS STORM POND) OR PARK USE ACCORDING TO PROPOSED DEVELOPMENT AS SHOWN



Date: FEBRUARY 24, 2011



Placeholder Not For Construction. This site plan is a graphic representation and should be utilized for discussion purposes only. This site plan approximates existing conditions relating to structures, setbacks, roads, parking, vegetation and property boundaries. Plans are subject to change based upon regulatory and municipal regulations and requirements the time of approvals and/or development activity.



Wendell, North Carolina

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