



6220 TURNIPSEED ROAD | WENDELL NC 27591

+/- 46.71 Acres For Sale

Potential Development or Investment

OFFERING MEMORANDUM

CONTACT

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EXECUTIVE SUMMARY

This 46.71-acre property at 6220 Turnipseed Road in Wendell, NC, offers a unique development opportunity in a fast-growing market. Zoned R-30, it allows for low-density residential development with a minimum lot size of 30,000 square feet per dwelling, making it ideal for creating a spacious, suburban neighborhood. The property's strategic location near major highways and the expanding Raleigh metro area enhances its appeal for developers seeking to meet the increasing demand for high-quality, rural-residential living. With flexible use options, this land is a valuable long-term investment.

ADDRESS	6220 Turnipseed Rd., Wendell, NC 27591
ACREAGE	46.71
UTILITIES	Wake County, NC
ZONING	R-30
PIN NUMBER	1762839447
PRICING	Call for Details

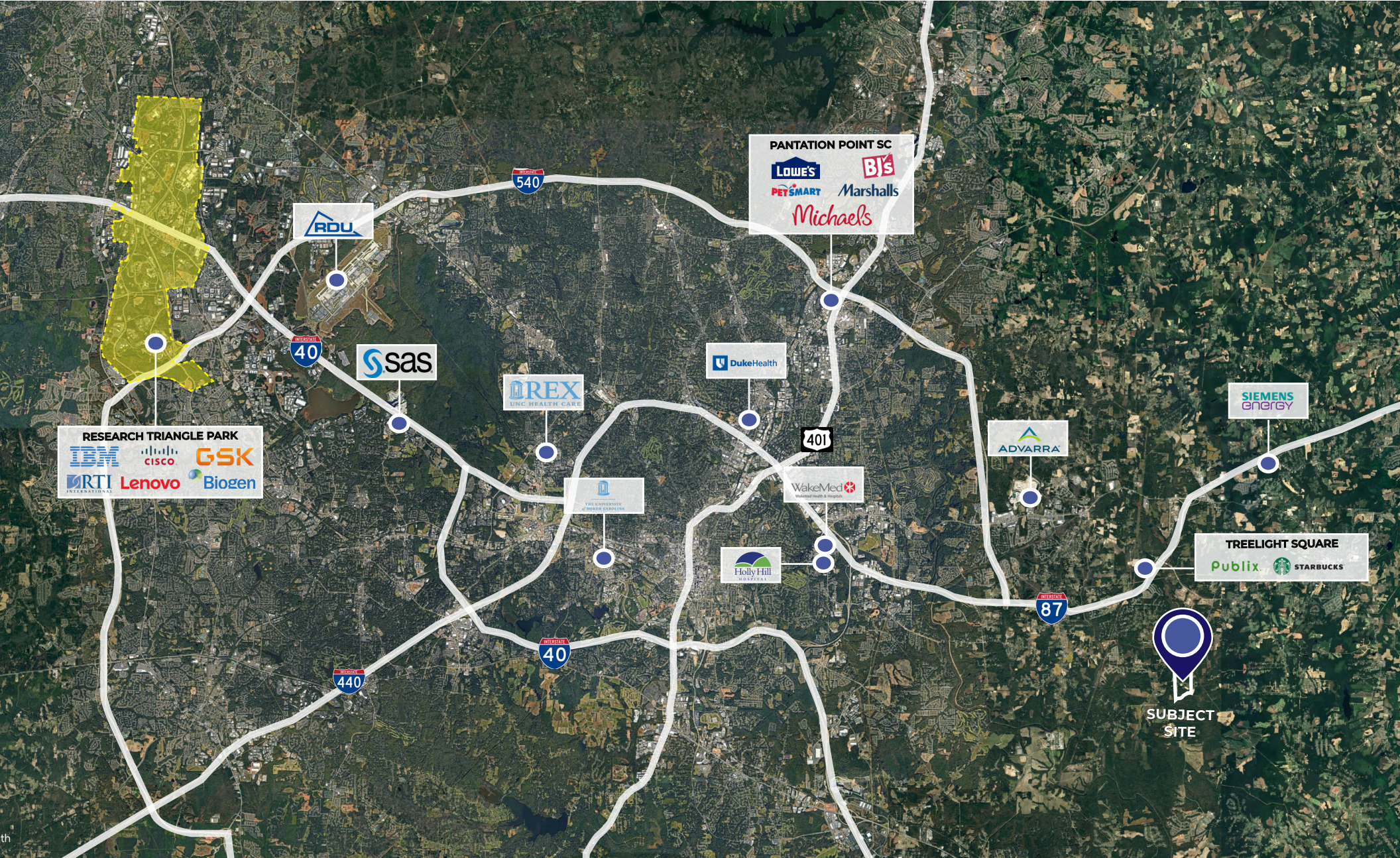
PROPERTY HIGHLIGHTS

- Supports low-density single-family homes on large lots (30,000 sq. ft. minimum), ideal for a spacious residential community.
- Excellent access to major highways and proximity to Raleigh, making it attractive for future homeowners and developers.
- Located in Wendell, a rapidly expanding area with rising demand for residential development.

I PROPERTY AERIAL



AMENITY MAP



I MARKET OVERVIEW

Wendell, located just 15 miles east of downtown Raleigh, is a growing town known for its blend of small-town charm and suburban development. As part of the Research Triangle area, Wendell is benefiting from the region's rapid growth, attracting both residential and commercial development. The town offers a peaceful environment with access to top-tier schools, parks, and amenities, making it increasingly popular for families and professionals seeking an alternative to Raleigh's urban core. Wendell's proximity to major highways ensures easy access to employment hubs while retaining its rural appeal.



Rapid Population Growth: Wendell is one of the fastest-growing towns in North Carolina, experiencing a 16% population increase in a single year between 2020 and 2021. This surge reflects a booming demand for residential development as more people seek the town's suburban charm while remaining close to Raleigh.



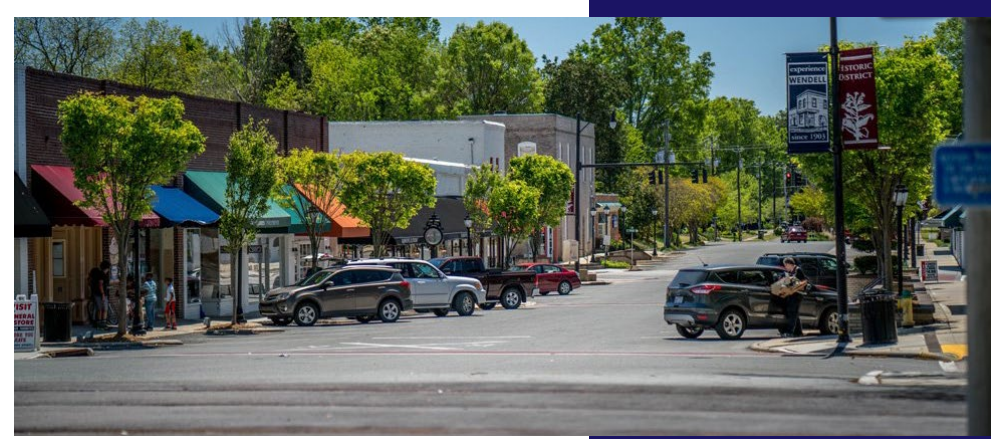
New Developments and Infrastructure: The \$350 million Wendell Commerce Center is set to bring significant industrial, retail, and residential developments, including 2 million square feet of industrial space and up to 650 multifamily units. This mixed-use project will create more jobs, boost the local economy, and enhance the town's appeal as a live-work destination.



Master-Planned Communities: Wendell Falls, one of the largest master-planned communities in the Triangle, is transforming the area with new homes, retail, and recreation options. It caters to both millennials and baby boomers, offering a modern lifestyle while maintaining a sense of community.



Affordable Living: Wendell offers a cost of living 14% lower than the national average, with housing costs 37% lower than the national average. This affordability, combined with proximity to the Raleigh metro area, makes Wendell an attractive option for families and professionals alike.



DEMOGRAPHICS & EMPLOYERS

2024 Summary	1 MILE	3 MILE	5 MILE
Population	276	17,693	45,150
Households	112	6,668	16,283
Families	91	5,047	12,161
Average HH Size	2.46	2.65	2.77
Owner Occupied Housing Units	104	5,567	12,899
Renter Occupied Housing Units	8	1,101	3,384
Median Age	42.3	38.4	37.5
Median HH Income	\$132,529	\$105,449	\$97,208
Average HH Income	\$150,802	\$122,276	\$115,048


2028 Summary	1 MILE	3 MILE	5 MILE
Population	284	20,272	52,312
Households	116	7,727	19,021
Families	94	5,844	14,179
Average HH Size	2.45	2.62	2.75
Owner Occupied Housing Units	105	6,068	14,275
Renter Occupied Housing Units	11	1,659	4,746
Median Age	42.8	39.7	38.5
Median HH Income	\$150,683	\$123,004	\$111,638
Average HH Income	\$170,385	\$144,171	\$135,890

TOP 5 EMPLOYERS

 **DukeHealth** 22,000 Employees

 **WAKE COUNTY PUBLIC SCHOOL SYSTEM** 20,000 Employees

 **WakeMed** 9,700 Employees

 **THE UNIVERSITY of NORTH CAROLINA** 9,000 Employees

 **sas** 2,000 Employees

