

FUTURE REGIONAL
COMMERCIAL &
CORPORATE OFFICE

TAYLOR ROAD COMMERCIAL
OFFICE/MEDICAL/RETAIL

TREELIGHT SQUARE
MULTIFAMILY, PUBLIX GROCERY &
ANCILLARY RETAIL

WENDELL FALLS
SELF STORAGE SITE

WENDELL FALLS PARKWAY

#2 FASTEST-SELLING
COMMUNITY IN THE
TRIANGLE

WENDELL FALLS[®]

by
Newland

±7.0 ACRE ENTITLED SELF STORAGE DEVELOPMENT OPPORTUNITY IN RAPIDLY
GROWING WENDELL FALLS COMMUNITY | RALEIGH MSA - WENDELL, NC

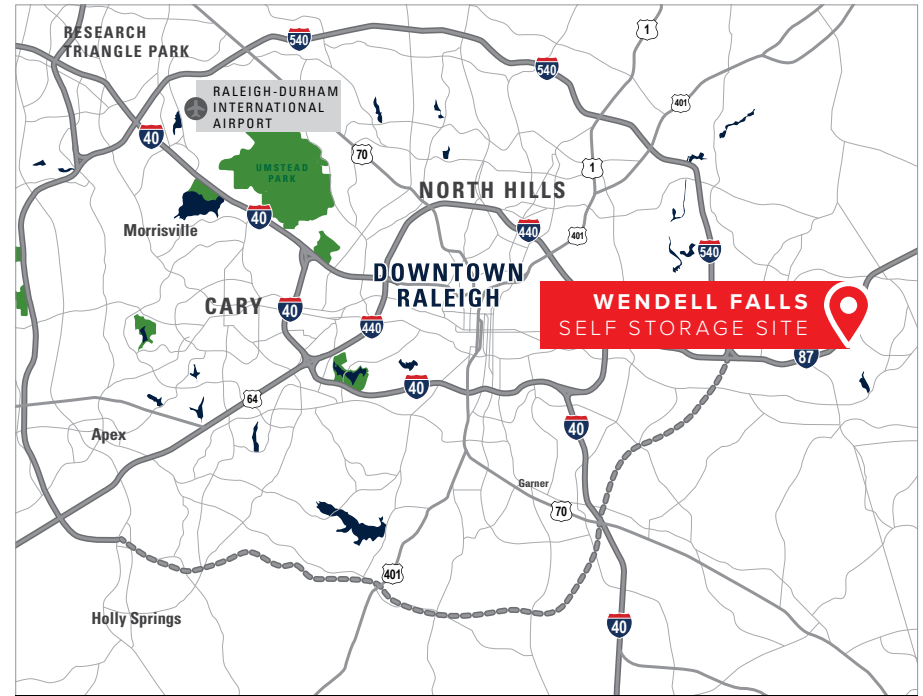


THE INVESTMENT OPPORTUNITY

±7.0 ACRE ENTITLED SELF STORAGE DEVELOPMENT OPPORTUNITY IN RAPIDLY GROWING WENDELL FALLS COMMUNITY | RALEIGH MSA - WENDELL, NC

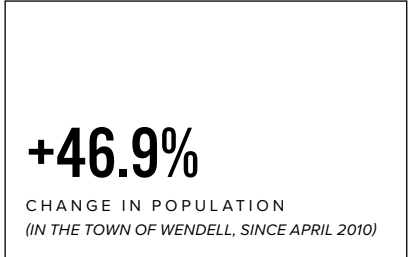
Jones Lang LaSalle., a North Carolina licensed real estate broker (“JLL”), has been retained as the exclusive sales representative for the ±7.0 acre self storage site of Wendell Falls, a master-planned, 1,100+ acre development in Wendell, North Carolina. The site is entitled for a self storage use via the Wendell Falls PUD and the community is fully entitled for up to 4,000 residential units with 1,100+ already constructed.

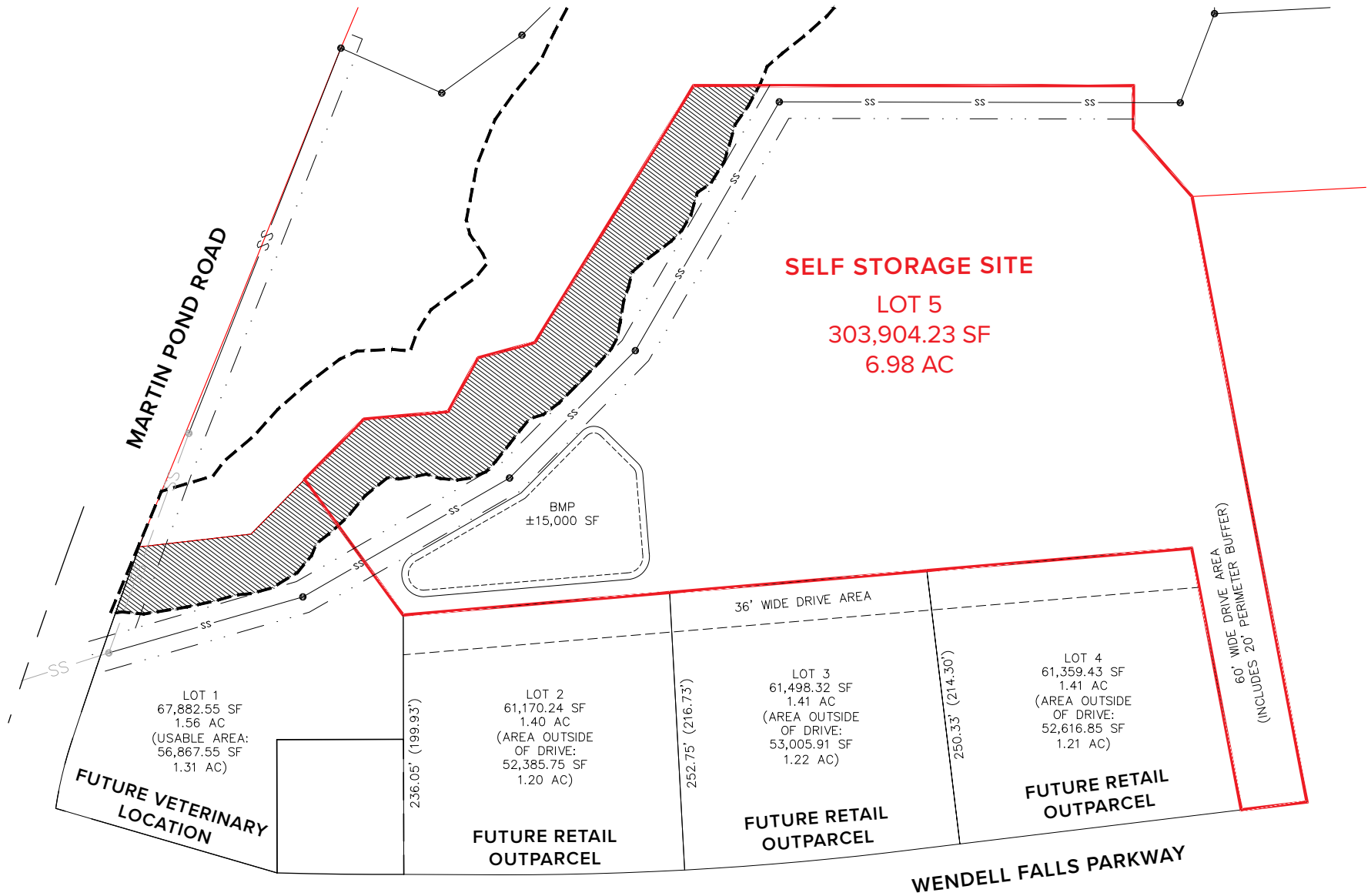
The Wendell Falls community is the primary growth node for the area and the site is ideally located just 1.5 miles from interstate 87, boasting 70,500 VPD. Additionally, a recently announced retail node in the area includes a 48,387 SF Publix Grocery and a 35,000 SF dining district. While the property will require a shared BMP facility and an access road (to be provided by the self storage developer), the Wendell Falls self storage site is a unique opportunity to capitalize on the strong future growth of the #2 top selling master planned community in the triangle area.



Nº. 2 SELLING COMMUNITY IN THE TRIANGLE

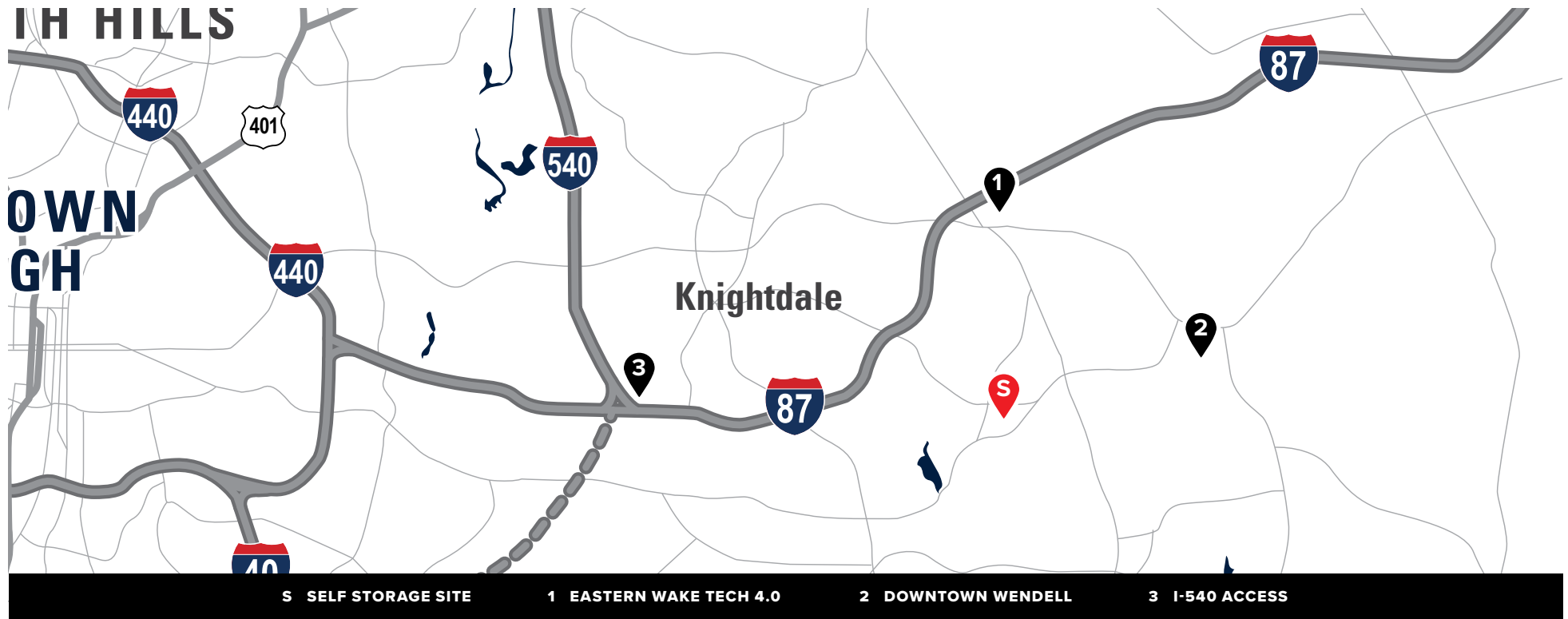
PROPERTY DETAILS	
Address	1932 Wendell Falls Parkway Wendell, NC 27591
Notable Frontage (approx.)	60' Wendell Falls Parkway
Wake County PIN	Part of 1773362135
Municipality	Town of Wendell
Acreage (approx.)	+/- 7.0 acres
Current Use	Vacant
Zoning	PUD (Planned Unit Development)
By – Right Uses	Self Storage (with a Special Use Permit)
Site Conditions	Vacant site
Availability	Available immediately
Pricing	Unpriced





ACCESSIBLE LOCATION

- Located 1.5 miles from I-87 (70,500 VPD)
- Approximately 60' of frontage on Wendell Falls Parkway
- Likely visibility from Martin Pond Road and Wendell Falls Parkway
- Requires an access road and shared BMP facility costs (estimated \$290,000)



RAPID GROWTH IN EASTERN WAKE COUNTY

EASTERN WAKE 4.0

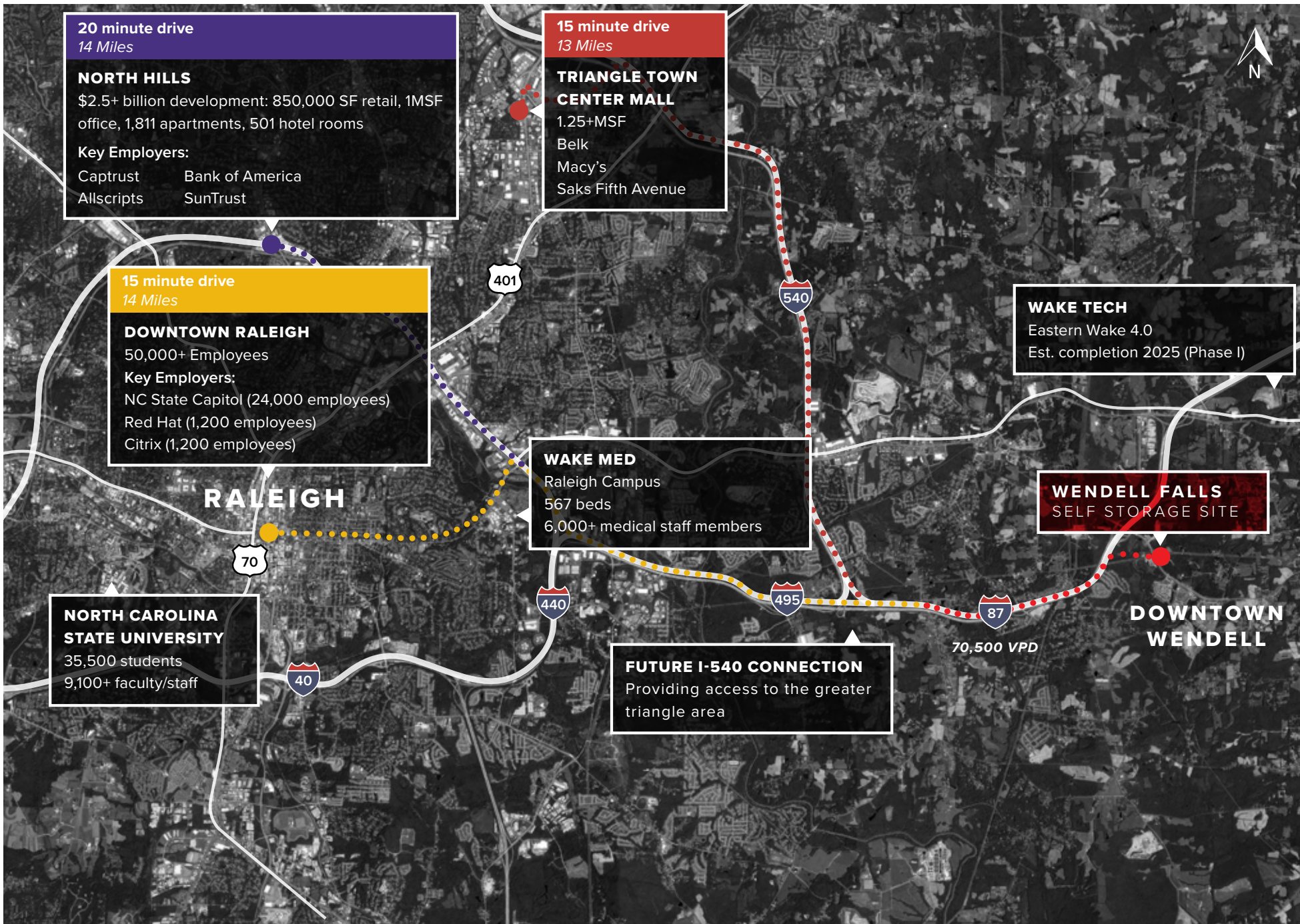
Eastern Wake 4.0 is Wake Tech’s newest site along the I-87/US 64 corridor in Wendell. Eastern Wake 4.0 refers to the term Industry 4.0, a reference to a fourth industrial revolution with the convergence of machines and processes with information and communications technology such as 5G, big data, and cloud computing. Plans for the 106-acre site include a Tech 4.0 facility supporting smart manufacturing, a Tower Technician apprenticeship program for 5G training, and space for biopharmaceutical programs. Future development plans include a STEM Building, a Workforce Continuing Education Center, and an Innovation Center. Source: waketechnology.edu

I-540

The proposed Complete 540 project, also known as the Southeast Extension, would extend the Triangle Expressway from the N.C. 55 Bypass in Apex to U.S. 64/U.S. 264 (I-87) in Knightdale, completing the 540 Outer Loop around the greater Raleigh area. Source: NCDOT

DOWNTOWN WENDELL

Downtown Wendell is a picturesque and historical business district, and in 1998, this area was listed on the National Register of Historic Places due to its unique heritage and historic qualities. Downtown Wendell has recently seen a flurry of new development activity and hosts a number of notable hangouts, including 41 North Coffee Company, Wine & Beer 101, and Everest Kitchen.





WENDELL FALLS

A ONE-OF-A-KIND COMMUNITY

Approved for 4,000 residential units, and 2 MSF of commercial entitlements including shopping, dining, entertainment and office, Wendell Falls has leveraged its acreage and density to create an area large enough to establish a sense of community, and small enough for its residents to escape the big-city feel. Wendell Falls features a multitude of amenities that encourage community connectivity -

highlights include: a saltwater zero entry pool, The Farmhouse Cafe (including a fitness center and community gathering space), three parks including a dog park, playgrounds and a 'fitpod' (outdoor exercise space) and over 10 miles of hiking/ bike trails.



DOWNTOWN KNIGHTDALE
4.5 MILES

DOWNTOWN RALEIGH
15 MILES | +50,000 EMPLOYEES

87 70,500 VPD

INTERCHANGE COMMERCIAL
CRUIZERS CONVENIENCE STORE,
WAKEMED HEALTH AND HOSPITAL

THE COLLECTIVE
FUTURE LIFESTYLE COMMERCIAL

**FUTURE REGIONAL
COMMERCIAL AND
CORPORATE OFFICE**

BREA WENDELL FALLS
288 UNIT MULTIFAMILY
DAVIS DEVELOPMENT

TRELIGHT SQUARE
PUBLIX-ANCHORED RETAIL CENTER
ADDITIONAL ANCILLARY RETAIL

FUTURE RESIDENTIAL

LAKE MYRA ELEMENTARY

WENDELL FALLS
FARMHOUSE & POOL

TAYLOR ROAD COMMERCIAL
CARDINAL CHARTER ACADEMY, WAKE
COUNTY PUBLIC SAFETY BUILDING,
KINDERCARE DAYCARE

SINGLE FAMILY & TOWNHOMES
FROM \$200K TO \$600K+
4,000 TOTAL UNITS APPROVED

MARTIN POND ROAD

ENCORE BY DAVID WEEKLEY
ACTIVE ADULT PRODUCT

SELF STORAGE SITE
COMMERCIAL OUTPARCELS

DOWNTOWN WENDELL
2.8 MILES

2ND FASTEST SELLING COMMUNITY IN THE TRIANGLE

--- RESIDENTIAL
--- COMMERCIAL



PUBLIX CONCEPTUAL ELEVATION



TRELIGHT SQUARE CONCEPTUAL PLAN

PLANNED & EXISTING RESIDENTIAL DEVELOPMENTS:

- Brea Wendell Falls - 288 Apartments
- Encore by David Weekley

PLANNED & EXISTING COMMERCIAL DEVELOPMENTS:

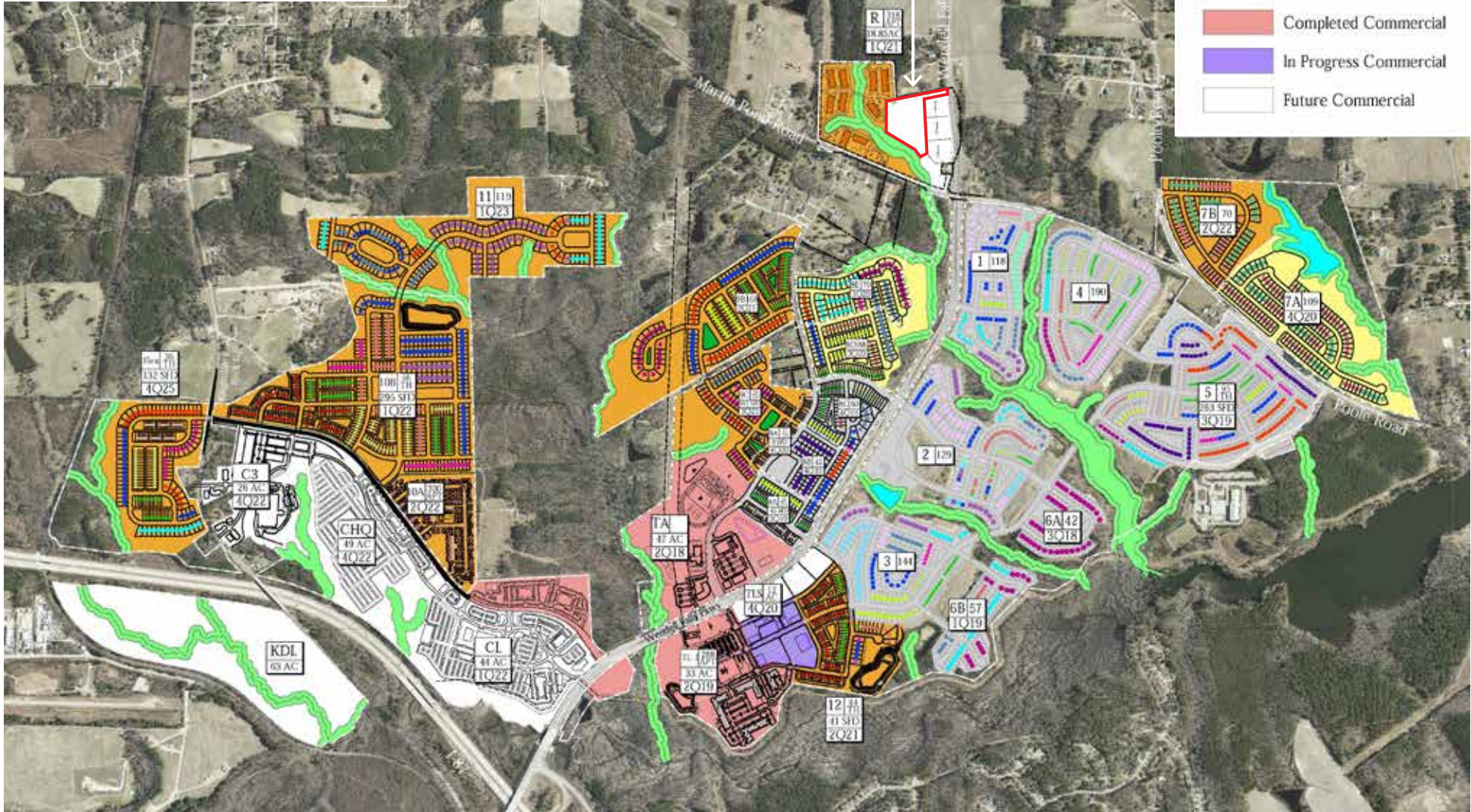
- Publix (48,000+ SF)
- Dining District (35,000+ SF)
- Kindercare
- WakeMed
- Heartland Dental
- Wake Public Safety
- Cardinal Charter Academy (K-8)

MASTER PLAN

**WENDELL FALLS
SELF STORAGE SITE**

Project Delivery Status






- Completed Residential
- In Progress Residential
- Future Residential
- Completed Commercial
- In Progress Commercial
- Future Commercial



MAP IS FOR ILLUSTRATION PURPOSES ONLY, BASED UPON CURRENT DEVELOPMENT CONCEPTS, WHICH ARE SUBJECT TO CHANGE WITHOUT NOTICE.

Source: Mckim & Creed

SELF STORAGE COMPETITION

PROPERTY INFORMATION		UNIT TYPE	DISTANCE	5X5	5X10	10X10	10X15	10X20
		Subject - Climate Controlled		DNE	DNE	DNE	DNE	DNE
		Competitors Average - Climate Controlled		\$51	\$78	\$130	\$160	\$232
		Subject - Non-Climate		DNE	DNE	DNE	DNE	DNE
		Competitors Average - Non-Climate		\$51	\$62	\$109	\$143	\$173
<hr/>								
	COMPETITOR 1 Excess Storage 3805 S Smithfield Rd, Knightsdale, NC 919.728.1970	Climate Controlled Non-Climate	1.6 Miles	\$58 \$67	\$76 \$79	\$132 \$123	\$166 \$145	\$256 \$189
<hr/>								
	COMPETITOR 2 Compass Self Storage 1401 Wendell Blvd, Wendell, NC 919.372.0228	Climate Controlled Non-Climate	2.6 Miles	NA NA	\$94 \$62	\$139 \$105	\$179 \$139	\$189 \$148
<hr/>								
	COMPETITOR 3 Security Self Storage 877 Old Knight Rd, Knightdale, NC 919.266.8999	Climate Controlled Non-Climate	3.4 Miles	NA \$40	NA \$50	NA \$110	\$164 \$142	\$251 \$159
<hr/>								
	COMPETITOR 4 Ample Storage Center 6839 Knightdale Blvd, Knightdale, NC 919.266.0555	Climate Controlled Non-Climate	4.4 Miles	\$44 \$47	\$65 \$55	\$120 \$98	\$130 \$147	NA \$196


DNE-The particular size does not exist

NA-Due to the unit being 100%, the site did not release a price to rent the unit.

Please note that the competition survey is a sampling in the immediate market area and may not represent all competitors.

This analysis is part of a package and is subject to the same conditions set forth in the disclaimer located within this package.

COMPETITION SURVEY

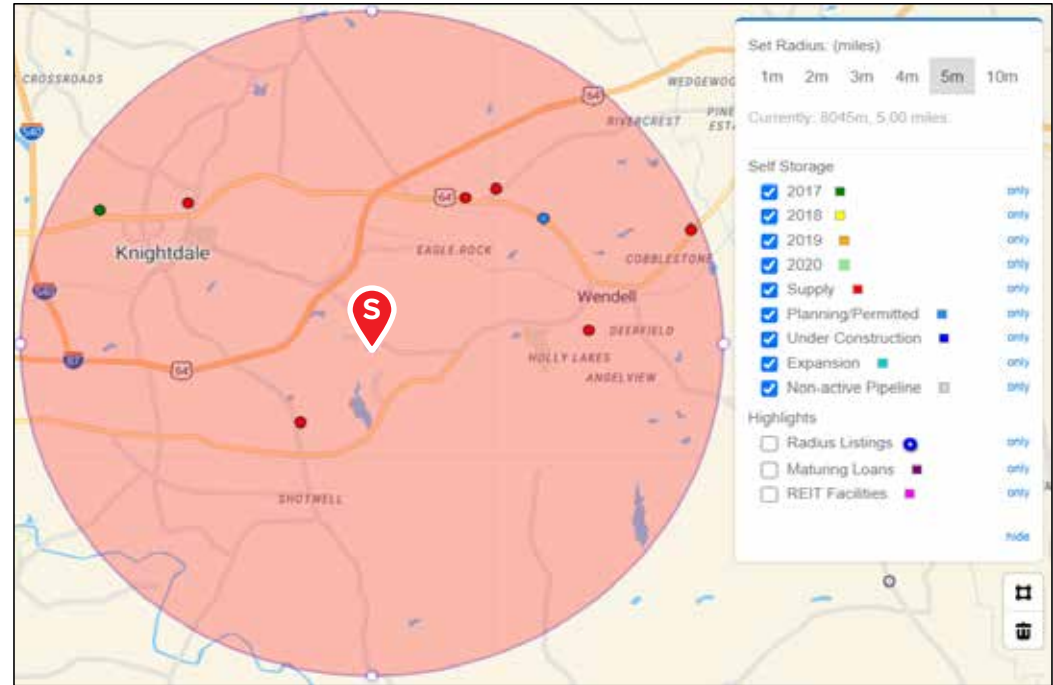
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	Competitors Average - Non-Climate		\$51	\$62	\$109	\$143	\$173

EXISTING SUPPLY INFORMATION

Existing competitors	7
Square feet - climate controlled	88,026
Square feet - non-climate	265,153
Total square feet	353,179
Square feet per person	7.13

DEVELOPMENT SUPPLY INFORMATION

New developments	7
Total square feet	54,118
Percent of market	15.3%
Total square feet including development	407,297
Square feet per person	8.22





THE FARMHOUSE



ROCKY FALLS OVERLOOK

347

HOMES SOLD IN 2020

\$394,223

AVERAGE SALES PRICE (2020)

1,240+

TOTAL HOME SALES

+46.9%

CHANGE IN POPULATION
(IN THE TOWN OF WENDELL, SINCE APRIL 2010)

AREA DEMOGRAPHICS

	1-Mile Radius	3-Mile Radius	5-Mile Radius
POPULATION			
Population 2000	541	7,688	26,441
Population 2010	856	10,794	38,010
Population 2020	2,384	15,677	49,529
Population 2025	2,861	18,013	56,159
2000-2010 Annual Rate	4.70%	3.45%	3.70%
2010-2020 Annual Rate	10.51%	3.71%	2.62%
2020-2025 Annual Rate	3.72%	2.82%	2.54%
HOUSEHOLDS			
Households 2000	187	2,769	9,720
Households 2010	275	3,719	13,698
Households 2020	894	5,403	17,780
Households 2025	1,075	6,192	20,115
2000-2010 Annual Rate	3.93%	2.99%	3.49%
2010-2020 Annual Rate	12.19%	3.71%	2.58%
2020-2025 Annual Rate	3.76%	2.76%	2.50%
Average Households Size	2.67	2.89	2.77
% Owner Occupied Housing 2020	80.56%	72.75%	67.66%
% Renter Occupied Housing 2020	14.93%	18.38%	23.40%
INCOME			
Median Households Income 2020	\$82,666	\$67,059	\$68,019
Median Households Income 2025	\$87,408	\$74,316	\$75,259
2020-2025 Annual Rate	1.12%	2.08%	2.04%
Average Households Income 2020	\$98,998	\$83,967	\$86,165
Average Households Income 2025	\$107,617	\$92,559	\$95,126
2020-2025 Annual Rate	1.68%	1.97%	2.00%
Per Capita Income 2020	\$33,772	\$29,596	\$30,971
Per Capita Income 2025	\$36,673	\$32,522	\$34,108
2020-2025 Annual Rate	1.66%	1.90%	1.95%

Source: Radius+

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