



TRELIGHT SQUARE
PUBLICLIX GROCERY OPENING NOV. 2021,
DINING DISTRICT, & 288-UNIT BREX
WENDELL FALLS APARTMENTS

**#2 FASTEST-SELLING
COMMUNITY IN THE
TRIANGLE**

TAYLOR ROAD COMMERCIAL
KINDERCARE, CARDINAL
CHARTER ACADEMY

**WAKE MED AT WENDELL
FALLS SITE**

WENDELL FALLS
DEDICATED BFR SITE

WENDELL FALLS[®]

by
Newland

**±24.84 ACRE DEDICATED & ENTITLED
BUILD-FOR-RENT OPPORTUNITY
IN THRIVING WENDELL FALLS MPC - RALEIGH AREA**

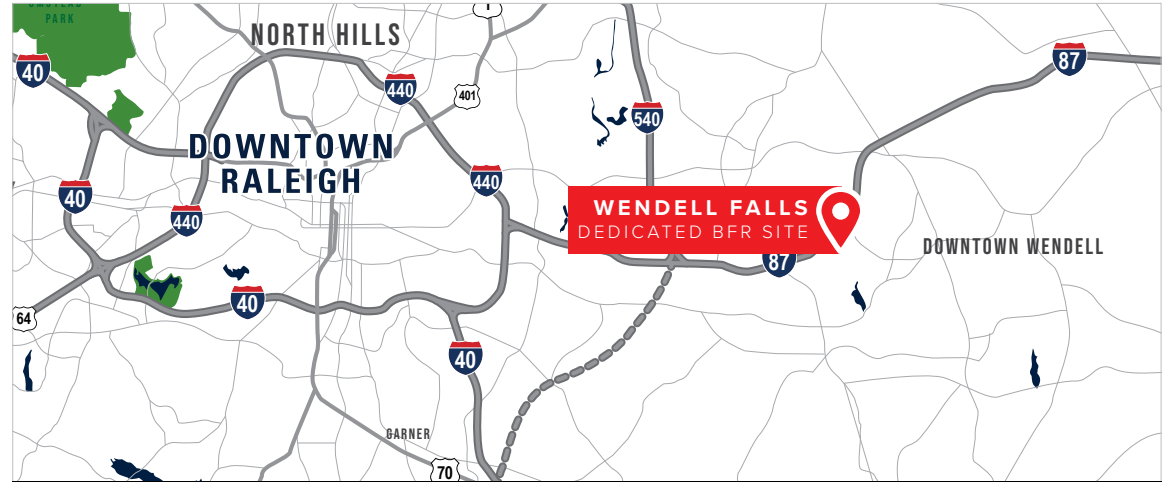


SITE INFORMATION

±24.84 ACRE DEDICATED & ENTITLED BUILD-FOR-RENT OPPORTUNITY IN THRIVING WENDELL FALLS MPC – RALEIGH AREA

Jones Lang LaSalle., a North Carolina licensed real estate broker (“JLL”), has been retained as the exclusive sales representative for the ±24.84 acre dedicated build-for-rent site within the Wendell Falls master-planned PUD in Wendell, North Carolina, 15 minutes from Downtown Raleigh. In 2020, Wendell Falls continued to experience a development surge, selling 347 single-family homes and townhomes that averaged a robust \$394,223 home sales price. The Wendell Falls BFR site is a unique opportunity to capitalize on the strong future growth of the #2 top selling master planned community in the Triangle area.

The Wendell Falls community is the primary growth node for the area and the site is ideally located adjacent to interstate 87, providing access to Downtown Raleigh (50,000+ employees) in 15 minutes. The Wendell Falls community includes a recently announced commercial node which includes a 48,387 SF Publix Grocery opening November 2021 and a 35,000 SF dining district (broke ground 2Q 2021) located approximately one mile from the BFR site. Additionally, approximately 48 acres adjacent to the BFR site will feature up to 1MSF of space in a regional employment center known as ‘The Collective’.



Nº. 2 SELLING COMMUNITY IN THE TRIANGLE (TBJ)

NAMED ONE OF AMERICA'S **100** BEST PLACES TO LIVE (IDEAL LIVING)

PROPERTY DETAILS

| | |
|--------------------------|---|
| ADDRESS | 6112 Knightdale Eagle Rock Road, Wendell, NC 27591-7609 |
| WAKE COUNTY PINS | Part of Wake County PIN 1764924050 |
| MUNICIPALITY | Town of Wendell |
| ACREAGE (APPROX.) | ±24.84 acres |
| ZONING | PUD-15-1 (can develop BFR by right) |
| AVAILABILITY | Available immediately |
| PRICING | Unpriced |

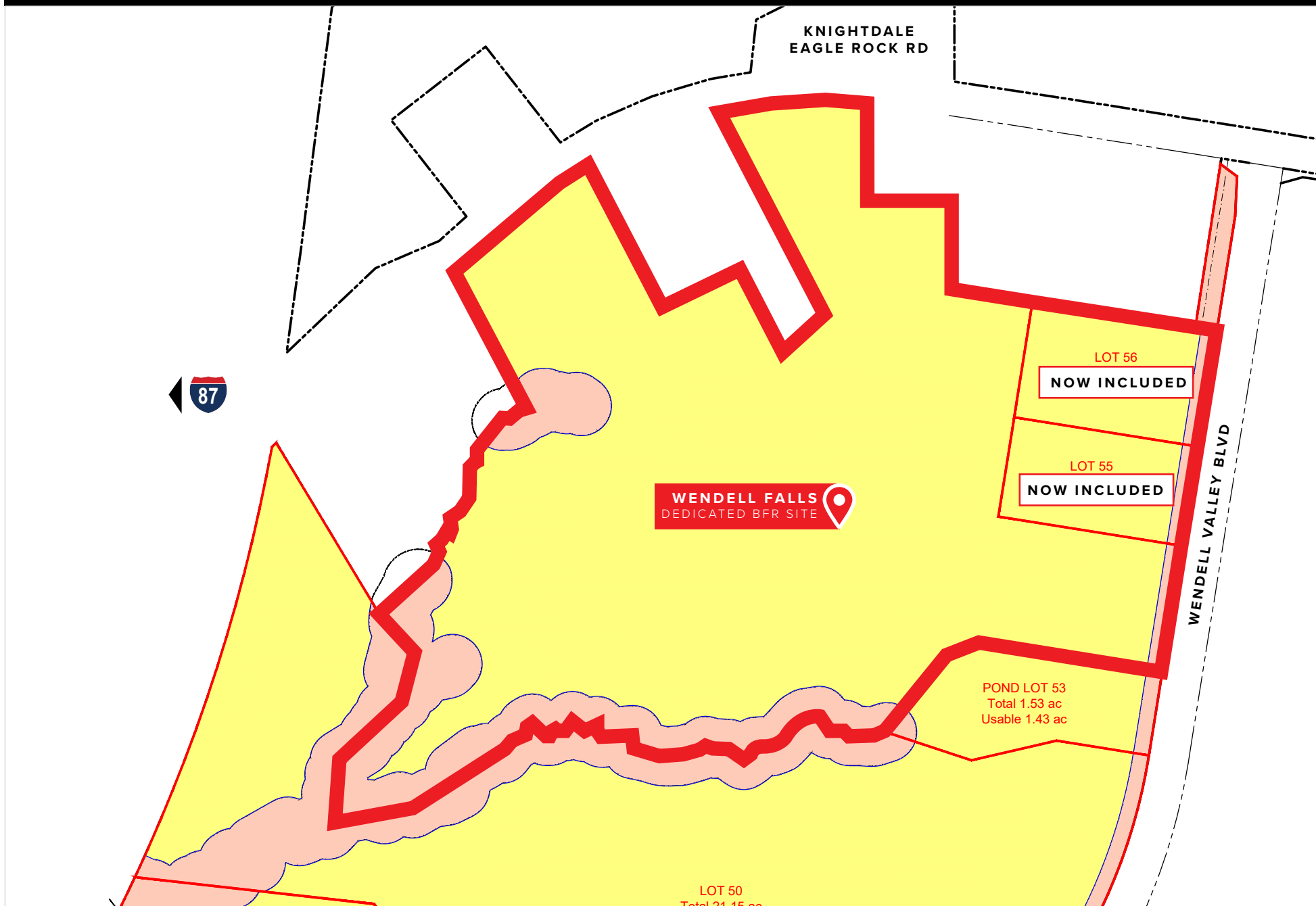
DEMOGRAPHICS

| | 3 MILES | 5 MILES | RALEIGH MSA |
|---|----------|----------|-------------|
| 2021 ESTIMATED POPULATION | 16,004 | 46,187 | 1,420,000 |
| 2010 CENSUS POPULATION | 11,964 | 36,996 | 1,130,000 |
| HISTORICAL ANNUAL GROWTH 2010-2021 | 3.1% | 2.3% | 2.5% |
| MEDIAN AGE | 36.5 | 37.0 | 36.5 |
| AVERAGE FAMILY INCOME | \$68,609 | \$78,336 | \$123,606 |
| FAMILY POPULATION | 71.8% | 71.8% | 81.3% |

Source: REGIS

WENDELL FALLS BFR SITE - EXISTING CONDITIONS

PREVIOUS OUTPARCELS TOTALING ±2.4 ACRES HAVE BEEN ADDED TO THE OFFERING





HOMEBUILDERS

As renters and homeowners make a push to escape Downtown Raleigh and more urban housing prices, many millennials have recently chosen to pursue a more affordable and quaint living situation in the suburbs. Wendell Falls has provided a place where millennials can do just that, which has proven as over 40% of home buyers at Wendell Falls are millennials, with strong home pricing ranging from \$275,000s - \$900,000s. Wendell Falls can also provide the renter a community where they can use build-for-rent product as a stepping stone to home ownership within the same master-planned development.

CURRENT HOME BUILDERS

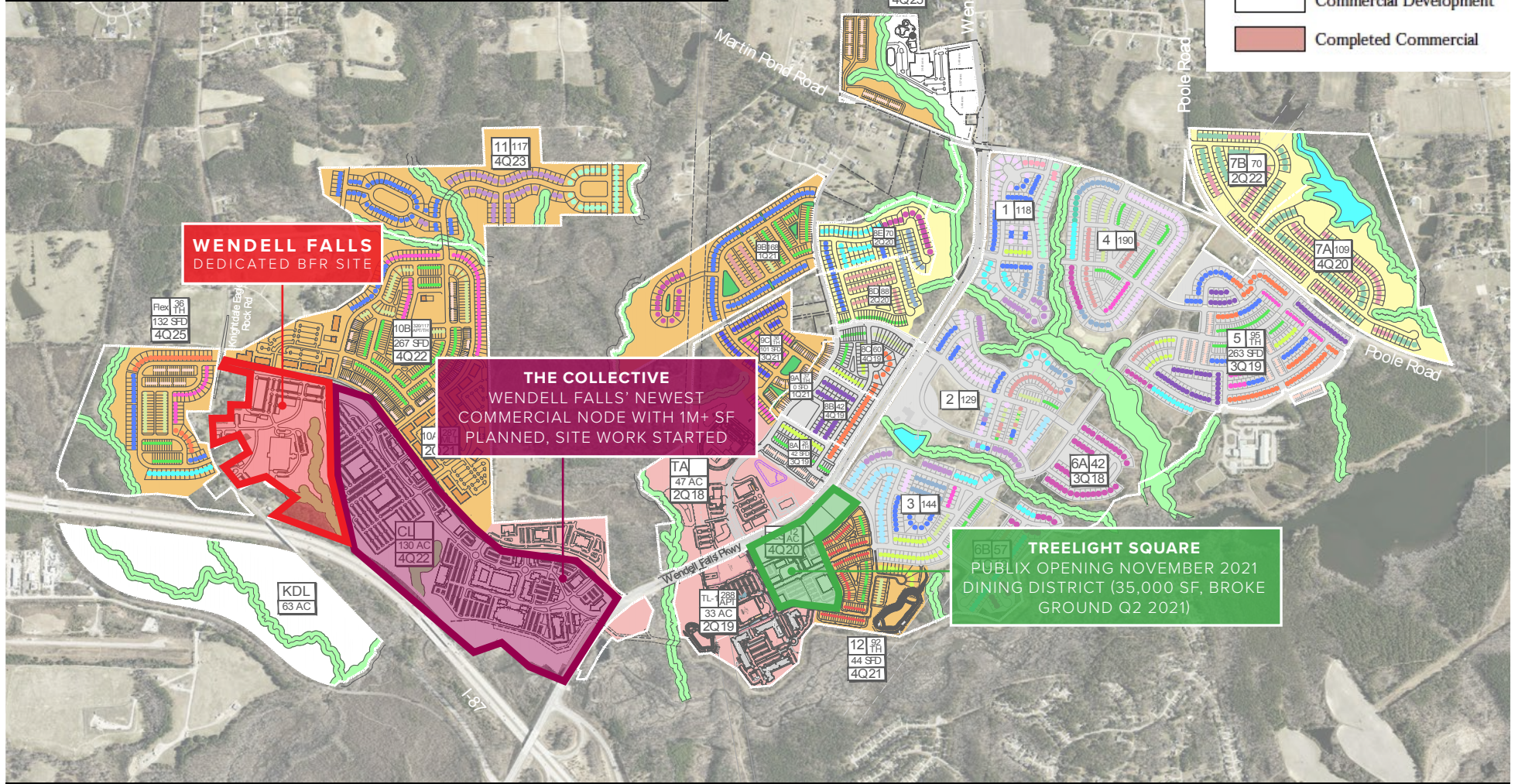
- Capitol City Homes
- Dan Ryan Builders
- David Weekley Homes
- Garman Homes
- Homes by Dickerson
- McNeil Burbank
- Mattamy Homes



WENDELL FALLS DEDICATED BFR SITE - ADJACENT TO 'THE COLLECTIVE'

Project Delivery Status

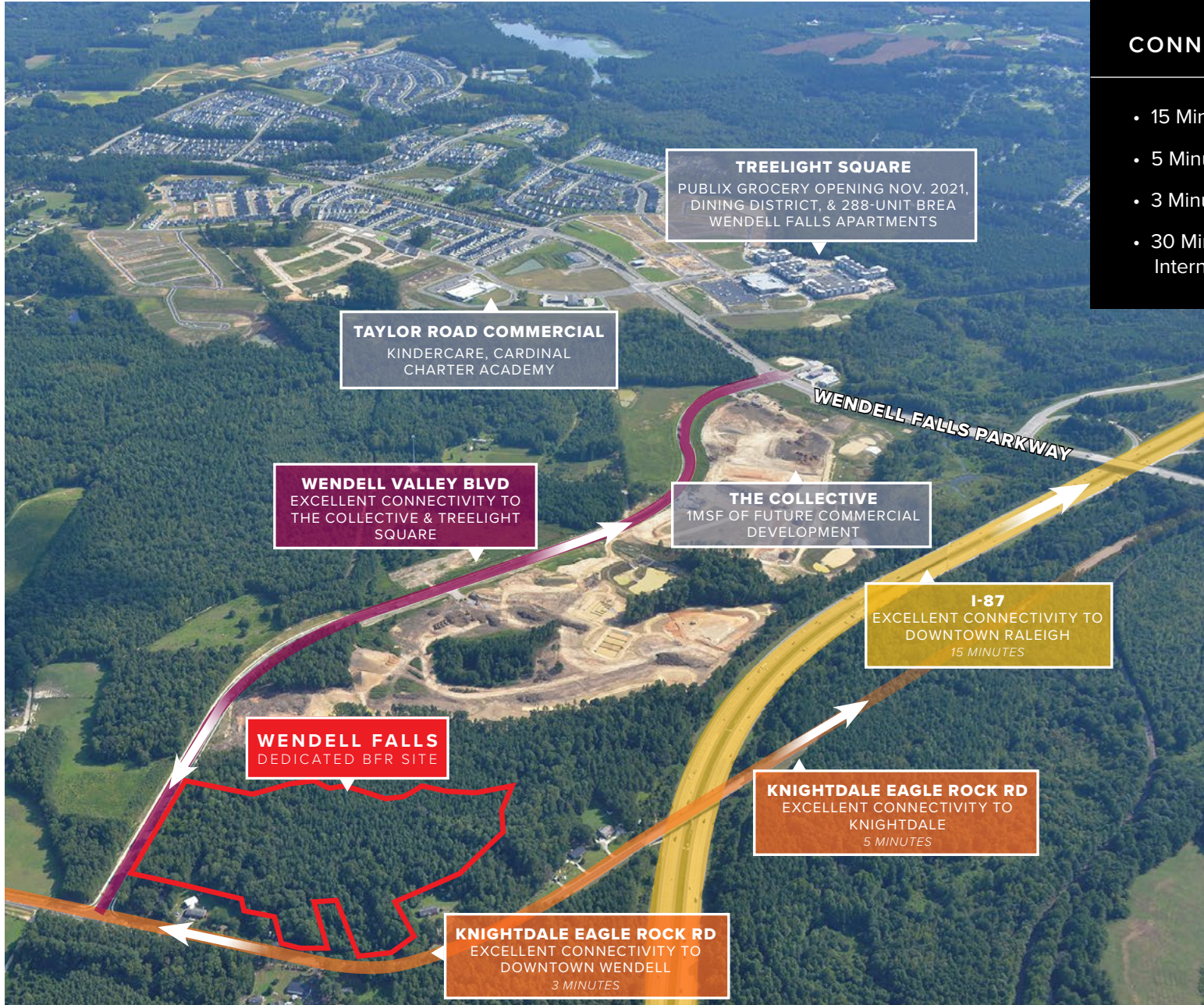
- Completed
- In Progress
- Future
- Commercial Development
- Completed Commercial



Source: Mckim & Creed

Map is for illustration purposes only, based upon current development concepts, which are subject to change without notice.

PHENOMENAL AREA CONNECTIVITY



CONNECTIVITY HIGHLIGHTS:

- 15 Minutes to Downtown Raleigh
- 5 Minutes to Knightdale
- 3 Minutes to Downtown Wendell
- 30 Minutes to Raleigh-Durham International Airport



DOWNTOWN WENDELL

Located just 3 miles from Wendell Falls, Downtown Wendell is known for its charming historic architecture encompassed by its young, active, family focused roots. Surrounded by new and existing development and known as a small business hotspot boasting numerous parks, breweries, and Cafés Downtown Wendell offers an oasis of southern charm to the #2 fastest selling community in the Triangle.

DOWNTOWN HIGHLIGHTS:

- Local Brewery: Bearded Bee
- Local Chocolatier: Chocolates by Whitney
- Local Restaurant: Everest Kitchen
- Local Café: 41 North Coffee Co.



EAT, WORK, PLAY

Treelight Square will be the Wendell Fall's #1 destination for eating, working, shopping, and playing. Anchored by daycare facilities to help secure your worry-free experience, Treelight Square was designed around the hassle-free customer experience. Additionally, Treelight Square will include a 35,000 SF "dining district", which broke ground in 2Q 2021, which will cater to food/beverage and personal services needs for the surrounding community.



PUBLIX: OPENING NOVEMBER 2021



TREELIGHT SQUARE (PHASE 2) CONCEPTUAL PLAN

PLANNED & EXISTING COMMERCIAL DEVELOPMENTS:

UNDER CONSTRUCTION:

- Publix: Grand Opening November 2021
- 35,000 SF Dining District, with splash pad: Broke Ground May 3, 2021, Projected Dining Opening Q1 2022
- Neuse River Vet & Doggie Day Care: Offering Full Vet Services, Boarding, & Grooming. Grand Opening Q2 2022
- Bojangles': Grand Opening Q2 2022
- Wake Med: Grand Opening Q4 2022

OPEN:

- Kindercare
- Cardinal Charter Academy
- Brea Apartments
- Wake County Fire & Emergency Services



THE FARMHOUSE

WENDELL FALLS COMMUNITY AMENITIES

- The Farmhouse & Cafe
- The Lake Pavilion
- Walking Trails
- Festival Lawn
- Shindig Park
- Rocky Falls Park & Overlook
- Three Points Park
- Tall Tale Park
- Wendell Paws Dog Park
- The Grove
- Sunset Park
- Solstice Park
- 236 Acres of Parks & Open Space
- Splash Pad



ROCKY FALLS OVERLOOK

347

HOMES SOLD IN 2020

\$394,223

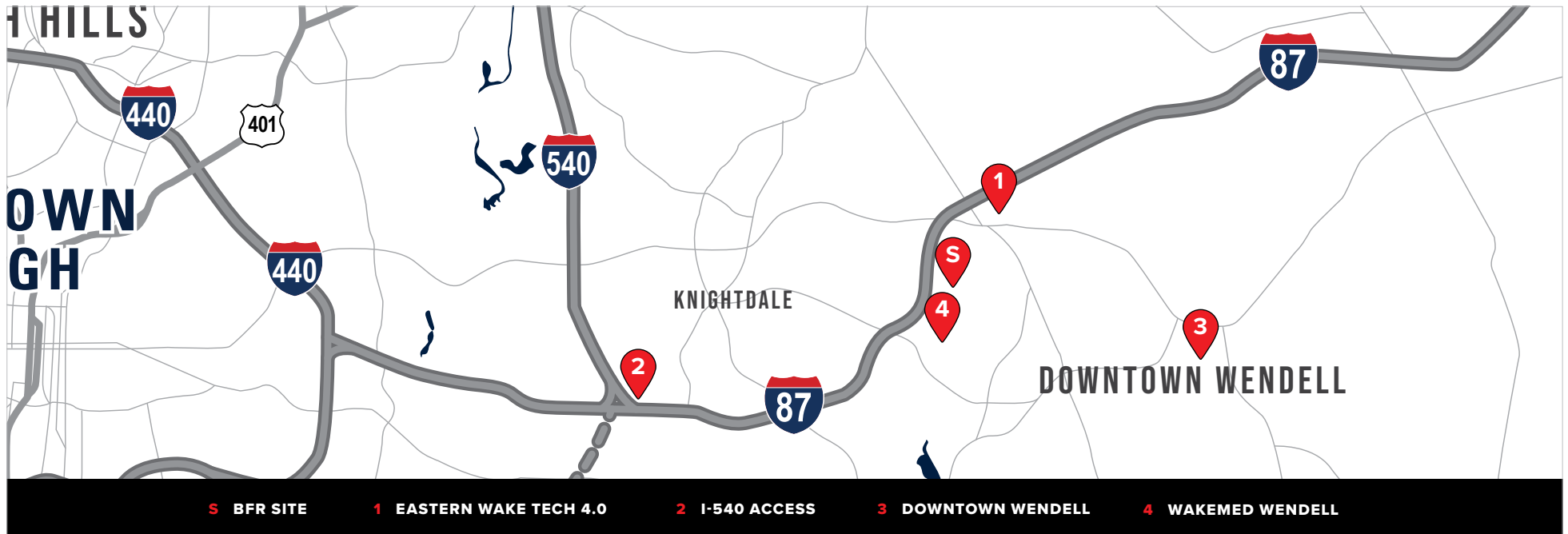
AVERAGE SALES PRICE
(2020)

1,240+

TOTAL HOME SALES

+46.9%

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



RAPID GROWTH IN EASTERN WAKE COUNTY WENDELL FALLS BENEFITS FROM RAPID GROWTH

1) EASTERN WAKE 4.0 (EXPECTED OPENING 2025)

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: waketech.edu*

2) I-540 (FIRST LEG TO 401 EXPECTED 2023, FINAL LEG 2028/2029)

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*

3) 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

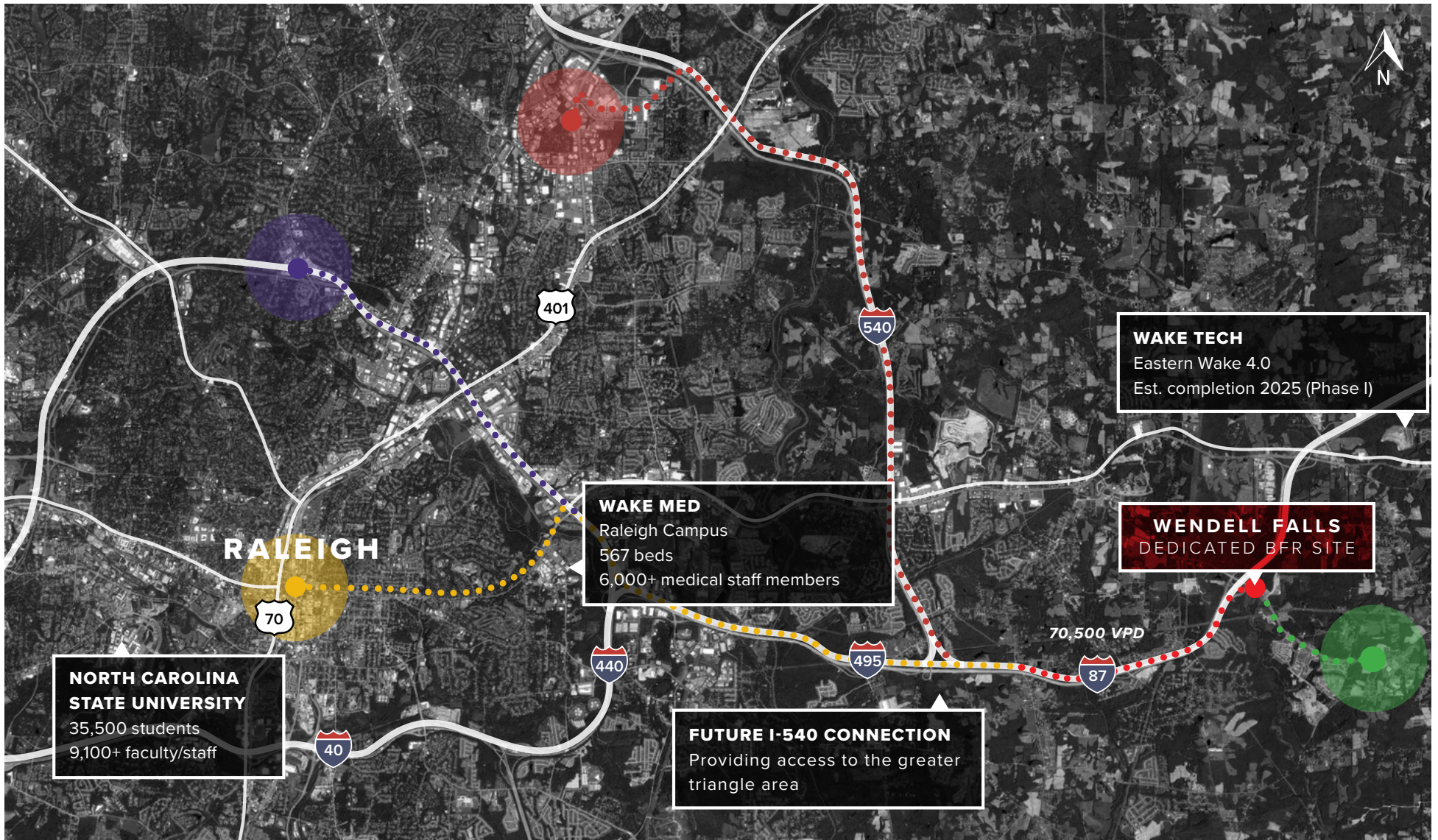
historic qualities. Downtown Wendell has recently seen a flurry of new development activity and hosts a number of notable hangouts, including 41 North Coffee Company, Wine & Beer 101, and Everest Kitchen.

4) WAKEMED WENDELL (OPENING Q4 2022)

With strategic growth in mind, WakeMed Health & Hospitals announced the purchase of 11 acres in the collective of Wendell Falls and plans to develop a primary care facility with three medical offices. WakeMed plans to leave excess acreage for development opportunities in the near future.



EASTERN WAKE 4.0 CAMPUS



| | | | |
|---|---|--|--|
| <p>20 minute drive 14 Miles</p> | <p>15 minute drive 14 Miles</p> | <p>15 minute drive 13 Miles</p> | <p>DOWNTOWN WENDELL</p> |
| <p>NORTH HILLS \$2.5+ billion development: 850,000 SF retail, 1MSF office, 1,811 apartments, 501 hotel rooms</p> | <p>DOWNTOWN RALEIGH 50,000+ Employees Key Employers: NC State Capitol (24,000 employees) Red Hat (1,200 employees) Citrix (1,200 employees)</p> | <p>TRIANGLE TOWN CENTER MALL 1.25+MSF Belk Macy's Saks Fifth Avenue</p> | <p>Local Brewery: Bearded Bee Local Chocolatier: Chocolates by Whitney Local Restaurant: Everest Kitchen Local Café: 41 North Coffee Co.</p> |

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70,500 VPD



WENDELL FALLS PARKWAY

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