

DEAN FARMS

PRIME INDUSTRIAL LAND DEVELOPMENT OPPORTUNITY IN RALEIGH-DURHAM MSA

WENDELL, NORTH CAROLINA



WENDELL COMMERCE CENTER

KIOTI

WAKE TECH COMMUNITY COLLEGE
EASTERN WAKE CAMPUS

SIEMENS

CAYDEN COVE
BY: LENNAR

LEO AT EAGLE ROCK
BY: ADVENIR AZORA

ANDERSON FARM
BY: DR HORTON

CARVERS VILLAGE
BY: LGI HOMES

4 MIN TO I-87

JLL

DEAN FARMS

PRIME INDUSTRIAL LAND DEVELOPMENT OPPORTUNITY IN RALEIGH-DURHAM MSA

OPPORTUNITY OVERVIEW

Jones Lang LaSalle, a North Carolina licensed real estate broker ("JLL"), is pleased to present Dean Farms for fee simple sale or joint venture partnership, a prime industrial land development opportunity in Eastern Wake County. The site comprises approximately 44.08 acres with frontage along Wendell Boulevard and is located less than 5 minutes from I-87. The property benefits from in-place PUD zoning approved by the Town of Wendell that permits warehouse and office space development with the potential to develop north of 350,000 SF upon full project build out. Water access is available, and the current landowner has secured an easement from the adjacent southern property to facilitate sewer extension and provide site access.

Located within the East Wake submarket of the Raleigh MSA, approximately 20 minutes east of Downtown Raleigh, the site offers strong connectivity to the greater Triangle region and Research Triangle Park (60,000+ jobs). Wendell is experiencing robust population growth, anchored by two large master-planned communities developed by Brookfield: 4,000 residential units completed or under construction at Wendell Falls, and an additional 2,000 units underway at the adjacent Ponder development to the east. This substantial residential investment creates compelling fundamentals for industrial development, particularly for last-mile distribution facilities and trade users seeking to serve dense, high-growth residential communities.

+/-44.08
ACRES

PUD ZONING
APPROVED

#1
FASTEST GROWING TOWN IN NC

UTILITY ACCESS
AVAILABLE

7 MINUTE
DRIVE TO I-540

30 MINUTE
DRIVE TO RALEIGH DURHAM
INTERNATIONAL AIRPORT

MUNICIPALITY
Town of Wendell, NC

ADDRESS
2730 Wendell Blvd
Wendell, NC 27591

WAKE COUNTY PINS
1784241992

CURRENT USE
Vacant Land

ACREAGE
+/- 44.08 AC

IN PLACE ZONING
PUD-24-01

ACCESS
Wendell Blvd

UTILITIES
Sewer: Liles Dean Rd
Water: Wendell Blvd

PRICING
Call Broker for Pricing

THE OFFERING & ACCESS

WENDELL BLVD

LILES DEAN RD

SELLER OBTAINED
UTILITY EASEMENT

EXISTING GRAVITY
SEWER LOCATED ALONG
LILES DEAN RD

INVESTMENT HIGHLIGHTS



44.08-ACRE SITE PROVIDES SUBSTANTIAL SCALE FOR FLEXIBLE BUILDOUT OPTIONS AND ADAPTABLE SITE DESIGN



DIRECT FRONTAGE ALONG WENDELL BLVD VIA ALLOWING FOR SEAMLESS INGRESS AND EGRESS



STRATEGIC CONNECTIVITY TO MAJOR EASTERN WAKE CORRIDORS INCLUDING US-64 BUSINESS, I-87, AND I-540



APPROVED ZONING ACCELERATES PRE-DEVELOPMENT TIMELINES AND SUPPORTS PRODUCT-TYPE FLEXIBILITY



STRATEGICALLY POSITIONED TO CAPTURE TRADE DEMAND FROM ROBUST RESIDENTIAL GROWTH IN THE SUBMARKET

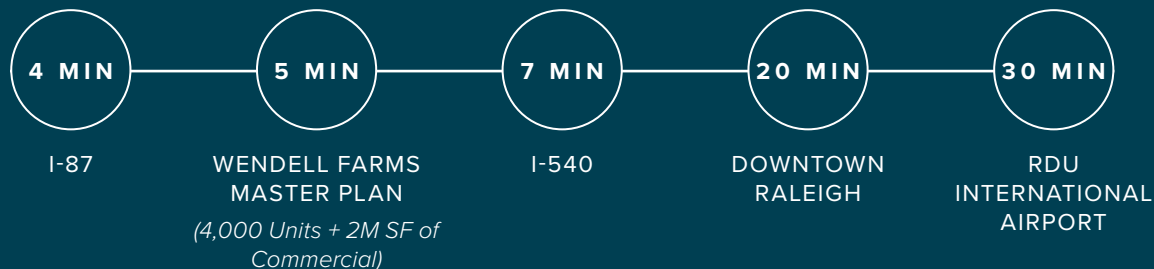


CLEAR PATH TO WATER AND SEWER INFRASTRUCTURE



CONVENIENT LOCATION NEAR HIGHLY-AMENITIZED WENDELL FALLS MASTER PLAN & ACCESSIBLE TO WENDELL FALLS' TREELIGHT SQUARE (PUBLIX ANCHORED)

DRIVE TIME HIGHLIGHTS



SURROUNDING DEVELOPMENT ACTIVITY

540 7 MINUTE DRIVE

Pub

AFFINITY
DEVELOPER: FOULGER-PRATT

FUTURE WENDELL
ATHLETIC COMPLEX

LARUE
DEVELOPER: DRB HOMES

olix

WakeMed

WENDELL COMMERCE CENTER
2M+ SF INDUSTRIAL

FUTURE WENDELL EXCHANGE

KIOTI



THE ELEMENT AT THE GROVE
DEVELOPER: RED CLAY
DEVELOPMENT PARTNERS

LEO AT EAGLE ROCK
DEVELOPER: ADVENIR AZORA

BATTLE BRIDGE
INDUSTRIAL PARK
82,000 SF

WAKE TECH COMMUNITY COLLEGE
EASTERN WAKE CAMPUS



WENDELL FALLS MASTER PLAN
4,000+ RESIDENTIAL UNITS

ANDERSON FARM
DEVELOPER: DR HORTON

DEAN FARMS

CARVER ELEMENTARY SCHOOL

CARVERS VILLAGE
DEVELOPER: LGI HOMES

WENDELL BLVD



WENDELL FALLS

ONE OF RALEIGH'S MOST CHARMING AND EXCITING COMMUNITIES

Wendell Falls is a 1,100-acre master-planned community that blends small-town charm with urban convenience. Located just 15 minutes from Downtown Raleigh, the development features 237 acres of parks and green space, over 10 miles of walking and biking trails, and a brand-new WakeMed HealthPlex providing comprehensive healthcare services to residents. At the heart of the community lies Treelight Square, a walkable mixed-use destination offering neighborhood retail and dining options anchored by a 48,000-square-foot Publix. With more than 4,000 residential units developed or planned, Wendell Falls has emerged as a primary growth driver for Eastern Wake County, establishing itself as one of the region's most successful master-planned destinations.



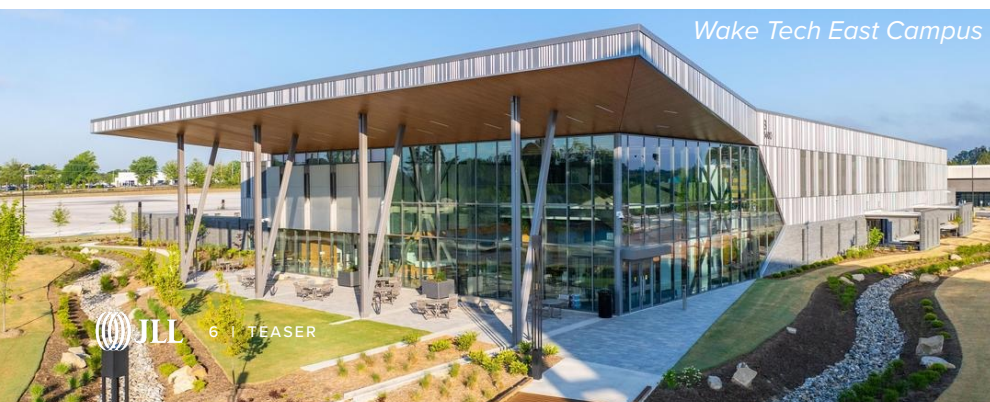
Publix



Treelight Square



WakeMed Healthplex



Wake Tech East Campus

WAKE TECH EAST CAMPUS

Wake Tech Community College recently opened a brand new campus serving the Eastern Wake population and investing over \$120M in the multiphase project. The campus offers degrees in arts, sciences, engineering, emergency medical care, industrial technology, and aviation, helping to cultivate a local economy that is primarily driven by the technology, life science, and manufacturing industries.

WAKE TECH COMMUNITY COLLEGE
EASTERN WAKE CAMPUS

87

SIEMENS

KIOTI

DEAN FARMS



DOLLAR GENERAL

ADVANCE
AUTO PARTS

DOWNTOWN WENDELL

WENDELL TOWN PARK

WENDELL COUNTRY CLUB

WENDELL'S INNER BELTLINE

HOVER OVER AN OUTLINED PROPERTY FOR DETAILS

RESIDENTIAL

COMMERCIAL

RECREATION

STRATEGIC POSITIONING

DIRECTLY IN BETWEEN DOWNTOWN RALEIGH & EASTERN WAKE COUNTY'S MAJOR ECONOMIC CENTERS

Dean Farms is uniquely positioned just 20 minutes to the east of central Raleigh. This proximity to Downtown Raleigh allows a future developer quick access to the Research Triangle's core economic drivers, including 60,000 jobs across a variety of industries, such as life sciences, technology, manufacturing, financial services, and more. WakeMed, Pfizer, GlaxoSmithKline, and Cummins, all have major operations based in Wake County's top employment hubs east of Downtown Raleigh.



COMPANY	CAPITAL INVESTMENT	NEW JOBS	DRIVE TIME TO ASSET
Novo Nordisk Clayton, NC	\$4.1B	1,000	25 min
Johnson & Johnson Wilson, NC	\$2.0B	420	35 min
Reckitt Benckiser Health Wilson, NC	\$200M	300	35 min
Cummins Rocky Mount, NC	\$580.0M	80	40 min
Siemens Wendell, NC	\$36.M	200	10 min
Neopac	\$10.0M	27	30 min



Novo Nordisk announced plans to expand its operations in Clayton, NC with a \$4.1B investment in a new, 1.4M SF fill and finishing manufacturing site in June 2024, creating 1,000 new jobs. This announcement is one of the largest manufacturing investments in the company's 101-year history and the largest capital investment in North Carolina life sciences history. Construction is expected to be gradually finalized between 2027 and 2029, with salaries for new positions starting at \$70,000.

SIEMENS

SIEMENS
7-Minute Drive | 5.4 Miles
\$93,036 Avg. Salary
\$91.8B Annual Revenue
Employees: 700+



WAKEMED

16-Minute Drive | 12.4 Miles
\$94,403 Avg. Salary
\$2.6B Annual Revenue
Employees: 11,000+



GLAXOSMITHKLINE

10-Minute Drive | 9.2 Miles
\$98,701 Avg. Salary
\$43.08B Annual Revenue
Employees: 650+

Johnson & Johnson

JOHNSON & JOHNSON

30-Minute Drive | 30 Miles
\$108,000 Avg. Salary
\$94.19B Annual Revenue
Employees: 500



CUMMINS

40-Minute Drive | 26.5 Miles
\$89,046 Avg. Salary
\$33.67B Annual Revenue
Employees: 2,000+



NOVO NORODISK

25-Minute Drive | 15.7 Miles
\$130,000 Avg. Salary
\$46.79B Annual Revenue
Employees: 2,500+

DEAN FARMS

NORTH HILLS
22-MIN DRIVE

RALEIGH

DOWNTOWN RALEIGH
20-MIN DRIVE

IDEAL PROXIMITY TO DOWNTOWN RALEIGH &
EASTERN WAKE COUNTY EMPLOYMENT HUBS

THE 540 EXPANSION EFFECT

The ongoing Complete 540 project is the largest highway project in North Carolina history and the first modern toll road in the state. The first expansion of I-540 opened in 2012 and has provided major connectivity around West Raleigh, Southeast Durham, and Research Triangle Park. The project has a proven track record as a catalyst for significant economic development, as evidenced by the rapid rental growth seen in towns adjacent to the original 2012 expansion.

The project will significantly improve commuter mobility, accessibility, and connectivity to the RTP employment center, with an average expected travel time savings of 17 minutes per trip by 2030. The project is also expected to generate approximately \$811 million in total economic impact throughout the same time period. TIFIA financing allowed for the realization of these benefits approximately 20 years sooner and with \$388 million of cash flow interest cost savings compared to conventional financing methods. The completion of the 540 expansion will bring new commercial development to Dean Farms' surrounding area, thus enhancing both the Property's value and appeal to potential tenants.

\$2.5B

CAPITAL INVESTMENT

\$811M

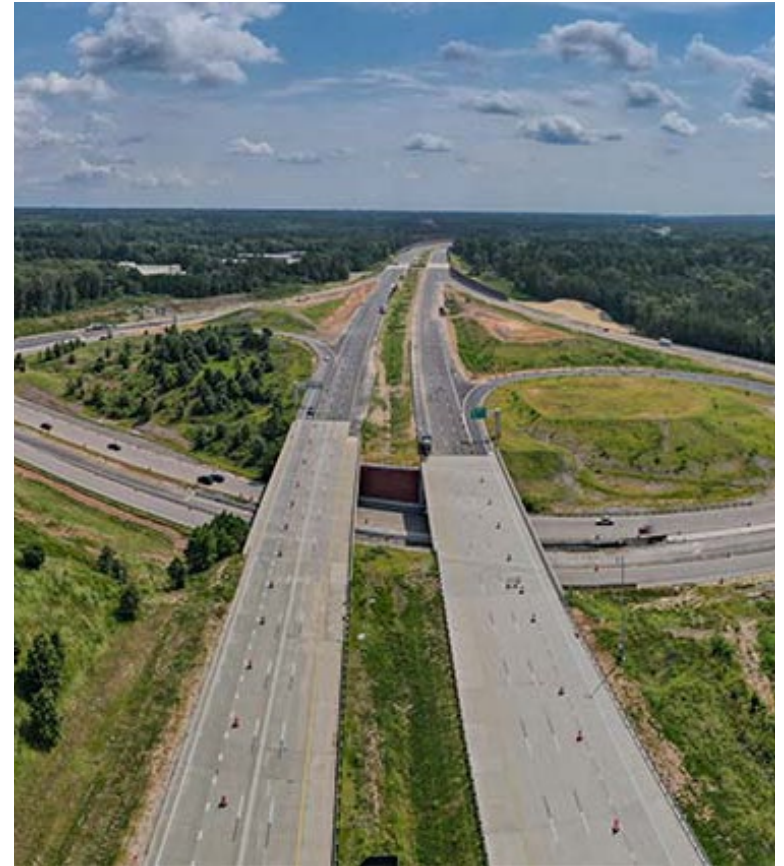
ECONOMIC IMPACT

28 MILES

OF HIGHWAY EXTENSION

17 MINUTES

TRAVEL TIME SAVINGS



JUNE 2018

RECORD OF DECISION
PUBLISHED

NOV 2019

PHASE 1 CONSTRUCTION
BEGINS

SEP 2024

PHASE 1 OPENS TO TRAFFIC

2028

PHASE 2 OPENS TO TRAFFIC

FEB 2018

PUBLIC HEARING HELD

NOV 2018-JULY 2019

PHASE 1 DESIGN-BUILD
CONTRACTS AWARDED

SEP 2023-OCT 2023

PHASE 2 DESIGN-BUILD
CONTRACTS AWARDED

SPRING 2024

PHASE 2 CONSTRUCTION
BEGINS

COMPLETE 540 EXPANSION PROJECT

FINAL PHASE COMPLETION IN 2028

RESEARCH
TRIANGLE PARK



RALEIGH-DURHAM
INTERNATIONAL
AIRPORT

UMSTEAD
PARK

MORRISVILLE

TRIANGLE EXPRESSWAY (NC-540):
COMPLETED DECEMBER 2011

NORTH HILLS

DOWNTOWN RALEIGH
RALEIGH

DEAN FARMS

WENDELL

APEX

GARNER

TRIANGLE EXPRESSWAY (NC-540)
EXPANSION PHASE I:
COMPLETED SEPTEMBER 2024

TRIANGLE EXPRESSWAY (NC-540)
EXPANSION PHASE II:
UNDER CONSTRUCTION

HOLLY SPRINGS



**4D IMMERSIVE VILLAGE
FOR PUBLIC SAFETY
TRAINING**

DRIVER TRAINING TRACK

**SMART MANUFACTURING
LABS**

**BIOPHARMACEUTICAL
LABS**

**UNMANNED AIRCRAFT
SYSTEMS PAVILION**



WAKE TECH EASTERN 4.0 CAMPUS

Located less than 5 minutes from Dean Farms, Wake Tech broke ground on its highly anticipated Eastern Wake 4.0 campus in late 2021. The incoming development paired with the transformative Wendell Falls Master Plan is catalyzing Eastern Wake County's continued growth and local economy. The site is situated along the I-87/US 64 corridor in Wendell.

Eastern Wake 4.0 refers to the term Industry 4.0, a fourth industrial revolution with the convergence of machines and processes. Wake Tech will introduce educational programs developed around emerging technologies such as 5G, big data, cloud computing, and smart manufacturing. Plans for the 106-acre site include a public safety simulation complex, a general education and student services building, and a Technology 4.0 facility. At its opening, Wake Tech will offer associates degrees/certificates in engineering, emergency medical science, bio-pharmaceutical technology, intelligent automation, robotics, and unmanned aircraft systems operations and repair.

FIRE/RESCUE TRAINING
CENTER W/ FIRE TOWER
& DIVE POND

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CO-LOCATION SPACE

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About JLL

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