



OFFICE DEVELOPMENT OPPORTUNITIES

SALE/LEASE/BUILD-TO-SUIT
WENDELL FALLS PARKWAY | WENDELL, NC

WENDELL FALLS[®]



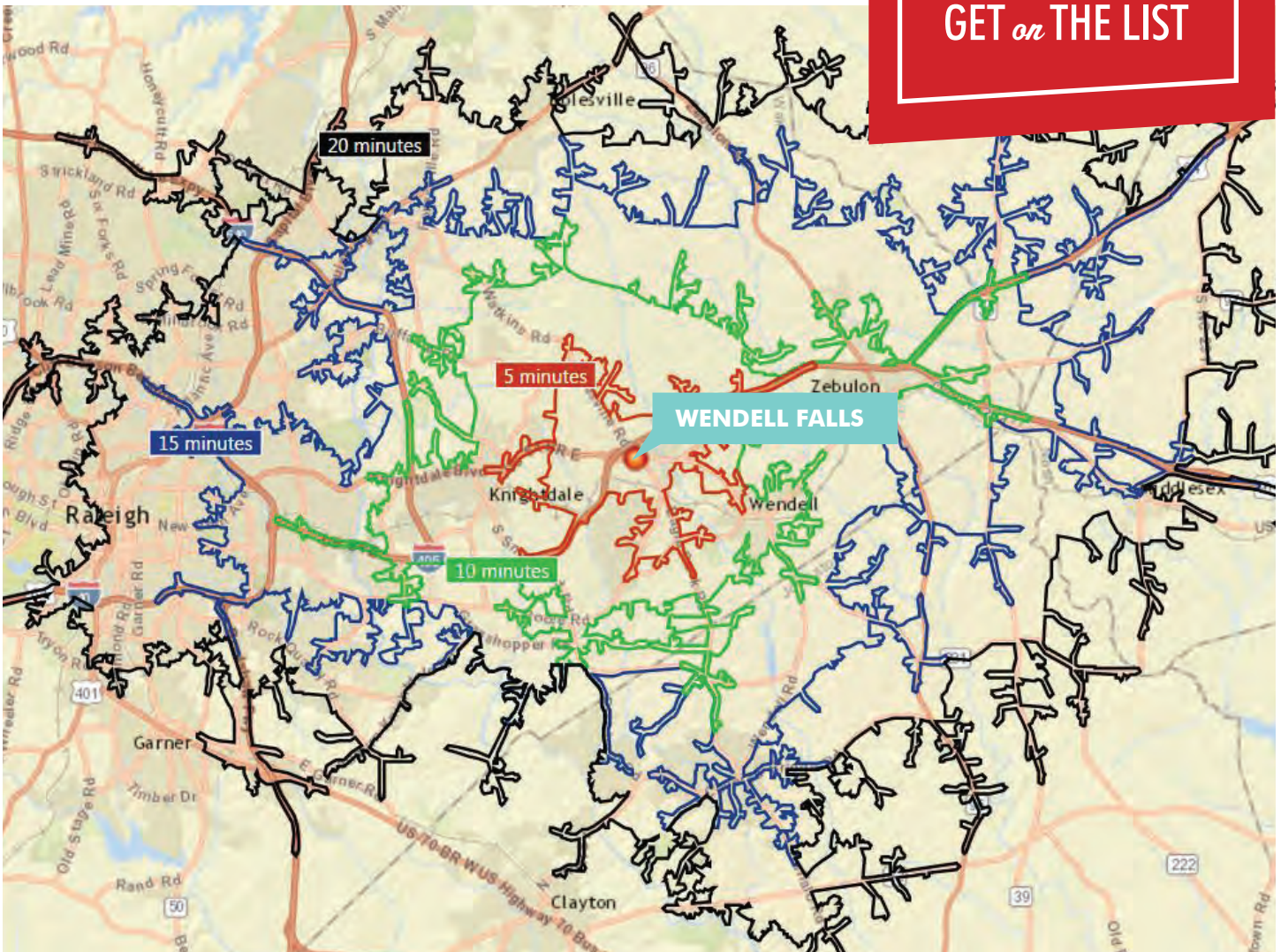
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property features

- + Master-planned approved retail development opportunity with commercial entitlements up to 2,000,000 square feet
- + Up to 48 acres available in the Corporate District for up to an estimated 1,000,000 square foot office park with deck parking or up to an estimated 550,000 square feet with surface parking
- + Zoned Regional Mixed-Use in Wendell Falls Planned Unit Development
- + Zoning allows office mixed-use, light manufacturing, warehousing, restaurants, shopping center, standalone retail, hotels, financial services, day cares, medical services, personal and professional services, art/dance/music studios, fitness centers, community facilities, schools, etc.
- + Municipal water and sewer service available through the City of Raleigh
- + AT&T gigabit fiber optic ready
- + Pad-ready sites can be made available
- + Sale, lease, or build-to-suit opportunities available



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2017 Demographics

Drive Times	5 Mins.	10 Mins.	15 Mins.	20 Mins.
Population	4,949	45,675	151,710	377,363
Households	1,756	16,556	54,404	142,325
Average HH Income	\$74,859	\$74,058	\$69,652	\$73,937
Median Age	36	36	35	35

Traffic Counts

	VPD
US Highway 264/I-87 @ Wendell Falls Parkway	56,000
US Highway 264/I-87 @ I-540	44,000

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THE COLLECTIVE OFFICE PARK

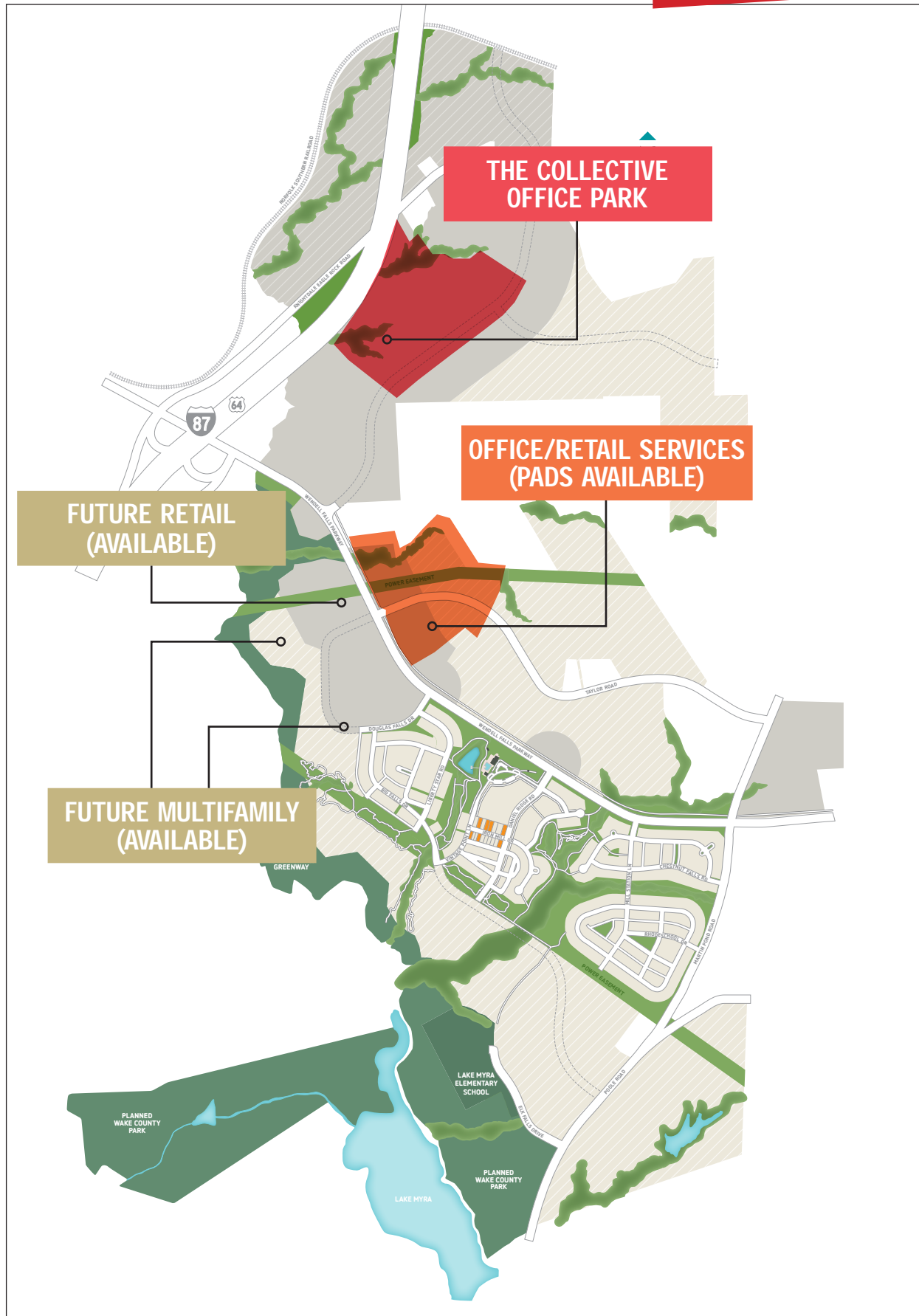
- + Up to 48 contiguous acres available in The Collective for multi-story office developments
- + AT&T gigabit fiber optic ready
- + Pad-ready sites can be made available for single users or larger, multi-tenant developments

ADDITIONAL OFFICE/RETAIL SITES

- + Up to 44 contiguous acres available across from Treelight Square on Wendell Falls Parkway for standalone retail/office/medical office developments
- + Up to 45 contiguous acres available in Treelight Square for an estimated 260,000 square foot grocery-anchored neighborhood retail hub

MASTER PLAN

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WENDELL FALLS

Wendell Falls is a development of Newland Communities, the largest private residential developer in the country, with 140 diverse real estate developments - including 42 active projects in 14 states. The Wendell Falls community is approved for up to 4,000 single family homes, starting in the low \$200,000s and reaching over the \$600,000s, as well as townhomes and a number of multifamily residential offerings.

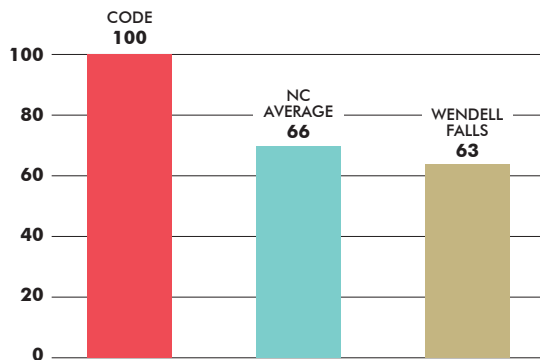
Since its opening in May 2015, Wendell Falls has united the area's naturally magnificent landscape with an urbane way of life, resulting in a small-town feel with endless possibilities. For residents, a thriving, connected world is only steps away from the tranquility of their homes.

The area prides itself on serving as an access point for community connection, technology, and an unmatched network of resources designed to help people and companies prosper.



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ENERGY EFFICIENCY HERS INDEX IN 4Q2017



The Home Energy Rating System (HERS) Index is the best way to compare performance between homes. A lower HERS score means a home will be more efficient and comfortable.

THE FIRST POWERWALL HOME IN THE MARKET TESLA ENERGY EFFICIENT HOME BATTERY



The Tesla Powerwall home battery is 100% self-powered. Powerwall can provide continuous power during an outage for over seven days by using solar energy to charge.

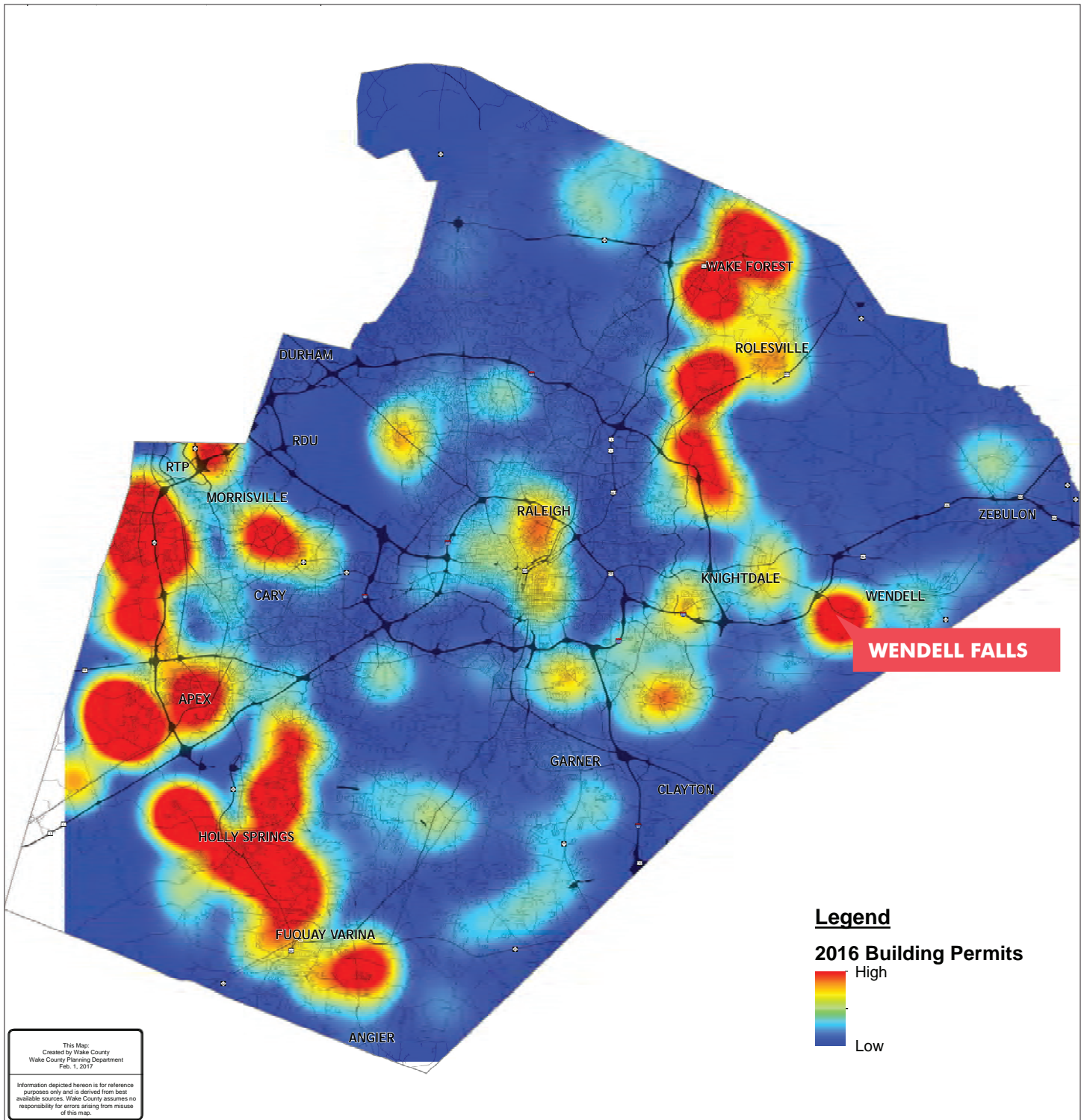
COMMUNITY EVENTS HOSTED IN WENDELL FALLS

Location	
Tacos & Tunes	Grounds Café
Farmhouse Jams	The Farmhouse
Run Club	Trailways
Sip & Shop	Grounds Café
Monthly Brunch	Grounds Café
Parade of Homes	Single Family Residences
The Green Home Tour	Single Family Residences
Food Truck Rodeo	The Farmhouse
Wine Fest	The Farmhouse

JOIN US! WE'RE OPEN.

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WAKE COUNTY BUILDING PERMITS





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up to 10,000 residents
AND 4,000 HOMES IN
WENDELL FALLS AT CAPACITY



#6
IN THE TRIANGLE IN HOME
STARTS IN 2017



15 mile
Uber Ride to/from
Downtown Raleigh



32%
MILLENNIAL HOMEOWNERS
IN WENDELL FALLS



\$291,000
AVG. HOME SALE PRICE
IN WENDELL FALLS



406%
GROWTH IN NUMBER OF
HOUSEHOLDS SINCE 2015



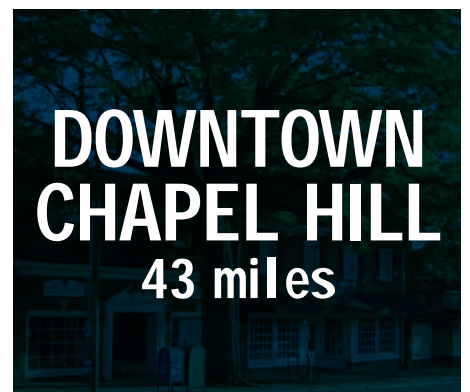
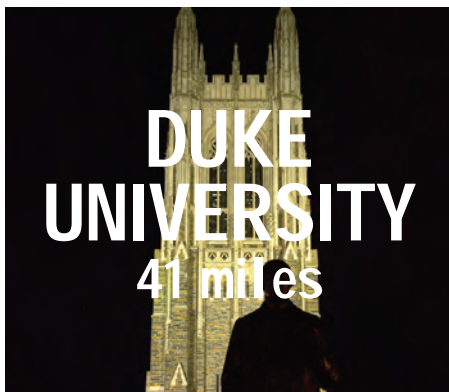
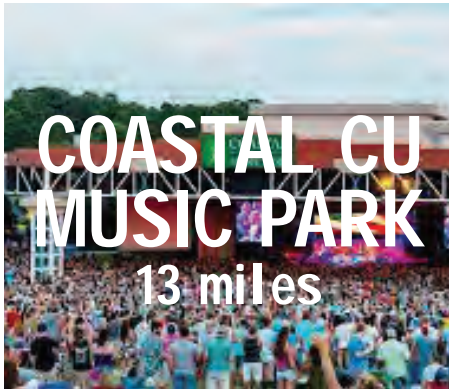
Environmentally
FOCUSED AND
Conscious community



Connected
Expressive
At Capacity
resident traits

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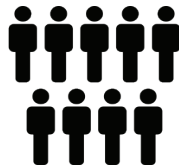
THE TRIANGLE



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#1
HEALTHIEST COUNTY IN NC
(WAKE COUNTY)



143%
POPULATION GROWTH
FROM 1990-2016
(WAKE COUNTY)



TOP 3
LABOR MARKETS IN THE U.S.
(WAKE COUNTY)



63
NEW RESIDENTS PER DAY
(WAKE COUNTY)



50%
RESIDENTS AGE 26+ HOLD A
BACHELOR'S DEGREE OR HIGHER
(WAKE COUNTY)



13
NATIONALLY RANKED
HIGH SCHOOLS
(WAKE COUNTY)

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WENDELL FALLS®

WWW.WENDELLFALLS.COM

WWW.CBRE.US/RALEIGH

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