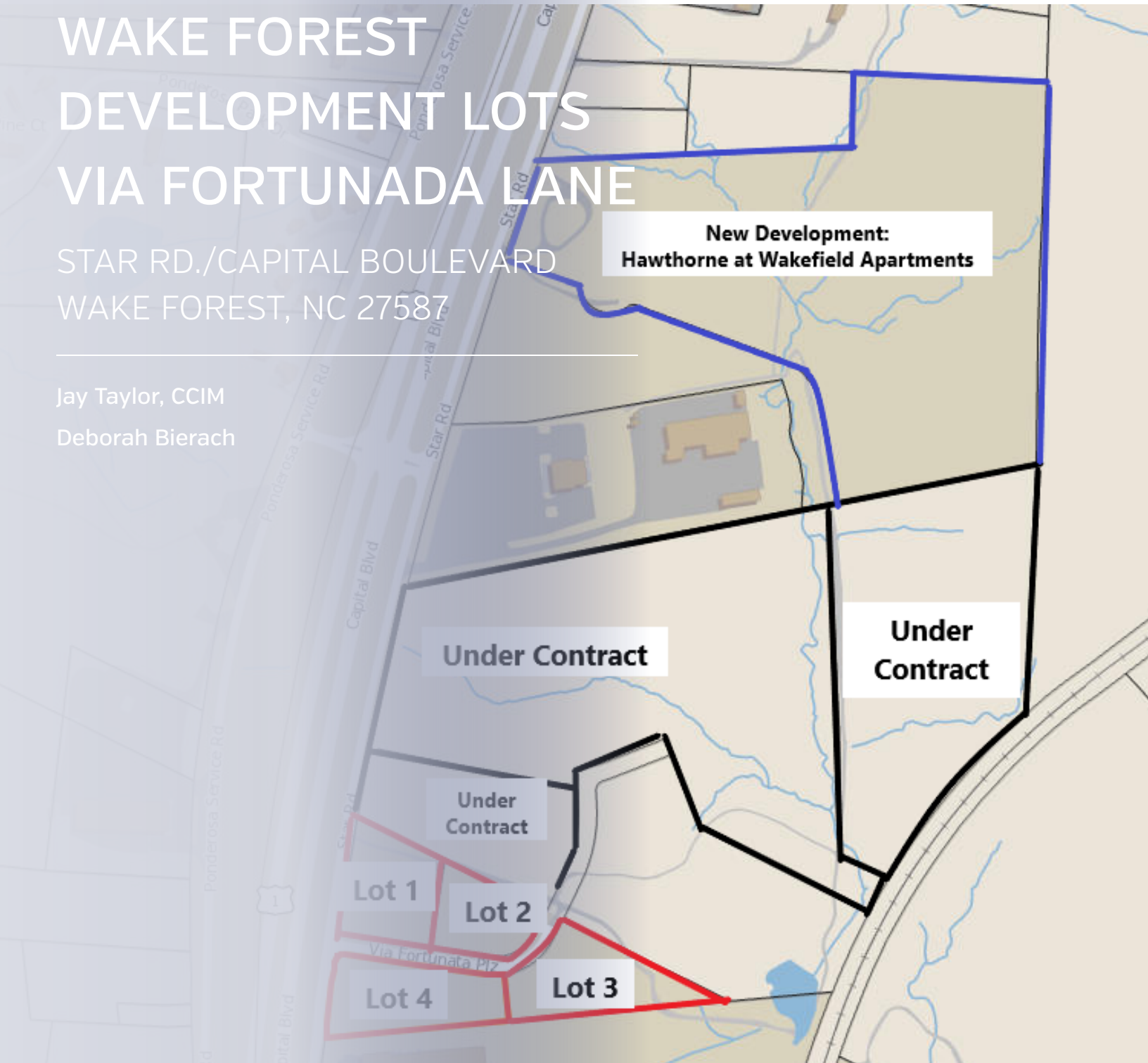


WAKE FOREST DEVELOPMENT LOTS VIA FORTUNADA LANE

STAR RD./CAPITAL BOULEVARD
WAKE FOREST, NC 27587

Jay Taylor, CCIM
Deborah Bierach



**New Development:
Hawthorne at Wakefield Apartments**

Under Contract

**Under
Contract**

**Under
Contract**

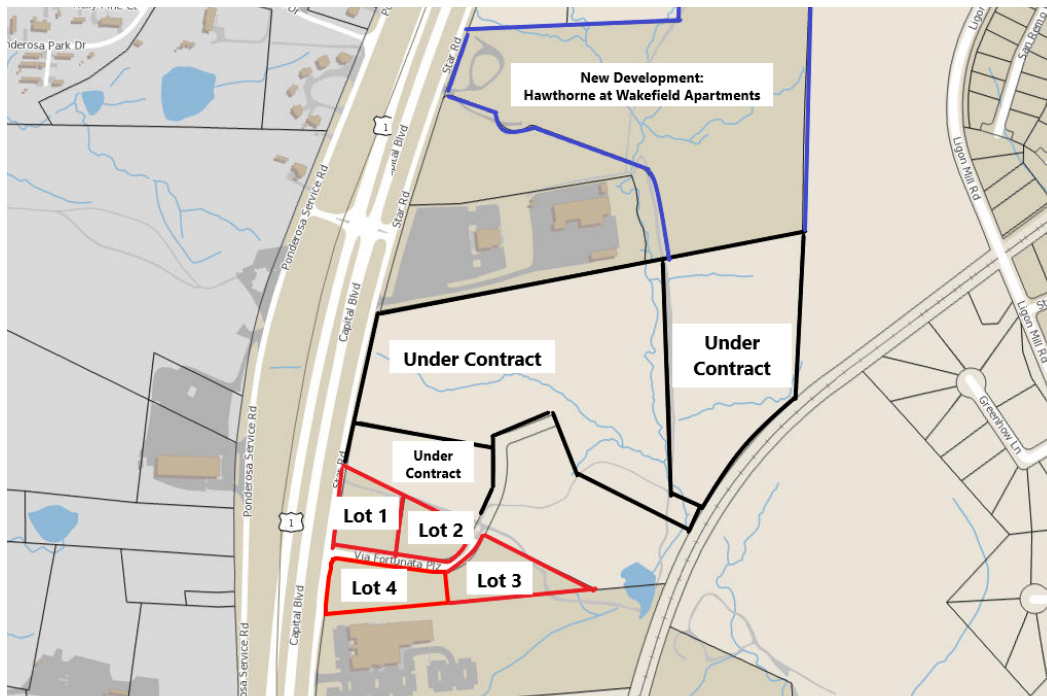
Lot 1

Lot 2

Lot 4

Lot 3

Executive Summary



SALE OVERVIEW

SALE PRICE: \$225,000-\$595,000
Per Parcel

LOT SIZE: 7.5 Acres

APN #: Lots: 1 - 3: 1739558056,
REID: 0312393; Lot 4:
1739546983, REID:
0312394

ZONING: HB: Highway Business
District

MARKET: Raleigh Durham

SUB MARKET: Wake Forest

PROPERTY DESCRIPTION

Price Reduction--7.5 acres available on Star road fronting Capital Boulevard-visibility from Capital. This property can be subdivided into lots ranging from .91 acres to 1.98 Acres. Possible uses include: office, medical, flex, retail, hotel.

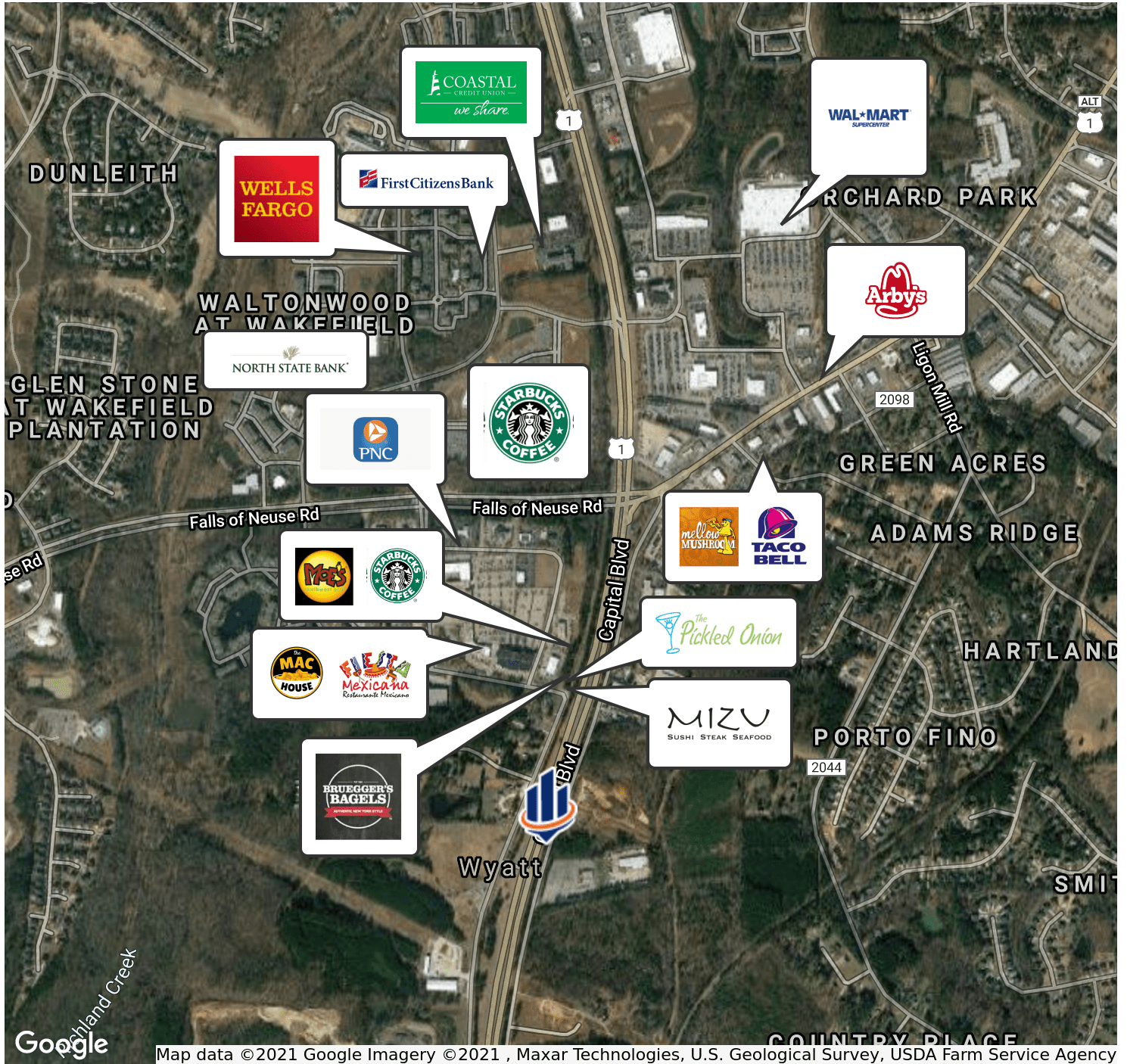
Lot 1: 1.91 acres \$595,000 Possible uses: office, medical, retail flex.
Lot 2: .91 acres \$225,000 Possible uses: office, flex
Lot 3: 1.98 acres \$399,000 Possible uses: flex, office
Lot 4: 1.90 acres \$595,000 Possible uses: hotel, office, medical, flex

Lots 1 and 2 could be combined for a total tract of 2.82 acres
Lots 3 and 4 could be combined for a total of 3.88 acres

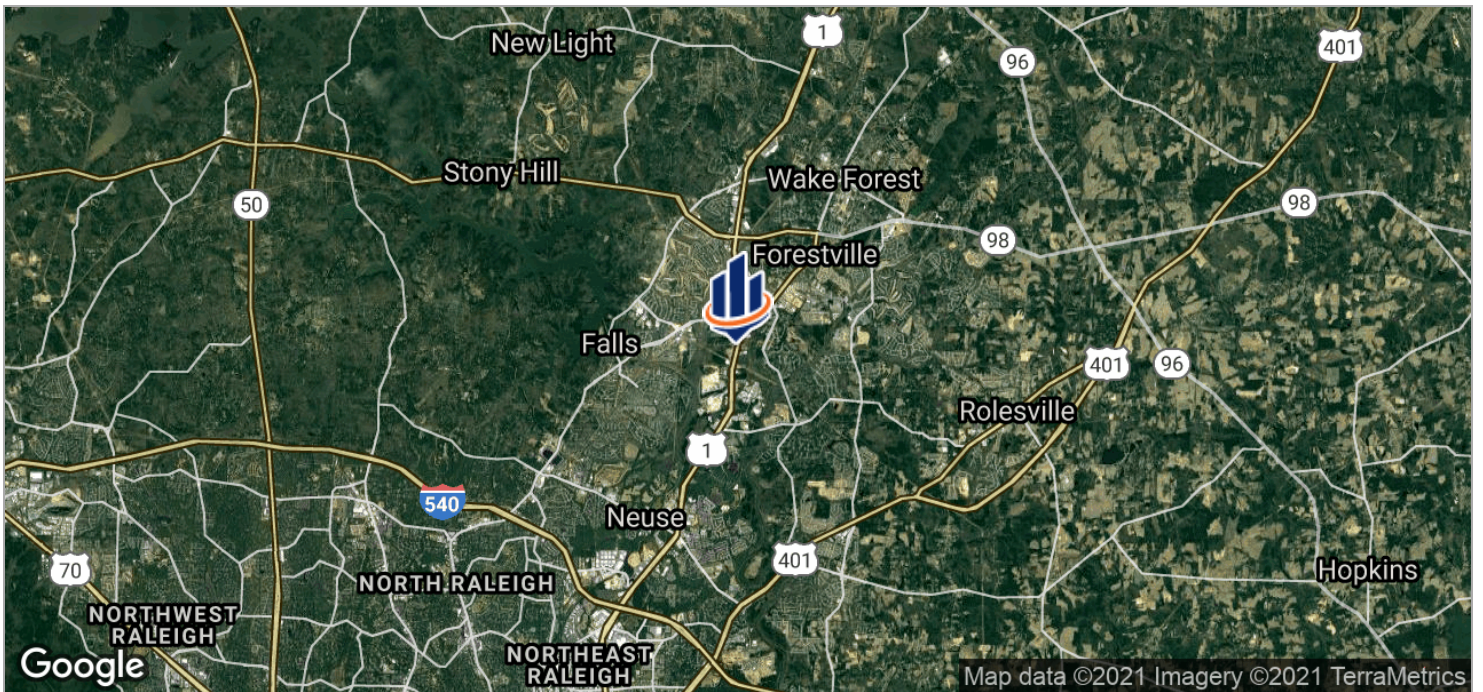
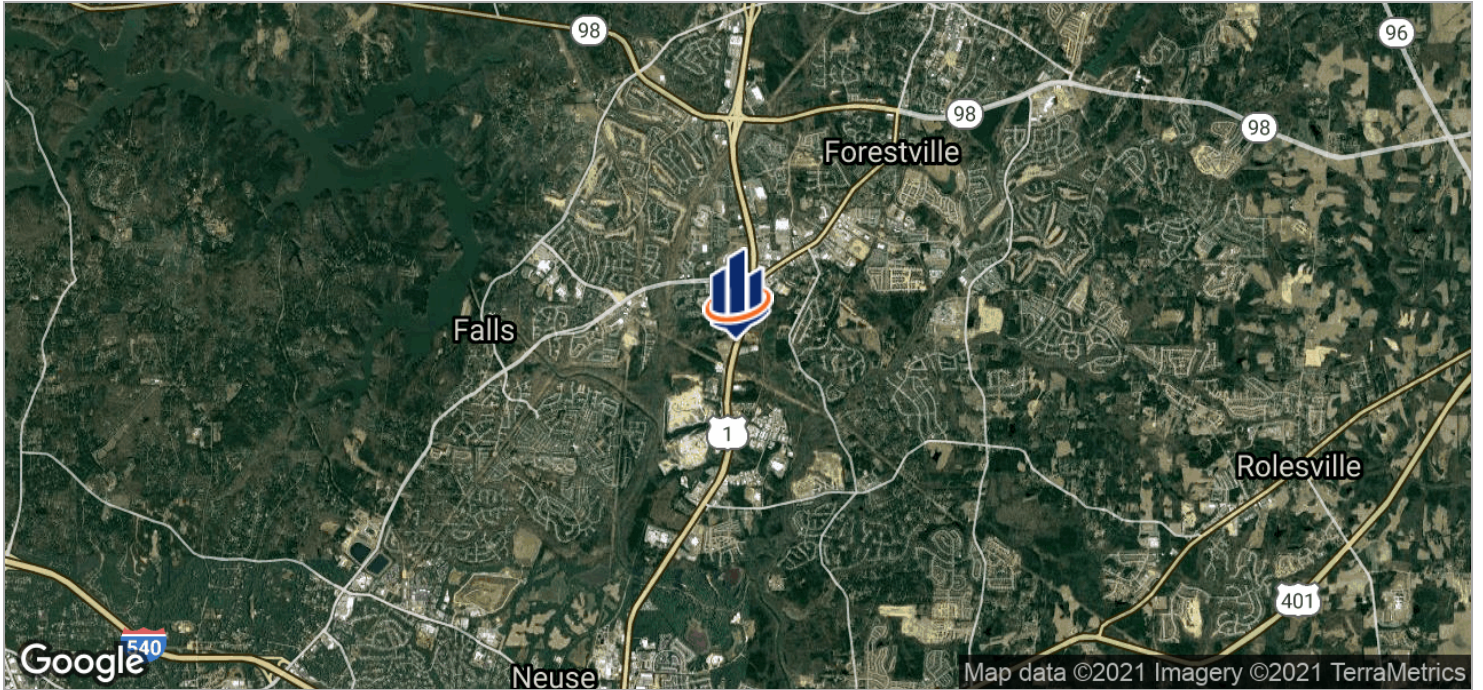
Spine road already in place and all utilities are to the site. Sites have been rough graded and are ready for development. There are also preliminary plans for a flex building on Lot 1. See attached site plans and elevations for flex plans. Please contact the listing broker for additional details.

The property is well located near the southern entrance to Wake Forest in close proximity to shopping, commercial centers, medical care, and recreational amenities.

Adjacent Retailer Map



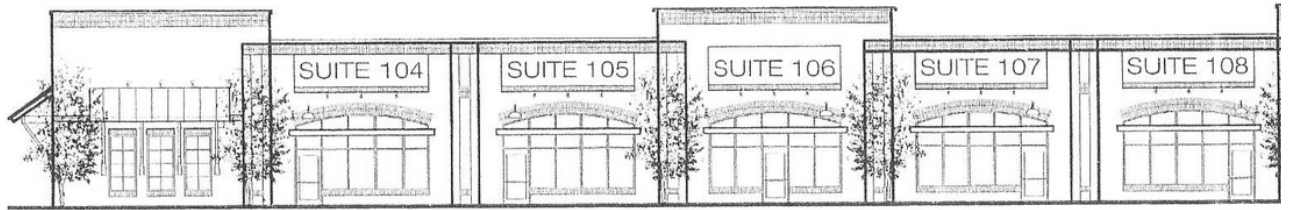
Location Maps



Example Site Plan

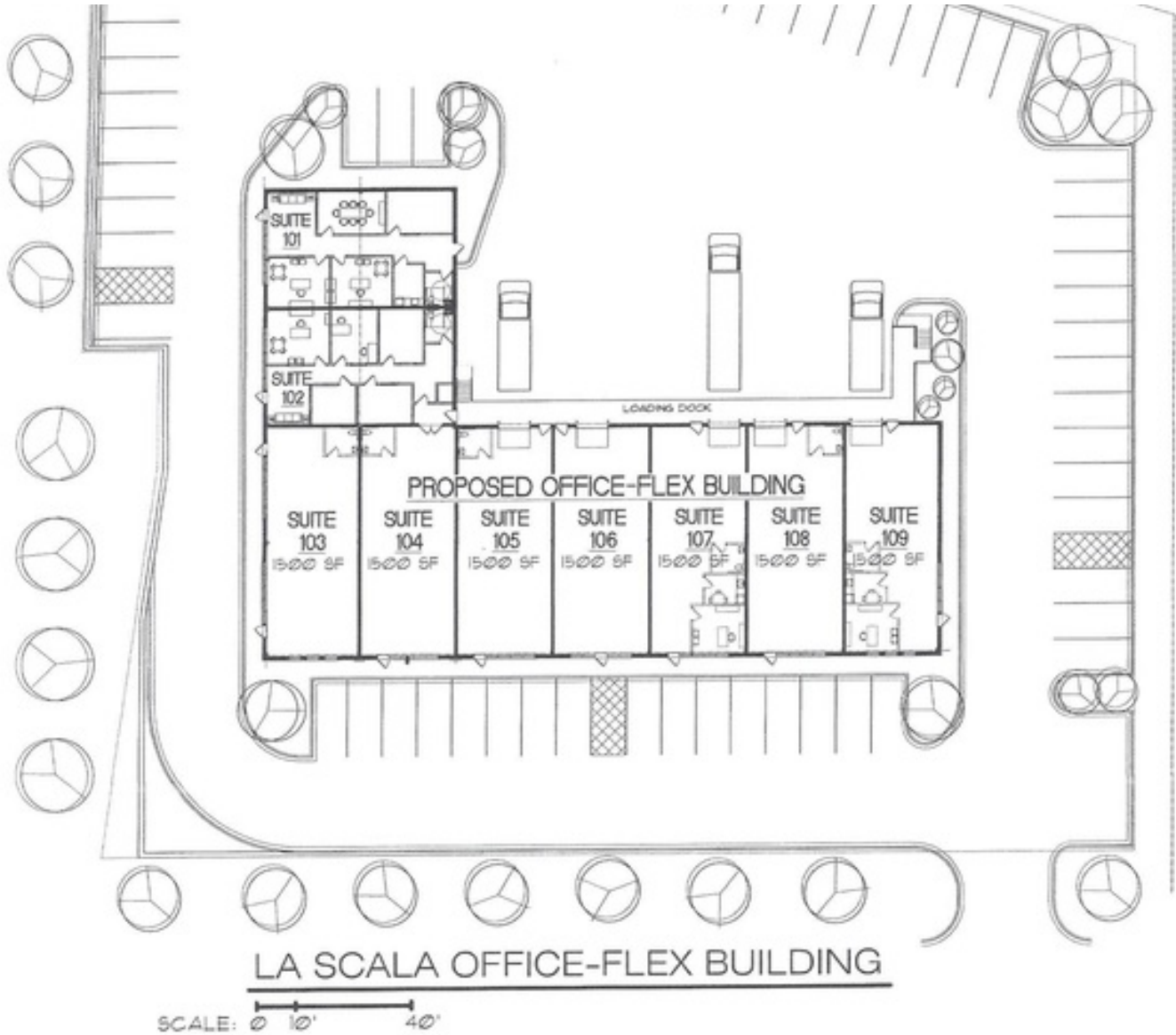


Example Building Elevation

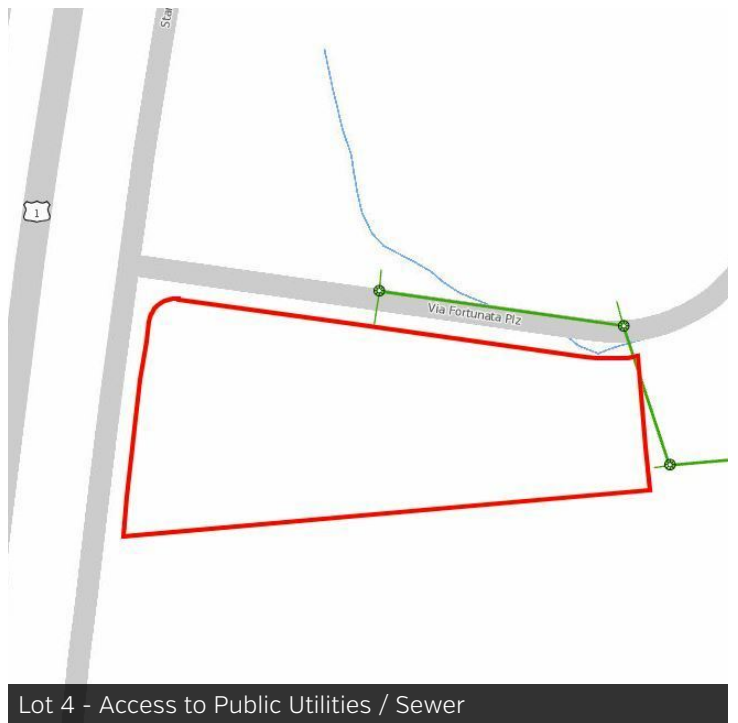
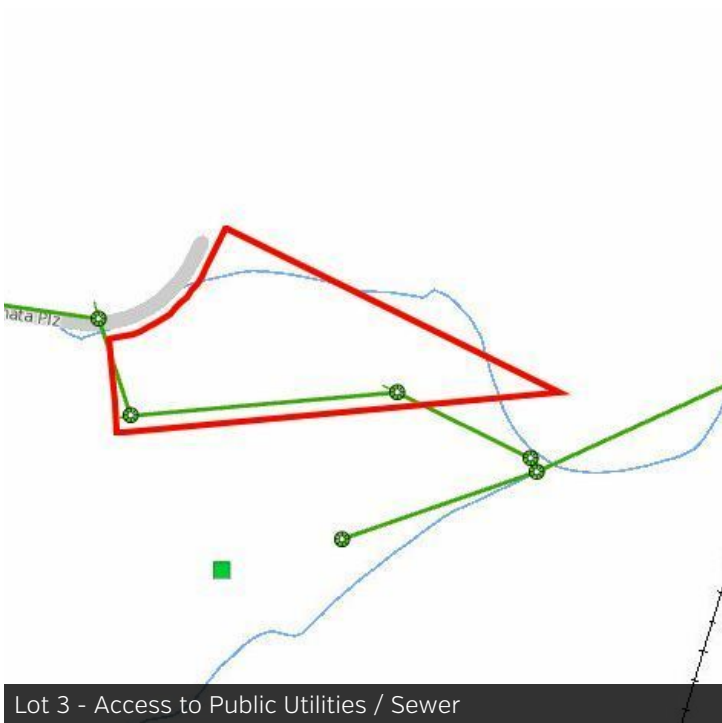


LA SCALA OFFICE-FLEX BUILDING

Example Site Plan-Lot 1



Public Utilities And Sewer



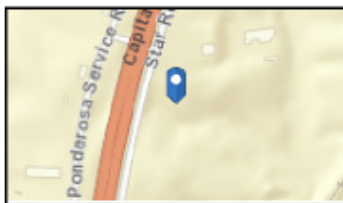
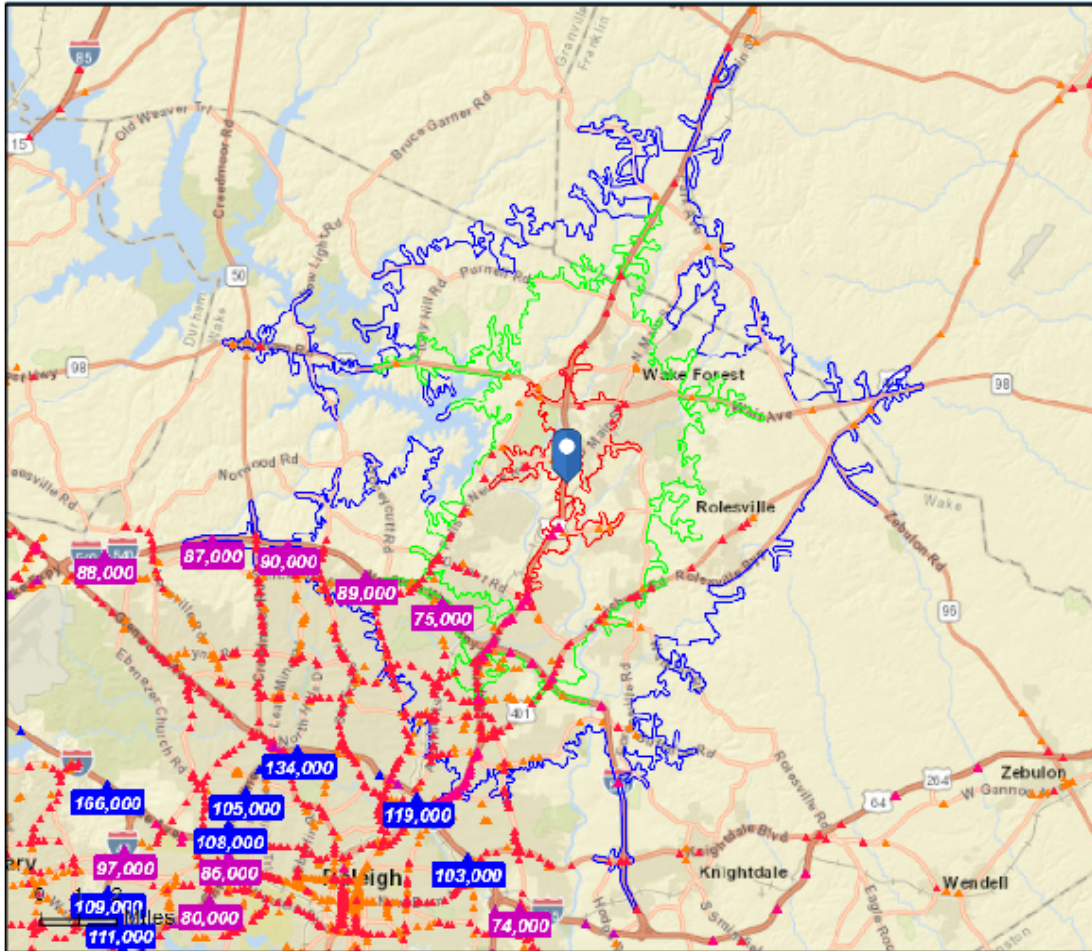
Traffic Counts



Traffic Count Map

10500-10599 Star Rd, Wake Forest, North Carolina, 275 87
 Drive Time: 5, 10, 15 minute radii

Prepared by Esri
 Latitude: 35.93607
 Longitude: -78.54106



- Average Daily Traffic Volume**
- ▲ Up to 5,000 vehicles per day
 - ▲ 5,001 - 15,000
 - ▲ 15,001 - 30,000
 - ▲ 30,001 - 50,000
 - ▲ 50,001 - 100,000
 - ▲ More than 100,000 per day



Source: ©2019 Kalibrata Technologies (Q3 2019).

Traffic Counts:
 46,000 - North side of site location
 75,000 - South side of site location

January 30, 2020

Page 1 of 1

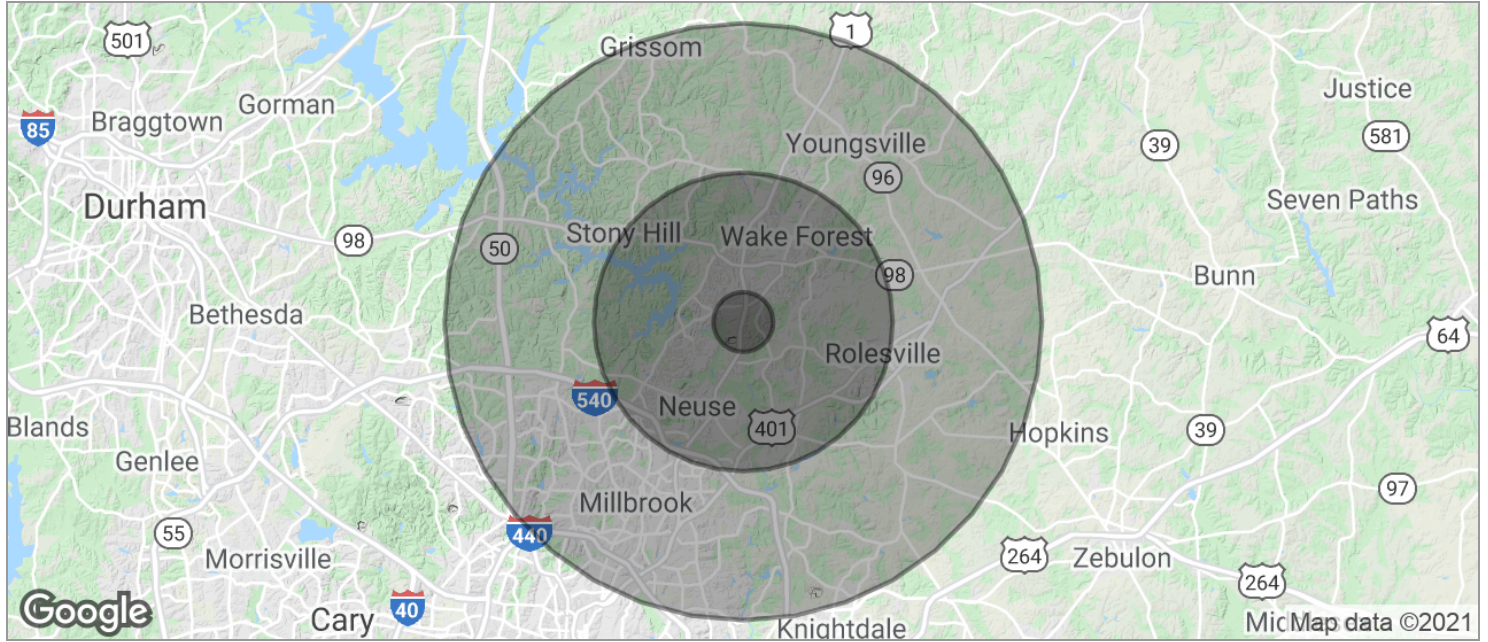
High Level Demographics Report

	1 MILE	5 MILES	10 MILES
Total households	1,089	33,871	111,958
Total persons per hh	2.7	2.7	2.6
Average hh income	\$91,045	\$91,199	\$83,206
Average house value		\$277,357	\$275,460

	1 MILE	5 MILES	10 MILES
Total population	2,955	92,771	287,134
Median age	33.7	34.4	36.3
Median age (male)	30.3	32.5	34.9
Median age (female)	34.8	35.2	37.0

* Demographic data derived from 2010 US Census

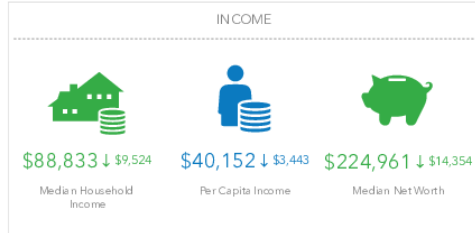
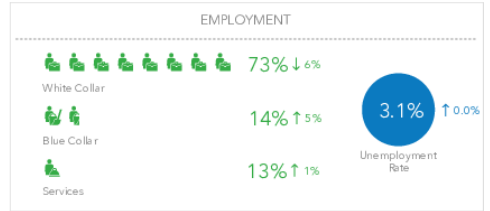
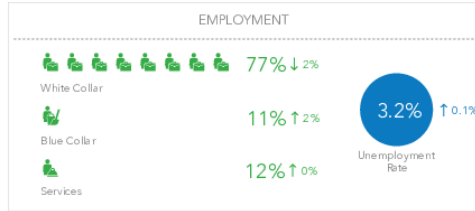
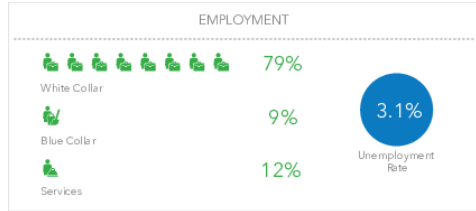
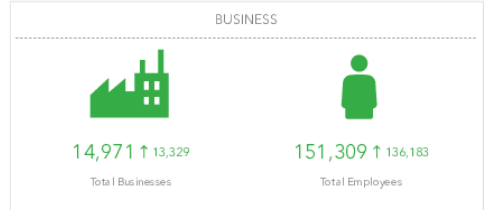
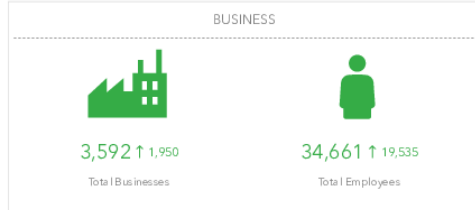
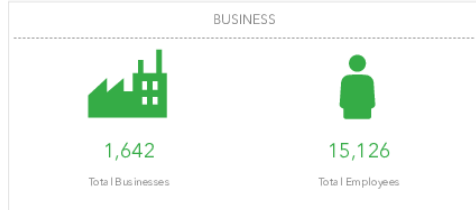
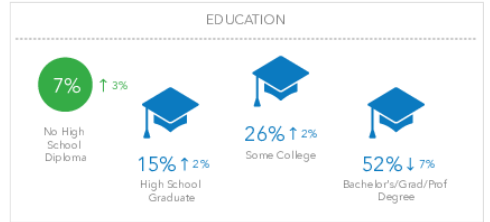
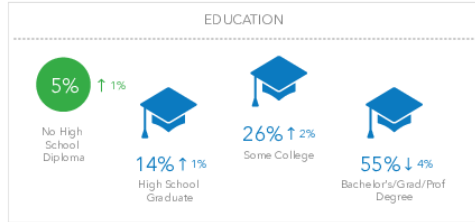
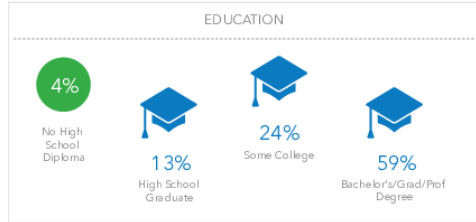
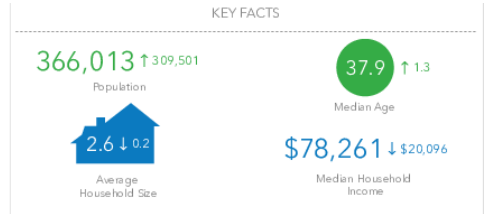
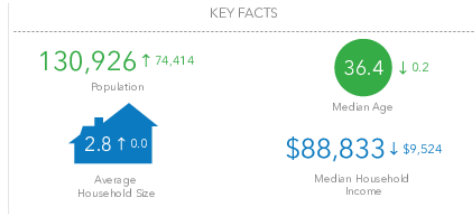
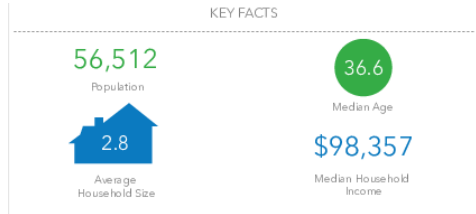
High Level Demographics Map



	1 MILE	5 MILES	10 MILES
POPULATION			
TOTAL POPULATION	2,955	92,771	287,134
MEDIAN AGE	33.7	34.4	36.3
MEDIAN AGE (MALE)	30.3	32.5	34.9
MEDIAN AGE (FEMALE)	34.8	35.2	37.0
HOUSEHOLDS & INCOME			
TOTAL HOUSEHOLDS	1,089	33,871	111,958
# OF PERSONS PER HH	2.7	2.7	2.6
AVERAGE HH INCOME	\$91,045	\$91,199	\$83,206
AVERAGE HOUSE VALUE		\$277,357	\$275,460

* Demographic data derived from 2010 US Census

Detailed Demographics - By 3, 5, 10 Mile Radius



Households By Income

The largest group: \$100,000 - \$149,999 (23.3%)
The smallest group: <\$15,000 (2.7%)

Indicator	Value	Difference
<\$15,000	2.7%	-2.3%
\$15,000 - \$24,999	3.9%	-1.7%
\$25,000 - \$34,999	5.1%	-1.6%
\$35,000 - \$49,999	9.9%	-1.4%
\$50,000 - \$74,999	16.1%	-2.1%
\$75,000 - \$99,999	13.0%	-0.3%
\$100,000 - \$149,999	23.3%	+3.3%
\$150,000 - \$199,999	13.0%	+3.3%
\$200,000+	13.0%	+2.8%

Bars show deviation from

Households By Income

The largest group: \$100,000 - \$149,999 (23.1%)
The smallest group: <\$15,000 (3.5%)

Indicator	Value	Difference
<\$15,000	3.5%	-1.5%
\$15,000 - \$24,999	4.0%	-1.6%
\$25,000 - \$34,999	5.4%	-1.3%
\$35,000 - \$49,999	9.7%	-1.6%
\$50,000 - \$74,999	18.6%	+0.4%
\$75,000 - \$99,999	14.1%	+0.8%
\$100,000 - \$149,999	23.1%	+3.1%
\$150,000 - \$199,999	11.1%	+1.4%
\$200,000+	10.5%	+0.3%

Bars show deviation from

Households By Income

The largest group: \$100,000 - \$149,999 (19.4%)
The smallest group: <\$15,000 (4.2%)

Indicator	Value	Difference
<\$15,000	4.2%	-6.0%
\$15,000 - \$24,999	5.7%	-3.0%
\$25,000 - \$34,999	7.0%	-2.2%
\$35,000 - \$49,999	12.3%	-0.4%
\$50,000 - \$74,999	18.6%	+2.7%
\$75,000 - \$99,999	13.6%	+1.2%
\$100,000 - \$149,999	19.4%	+3.1%
\$150,000 - \$199,999	9.2%	+1.8%
\$200,000+	10.1%	+3.0%

Bars show deviation from