



# 1851 Wendell Blvd

Wendell, North Carolina 27591

## Property Description

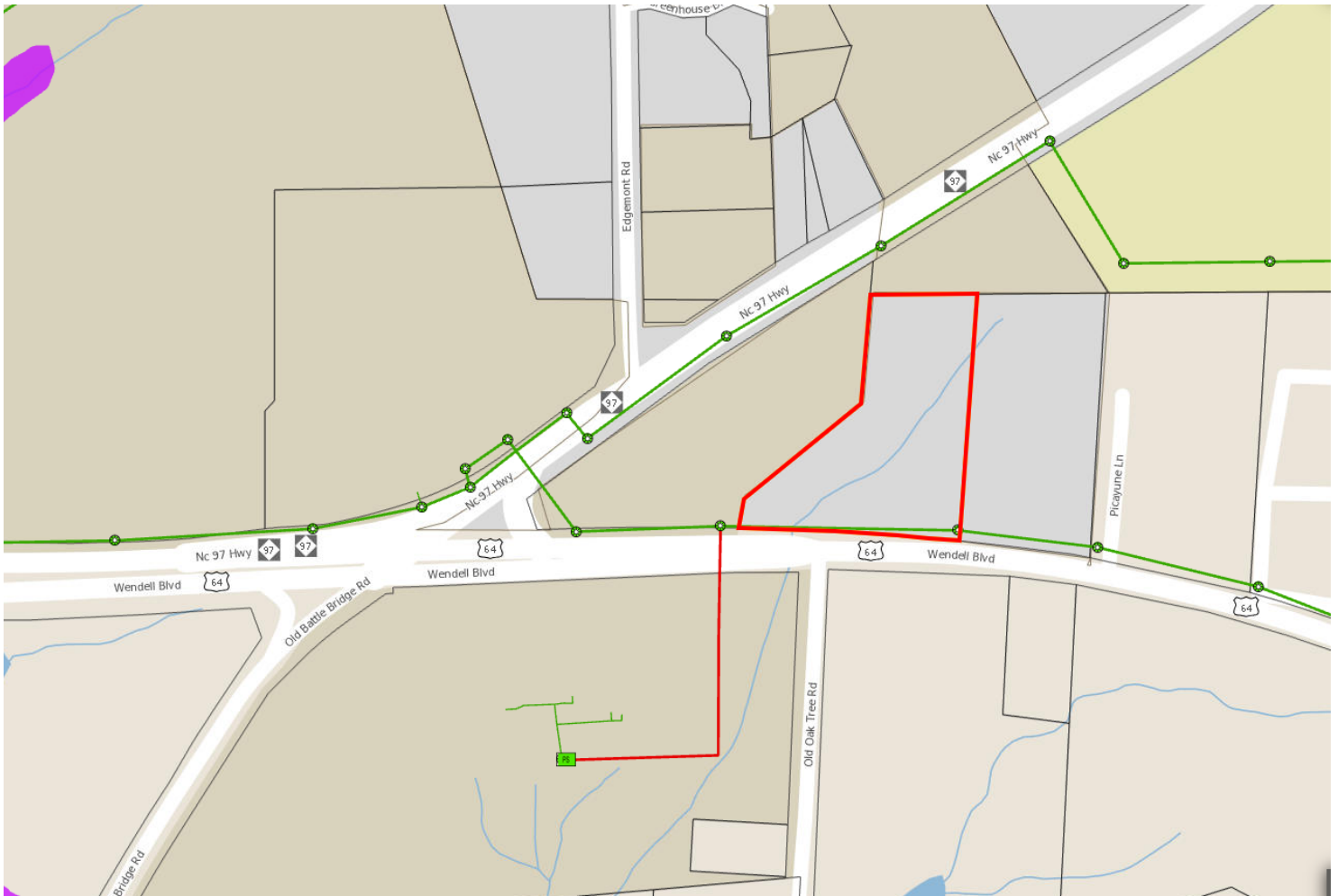
- 3.6 Acres
- Zoning: R-40
- 7 minutes to I-540/Hwy 87 Interchange
- 2.5 miles to Downtown Wendell
- Great Flex/Warehouse Development Opportunity
- Water and sewer to site
- Sale Price: \$240,000

For more information

**Carson Wilson**

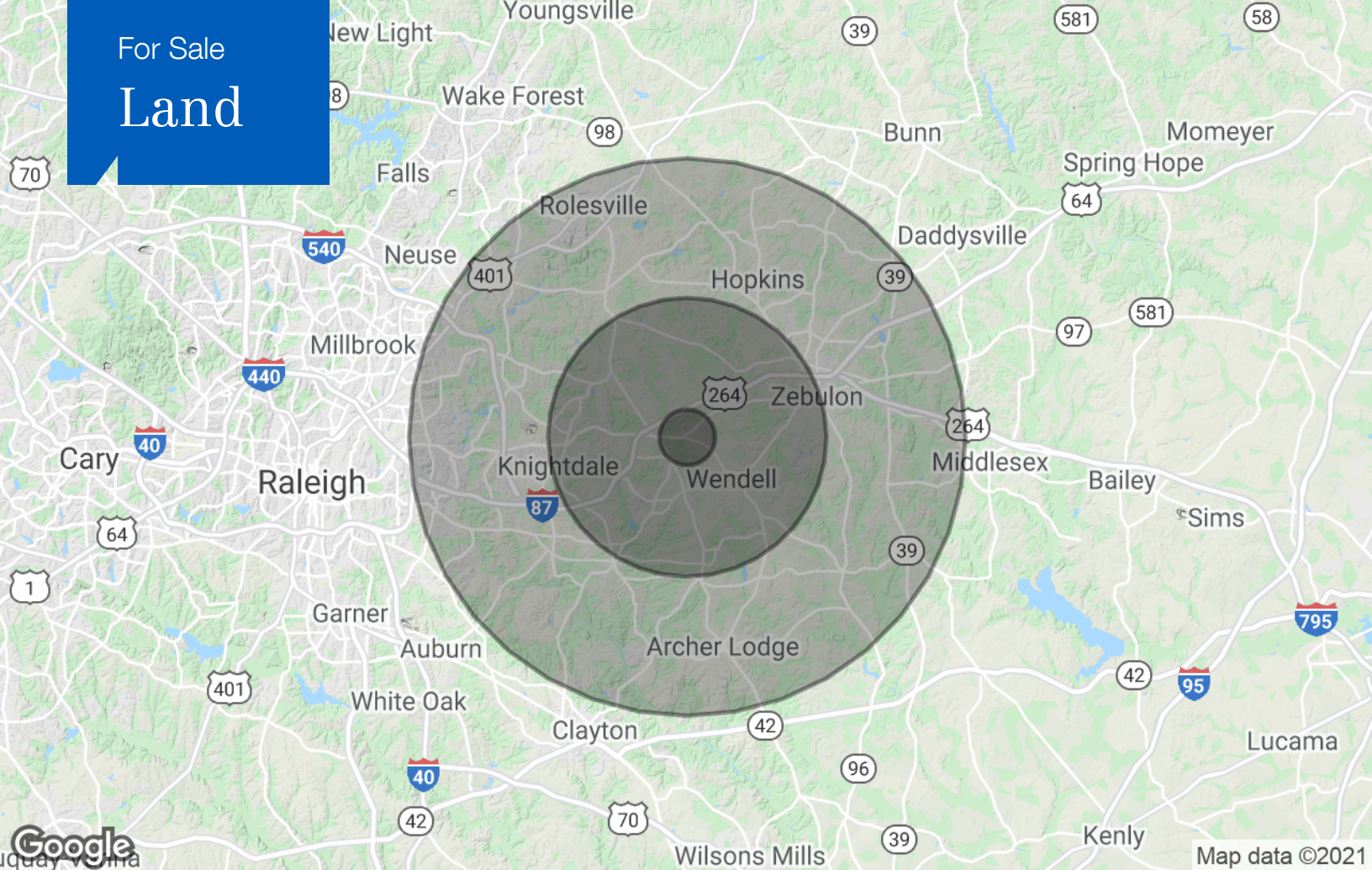
O: 919 714 7122 | C: 919 356 9254  
cwilson@triprop.com

For Sale  
Land





# For Sale Land



## Population

	1 Mile	5 Miles	10 Miles
Total Population	1,664	30,051	111,424
Median Age	33.4	35.6	35.8
Median Age (Male)	28.7	33.9	34.7
Median Age (Female)	40.4	38.2	36.9

## Households & Income

	1 Mile	5 Miles	10 Miles
Total Households	617	10,978	40,504
# Of Persons Per HH	2.7	2.7	2.8
Average HH Income	\$49,725	\$59,823	\$67,084
Average House Value	\$151,075	\$151,586	\$174,829

## Race

	1 Mile	5 Miles	10 Miles
% White	69.0%	64.8%	68.4%
% Black	25.9%	27.7%	25.1%
% Asian	0.0%	0.2%	1.1%
% Hawaiian	0.0%	0.0%	0.0%
% Indian	0.0%	0.0%	0.1%
% Other	5.1%	7.4%	5.3%

## Ethnicity

	1 Mile	5 Miles	10 Miles
% Hispanic	13.5%	16.3%	12.1%

\* Demographic data derived from 2010 US Census