VACANT LAND | FOR SALE

32 Hall Street

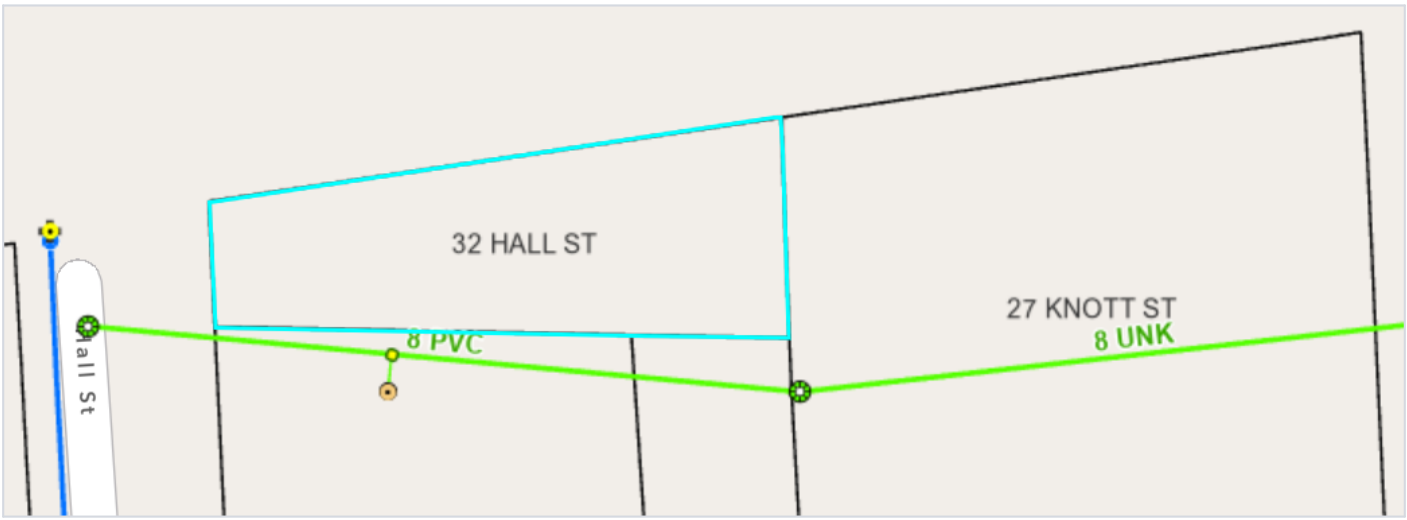
Wendell, NC 27591 • Wake County

0.15 AC
R3 Zoned Lot

Vacant 0.15-acre residential lot in Wendell. The Town of Wendell Planning Department confirms **residential use and that the lot is buildable**, and Raleigh Water has provided a **utility connection fee quote** and utility map (below).

ADDRESS	**32 Hall St, Wendell, NC 27591**	PROPERTY TYPE	**Vacant / Unimproved Land**
ACREAGE	**0.15 acres**	ZONING	**R3 (Residential)**
PARCEL PIN	**1783995973**	SUBDIVISION	**Knotts Heights**

Water & Sewer Location



Subject parcel outlined in cyan. Blue = water (6" DIP main on Hall St). Green = sewer (8" PVC) running along the south side of the lot. Source: City of Raleigh Water utility map.

Planning & Zoning

Land use / buildable: Residential; yes, the lot is buildable.

Home types: Manufactured, small, or tiny home permitted if it meets the building code for a single-family home.

Setbacks & restrictions: See Town of Wendell Code of Ordinances, Ch. 5, Sec. 5.9 (Municode: library.municode.com).

Frontage: Road improvements may be needed to provide the lot with proper frontage.

Future development: Town development map: wendell-plan.maps.arcgis.com.

Source: Town of Wendell Planning Dept., Aug. 5, 2026.

Utility Connection Costs

Water capital facility fee	$1,447
Sewer capital facility fee	$2,223
5/8" water meter	$290
Fees & meter subtotal	**$3,960**
City-installed tap: 3/4" water	$5,756
City-installed tap: 4" sewer	$5,155
Approx. total with both taps	**$14,871**

Quoted by Raleigh Water, Aug. 10, 2026; subject to change. Excludes plumbing permit and any well/septic abandonment. Total is the sum of quoted items. Town Planning was unsure whether a line extension would be required; confirm with Raleigh Water.

Buyer due diligence: Buyer to verify all information, including setbacks, frontage and road improvements, and utility connection requirements, with the Town of Wendell and Raleigh Water. Information deemed reliable but not guaranteed.

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