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From the Triangle Business Journal:

<https://www.bizjournals.com/triangle/news/2022/07/11/wake-forest-grove-ninety-eight-construction.html>

## Hundreds of new homes, apartments rise next to Wake Forest Wegmans

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Construction is underway on a luxury residential community that will include townhomes and apartments in a rapidly evolving area of Wake Forest.

Stiles, a commercial real estate development firm founded in Florida in 1951, is building a 232-unit apartment complex on 14 acres within the Grove Ninety-Eight project off Highway 98 at the Ligon Mill Road intersection.

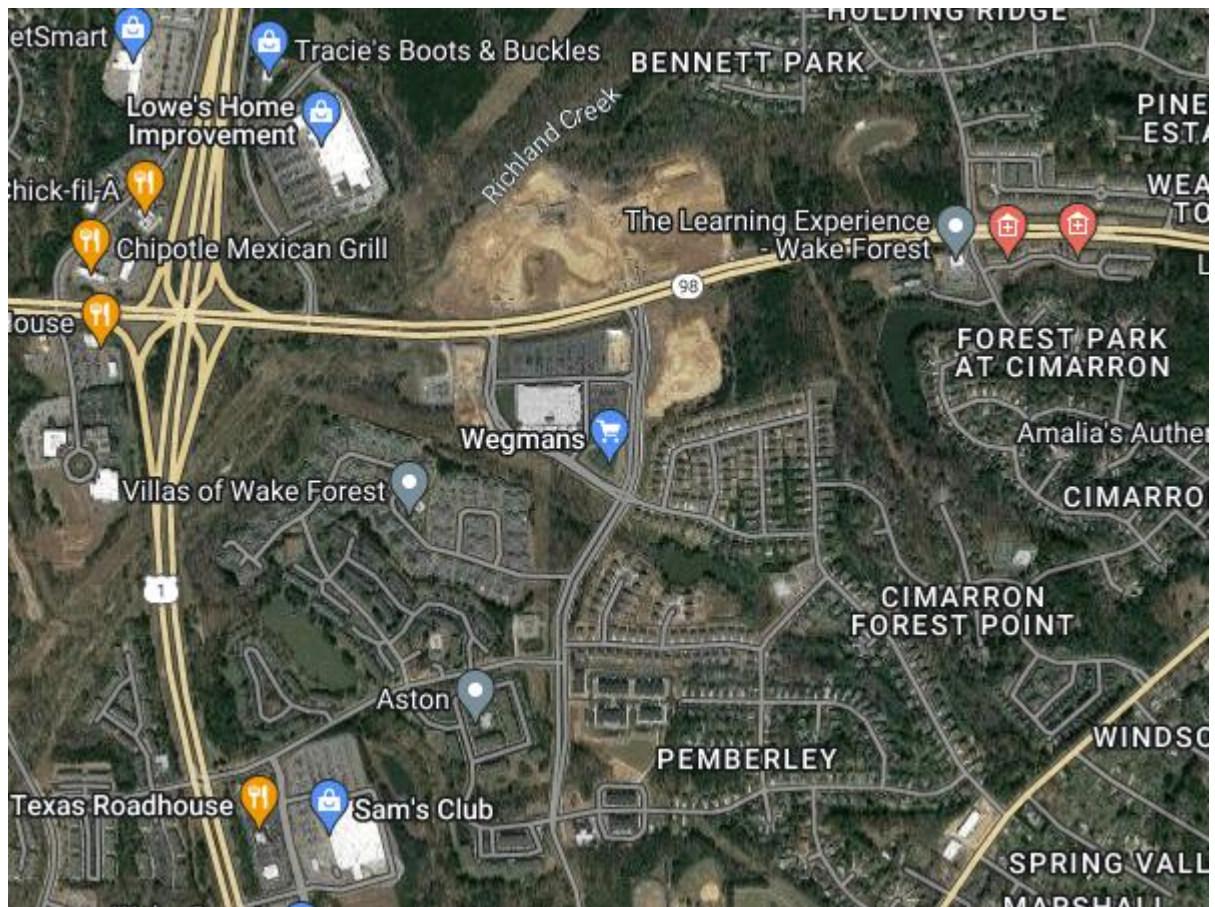
On the other side of Ligon Mill Road, Stiles is building 122 units on 10 acres that will be a combination of townhomes and two-over-two stacked flats.

Across Hwy. 98 will be 273 more residential units on 21 acres of land that Stanley Martin Homes of Reston, Virginia, bought from Stiles in 2021 for \$10.5 million.



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Rendering of the development's pool area.



Grove Ninety-Eight is a Wegmans anchored mixed-use development that developers hope will become the Wake Forest destination for living, shopping and dining.

New York-based Wegmans Food Markets, which now has four locations in the Triangle, bought the 14 acres at 11051 Ligon Mill Road back in 2019 for \$8.5 million and built a 100,000-square-foot store at the location in 2020. The store opened in May 2021.

The Grove Ninety-Eight project, which is just east of US-1/Capital Boulevard, also will include 80,000 square feet of walkable retail.

“Perhaps one of the most unique aspects of this community for residents to enjoy is the walkability and convenience to adjacent dining and retail options that are usually only seen in more urban locations, as well as proximity to Wegmans,” said Jeff McDonough, president of Stiles Residential Group.

The apartment complex, which is yet to be named, will offer a mix of large one-, two- and three-bedroom apartment homes with high-end finishes such as quartz countertops, stainless steel appliances,

vinyl plank flooring, solid wood shaker cabinetry and high-speed Wi-Fi service. There will also be detached private garages.

“In addition to providing convenient access to surrounding employment nodes such as RTP, downtown Raleigh and North Hills, residents will also have thoughtfully designed areas that provide dedicated work-from-home areas,” McDonough said.

Community amenities include an 8,500-square-foot clubhouse with a fitness center, lounges and a resident co-working area with private meeting rooms. Also, there will be a pool and outdoor dining/entertainment areas, complete with a beer garden. Other amenities include a dog park, a spa and a children’s playground.

Tentative plans call for the apartments to be open and the residential units to be available for occupancy in the summer of 2023.

JDavis Architects is the project’s architect and Fortune-Johnson Construction is the general contractor.

Stiles, which bought the more than 45 acres of land for the apartments and residential units for about \$17 million, has more than 900 units currently under construction throughout the Southeast, exceeding \$1 billion in capitalization. Also, Stiles, which has a regional office in Charlotte, currently has 1,200 units in pre-development throughout Florida, North Carolina and Tennessee.

### **Cliff Barnes**

Contributor