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Elevation renderings for the proposed Wegmans Food Market in Chapel Hill filed in October... [more](#)

C/O TOWN OF CHAPEL HILL

Developers of the proposed [Wegmans](#) in Chapel Hill have secured the land and the construction loan to begin demolition and site work for the big, new grocery building later this year.

Texas-based Leon Capital Group on Monday closed on the purchase of [Hendrick Automotive's](#) Performance Automall properties on Fordham Boulevard, paying \$11.9 million for the 13-acre site, according to Orange County records. The developer also bought for \$1.34 million two small buildings on Old Durham Road that'll be needed for overflow parking.

[Hendrick Automotive plans to relocate](#) its Acura, BMW and Subaru dealerships in Chapel Hill to its the Durham Southpoint Automall near The Streets at Southpoint mall.

Leon Capital Group has also secured a construction loan with Greensboro-based NewBridge Bank, a recent acquisition of Raleigh-based Yadkin Bank, which is also in the process of being acquired by Pittsburgh-based F.N.B. Corp. The principal value of the Wegmans construction loan is for \$16.76 million with a maximum threshold of \$33.5 million, according to county records.

Chapel Hill and Orange County government leaders in October approved an [economic development incentive package for Wegmans](#) worth \$4 million to lure the big-box grocery store company to Chapel Hill. The new 130,000-square-foot Wegmans store is expected to create 350 new jobs and support \$30 million in new investments, plus a projected \$1.7 million in new tax revenue annually for the town and county.

New York-based Wegmans has [confirmed plans so far to open four future stores](#) in the Triangle, including two in Cary, one in Raleigh and one in Chapel Hill, each with different real estate development partners under long-term lease agreements.

Leon Capital Group, which is developing the Chapel Hill site on behalf of Wegmans, submitted a special use permit application and site plan in October, which is currently under review.

The property is adjacent to the former office and headquarters campus of [Blue Cross Blue Shield of North Carolina](#), a property now owned by the [State Employees Credit Union](#). In August, SECU began renovation and conversion of the property into a data center. That project is expected to take 12 to 18 months. BCBS has relocated its staff and operations to Durham.