

FOR SALE > LAND

0 N SMITHFIELD RD. KNIGHTDALE, NC 27545
Corner of N Smithfield Rd. & Steeple Square Ct.



PROPERTY DETAILS

Available Acreage	+2.70
Pricing	\$415,000
Price Per Acre	\$189,830.50
Property Type	Land
Land Use	Commercial
Zoning	NMX
Parcel ID	1754270050 1754270273
County	Wake
Utilities	Power Water Sewer

PROPERTY HIGHLIGHTS

- > Commercial lot with great visibility 474 feet of road frontage. Located in fast growing area just off of US 64 Business (Knightdale Blvd) and minutes from I-540. Elementary school is across the street and high school is near-by, this site is surround by retail, apartments, residential development and convenient to downtown Knightdale.
- > Knightdale is one of the fastest-growing communities in the Triangle metro region, and between 2010 to 2015 experienced a 21.6% change in population
- > Traffic Count: 48,000 at US-64 & N Smithfield Rd.

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AMENITIES MAP



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TOPOGRAPHY (2 FT & 10 FT)



PARCELS IDS

1 1754270020

2 1754270273

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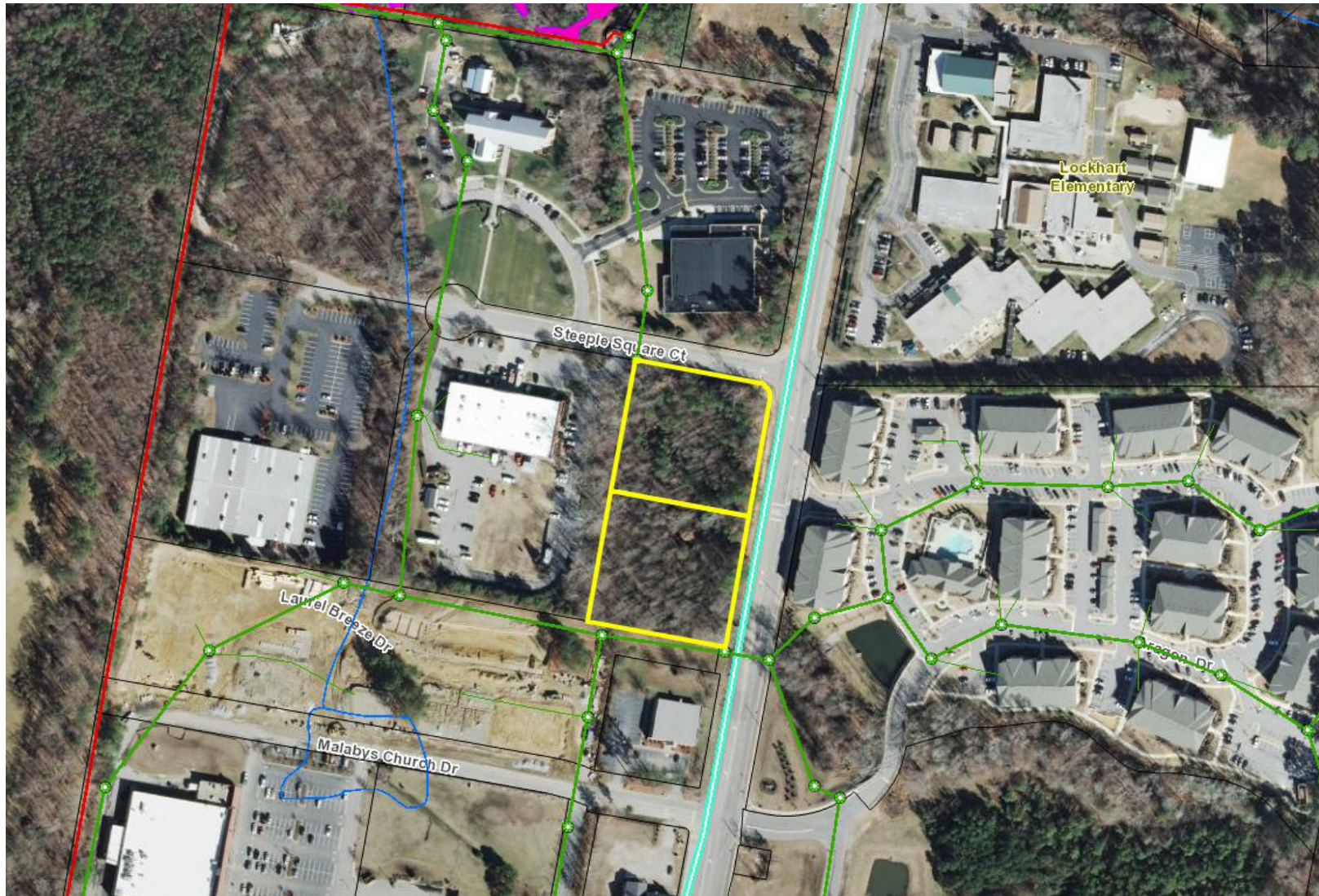
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MUNICIPAL SANITARY SEWER MAP



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KNIGHTDALE FACTS & FIGURES

KNIGHTDALE BUILDING PERMIT SUMMARY JANUARY - DECEMBER 2016

RESIDENTIAL PERMITS



333

COMMERCIAL PERMITS



33

TOTAL # PERMITS



366

QUICK FACTS

35.4

Median Age (yrs)

49.8%

Bachelor's Degree or
Higher

13,243

total population (2015)

6.1%

unemployment rate

\$161,800

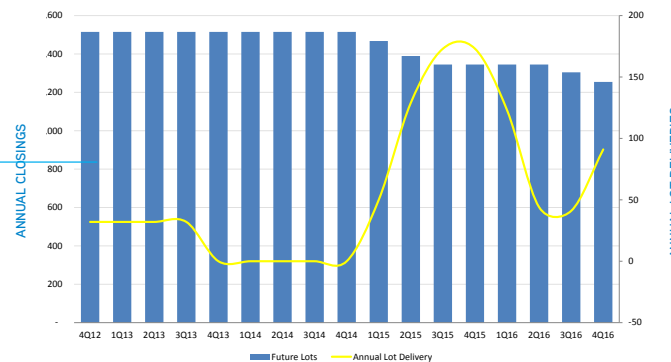
Average Home Value

\$70,512

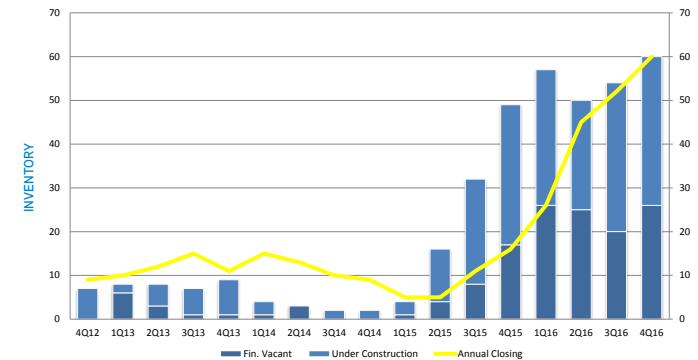
median household income



FUTURE LOTS AND DELIVERIES



HISTORICAL HOUSING INVENTORY AND CLOSINGS



> RECENT Accolades

- 50 Safest Cities in North Carolina, Safewise
- 10 Most Affordable Places in America, SmartAsset
- 6th Happiest City in North Carolina, HomeSnacks

> Statistics

- The town of Knightdale's population has more than doubled since the year 2000.
- Annual population growth from 2010 Census to Q1 2017 was reported at 17.9%.
- Situated just east of Raleigh and the Neuse River, just 9 miles from Downtown Raleigh.
- General Fund Budget FY'15-'16 was reported at \$12,161,399.