



# GOODLEAF LAND PARCELS

± 102.56 ACRES  
\$3.6 MM

Development Opportunity:  
Town of Knightdale, NC



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Vice President  
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**David Batten**  
Vice President  
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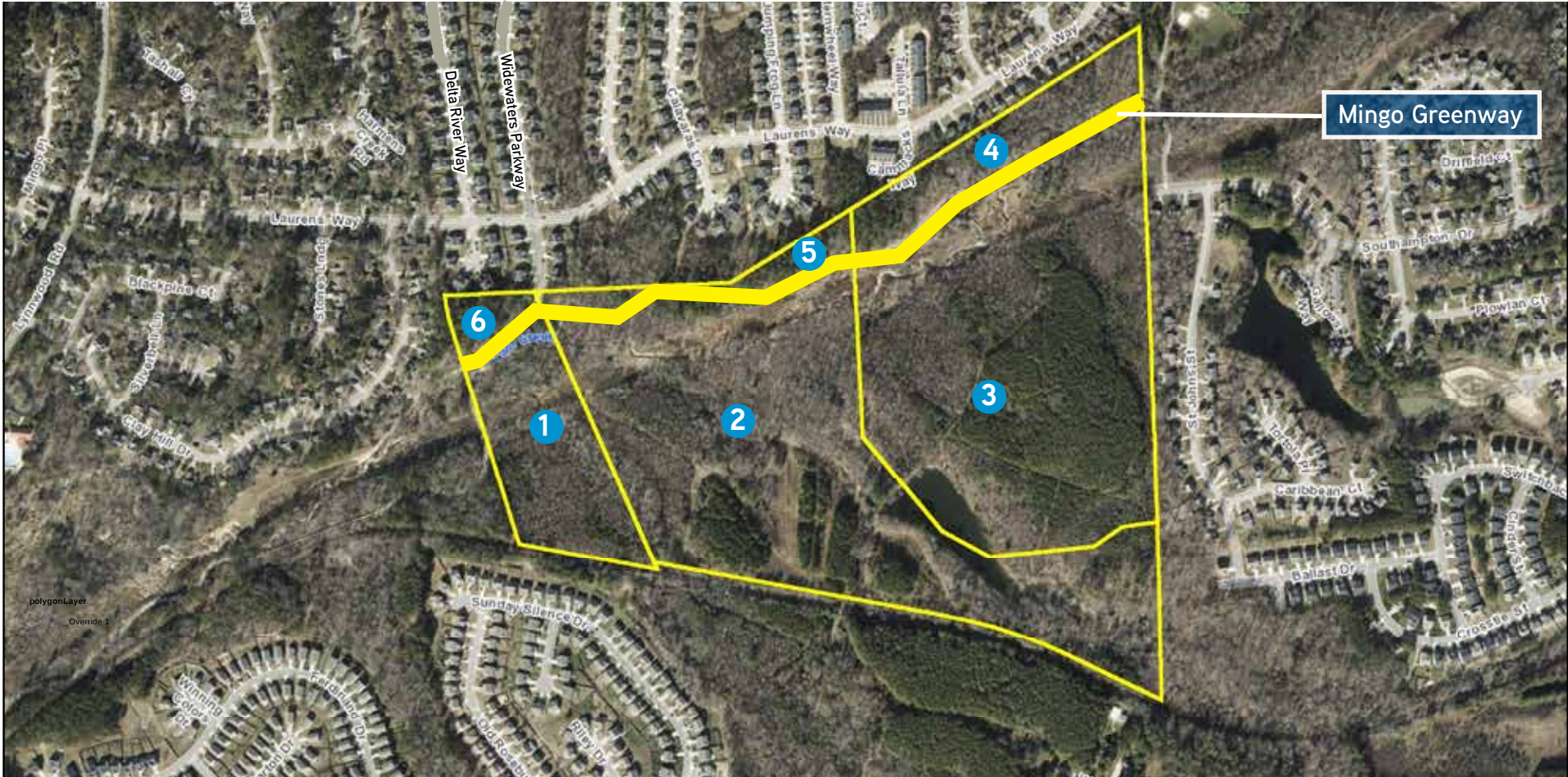
LAND ADVISORY TEAM

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Raleigh - Durham  
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Raleigh, NC 27605  
[www.colliers.com/rdu](http://www.colliers.com/rdu)





# PROPERTY OVERVIEW: WAKE COUNTY INFORMATION



## PARCEL PIN NUMBER

1	1744711175	4	1744920445
2	1744811114	5	1744713798
3	1744910921	6	174419718



# PROPERTY OVERVIEW: SOILS



PARCEL PIN NUMBER

①	1744711175	④	1744920445
②	1744811114	⑤	1744713798
③	1744910921	⑥	174419718



# PROPERTY OVERVIEW: FLOODPLAINS



## PARCEL PIN NUMBER

1	1744711175	4	1744920445
2	1744811114	5	1744713798
3	1744910921	6	174419718



# PROPERTY OVERVIEW: CURRENT ZONING | GR3 & GR8



## PARCEL PIN NUMBER

①	1744711175	④	1744920445
②	1744811114	⑤	1744713798
③	1744910921	⑥	174419718

# CURRENT ZONING: GR3 & GR8

[Click here and go to page 2-6](#)

## Section 2.6

Purpose and Intent: The General Residential District is intended for Town's existing predominately-residential neighborhoods as well as provide for new primarily-residential development in accordance with a suburban pattern. These Districts are differentiated only by the density of the overall development relative to the planning goals of the Town as set forth in the 2027 Comprehensive Plan:

### 1. Maximum Development Density:

**GR3:** 3 Units/Acre (Gross Acreage)

**GR8:** 8 Units/Acre (Gross Acreage)

### 2. Permitted Building Type Ratio: The maximum number of Townhouse buildings in a GR development shall not exceed 30% of the total number of units

3. Lot and Building Dimensional Requirements: On infill lots, the minimum lot width, front and side setbacks shall be equal to the median lot width, average as built front setback and average as-built side setback dimension, respectively, of lots on the same block face and the opposite block face within 300 feet or one block length (whichever is greater). In situations where no block face exists (no houses facing the street) for purposes of making average calculations, a Special Use Permit shall be required. Otherwise, the dimensional requirements for new developments shall be as follows:

Building Type (CH 5):	House	Townhouse	Civic & Institutional
Lot Width (a) (Min)	30 ft	n/a	100 ft
Front Setback (g) (Min)	10 ft	0 ft	10 ft
Front Setback (g) (Max)	n/a	25 ft	n/a
Front Yard Encroachment (b)	8 ft	(e)	10 ft
Minimum Driveway Length	35 ft	n/a	n/a
Side Setback (g) (Min)	20% of lot width (d)	10 ft between buildings	15 ft
Rear Setback (g) (Min)	25 ft	n/a	30 ft
Rear Setback from Rear Lane/Alley (c) (Min)	20 ft from centerline	15 ft from centerline	n/a
Accessory Structure Side/Rear Setback (Min)	5 ft	5 ft	5 ft
Maximum Height (f)	3 stories	3 stories	3 stories

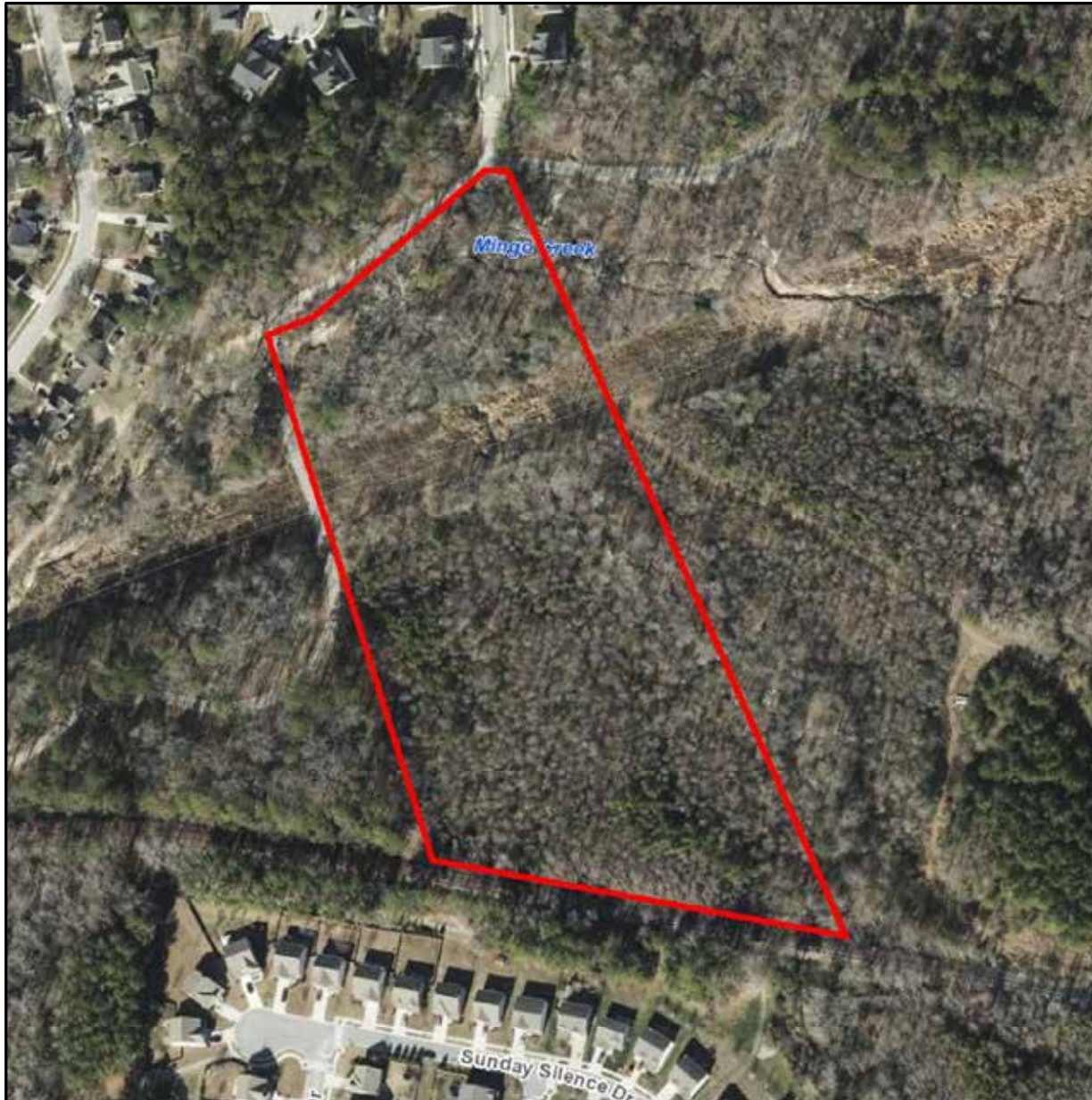
Notes: (a) For lots less than 80 feet wide, alley/rear lane access to all off-street parking areas is required, except when such lots front onto an approved cul-de-sac, in which case shared driveways shall be required. For in-fill lots less than 80 feet wide where no alley/rear lane access exists, shared driveways shall be required. For lots 80 feet wide or greater, access to off-street parking is permitted from the fronting street or rear lane/alley. (b) Balconies, stoops, stairs, chimneys, open porches, bay windows, and raised doorways are permitted to encroach into the front setback (Section 4.4). (c) For lots that provide access to off-street parking from a rear lane/alley. (d) For lots 60' in width or greater: Side setbacks are calculated as an aggregate setback. However, a five (5) foot minimum setback per side shall be maintained; For lots less than 60' in width: Side setbacks are calculated as an aggregate setback. However, a three (3) foot minimum setback per side shall be maintained. Also, in new developments with zero lot line products, the entire 20% side setback may be allocated to one (1) side provided that the side setback condition is identical for all lots along the same block face. In addition, for zero lot line developments, a minimum of six (6) feet of total building separation is required. (e) Upper story balconies may encroach into the right-of-way (over sidewalk only) with permission from the Administrator. (f) Refer to Section 4.5 for computation of height (g) For Major Subdivisions receiving Master Plan approval prior to November 16, 2005, recorded plat setbacks for principal buildings shall prevail

\*Town of Knightdale is currently evaluating the applicable context of the uniform Development Ordinance and Comprehensive Plan. It is anticipated the evaluation to be completed by summer 2018



# PROPERTY OVERVIEW: WAKE COUNTY INFORMATION

1 1744711175



PIN: 1744711175  
PIN Ext: 000  
Real Estate ID: 0436111  
Map Name: 1744 04  
Owner: BREWER, PAMELA LEIGH FAISON  
HALE, TERESA ANN FAISON  
Mail Address 1: 8100 HAWKSHEAD RD  
Mail Address 2: WAKE FOREST NC 27587-6679  
Mail Address 3:  
Deed Book: 016323  
Deed Page: 02009  
Deed Date: 03/21/2016  
Deed Acres: 9.53  
Building Value: \$0  
Land Value: \$172,050  
Total Value: \$172,050  
Billing Class: Individual  
Description: TRF FAISON LD BM1981 -00547  
Heat Area: 0  
Site Address: 0 WOODFIELD LN  
City:  
Township: St. Matthew's  
Year Built: 0  
Sale Price: \$0  
Sale Date:  
Use Type:  
Design Style:  
Land Class: Forestry  
Old Parcel Number: --



0 110 220 440 ft  
1 inch = 200 feet

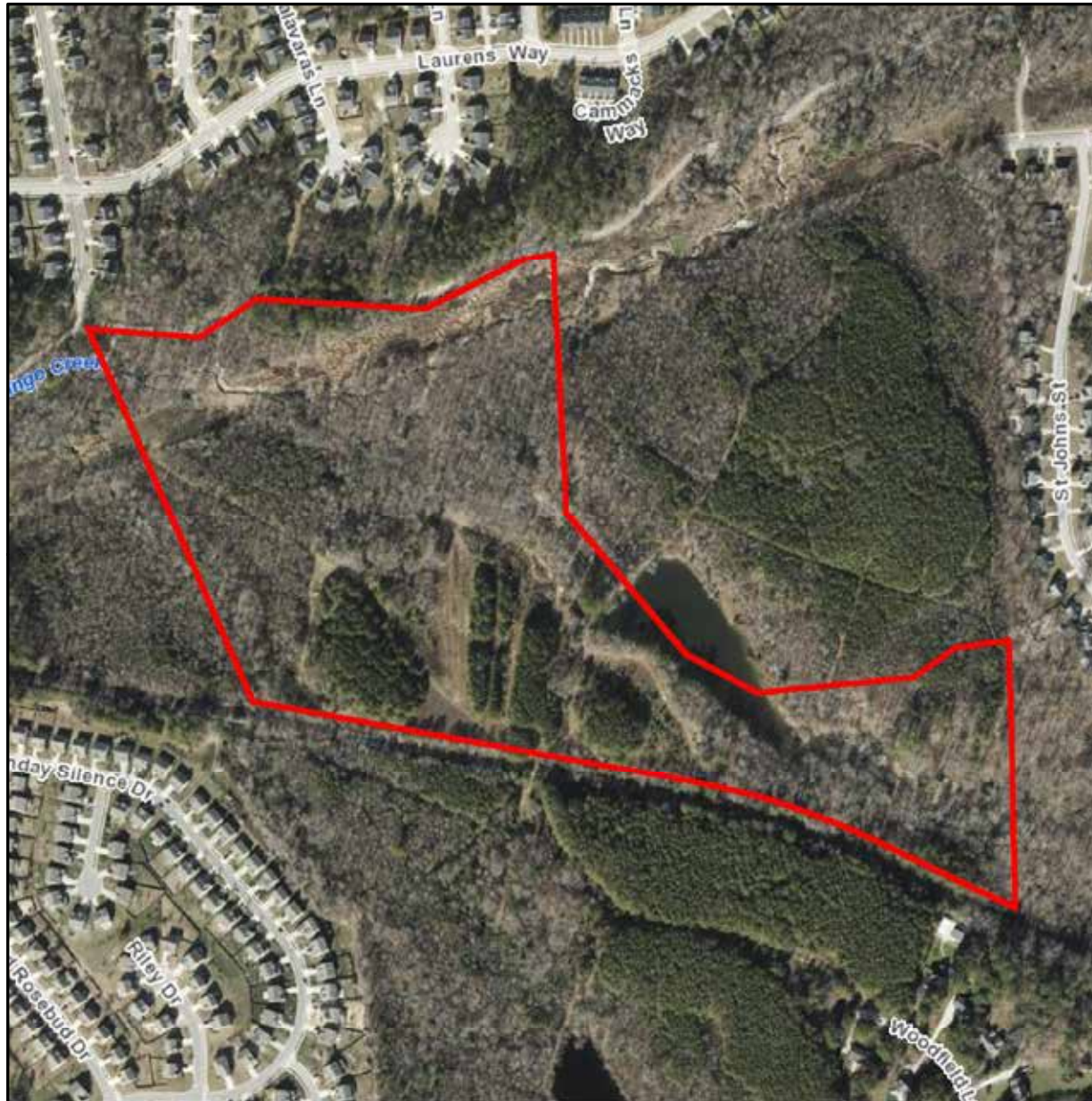
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IMaps makes every effort to produce and publish the most current and accurate information possible. However, the maps are produced for information purposes, and are **NOT** surveys. No warranties, expressed or implied, are provided for the data therein, its use, or its interpretation.



# PROPERTY OVERVIEW: WAKE COUNTY INFORMATION

2 1744811114



PIN: 1744811114  
PIN Ext: 000  
Real Estate ID: 0069369  
Map Name: 1744 04  
Owner: TART, DEBORAH JANE TART, MELTON E JR  
Mail Address 1: 4325 OLD FAISON RD  
Mail Address 2: KNIGHTDALE NC 27545-9179  
Mail Address 3:  
Deed Book:  
Deed Page:  
Deed Date: 10/21/2005  
Deed Acres: 41.33  
Building Value: \$0  
Land Value: \$563,130  
Total Value: \$563,130  
Billing Class: Individual  
Description: GR PT TART LD BM1981 -00067  
Heat Area: 0  
Site Address: 0 OLD FAISON RD  
City:  
Township: St. Matthew's  
Year Built: 0  
Sale Price: \$0  
Sale Date:  
Use Type:  
Design Style:  
Land Class: Agriculture  
Old Parcel Number: 529-00000-0018



0 220 440 880 ft  
1 inch = 400 feet

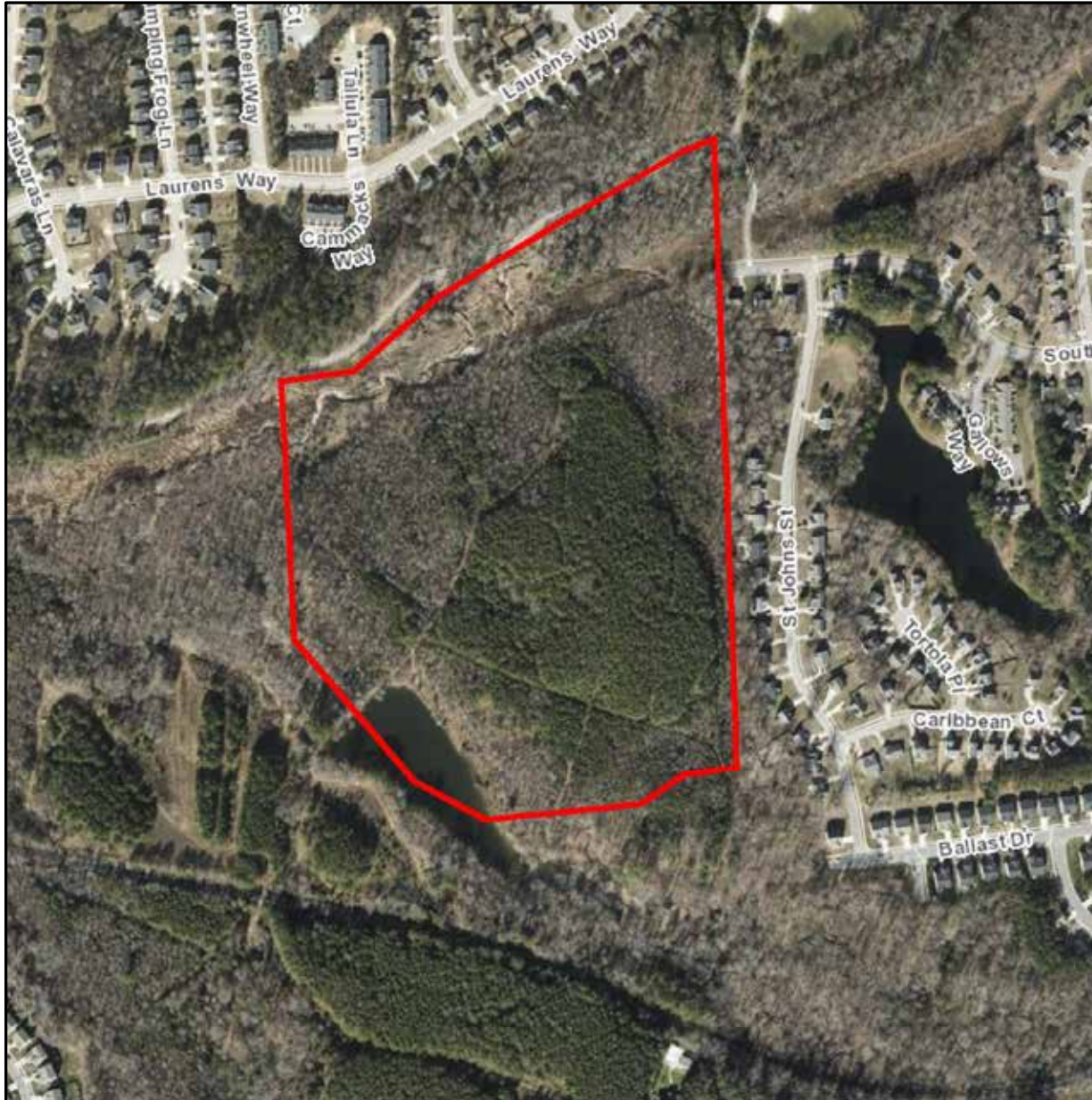
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# PROPERTY OVERVIEW: WAKE COUNTY INFORMATION

3 1744910921



PIN: 1744910921  
PIN Ext: 000  
Real Estate ID: 0021513  
Map Name: 1744 04  
Owner: BREWER, PAMELA LEIGH FAISON  
HALE, TERESAANN FAISON  
Mail Address 1: 8100 HAWKSHEAD RD  
Mail Address 2: WAKE FOREST NC 27587-6679  
Mail Address 3:  
Deed Book: 016323  
Deed Page: 02009  
Deed Date: 03/21/2016  
Deed Acres: 38.64  
Building Value: \$0  
Land Value: \$990,000  
Total Value: \$990,000  
Billing Class: Individual  
Description: FAISON LD  
Heat Area: 0  
Site Address: 0 SOUTHAMPTON DR  
City:  
Township: St. Matthew's  
Year Built: 0  
Sale Price: \$0  
Sale Date:  
Use Type:  
Design Style:  
Land Class: Forestry  
Old Parcel Number: 529-00000-0019



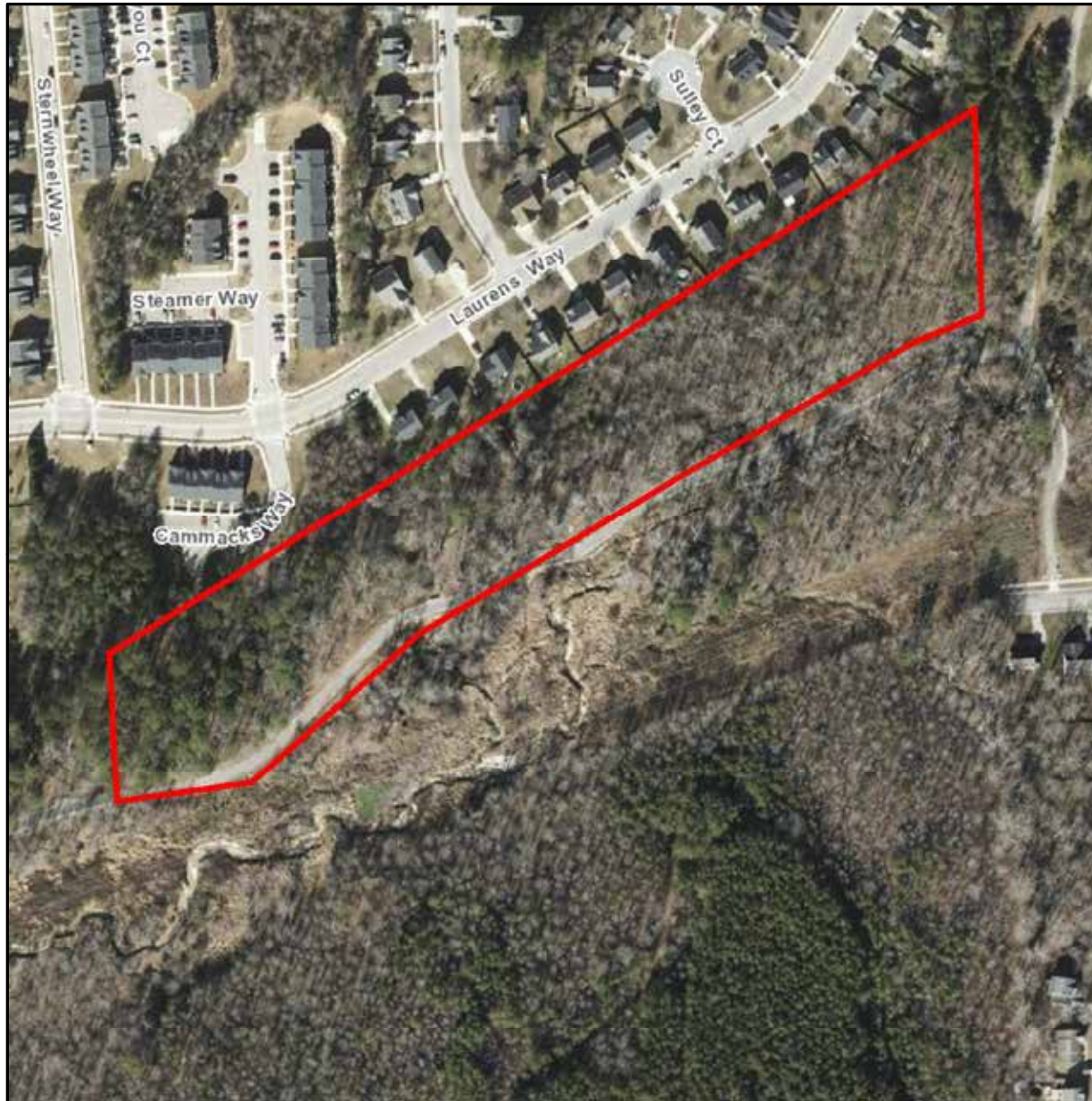
0 220 440 880 ft  
1 inch = 400 feet

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# PROPERTY OVERVIEW: WAKE COUNTY INFORMATION

④ 1744920445



PIN: 1744920445  
 PIN Ext: 000  
 Real Estate ID: 0206608  
 Map Name: 1744 04  
 Owner: BREWER, PAMELA LEIGH FAISON  
 HALE, TERESA ANN FAISON  
 Mail Address 1: 8100 HAWKSHEAD RD  
 Mail Address 2: WAKE FOREST NC 27587-6679  
 Mail Address 3:  
 Deed Book: 016323  
 Deed Page: 02009  
 Deed Date: 03/21/2016  
 Deed Acres: 6.85  
 Building Value: \$0  
 Land Value: \$81,525  
 Total Value: \$81,525  
 Billing Class: Individual  
 Description: SM PT TR G FAISON LD BM1981 - 00547  
 Heat Area: 0  
 Site Address: 0 SOUTHAMPTON DR  
 City:  
 Township: St. Matthew's  
 Year Built: 0  
 Sale Price: \$0  
 Sale Date:  
 Use Type:  
 Design Style:  
 Land Class: Forestry  
 Old Parcel Number: 529--



0 110 220 440 ft  
 1 inch = 200 feet

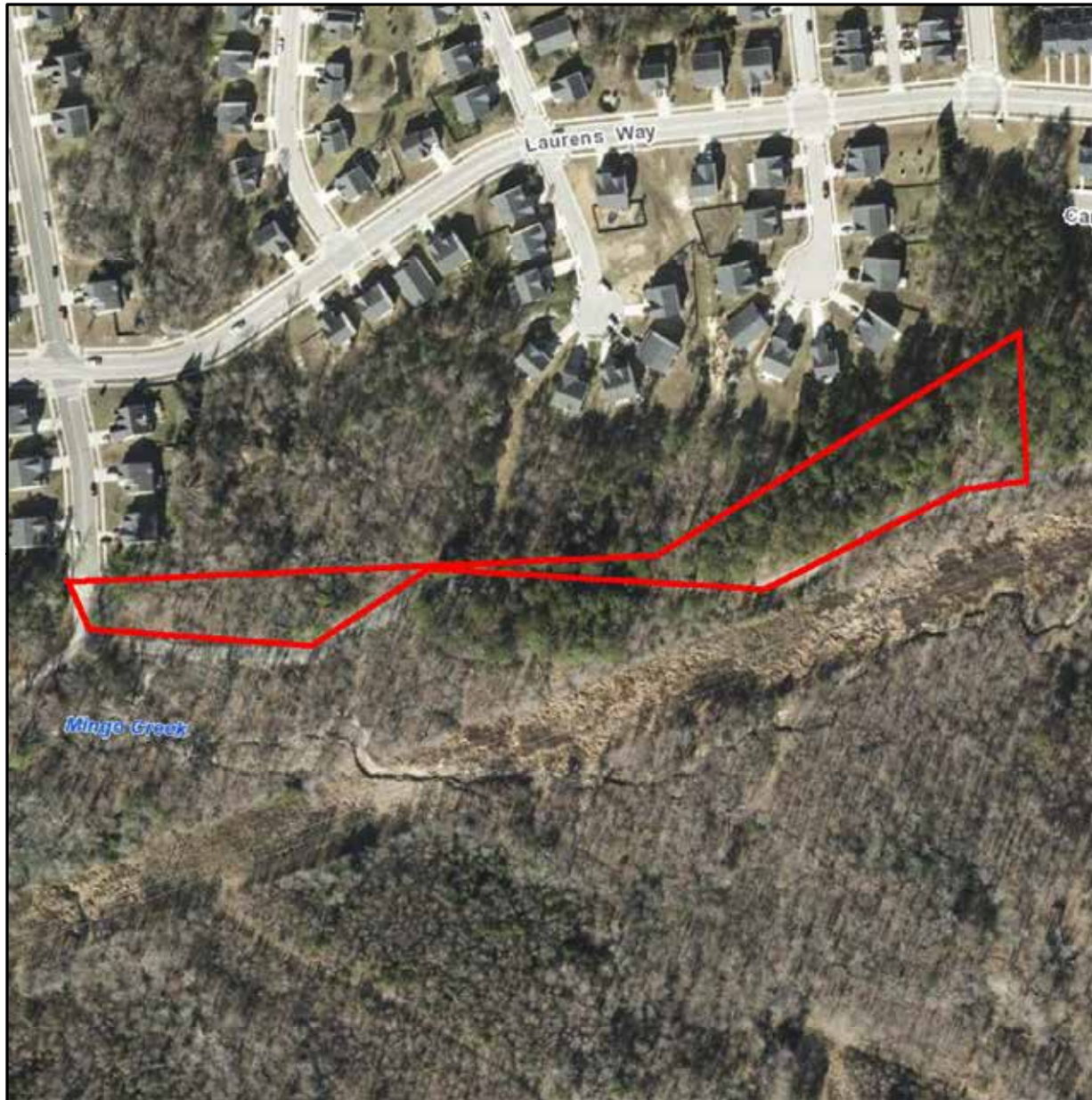
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# PROPERTY OVERVIEW: WAKE COUNTY INFORMATION

5 1744713798



PIN: 1744713798  
PIN Ext: 000  
Real Estate ID: 0206605  
Map Name: 1744 04  
Owner: TART, DEBORAH JANE TART, MELTON E JR  
Mail Address 1: 4325 OLD FAISON RD  
Mail Address 2: KNIGHTDALE NC 27545-9179  
Mail Address 3:  
Deed Book:  
Deed Page:  
Deed Date: 10/21/2005  
Deed Acres: 2.58  
Building Value: \$0  
Land Value: \$22,530  
Total Value: \$22,530  
Billing Class: Individual  
Description: FAISON LD  
Heat Area: 0  
Site Address: 0 OLD FAISON RD  
City:  
Township: St. Matthew's  
Year Built: 0  
Sale Price: \$0  
Sale Date:  
Use Type:  
Design Style:  
Land Class: Agriculture  
Old Parcel Number: 529--



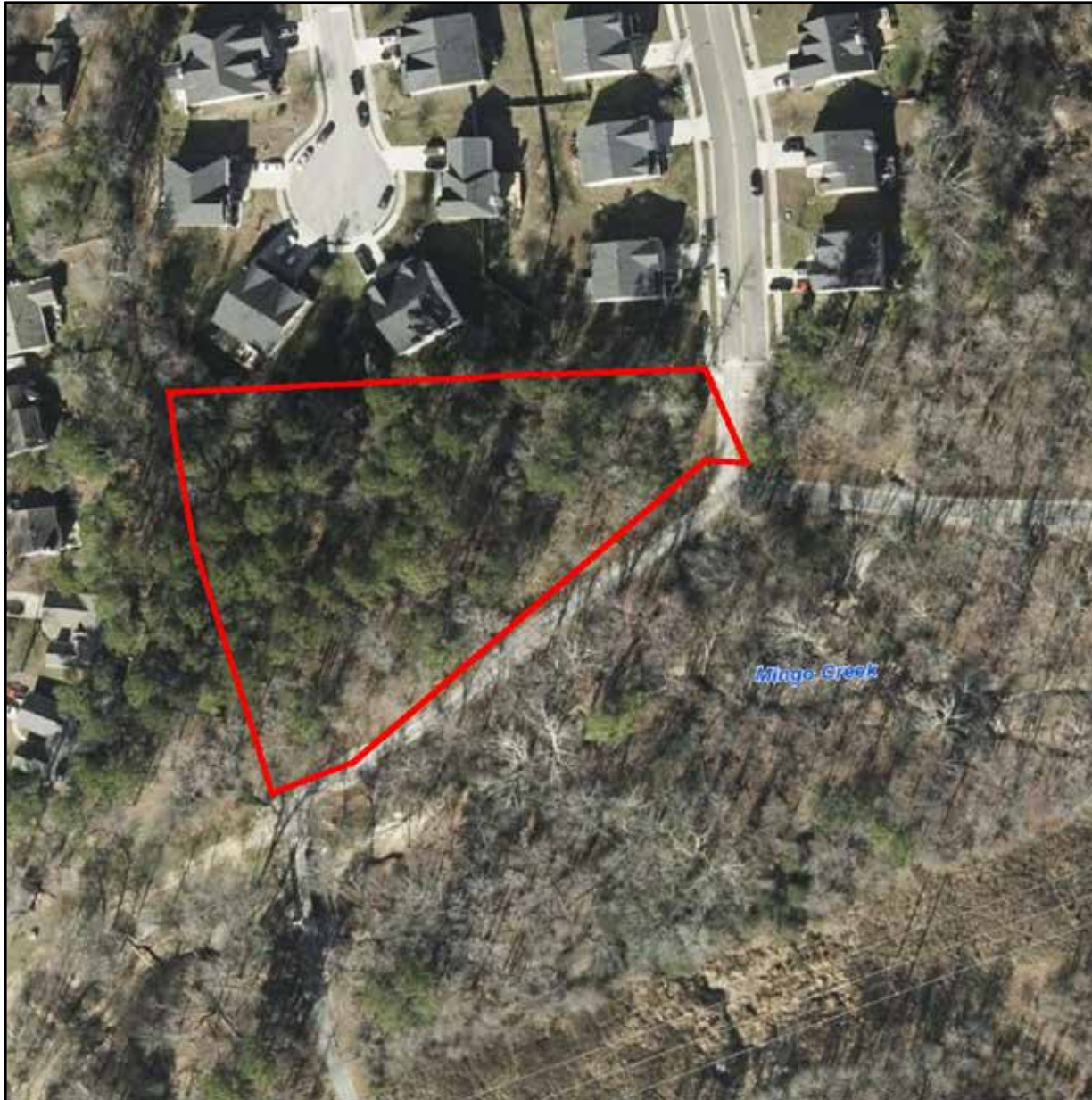
0 110 220 440 ft  
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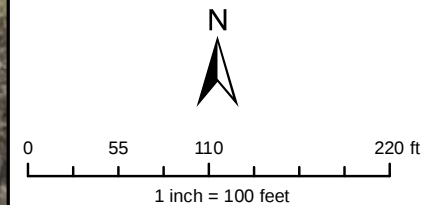


# PROPERTY OVERVIEW: WAKE COUNTY INFORMATION

6 174419718



PIN: 1744619718  
PIN Ext: 000  
Real Estate ID: 0206604  
Map Name: 1744 04  
Owner: BREWER, PAMELA LEIGH FAISON  
HALE, TERESA ANN FAISON  
Mail Address 1: 8100 HAWKSHEAD RD  
Mail Address 2: WAKE FOREST NC 27587-6679  
Mail Address 3:  
Deed Book: 016323  
Deed Page: 02009  
Deed Date: 03/21/2016  
Deed Acres: 1.5  
Building Value: \$0  
Land Value: \$40,500  
Total Value: \$40,500  
Billing Class: Individual  
Description: FAISON LD  
Heat Area: 0  
Site Address: 0 LAURENS WAY  
City:  
Township: St. Matthew's  
Year Built: 0  
Sale Price: \$0  
Sale Date:  
Use Type:  
Design Style:  
Land Class: Forestry  
Old Parcel Number: 529--

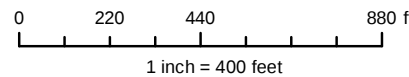


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# PROPERTY OVERVIEW: WAKE COUNTY INFORMATION

● Mingo Greenway: 1744619549, 1744717801, 1744829228

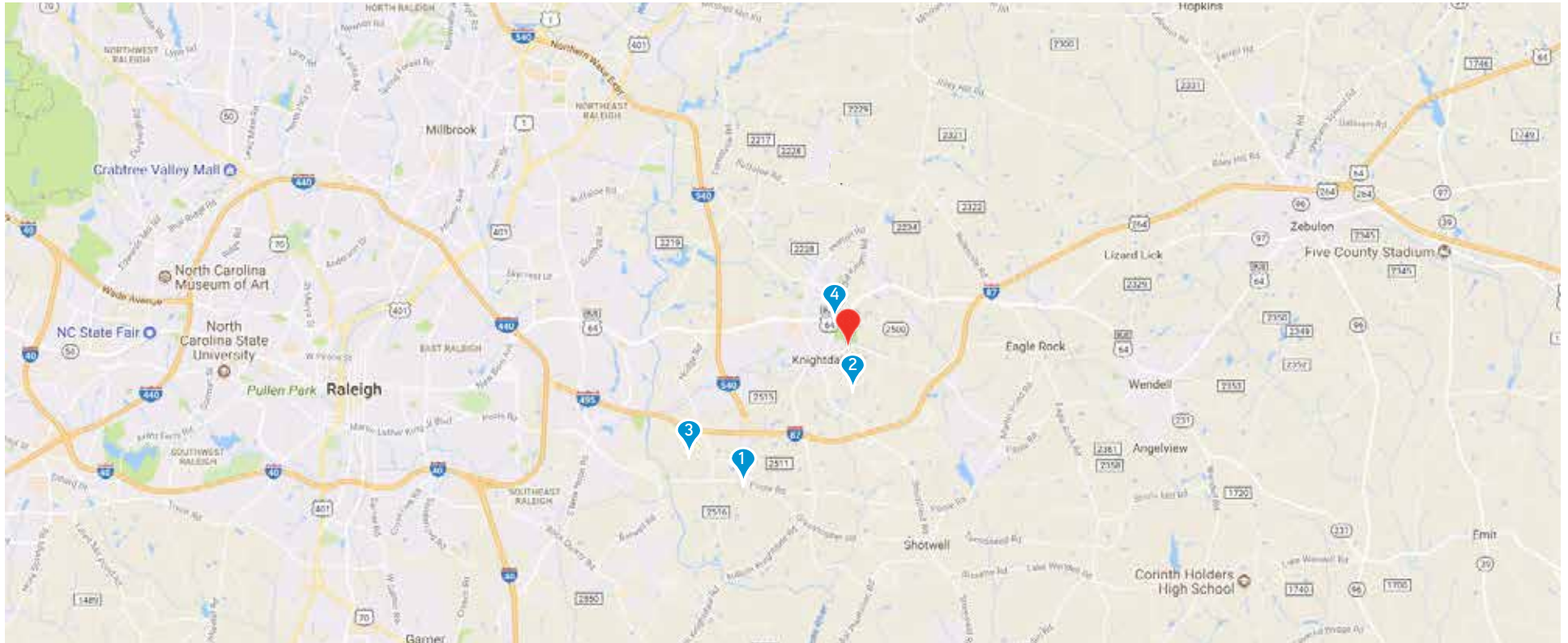


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# MARKET ANALYSIS: LAND SOLD



## Land Sold

### 3 - Mile Radius from Site

	ADDRESS	ACRES	SALE PRICE	PRICE/ACRE	SALE DATE	BUYER	SELLER	ZONING
1	7633 Poole Rd	45.74	\$1,883,000	\$41,165.66	7/28/2016	Turkey Farm, LLC	Dogwood Owner, LLC	NMX
2	Fayetteville St	140.85	\$5,569,000	\$39,538.52	2/26/2015	Glenmere, LLC	Carolyn J Edwards	GR8
3	1001-1031 Finley Point Dr	34.38	\$1,538,000	\$44,735.04	5/25/2011	Cheswick Investments, LLC	Panther Rock, LLC	UR12
4	Knightdale Blvd	141.4	\$2,500,000	\$17,680.93	4/30/2010	Churchill LLC	Crosland Churchill Llc	R-7

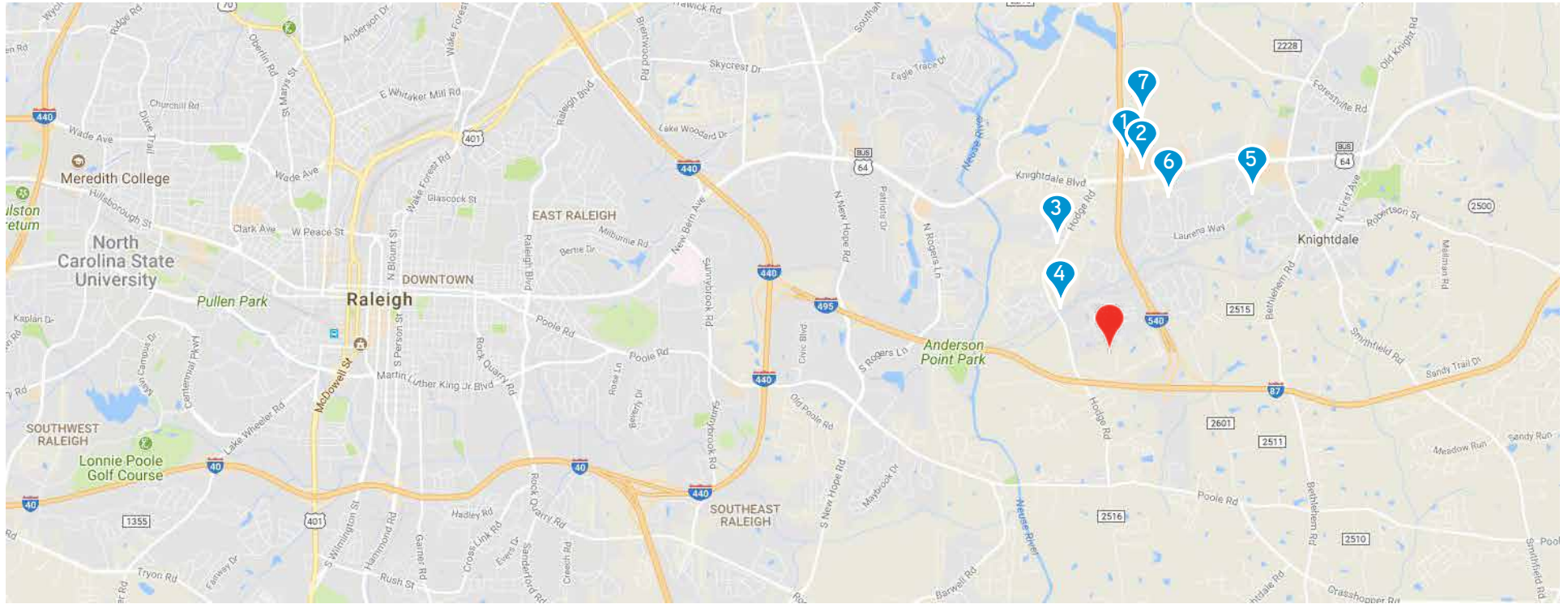




ADDRESS	Name	ACRES	SALE PRICE	PRICE/ACRE	ZONING
1 3010 Hodge Rd (2 Properties)	3020 & 3100 Hodge Rd	123.46	\$3,950,000	\$31,994	R-30
2 US Hwy 64 Bus	Legacy Oaks	66.51	\$2,500,000	\$37,588	HB & NMX
3 Mailman Rd	0 Mailman Rd	36.53	\$1,445,000	\$39,556	RMX & GR8
4 409 Mailman Rd	N/A	33.52	\$1,200,000	\$35,799	GR8
5 4401 Old Faison Rd	Development Site	19	\$665,000	\$35,000	GR3
6 8323 Poole Rd	N/A	13.19	\$545,000	\$41,319	RR1



# MARKET ANALYSIS: CONSTRUCTION PIPELINE



## Construction Pipeline

### 3 - Mile Radius from Site

	ADDRESS	RBA (SF)	LAND (AC)	STATUS	NAME
1	302 Hinton Oaks Blvd	1,822	N/A	Proposed	Midtown Commons Shopping Center
2	405 Hinton Oaks Blvd	40,400	3.83	Under Construction	Hampton Inn
3	Hodge Rd.	7,143,840	164	Proposed (401 Units)	Stone River
4	Hodge Rd. (West Side)	6,906,438	158.55	Proposed	Silverstone
5	901-903 McKnight Drive	28,600	6.20	Proposed	McKnight Commons Phase 2
6	4001 Widewaters Pky	2,482,920	57.00	Under Construction	Parkstone
7	540 Hinton Oaks Blvd	120,000	18.79	Proposed	Hinton Oaks III

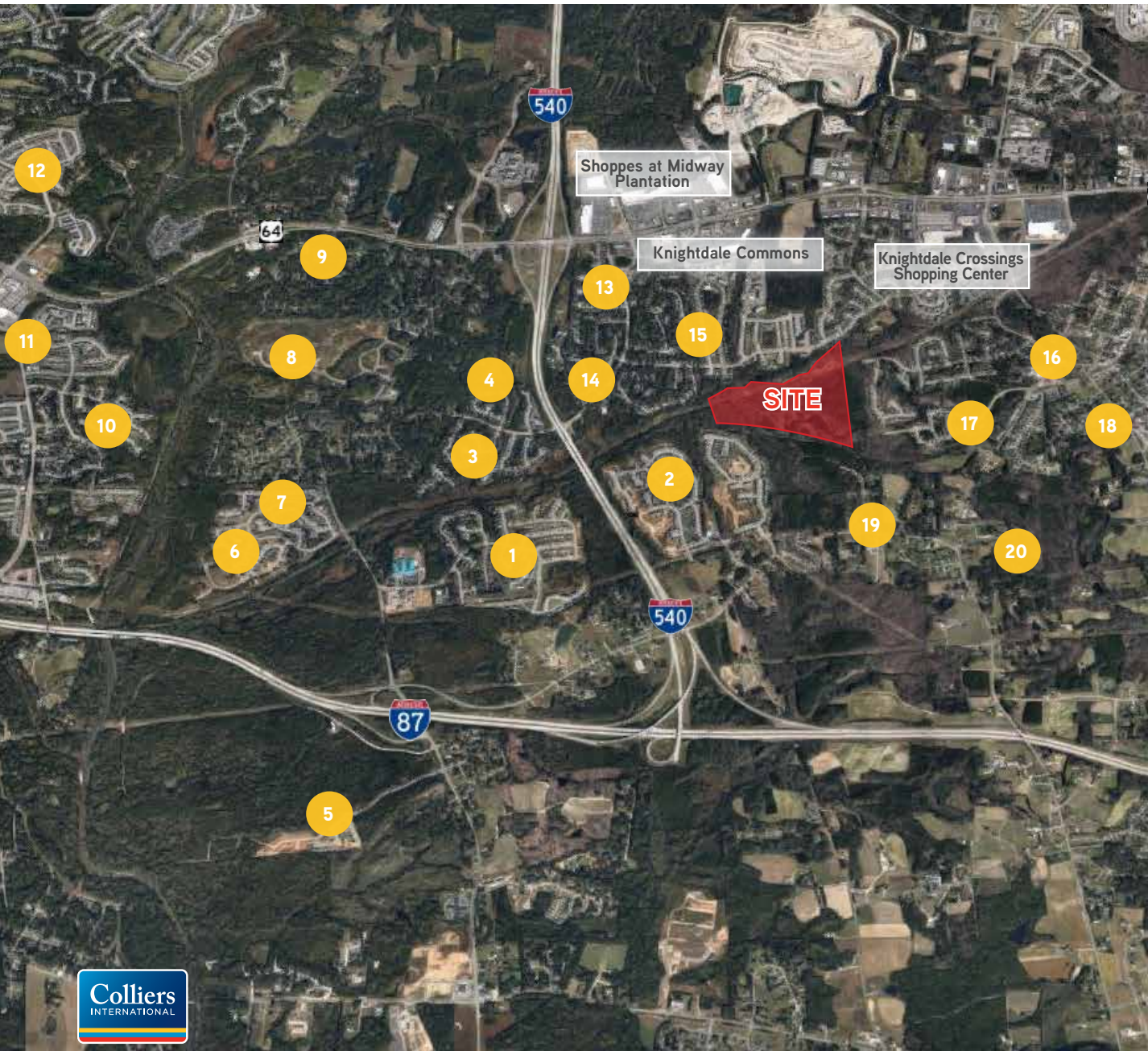


# AREA OVERVIEW: AMENITIES MAP



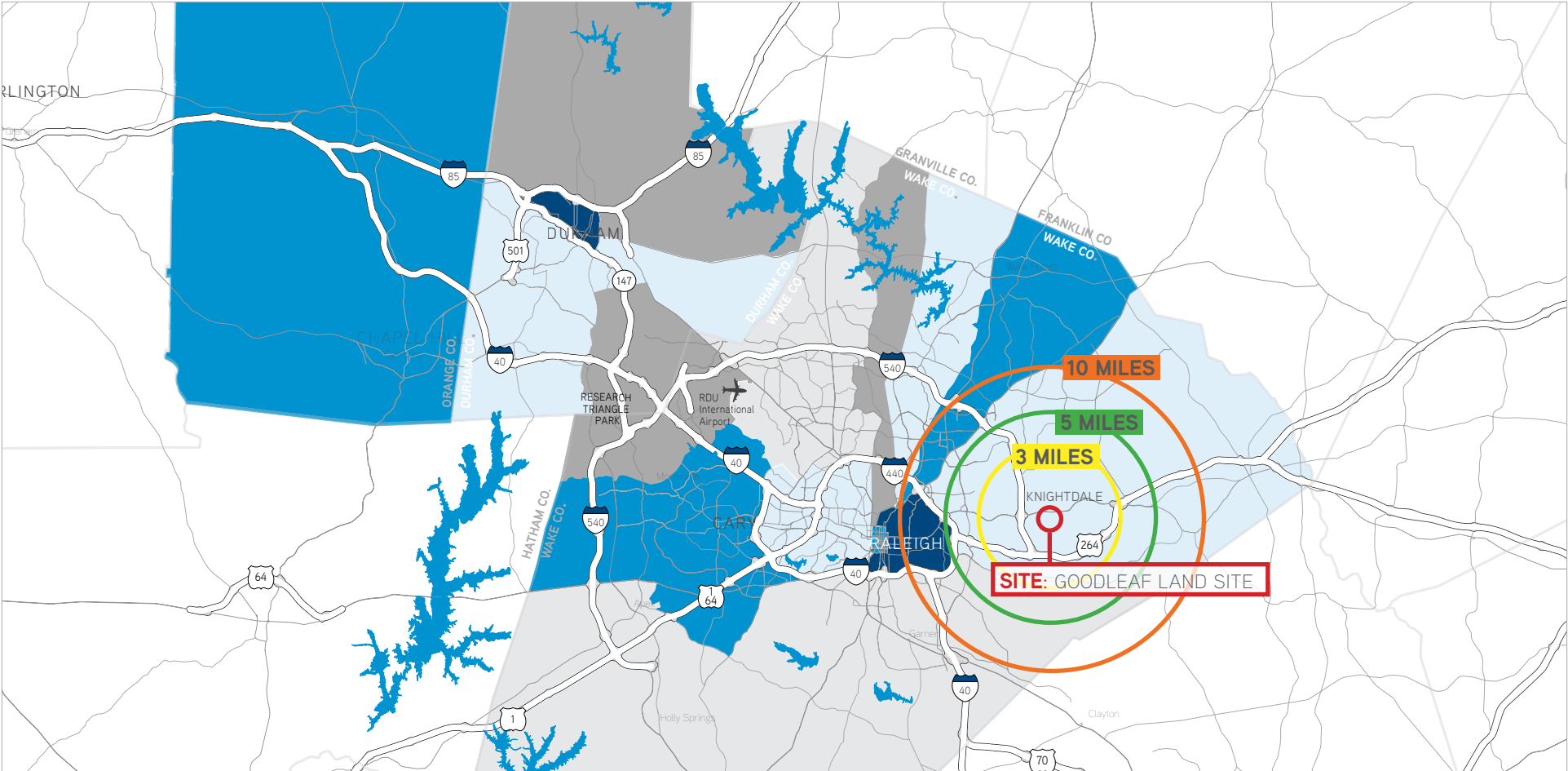


# AREA OVERVIEW: NEIGHBORHOODS | AVERAGE PRICING



1) Mingo Creek	\$188,500
2) Churchill	\$234,000
3) Ashebrook at Planters Walk	\$180,000
4) River Estates Townhomes	\$188,000
5) Panther Rock	\$188,000
6) Princeton Manor	\$270,000
7) Barclay Downs	\$182,000
8) Langston Ridge	\$289,000
9) Ellendale	\$161,000
10) Taylors Creek at the Neuse	\$219,000
11) Summer Place	\$195,000
12) Woodberry at Planters	\$188,000
13) Mathews Glen at Planters	\$240,000
14) Woodberry at Planters	\$188,000
15) Widewaters	\$185,000
16) Carrington Woods	\$183,000
17) Lewis Landing	\$161,000
18) Brookfield Station	\$215,000
19) Woodfield at the meadows	\$280,000
20) The Meadows	\$203,000

# AREA OVERVIEW: DISTANCE MAP





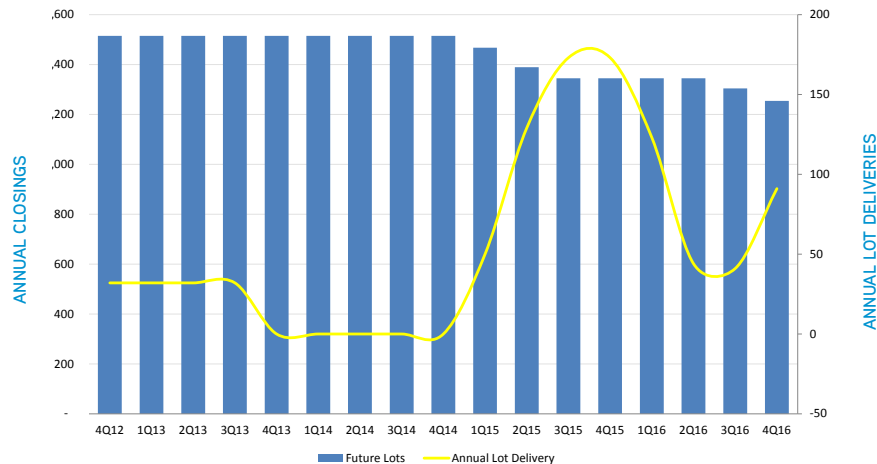
# AREA OVERVIEW: KNIGHTDALE STATISTICS



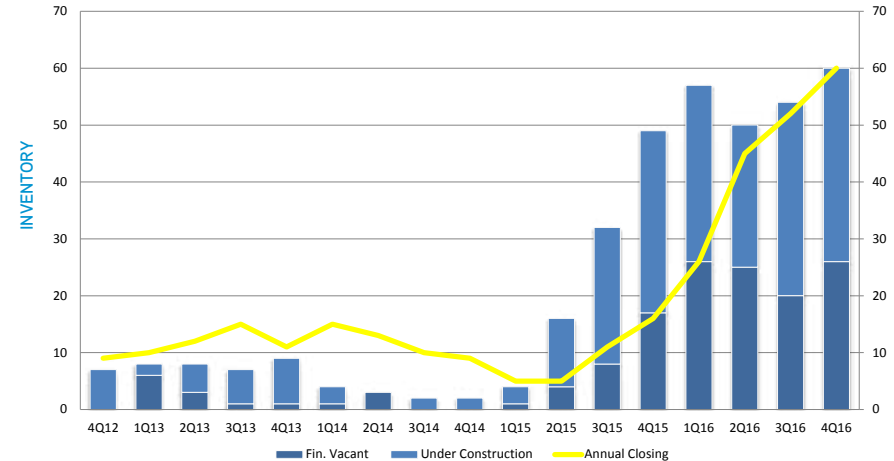
## QUICK FACTS

35.4 Median Age (yrs)	49.8% Bachelor's Degree or Higher	13,243 Total population (2015)
\$161,800 Average Home Value	\$70,512 median household income	6.1% Unemployment rate

## FUTURE LOTS AND DELIVERIES



## HISTORICAL HOUSING INVENTORY AND CLOSINGS



## KNIGHTDALE 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.

# AREA OVERVIEW: ACCOLADES

## RALEIGH-DURHAM & KNIGHTDALE ACCOLADES

- #10 best big city for jobs – *Forbes*
- #7 best place to live – *Forbes*
- #6 best city for young professionals – *Forbes*
- Among Best Budget Destinations in America, Part III: The South (Raleigh) – *Budget Travel*, July 2017
- #5 top 7 tech cities undergoing a tenant boom – *Forbes*
- #10 Among 100 Best Cities to Drive In (Raleigh) – *Wallethub*, July 2017
- #6 Among 100 Most Adventurous Cities in America (Raleigh) – *Men's Health*, June 2017
- Best Connected Medium Sized Airport (RDU International Airport) – *Massachusetts Institute of Technology International Center for Aviation*, May 2017
- #1 Among 2016 Best New Breweries (Bond Brothers Beer Company, Cary) – *USA TODAY 10Best*, March 2017
- #1 Among 2016 Top N.C. Tourist Attractions (North Carolina Museum of Natural Sciences) – *Carolina Publishing Associates*, March 2017
- #6 Among 2016 Top N.C. Tourist Attractions (Marbles Kids Museum) – *Carolina Publishing Associates*, March 2017
- #8 Among 2016 Top N.C. Tourist Attractions (North Carolina Museum of History) – *Carolina Publishing Associates*, March 2017
- #9 Among 2016 Top N.C. Tourist Attractions (North Carolina Museum of Art) – *Carolina Publishing Associates*, March 2017
- #8 on Top Biopharma Clusters in America – *GEN News*
- #14 Fastest Growing Metro in U.S. (Raleigh) – *U.S. Census Bureau*, March 2017
- Among Best Bread Bakeries in the South (La Farm Bakery, Cary) – *USA TODAY*, March 2017
- 2017 Five-Diamond Hotel Award (The Umstead Hotel and Spa, Cary) – *AAA*, January 2017
- 2017 Five-Diamond Restaurant Award (Heron at The Umstead Hotel and Spa, Cary) – *AAA*, January 2017
- 2017 Four-Diamond Hotel Award (Renaissance Raleigh North Hills Hotel) – *AAA*, January 2017
- #16 best city for gamers – *WalletHub*
- 2017 Four-Diamond Restaurant Award (Second Empire Restaurant & Tavern) – *AAA*, January 2017
- Among 34 of the Best New Breweries in the U.S. (Bond Brothers Beer Company, Cary) – *BeerAdvocate*, January 2017
- Among Top 10 Boomtowns of 2016 (Cary and Raleigh) – *SmartAsset*, January 2017
- Among 12 Top Destinations of 2017 (Raleigh) – *Forbes Travel Guide*, January 2017
- #22 Among Most Caring Cities in America (Raleigh) – *WalletHub*, January 2017
- 50 Safest Cities in North Carolina, *Safewise*
- 10 Most Affordable Places in America, *SmartAsset*
- Most Affordable Place to Live in NC, *SmartAsset*
- 6th Happiest City in North Carolina, *HomeSnacks*





# TEAM OVERVIEW: STRUCTURE

## FRANK T. QUINN

*President*

- Frank serves as President of the Colliers International Raleigh-Durham office
- Frank's broad experience in land acquisition, leasing and customer service has translated into the consummation of over \$1.75 Billion in property sales, leases, development and financings.



## DAVID BATTEN

*Vice President*

- David joins the Raleigh-Durham office of Colliers International as Vice President of Brokerage Services and has over eight years experience working with Land, Retail and Office property types.
- David has a strong understanding of the region's demographics and economic trends that allow him to position his clients for the highest return on their assets.



## HANNAH HATHAWAY

*Research Assistant*

- Hillson Leadership College
- Commercial Property Research Certification (CPRC), Colliers University
- Propel Women's Leadership, Chapter Leader



## DENISE Q SOUTHERNLAND

*Marketing Director*

- 2016 Triangle CREW, Board of Directors
- 2016 Colliers Women's Diversity Program, Content Committee
- 2015, 2014 Triangle CREW Public Relations Committee Chair



## KELSEY ROGERS

*Marketing Coordinator*

- Bachelor's Degree in Business from the College of Charleston
- Licensed Real Estate Broker
- Commercial Property Research Certification (CPRC), Colliers University & Commercial Property Marketing Certification (CPMC)

# APPENDIX: KNIGHTDALE, NORTH CAROLINA



Vairety of information provided by Knightdale Chamber of Commerce.



# Connected



- ~ 9 miles to Downtown Raleigh
- ~ 28 miles to RDU
- ~ 17 miles to NC State University
- ~ 40 miles to Duke University
- ~ 41 miles to UNC Chapel Hill
- ~ 29 miles to Research Triangle Park
- ~ 31 miles to I-95
- ~ Interstates - Direct Access to I-540 and future NC 540
- ~ Interstates - Direct Access to I-87 and future I-87
- ~ Express Bus Service to Raleigh-Knightdale Raleigh Express (KRX)
- ~ Greenway connectivity to the Neuse River Trail via the Mingo Creek Trail
- ~ Future Interstate access to CSX Inter Modal Hub in Rocky Mount



# Active



Knightdale's parks provide something for everyone. Knightdale Station Park is the crown jewel of the community and provides a central gathering place. The Mingo Creek Trail connects the community to the greater Capital Area Greenway system. The Town hosts numerous events throughout the years, including concerts, festivals, and a farmers market. Harper Park provides a picturesque setting for tennis or a nature stroll, while the kid's play. The Town has a community pool open in the summer months and various other facilities for youth and adult recreation year-round.



# Creative



Knightdale boasts a great creative culture including a robust makers economy. Recent additions include Oak City Brewing Company and Lassiter Distilling Company in the Old Town area. These recent additions complement mainstays such as Stained Glass Associates and La Mexicanita Bakery. Heather's Dance has recently completed a state-of-the-art facility in the N. First Avenue District of Old Town. The works of local artist adorn Town Hall's main hallway and truly represent the great talent in the community.

# Exciting

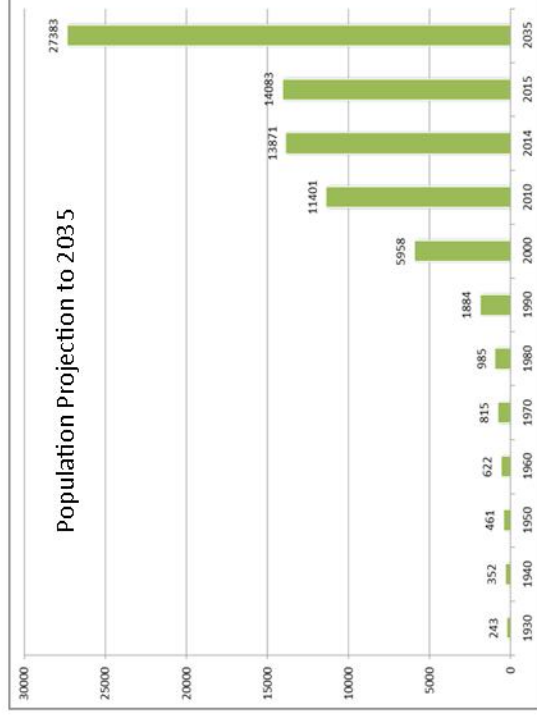


Knightdale is an exciting community with a lot to offer everyone, from national retailers to mom and pop shops, national chain restaurants to local eateries or a food truck at Knightdale Station Park. Knightdale has a great business community that includes international corporations like Schneider Electric and AMETEK. It is also a fantastic location for entrepreneurs looking to tap-in to the incredibly talented workforce and business friendly environment.





# Growing



**MIDTOWN RALEIGH NEWS** MAY 28, 2013 6:00 PM

## Census: Rolesville, Knightdale lead growth in the Triangle



## Knightdale's Citizen's Planning Academy focuses on town growth

**By Michele Baskerton** [mibaskerton@newsobserver.com](mailto:mibaskerton@newsobserver.com)

The third annual Citizen's Planning Academy in Knightdale took residents on a quick look back at the town's growth and gave residents a glimpse into what's expected in the future.

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## Knightdale Residential Growth Sees Dramatic Increase in 2015

February 2, 2016 / by Knightdale Station  
With the addition of...

# Healthy



Knightdale has access to world-class healthcare facilities. From local doctors to a Level I Trauma Center nearby in Raleigh. UNC REX, Duke Health, and WakeMed Physicians all have facilities in Knightdale. The Triangle YMCA has recently opened an aquatic center with plans for a full-scale branch in the future. WakeMed's main campus, Wake County's only Level I Trauma Center, is a short 8 miles from Knightdale in Raleigh.





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