

PROPERTY DETAILS

ADDRESS:

1002 Big Oak Court | Knightdale, NC

FRONTAGE:

129' frontage on HWY 64

ZONING: CNMXS

(Neighborhood Mixed Use Commercial District)

ALLOWED USES:

Lodging, medical, bank, retail, recreation, funeral home, or institutional

UTILITIES:

Power (Duke), Gas (PSNC), Water (Knightdale), Sewer (Knightdale)



Price: ~~\$1,250,000~~
Reduced to \$1,199,000

+1.58 ACRES FOR SALE OR LEASE HWY 64 FRONTAGE

This prime Knightdale location is an ideal site for hotel, medical, or office usage. Located on prominent corner of Hwy 64 and I-540, the site is exposed to over 30,000 vehicles per day including both travelers and commuters. Knightdale is one of the fastest growing residential communities in Wake County, due to close proximity to Raleigh's CBD and easy access to RTP via I-540. With over 2.7 MM SF of retail and commercial space, Knightdale has a super-regional draw from East Raleigh, Wendell, Zebulon and nearby communities.

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LOCAL TRADE AREA AERIAL



**New Development:
ParkStone | Mixed-Use**
 > 260k SF Retail and Commercial Development
 > 682 Multifamily Units

DEMOGRAPHICS

	1 MILE	3 MILES	5 MILES
Population	4,911	37,026	106,184
Households	1,852	14,214	39,107
Median Age	36.5	34.6	34.2
Average HH Income	\$96,929	\$82,159	\$75,079

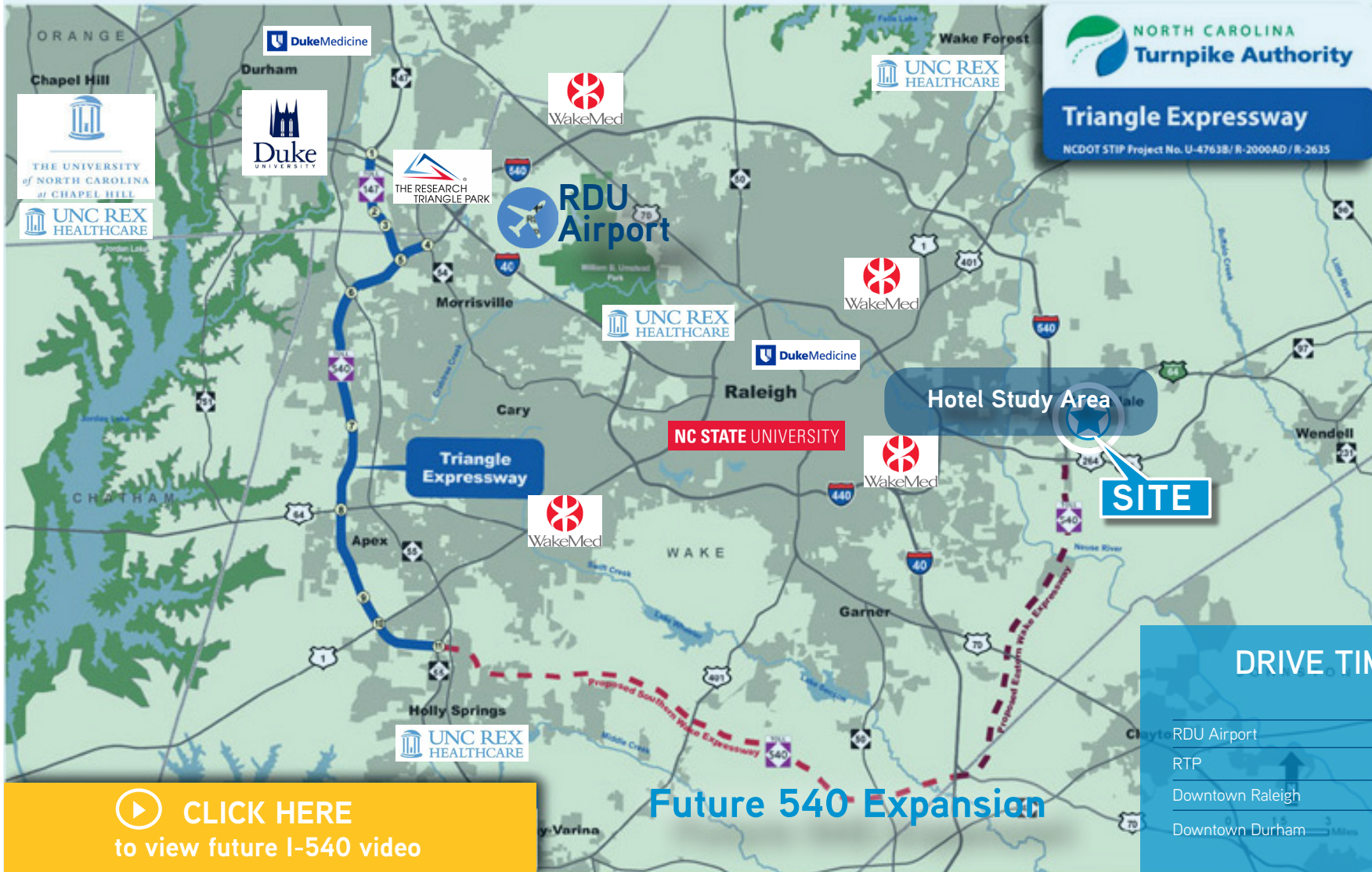
5 MILE INFORMATION

50,887 employees

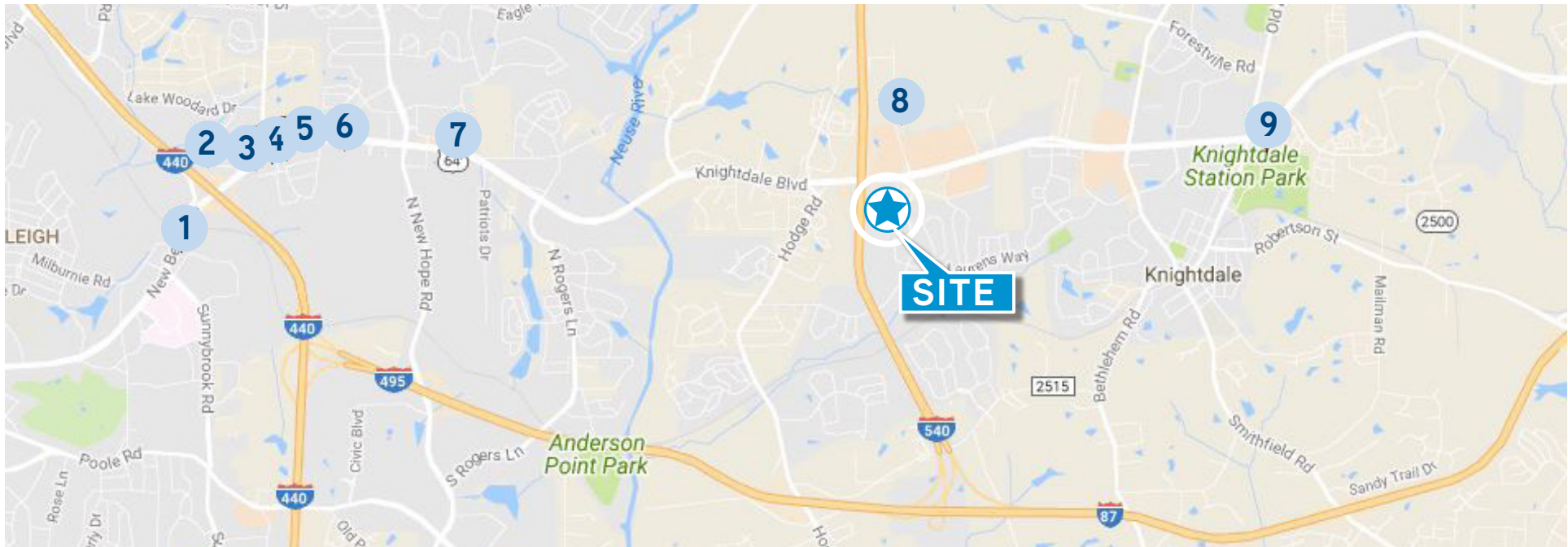
\$62,352 median HH income

3,205 businesses

NORTH CAROLINA TRIANGLE REGION



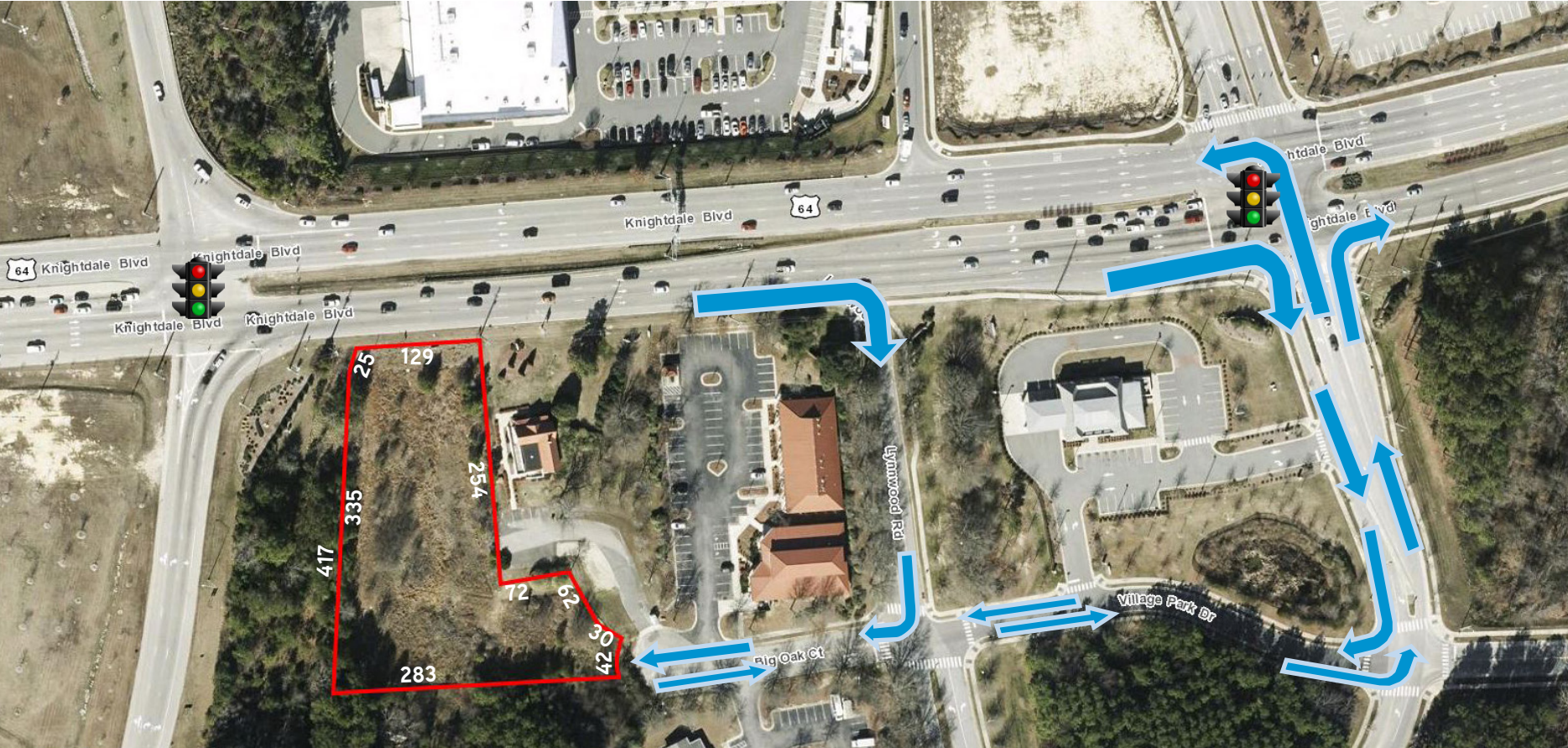
HOTEL COMPARABLES



	Hotel Name	Address	Rooms	Approximate Rate Range*
1	Wake Inn	3120 New Bern Ave, Raleigh, NC 27610	73	\$55-\$60
2	Raleigh Inn	3520 Maitland Dr, Raleigh, NC 27610	110	\$40
3	Holiday Inn Express & Suites Raleigh	3618 New Bern Ave, Raleigh, NC 27610	74	\$95 - \$100
4	Microtel Inn & Suites	1209 Plainview Dr, Raleigh, NC 27610	74	\$47 - \$65
5	Knights Inn Raleigh	3804 New Bern Ave, Raleigh, NC 27610	116	\$42 - \$45
6	Comfort Suites	1309 Corporation Pkwy, Raleigh, NC 27610	66	\$86 - \$109
7	Quality Inn	4716 New Bern Ave, Raleigh, NC 27610	60	\$85 - \$97
8	Hampton Inn & Suites Knightdale	405 Hinton Oaks Blvd, Knightdale, NC 27545	110	\$113 - \$146
9	Country Hearth Inn	700 Money Ct, Knightdale, NC 27545	40	\$80 - \$98

*Room rates determined by company website prices as of April 2018

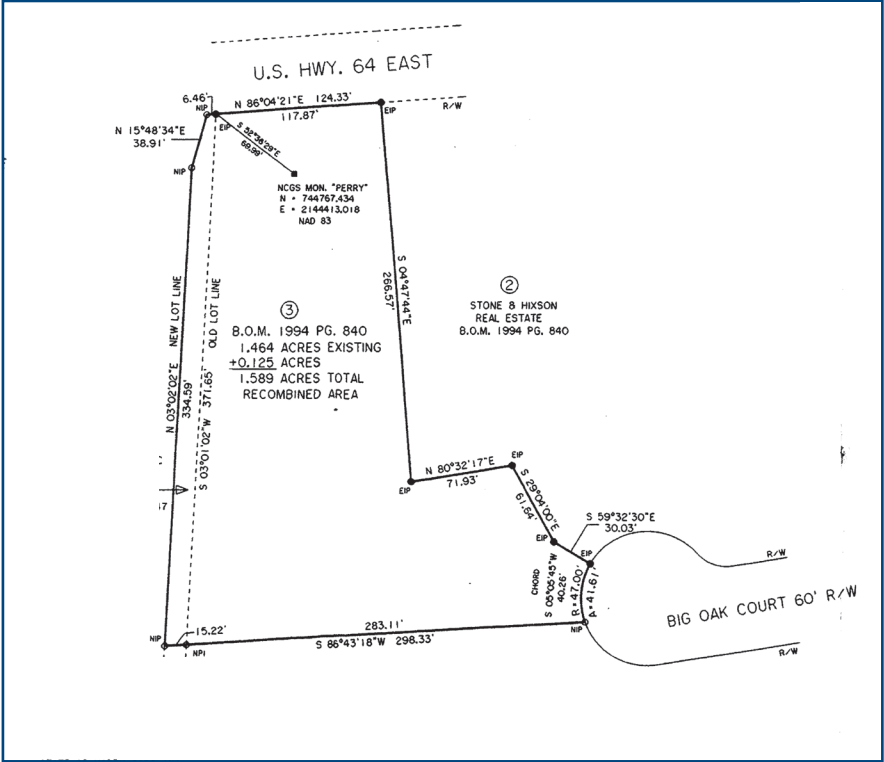
INGRESS | EGRESS



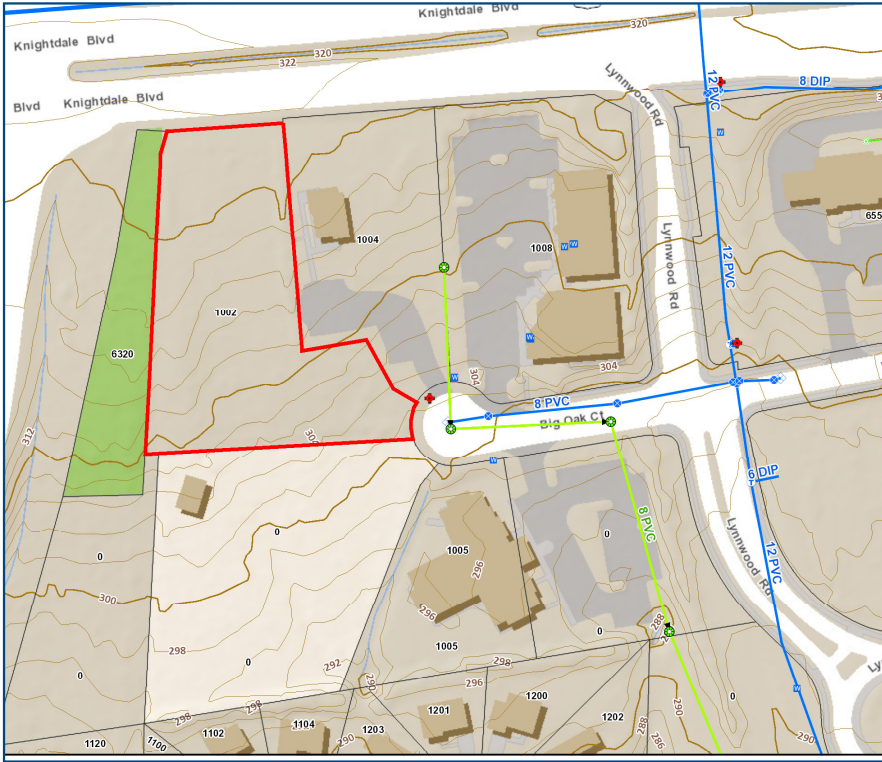


SITE INFO PAGE

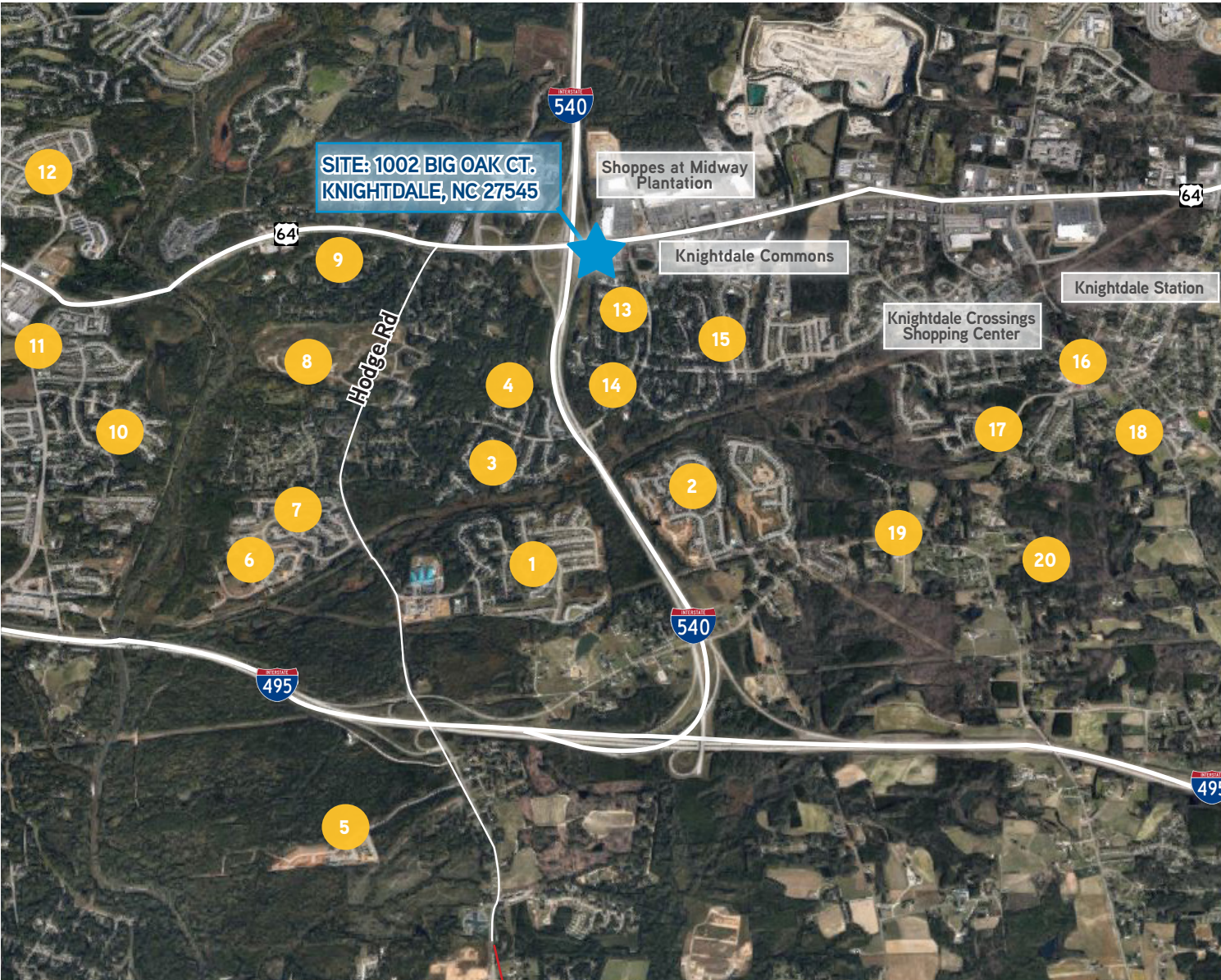
SITE SURVEY



TOPOGRAPHY & UTILITIES



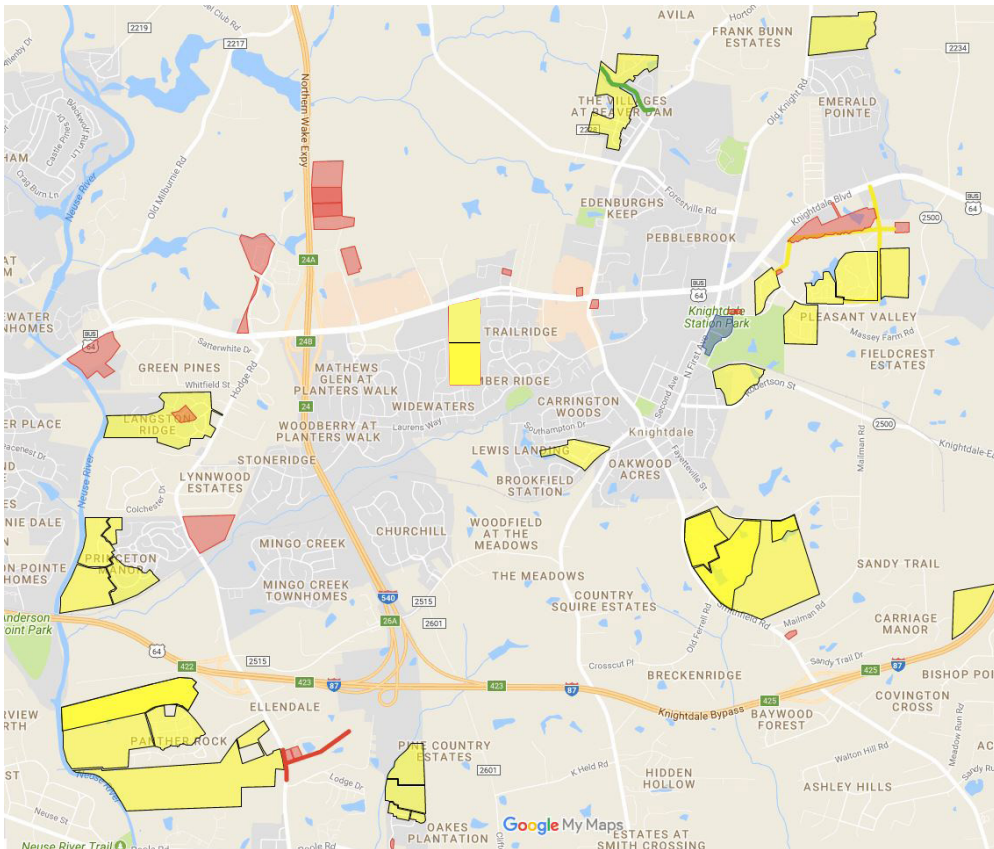
ACTIVE RESIDENTIAL GROWTH



Average Neighborhood Housing Prices

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

FUTURE GROWTH FRAMEWORK



Map Legend:

- Under Construction
- Recently Completed

MARKET OVERVIEW

Knightsdale, NC is an energetic community full of families and hard working individuals. With over 15,000 residents and a consistent growth rate of over 3%, this bedroom community is quickly becoming a recognized North Carolina town. Knightdale is within 40 miles of Research Triangle Park, RDU International Airport, Downtown Raleigh, as well as both Duke and UNC Chapel Hill universities. Major employers in Knightdale include Duke Energy, ESP/SurgeX, Schneider Electric, UNC Healthcare, and Wake Stone.

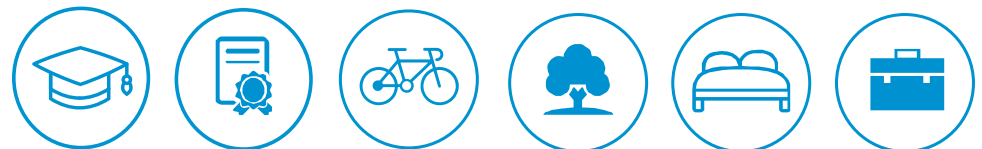


Knightsdale is full of incentives for new and expanding businesses, including:

- > Up to 1% tax reimbursement grant for the investment of new or expanded tax value of building or equipment. (Minimum \$5,000,000 to qualify)
- > Reimbursements will begin at 95% the first year, 85% the second year, and 75% for all subsequent years until the maximum incentive is met
- > Up to .5% additional grants for corporate headquarters.
- > Tax Increment Financing may be a desired incentive offered to finance infrastructure that is part of a major new development project.

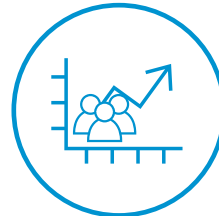
The town highly values an active, connected lifestyle, and takes commendable measures to make this accessible for the entire community. The Mingo Creek Trail, part of the renowned Capital Area Greenway system, is a local favorite. Multiple parks, pools, and outdoor spaces host community events and serve as gathering points for Knightdale residents.

Also noteworthy is Knightdale's creative community. Brewing companies, distilleries, fine arts facilities, and boutique retail all boast locally crafted goods and services, attracting both talent and consumerism from the larger Triangle area. Come "Start Something" in Knightdale, North Carolina!



DEMOGRAPHICS

POPULATION	1-MILE	3-MILE	5-MILE
2000 Population	3,335	19,688	59,596
2010 Population	5,158	31,671	93,355
2017 Population	6,004	38,237	108,731
2022 Population	6,670	43,481	121,662
2000-2010 Annual Rate	4.46%	4.87%	4.59%
2010-2015 Annual Rate	2.12%	2.63%	2.13%
2017-2022 Annual Rate	2.13%	2.60%	2.27%
2017 Median Age	36.2	35.0	34.1
HOUSEHOLDS			
2000 Households	1,201	7,397	22,613
2010 Households	1,962	12,068	34,131
2017 Total Households	2,281	14,391	39,273
2022 Total Households	2,537	16,293	43,748
2000-2010 Annual Rate	5.03%	5.02%	4.20%
2010-2017 Annual Rate	2.10%	2.46%	1.59%
2017-2022 Annual Rate	2.15%	2.51%	2.18%
2017 Average Household Size	2.59	2.65	2.75
HOUSING			
2017 Total Housing Units	2,388	15,492	41,894
2017 Owner Occupied Housing Units	57.0%	61.7%	61.1%
2017 Renter Occupied Housing Units	38.5%	31.2%	32.7%
2017 Vacant Housing Units	4.5%	7.1%	6.3%
DAYTIME POPULATION			
2017 Daytime Population	5,971	30,272	107,189



MEDIAN HOUSEHOLD INCOME	1-MILE	3-MILE	5-MILE
2017 Median Household Income	\$64,915	\$62,764	\$56,054
2022 Median Household Income	\$74,227	\$72,243	\$62,432
2017-2022 Annual Rate	2.72%	2.85%	2.18%
AVERAGE HOUSEHOLD INCOME			
2017 Average Household Income	\$75,421	\$75,173	\$69,924
2022 Average Household Income	\$84,114	\$84,587	\$79,200
2017-2022 Annual Rate	2.21%	2.39%	2.52%
PER CAPITA INCOME			
2017 Per Capita Income	\$28,983	\$28,419	\$25,395
2022 Per Capita Income	\$32,239	\$31,814	\$28,607
2017-2022 Annual Rate	2.15%	2.28%	2.41%
EDUCATION			
Associate's Degree	7.4%	9.0%	8.7%
Bachelor's Degree	35.3%	25.8%	22.7%
Graduate/Professional Degree	12.0%	10.5%	9.1%
RACE/ETHNICITY			
White Alone	50.7%	44.2%	36.9%
Black Alone	36.5%	36.4%	42.4%
Hispanic Origin	9.7%	17.8%	20.2%
AGE			
18+	76.7%	74.5%	73.2%
55+	21.5%	19.7%	19.4%