

An aerial photograph showing a large, mostly wooded and grassy area. In the center, there is a building with a white roof and a large parking lot. The surrounding area is a mix of dense trees and open fields. A road or path runs through the middle of the property.

**5271 EBC VILLAGE WAY**  
**KNIGHTDALE, NC 27545**

**±60 ACRE DEVELOPMENT OPPORTUNITY**

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LOCATION OVERVIEW



# 01

## EXECUTIVE SUMMARY

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Foundry Commercial is pleased to present roughly 60 acres of land off US Highway 64 Business/Knightdale Boulevard and EBC Village Way behind the Elevation Baptist Church's Knightdale Campus in Knightdale, North Carolina. Centrally located approximately 12.5 miles east of downtown Raleigh and four miles north of Wendell Falls, the Property has convenient access to US Highway 264/I-87 approximately two miles to the east and I-540 just over four miles to the west. The Property is surrounded by numerous amenities, as well as a favorable population density.

The Property is located within the Rural Transition (RT) zoning district within the Town of Knightdale, which allows for low density residential development, as well as a limited variety of low impact commercial uses. The Property holds a Civic & Institutional designation on the Future Land Use Plan, although that could potentially be changed. An area such as this could allow for a medium density residential future land use, featuring a mix of single family/townhomes. Many recent developments being approved in Knightdale features a mixture of housing types.

The property is located within the Opportunity Zone (OZ) which allows for tax incentives for qualified investors to re-invest unrealized capital gains into low-income communities.



# 02

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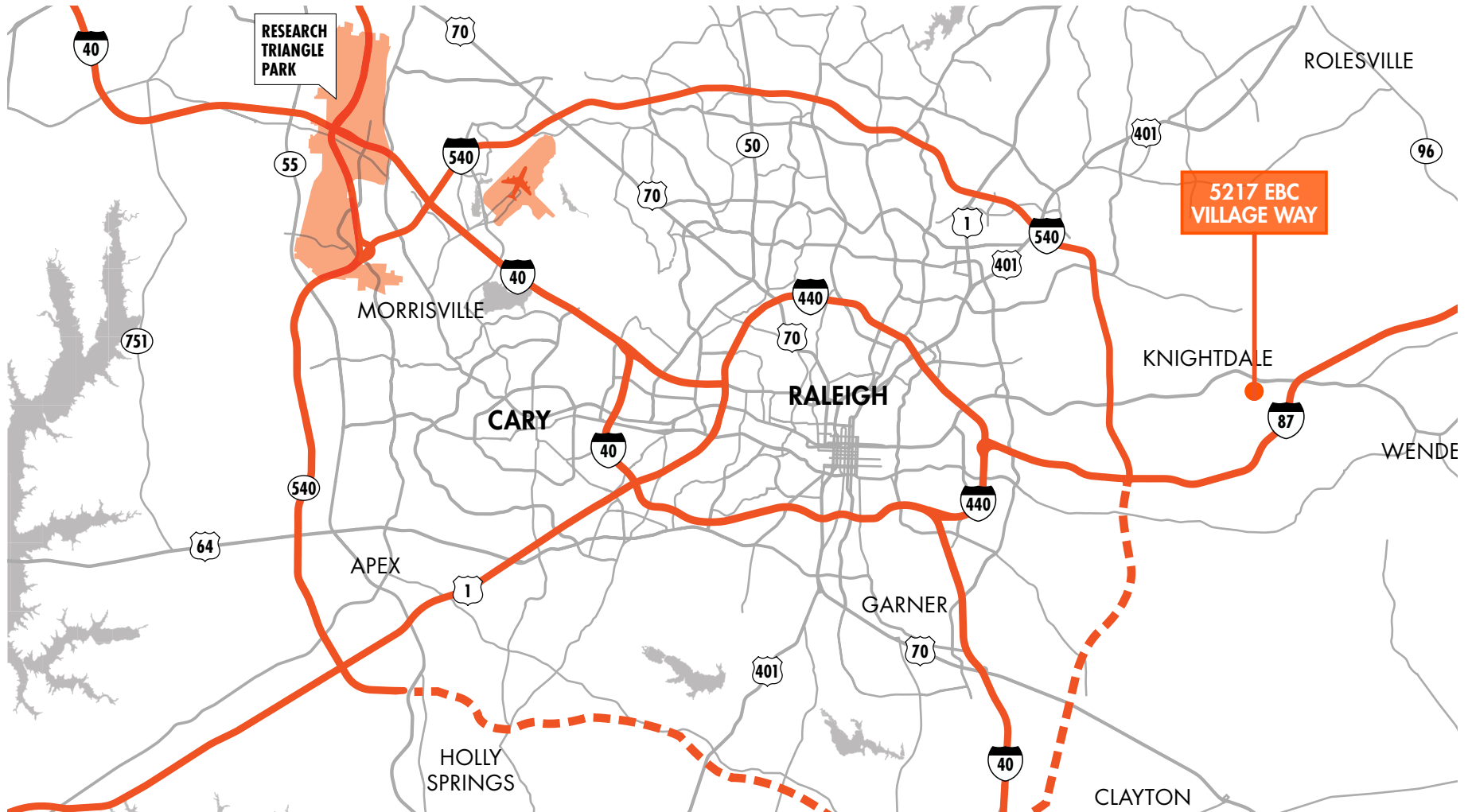
## PROPERTY INFORMATION



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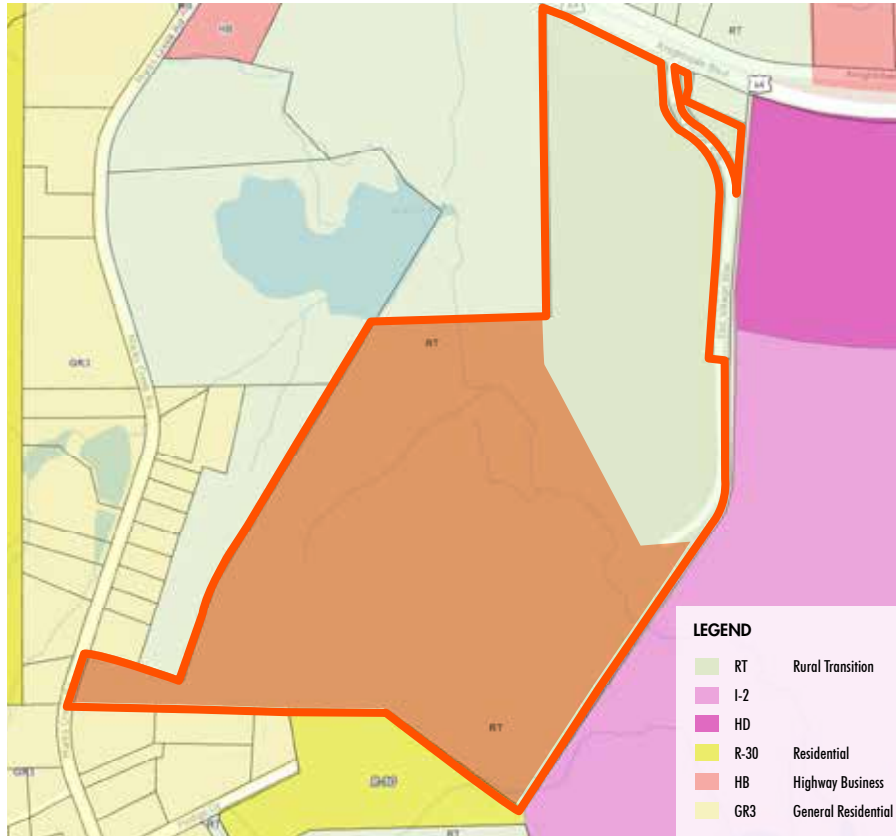
<b>ADDRESS</b>	5271 EBC Village Way Knightdale, North Carolina 27545
<b>OWNER</b>	Elevation Baptist Church
<b>PIN #</b>	A portion of 1764363402
<b>JURISDICTION</b>	Town of Knightdale
<b>ZONING</b>	Rural Transition (RT) ( <a href="#">Knightdale UDO</a> )
<b>UTILITIES</b>	Municipal water and sewer
<b>GROSS ACREAGE</b>	±60 acres
<b>NET ACREAGE</b>	±30 acres
<b>PURCHASE PRICE</b>	Call for details

# PROPERTY INFORMATION



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## ZONING

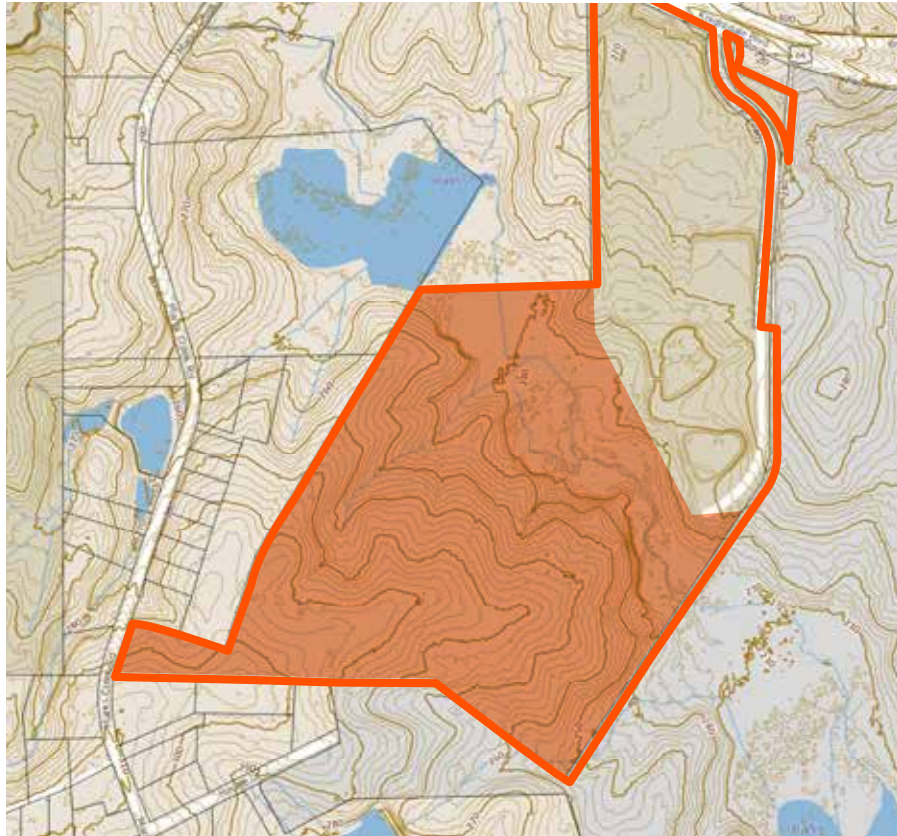


## UTILITIES

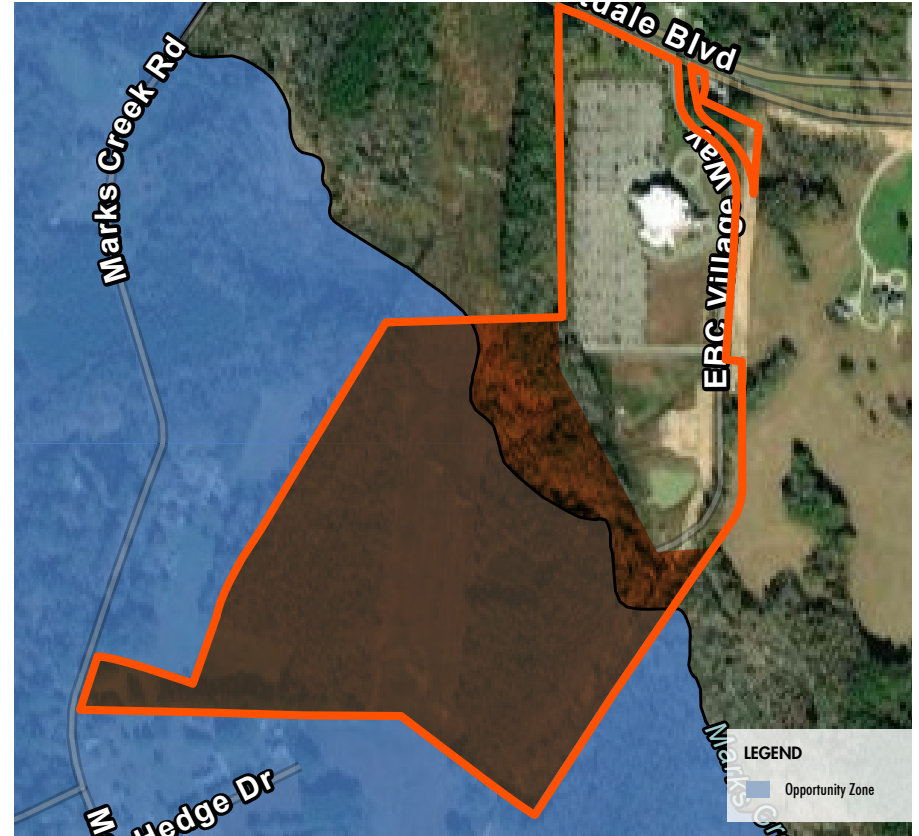


# PROPERTY INFORMATION

## TOPOGRAPHY

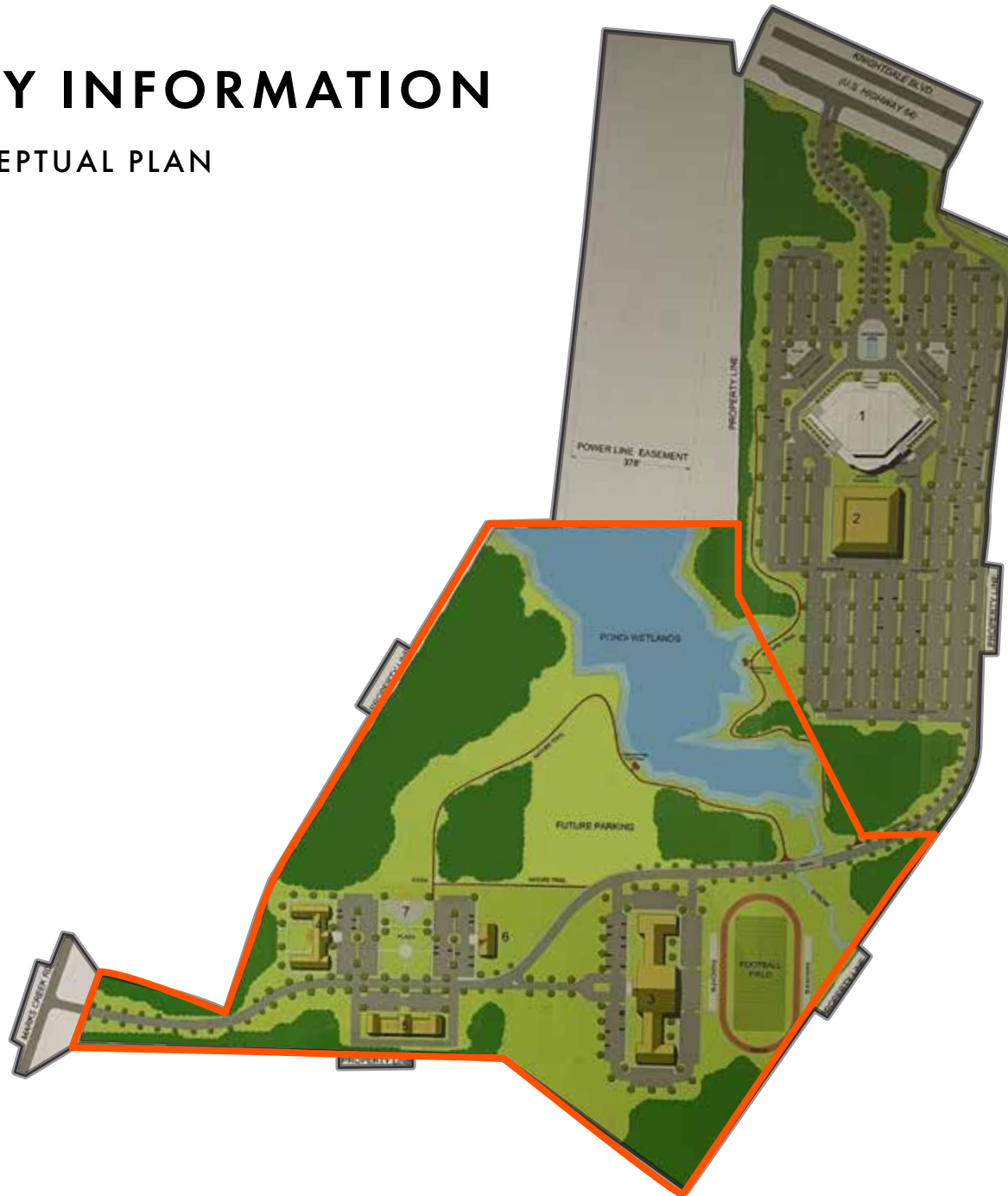


## OPPORTUNITY ZONE



# PROPERTY INFORMATION

FORMER CONCEPTUAL PLAN





03

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LOCATION OVERVIEW

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## AERIAL

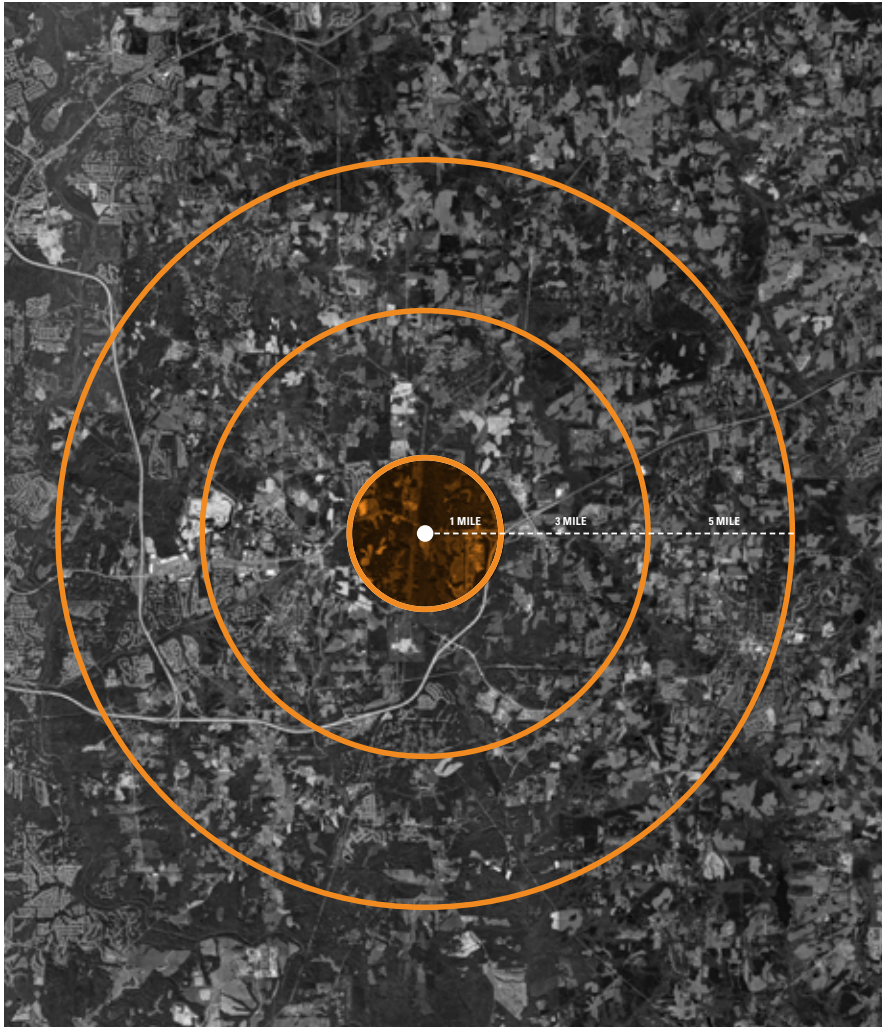


# LOCATION OVERVIEW

## AMENITIES



# LOCATION OVERVIEW



## DEMOGRAPHICS

Knightdale is located within the Northeast Wake County submarket, approximately 15 minutes east of downtown Raleigh, North Carolina's state capital. Knightdale is home to nearly 19,000 residents with a robust transportation system which offers businesses and residents easy access to the Research Triangle Region by way of I-540 and US-64 / I-87. In addition, RDU International Airport is only a 27 minute drive from Knightdale via I-540.

Since 2000, Knightdale's population has more than doubled. With that growth has come improved prosperity and an enviable mix of housing and business options.

	1 MILE	3 MILE	5 MILE
2021 ESTIMATED POPULATION	397	19,727	50,687
2026 PROJECTED POPULATION	413	21,389	55,785
2021 ESTIMATED HOUSEHOLDS	152	7,612	19,516
2026 PROJECTED HOUSEHOLDS	160	8,379	21,802
AVERAGE HH INCOME	\$68,141	\$75,264	\$81,639
MEDIAN HH INCOME	\$61,618	\$68,153	\$70,212
2021 TOTAL BUSINESSES	28	741	1,583
2021 TOTAL EMPLOYEES	209	5,653	11,556

It's Personal.

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**FOUNDRY**  
COMMERCIAL

This opinion is not an appraisal of the market value of the property, and may not be used in lieu of an appraisal. If an appraisal is desired, the services of a licensed or certified appraiser shall be obtained. This opinion may not be used by any party as the primary basis to determine the value of a parcel or of interest in real property for a mortgage, including first and second mortgages, refinances, or equity lines of credit. The information used in this opinion has been obtained from sources believed reliable. While we do not doubt its accuracy, we have not verified it and make no guarantee, warranty or representation about it. Any projections, opinions, assumptions or estimates used are for example only and do not represent the future performance of the property.