



Downtown  
Raleigh



INTERSTATE  
87

MIXED USE SITE FOR SALE

230, 242, 249 & 254 MONEY TREE LANE

KNIGHTDALE, NC 27545



# 230, 242, 249 & 254 MONEY TREE LANE

## KNIGHTDALE, NC

### Property Features

- 28 Acre Mixed Use Site Available for Sale; additional 5-6 acres can be added
- 230, 242 & 249 Money Tree Lane, Knightdale, NC
  - 230 Moneytree Lane – 4.61 acres
  - 242 Moneytree Lane – 4.52 acres
  - 249 Moneytree Lane – 16.00 acres
  - 254 Moneytree Lane – 2.87 acres
- Ideal site for apartments or townhomes
- Zoned Rural Transition (RT) - future land use plan calls for mixed use
  - Property is surrounded by proposed mixed-use and townhome developments
- Excellent location – less than 1 mile to I-540; 2-3 minutes to I-87/64 Bypass; 5 minutes to I-440 Beltline; 15 minutes to Downtown Raleigh/North Hills; 20 Minutes to RDU Airport/Research Triangle Park



Mixed-use development planned for neighboring site



Proposed townhome development on neighboring site



# DEMOGRAPHICS

Population Summary	1 Mile	3 Mile	5 Mile
2010 Population	3,166	33,638	84,054
2023 Population	5,172	42,678	99,638
2028 Population Projection	5,549	44,656	103,443
Annual Growth 2010-2023	4.9%	2.1%	1.4%
Annual Growth 2022-2028	1.5%	0.9%	0.8%

Household Summary	1 Mile	3 Mile	5 Mile
2010 Households	1,121	12,251	30,497
2023 Households	1,903	15,574	35,837
2028 Household Projection	2,048	16,303	37,173
Annual Growth 2010-2023	5.5%	2.3%	1.5%
Annual Growth 2022-2028	1.5%	0.9%	0.8%
Avg Household Size	2.70	2.70	2.70

Households by Income	1 Mile	3 Mile	5 Mile
Less than \$25,000	97	1,574	4,523
\$25,000 – 50,000	532	3,555	7,999
\$50,000 – 75,000	500	3,499	7,701
\$75,000 – 100,000	342	2,391	5,569
\$100,000 – 125,000	175	1,781	3,945
\$125,000 – 150,000	44	1,124	2,525
\$150,000 – 200,000	104	904	2,179
\$200,000 or more	111	709	1,396
Avg Household Income	\$84,326	\$84,927	\$81,958
Median Household Income	\$64,014	\$67,811	\$67,152

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# KNIGHTDALE, NC

The town of **Knightsdale, North Carolina** is a rapidly growing suburb of Raleigh with excellent access to the Research Triangle Park. The town has experienced rapid growth with many residential developments, mixed-use projects and community amenities planned.



**70%**

Population  
Growth between  
2010 and 2020

*Knightsdale Next V.2  
July 2024*

**4.21%**

Annual Population  
Growth Rate Until  
2023

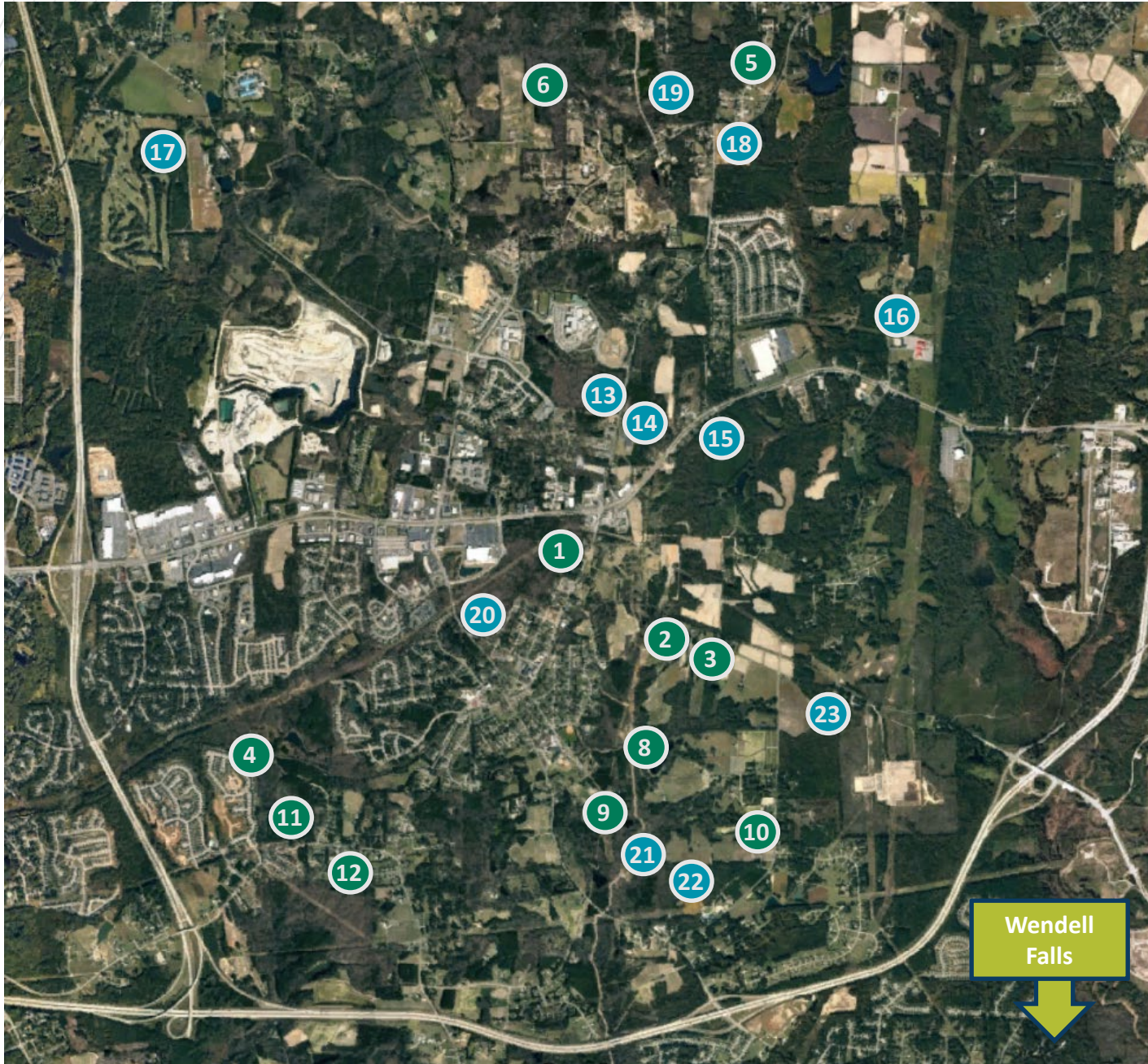
*Knightsdale Next V.2  
July 2024*

**10**

Fastest Growing  
Towns in North  
Carolina

*US Census Bureau*

# RESIDENTIAL DEVELOPMENT



## PROPOSED

*3,920 Total Units*

1. Downtown North – 287 Units
2. The Collection – 92 Units
3. Robertson Crossing – 644 Units
4. Creekview Crossing – 291 Units
5. Terravita – 245 Units
6. Buffalo Road Assemblage – 791 Units
7. Old Milburnie Village – 267 Units
8. Harper Preserve – 219 Units
9. Mailman Post – 450 Units
10. Faison Forest – 67 Units
11. Lyndon Oaks – 500 Units

## UNDER CONSTRUCTION

*3,326 Total Units*

13. Forestvillage – 290 Units
14. Forestvillage Yard – 127 Units
15. Knightdale Station – 627 Units
16. Preserve at Marks Creek – 361 Units
17. Allen Park – 620 Units
18. Haywood Glen – 181 Units
19. Weldon – 154 Units
20. Downtown North – 147 Units
21. Glenmere – 141 Units
22. Village Gate – 388 Units
23. Project Hope



Proposed Mixed-Use  
Development

Proposed Townhome  
Development

**FOR MORE INFORMATION, CONTACT:**

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