

LAND FOR SALE | UP TO  $\pm 24.58$  ACRES

# 105 & 107 COLCHESTER DRIVE

KNIGHTDALE, NC 27545 | SINGLE-FAMILY DEVELOPMENT OPPORTUNITY



**NATRI** PROPERTIES



# PROPERTY OVERVIEW

Incredible residential development opportunity totaling 24.58 acres in the highly sought-after Wake County. Ideally positioned just outside the Raleigh Beltline, this site provides outstanding regional connectivity with quick access to US-64 Business, I-540, I-87, and I-40.

## ADDRESS

105 & 107 Colchester Drive  
Knightdale, NC 27545

## ACRES

24.58 acres (two parcels)

## PARCELS

1734912203  
1734813452

## REID

0008207  
0008220

## ZONING

GR3 PUD (General Residential - 3 Planned  
Development District)

## PRICE

\$1,650,000 (\$67,127.75/acre)

## FEATURES

- 50 lot Single Family Subdivision site plan approved
- Construction documents in process and near completion; buyer to assume process
- Sewer easement negotiated and ready for buyer to acquire

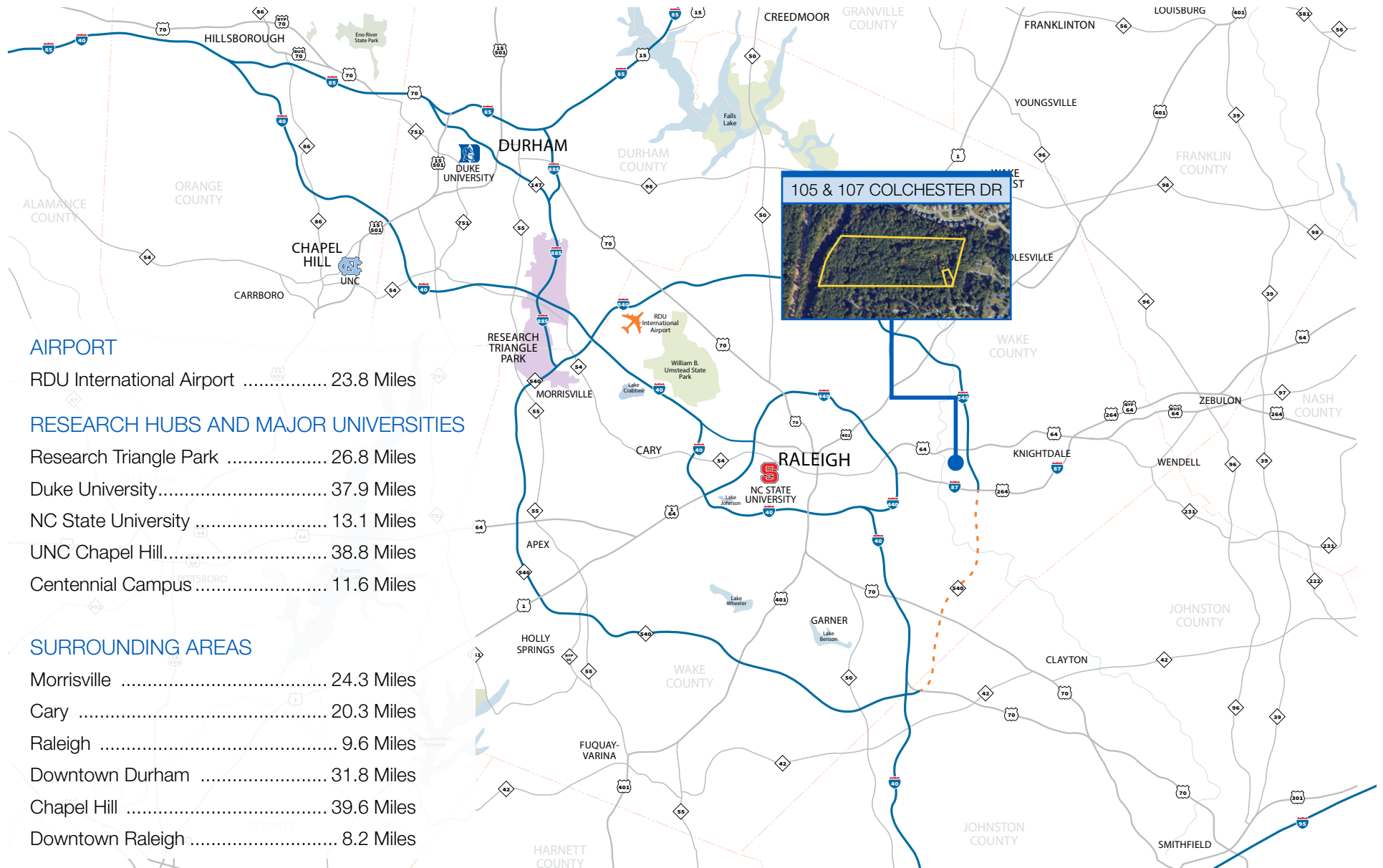
## CONTACT

ROB GRIFFIN | 919.281.2318 | [rgriffin@triprop.com](mailto:rgriffin@triprop.com)  
TONYA MILLS | 919.614.4582 | [tmills@triprop.com](mailto:tmills@triprop.com)





# TRIANGLE REGION



## AIRPORT

RDU International Airport ..... 23.8 Miles

## RESEARCH HUBS AND MAJOR UNIVERSITIES

Research Triangle Park ..... 26.8 Miles

Duke University ..... 37.9 Miles

NC State University ..... 13.1 Miles

UNC Chapel Hill ..... 38.8 Miles

Centennial Campus ..... 11.6 Miles

## SURROUNDING AREAS

Morrisville ..... 24.3 Miles

Cary ..... 20.3 Miles

Raleigh ..... 9.6 Miles

Downtown Durham ..... 31.8 Miles

Chapel Hill ..... 39.6 Miles

Downtown Raleigh ..... 8.2 Miles

## CONTACT

ROB GRIFFIN | 919.281.2318 | [rgriffin@triprop.com](mailto:rgriffin@triprop.com)

TONYA MILLS | 919.614.4582 | [tmills@triprop.com](mailto:tmills@triprop.com)

All information provided herein is from sources deemed reliable. However, all information is subject to verification. NAI Tri Properties does not independently verify nor warrant the accuracy of the information.

**NAI TRI PROPERTIES**



# LOCATION & ACCESS



## CONTACT

ROB GRIFFIN | 919.281.2318 | [rgriffin@triprop.com](mailto:rgriffin@triprop.com)

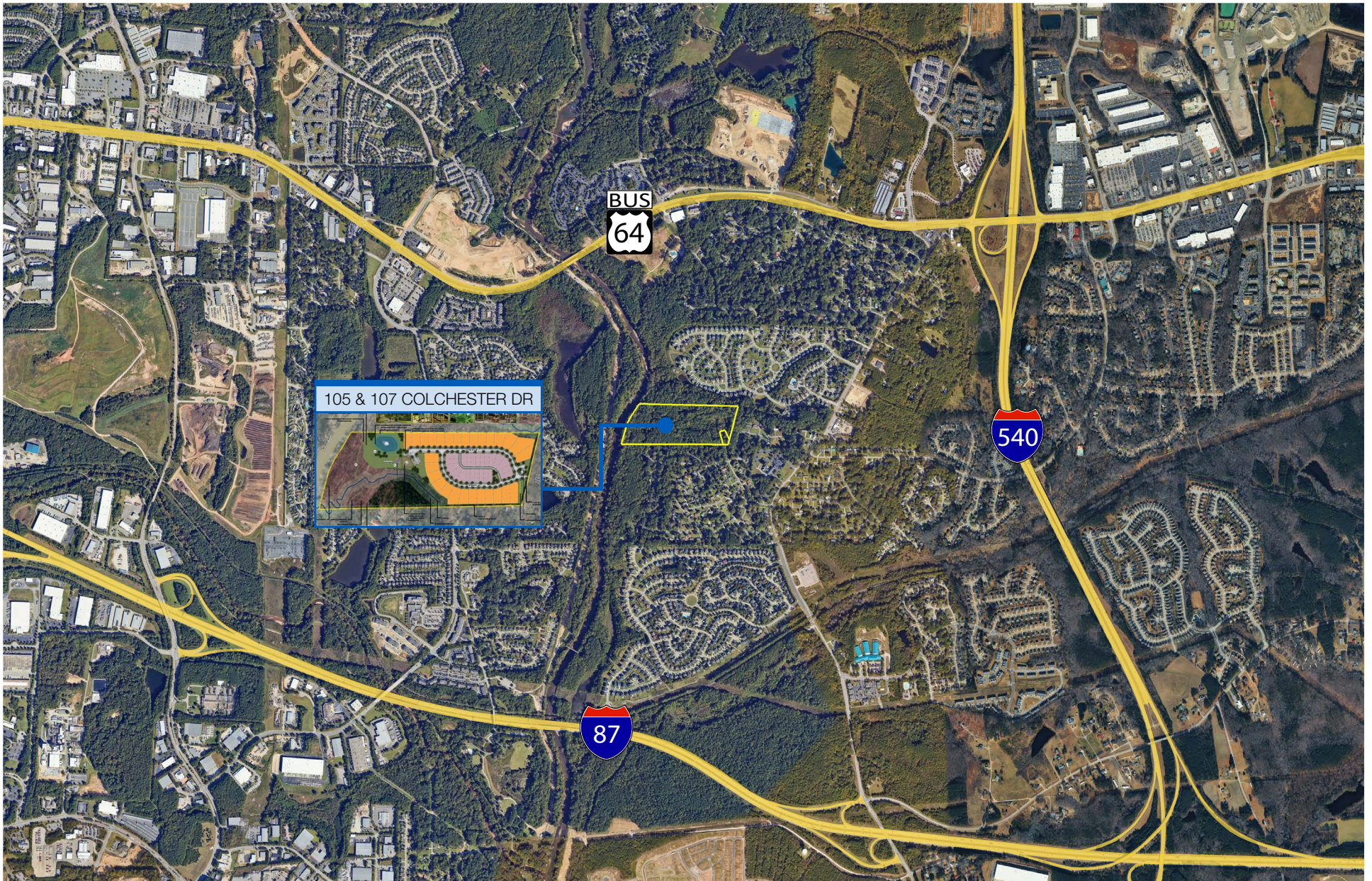
TONYA MILLS | 919.614.4582 | [tmills@triprop.com](mailto:tmills@triprop.com)

All information provided herein is from sources deemed reliable. However, all information is subject to verification. NAI Tri Properties does not independently verify nor warrant the accuracy of the information.

**NAI**TRI PROPERTIES



# AERIAL



## CONTACT

ROB GRIFFIN | 919.281.2318 | [rgriffin@triprop.com](mailto:rgriffin@triprop.com)

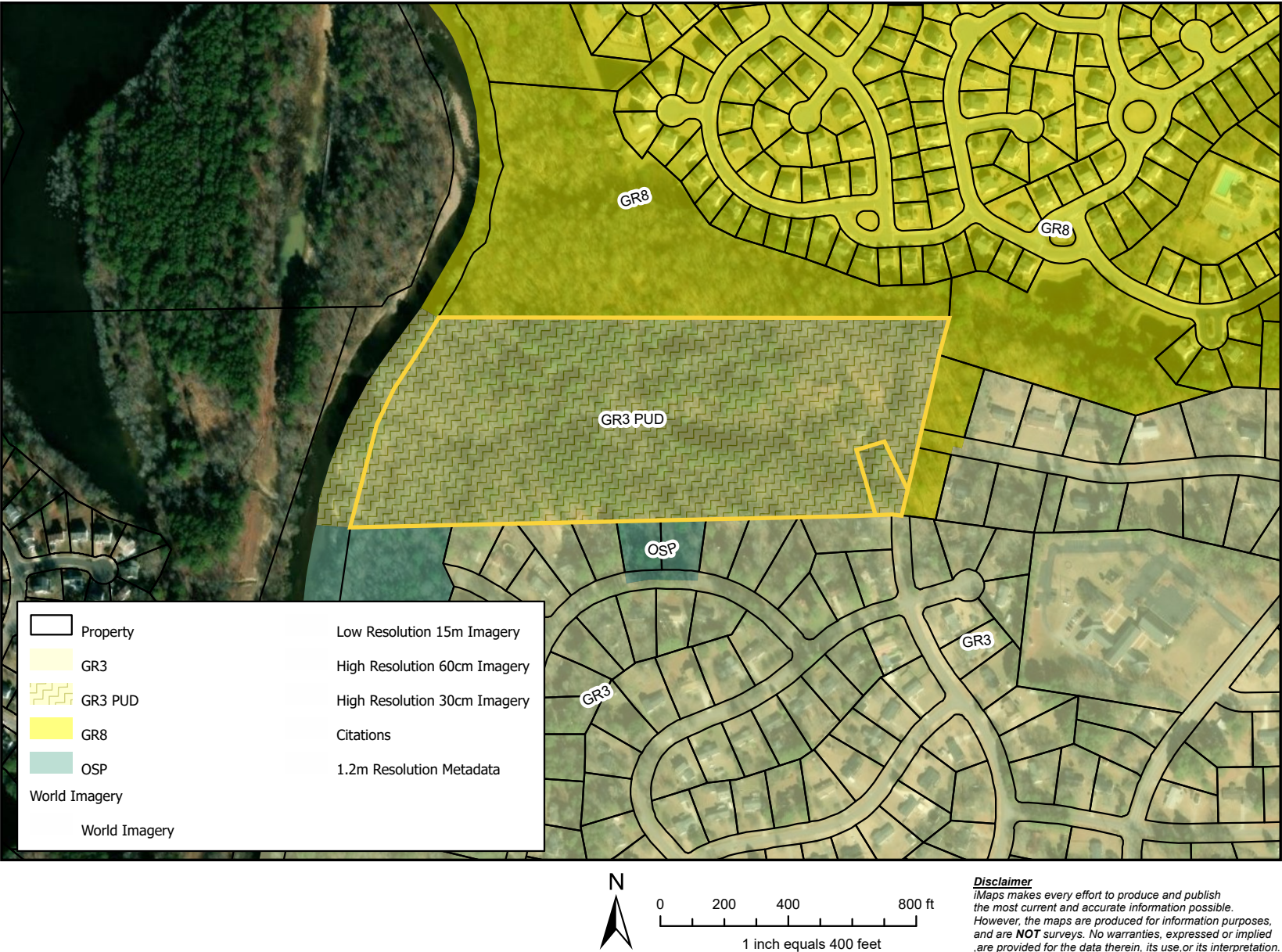
TONYA MILLS | 919.614.4582 | [tmills@triprop.com](mailto:tmills@triprop.com)

All information provided herein is from sources deemed reliable. However, all information is subject to verification. NAI Tri Properties does not independently verify nor warrant the accuracy of the information.

**NAI** TRI PROPERTIES



# ZONING MAP



## CONTACT

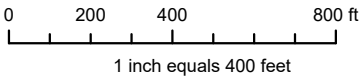
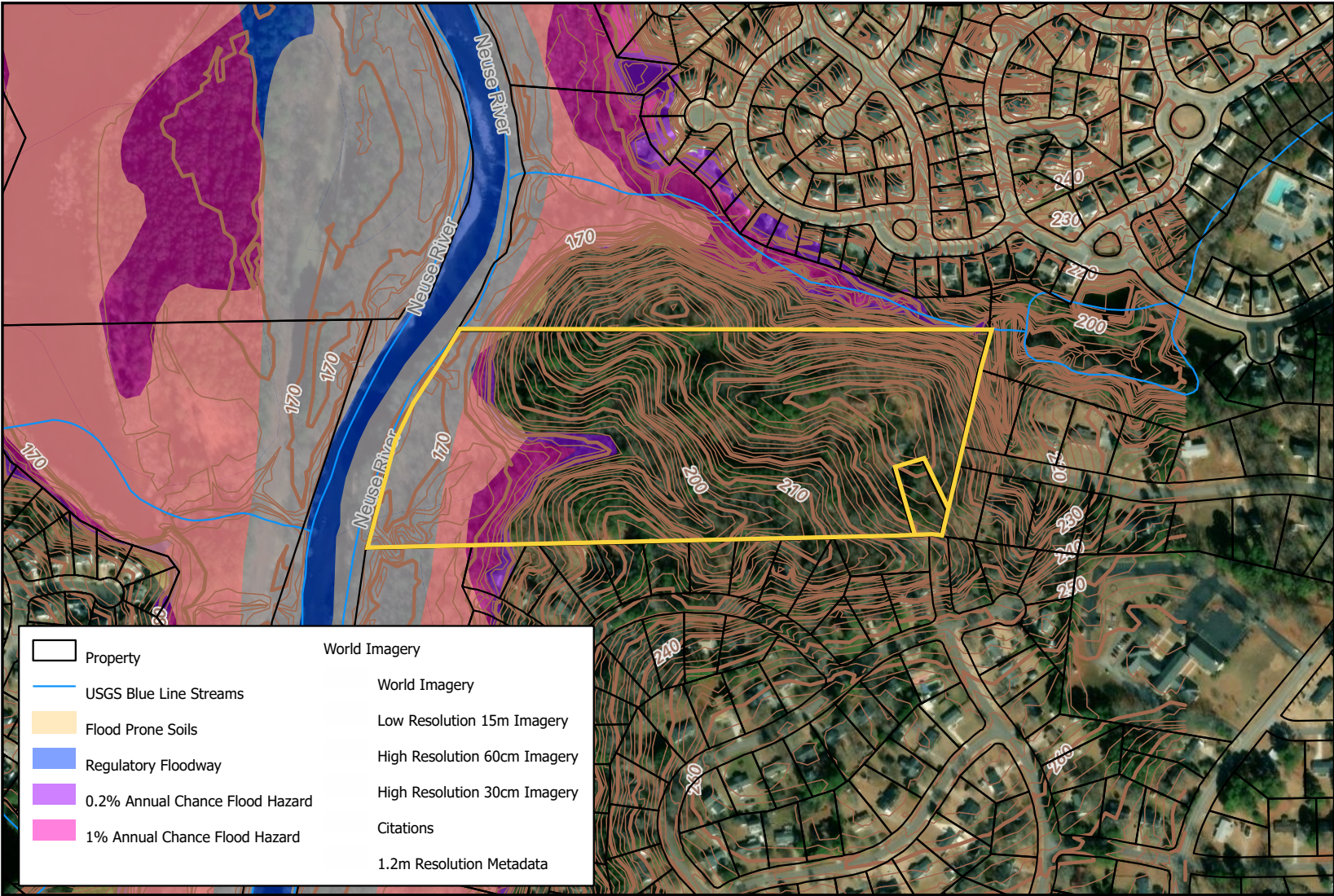
ROB GRIFFIN | 919.281.2318 | rgriffin@triprop.com  
TONYA MILLS | 919.614.4582 | tmills@triprop.com

All information provided herein is from sources deemed reliable. However, all information is subject to verification. NAI Tri Properties does not independently verify nor warrant the accuracy of the information.





# TOPO / STREAM / FLOODPLAIN MAP



**Disclaimer**  
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.

## CONTACT

ROB GRIFFIN | 919.281.2318 | [rgriffin@triprop.com](mailto:rgriffin@triprop.com)

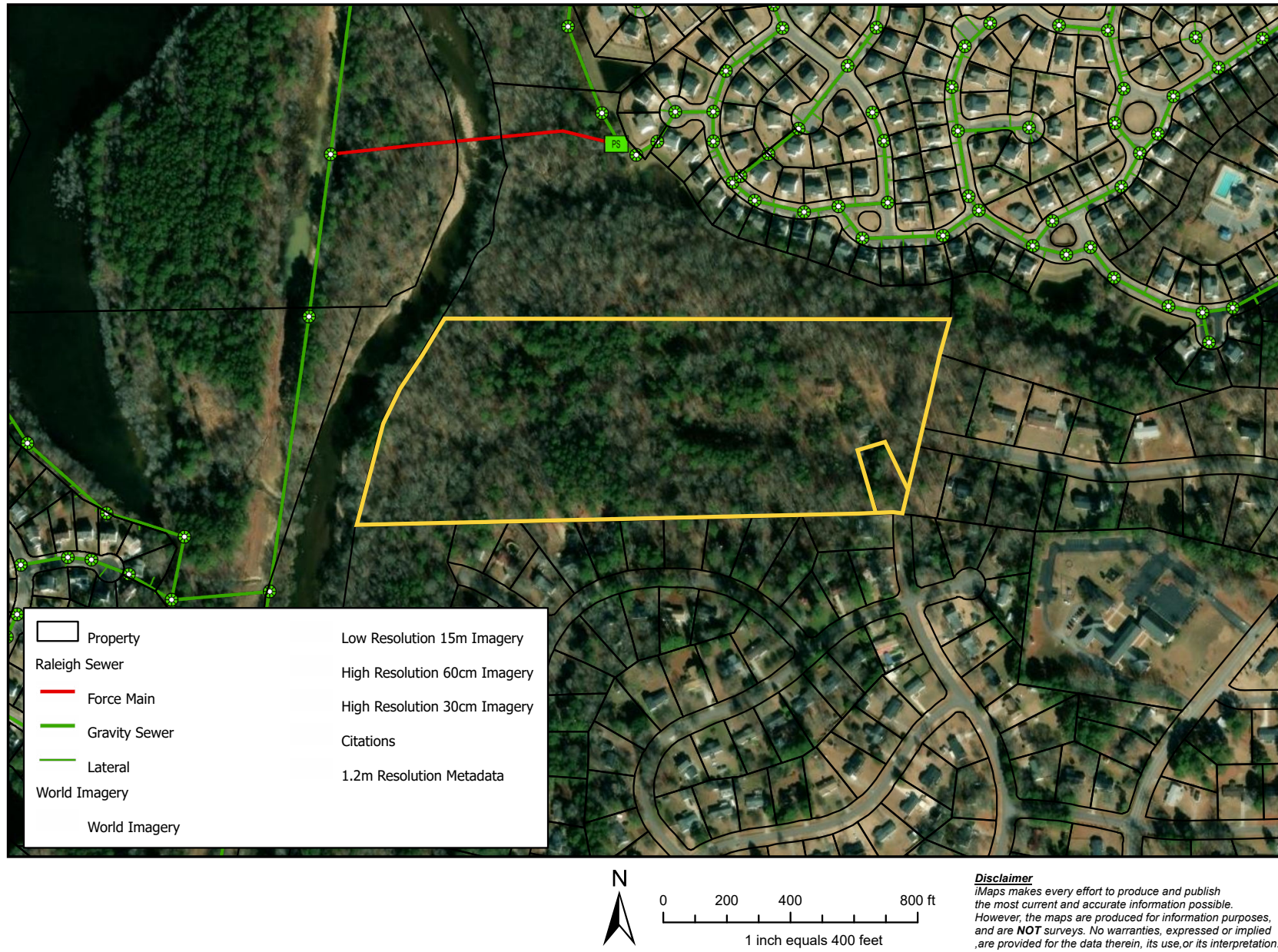
TONYA MILLS | 919.614.4582 | [tmills@triprop.com](mailto:tmills@triprop.com)

All information provided herein is from sources deemed reliable. However, all information is subject to verification. NAI Tri Properties does not independently verify nor warrant the accuracy of the information.

**NAI TRI PROPERTIES**



# WATER / SEWER MAP



## CONTACT

ROB GRIFFIN | 919.281.2318 | [rgriffin@triprop.com](mailto:rgriffin@triprop.com)

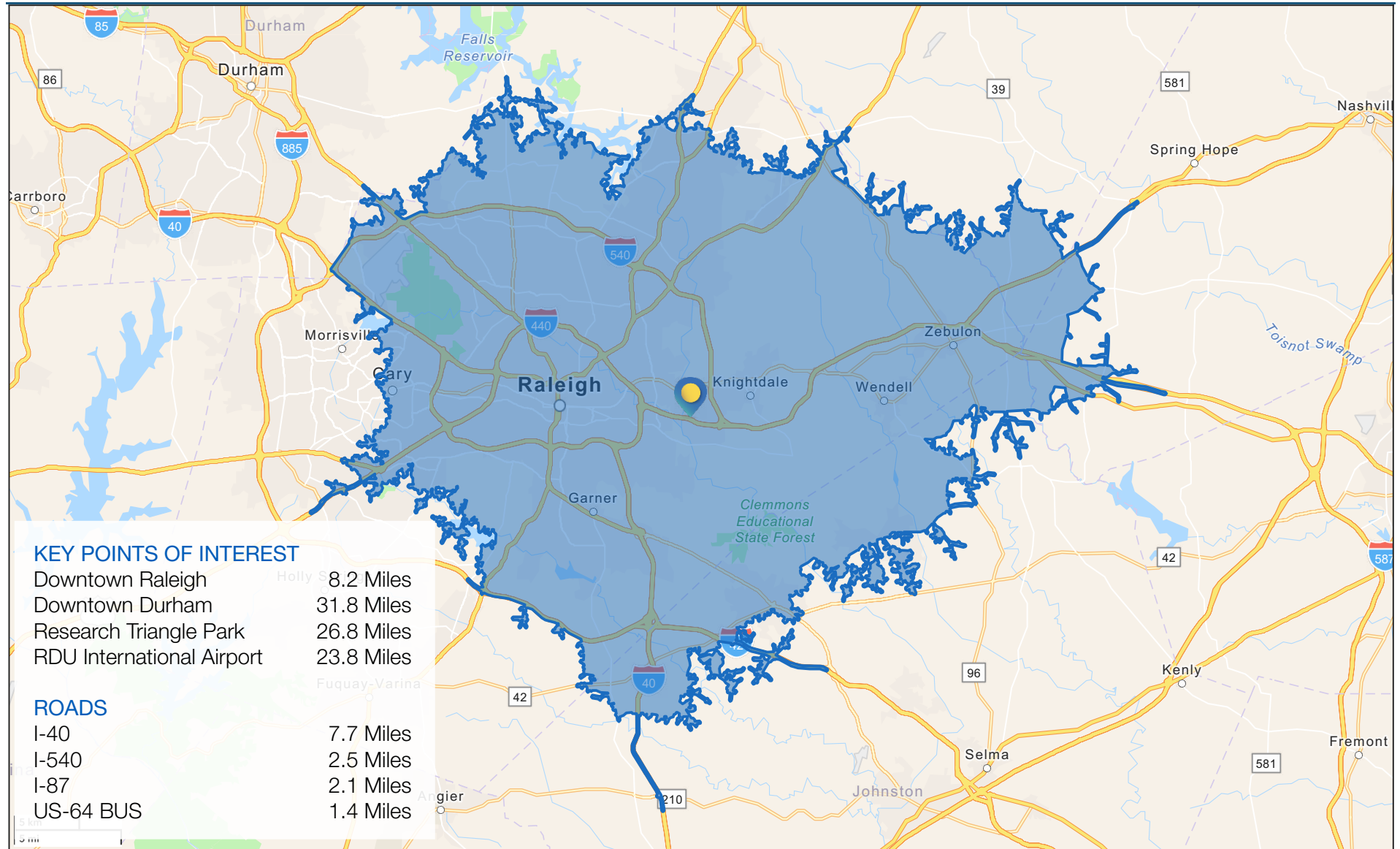
TONYA MILLS | 919.614.4582 | [tmills@triprop.com](mailto:tmills@triprop.com)

All information provided herein is from sources deemed reliable. However, all information is subject to verification. NAI Tri Properties does not independently verify nor warrant the accuracy of the information.

**NAI TRI PROPERTIES**



# DRIVE TIME MAP



## CONTACT

ROB GRIFFIN | 919.281.2318 | [rgriffin@triprop.com](mailto:rgriffin@triprop.com)

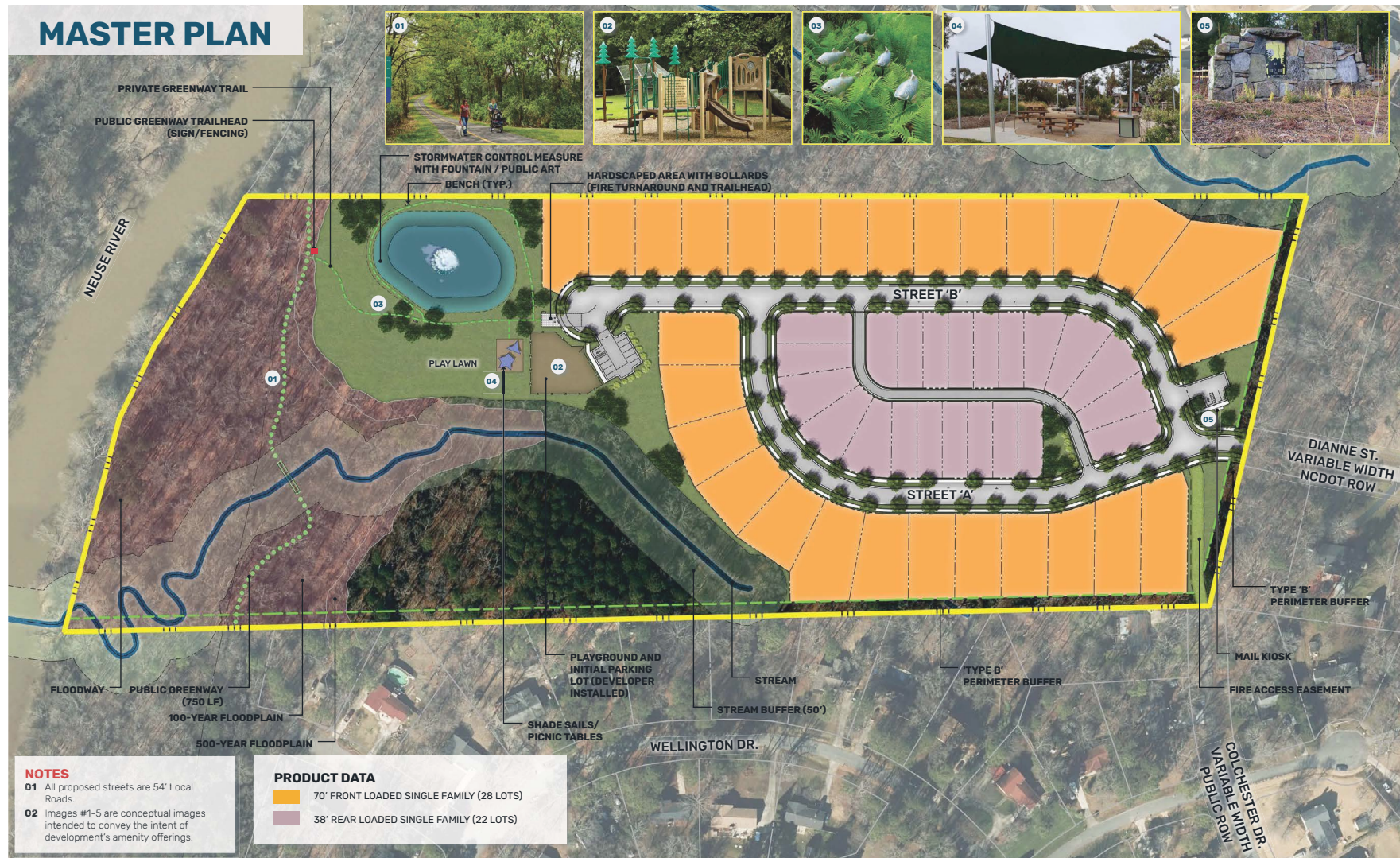
TONYA MILLS | 919.614.4582 | [tmills@triprop.com](mailto:tmills@triprop.com)

All information provided herein is from sources deemed reliable. However, all information is subject to verification. NAI Tri Properties does not independently verify nor warrant the accuracy of the information.

**NAI**TRI PROPERTIES



# MASTER PLAN



MCADAMS  
PREPARED FOR:  
CAROLINA DEVELOPMENT  
GROUP  
CDV21001

**COLCHESTER DRIVE PLANNED UNIT DEVELOPMENT**  
KNIGHTDALE, NORTH CAROLINA

SCALE: 1" = 60'

03  
06.10.2022

## CONTACT

ROB GRIFFIN | 919.281.2318 | rgriffin@triprop.com

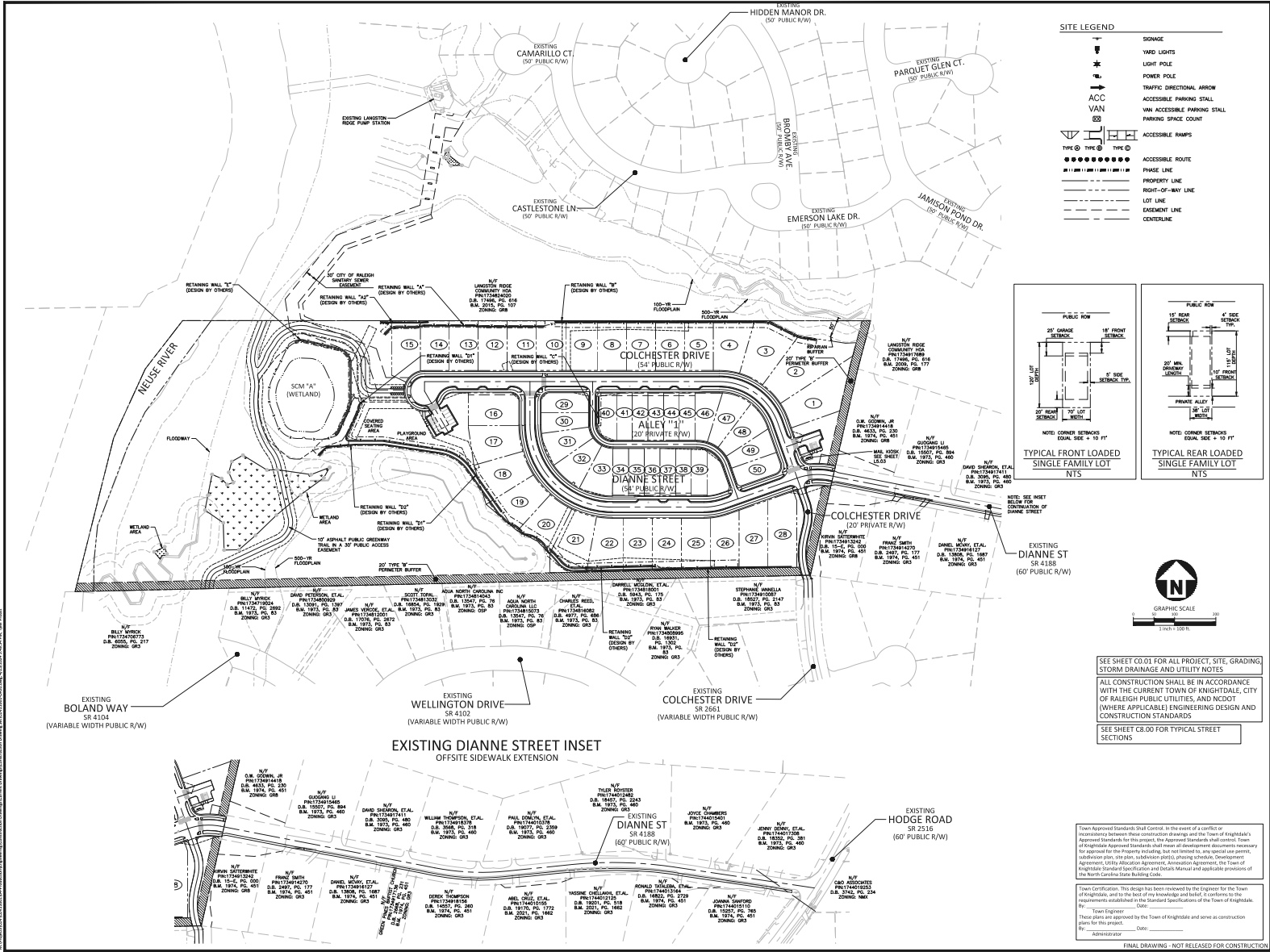
TONYA MILLS | 919.614.4582 | tmills@triprop.com

All information provided herein is from sources deemed reliable. However, all information is subject to verification. NAI Tri Properties does not independently verify nor warrant the accuracy of the information.

**NAI TRI PROPERTIES**



SITE PLAN



**McADAMS**  
The John R. McAdams Company, Inc.  
621 Hillsborough Street  
Suite 500  
Raleigh, NC 27603  
phone 919.361.5000  
fax 919.361.2269  
license number: C-0293, C-187  
www.mcadamsco.com

**CLIENT**  
CAROLINA DEVELOPMENT GROUP, LLC  
10156 MIZNER LANE  
RALEIGH, NC  
Mark Puryear  
PHONE: 919.931.2300

**RIVER POINTE  
CONSTRUCTION DRAWINGS  
105 AND 107 COLCHESTER DRIVE  
KNIGHTDALE, NC 27545**



REVISIONS

NO.	DATE	DESCRIPTION
1		
2		
3		
4		
5		

PLAN INFORMATION

PROJECT NO.	CDV21001
FILE NAME	CDV21001-001
CHECKED BY	JPM
DRAWN BY	RUF
SCALE	1" = 100'
DATE	04.19.2023

SHEET

OVERALL SITE PLAN

**C2.00**

CONTACT

ROB GRIFFIN | 919.281.2318 | rgriffin@triprop.com  
TONYA MILLS | 919.614.4582 | tmills@triprop.com

All information provided herein is from sources deemed reliable. However, all information is subject to verification. NAI Tri Properties does not independently verify nor warrant the accuracy of the information.





# AMENITIES

Located in a highly convenient area, this property is in close proximity to essential amenities including shopping, dining, medical services, and everyday services. Below are some of the amenities that can be reached in a 10 minute drive.

## FOOD

101 Kitchen  
A'Nets Katch  
Applebee's  
Checos Mexican Grill  
El Jimador Mexican Restaurant  
Chick-Fil-A  
Chili's Grill & Bar  
China House  
Cook Out  
El Senor Mexican Restaurant  
First Chophouse  
Fuji China  
Highway 55 Burgers  
IHOP  
La Casita  
McDonald's  
New York Diner  
Parkside Restaurant  
Prime Barbecue  
Rudino's Pizza & Grinders  
Saltgrass Steak House  
Slice of NY Pizza  
Smithfield's Chicken & Barbecue  
Zaxby's

## BANKING

Bank of America  
Fifth Third Bank  
First Citizen's Bank  
First Horizon Bank  
First National Bank  
State Employee's Credit Union  
Truist  
Wells Fargo Bank

## MEDICAL

Advanced Care Knightdale  
AFC Urgent Care Wendell  
Duke Medical Plaza Knightdale  
WakeMed Primary Care Knightdale  
Wendell Family Medicine  
Wendell Medical Center

## PARKS & FITNESS

Anderson Point Park  
Knightdale Station Park  
Planet Fitness  
Wendell Town Park

## SERVICES

Advanced Auto Parts  
Aldi  
AutoZone Auto Parts  
Big Lots  
CVS  
Dollar General  
Family Dollar  
Food Lion  
International Plaza Supermarket  
Knightdale Pharmacy  
Kohl's  
Lowe's Foods  
Lowe's Home Improvement  
Publix  
O'Reilly Auto Parts  
Target  
The Home Depot  
Tractor Supply Co.  
Walgreens  
Walmart  
Wendell Builder's Supply

## CONTACT

ROB GRIFFIN | 919.281.2318 | [rgriffin@triprop.com](mailto:rgriffin@triprop.com)  
TONYA MILLS | 919.614.4582 | [tmills@triprop.com](mailto:tmills@triprop.com)

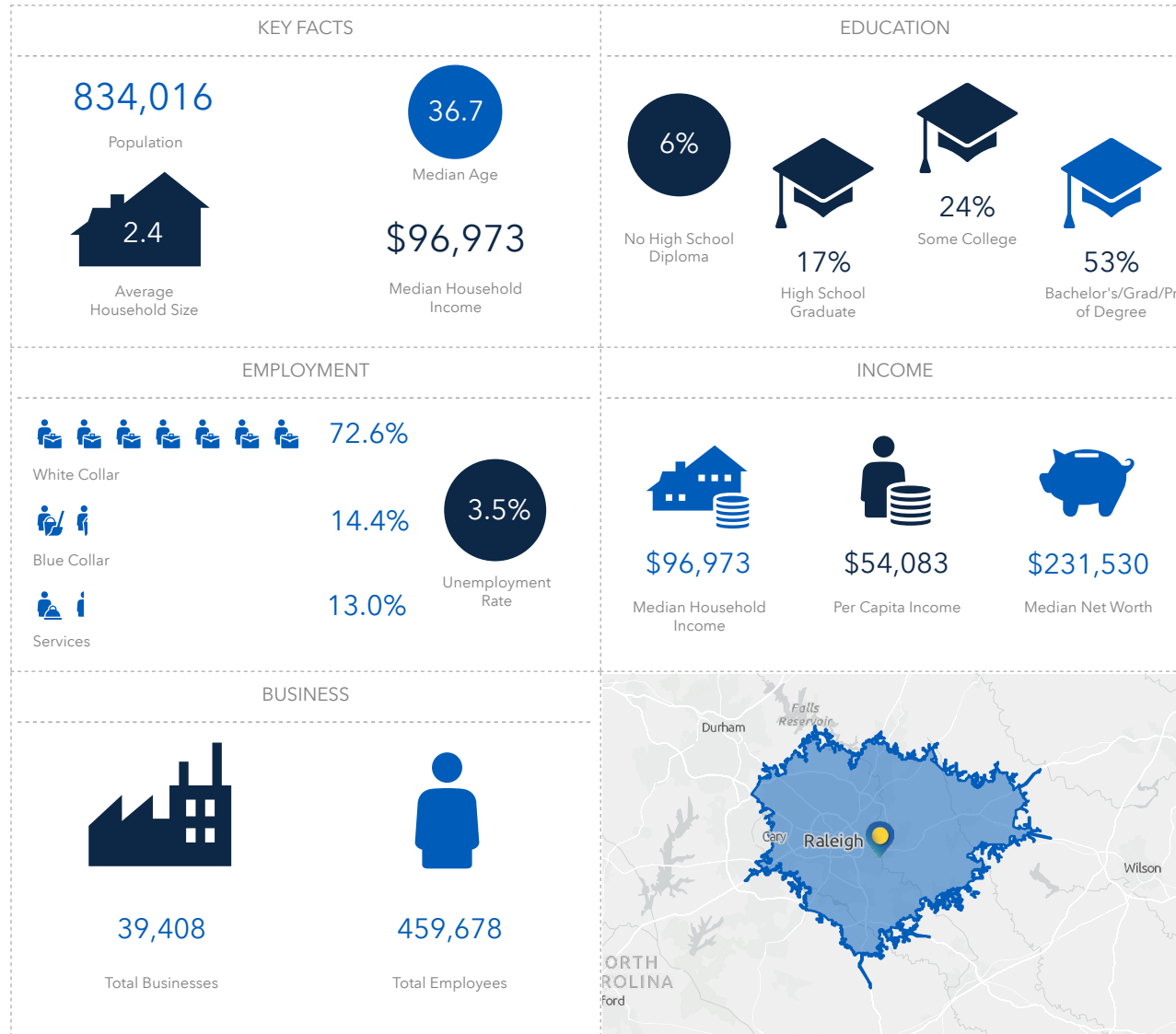
All information provided herein is from sources deemed reliable. However, all information is subject to verification.  
NAI Tri Properties does not independently verify nor warrant the accuracy of the information.





# DEMOGRAPHICS

## KEY COMMUTING RADIUS



### CONTACT

ROB GRIFFIN | 919.281.2318 | [rgriffin@triprop.com](mailto:rgriffin@triprop.com)

TONYA MILLS | 919.614.4582 | [tmills@triprop.com](mailto:tmills@triprop.com)

All information provided herein is from sources deemed reliable. However, all information is subject to verification. NAI Tri Properties does not independently verify nor warrant the accuracy of the information.

**NAI TRI PROPERTIES**