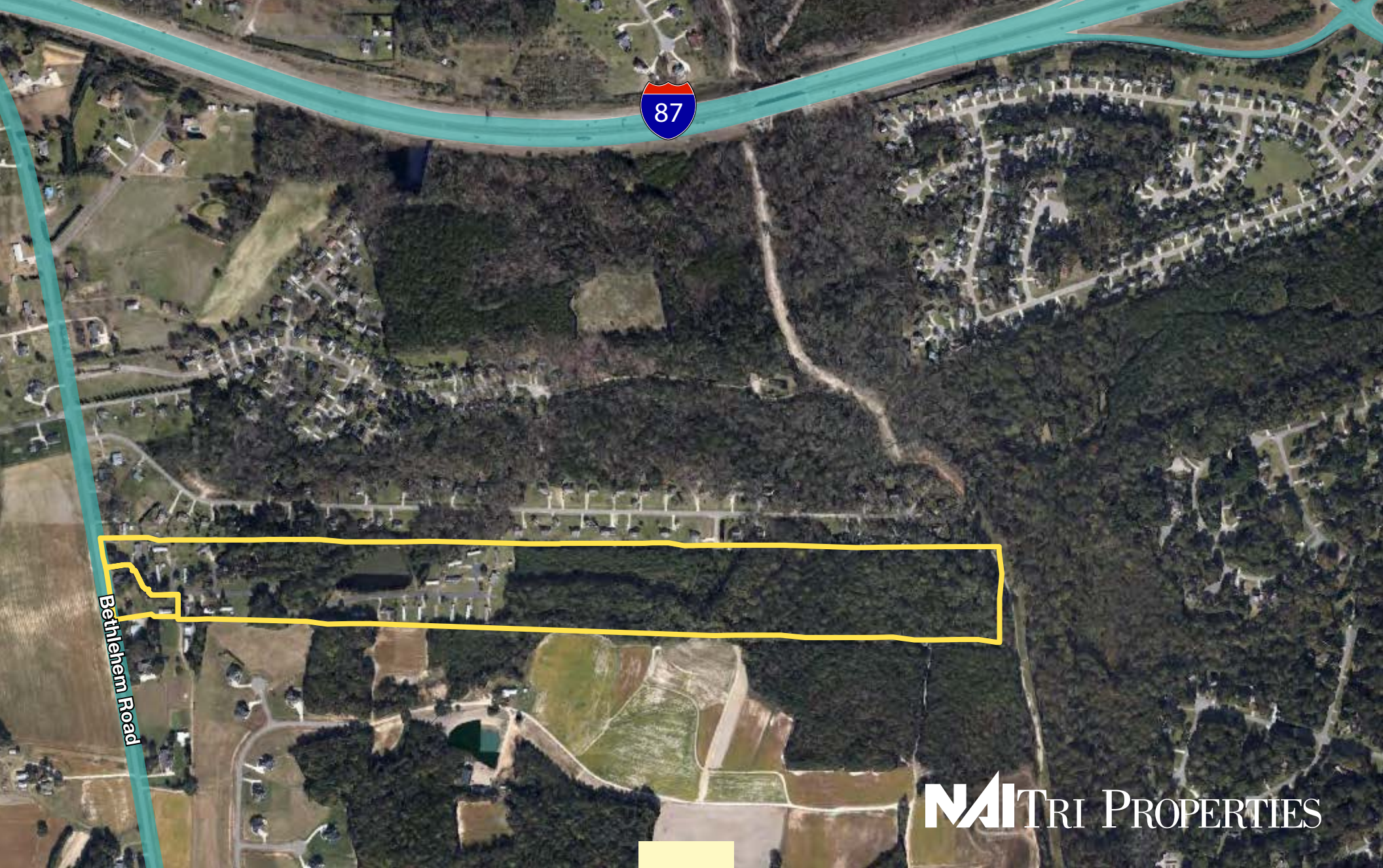


1327 & 1329 BETHLEHEM ROAD, KNIGHTDALE

±34.16 ACRES | SINGLE FAMILY RESIDENTIAL OPPORTUNITY

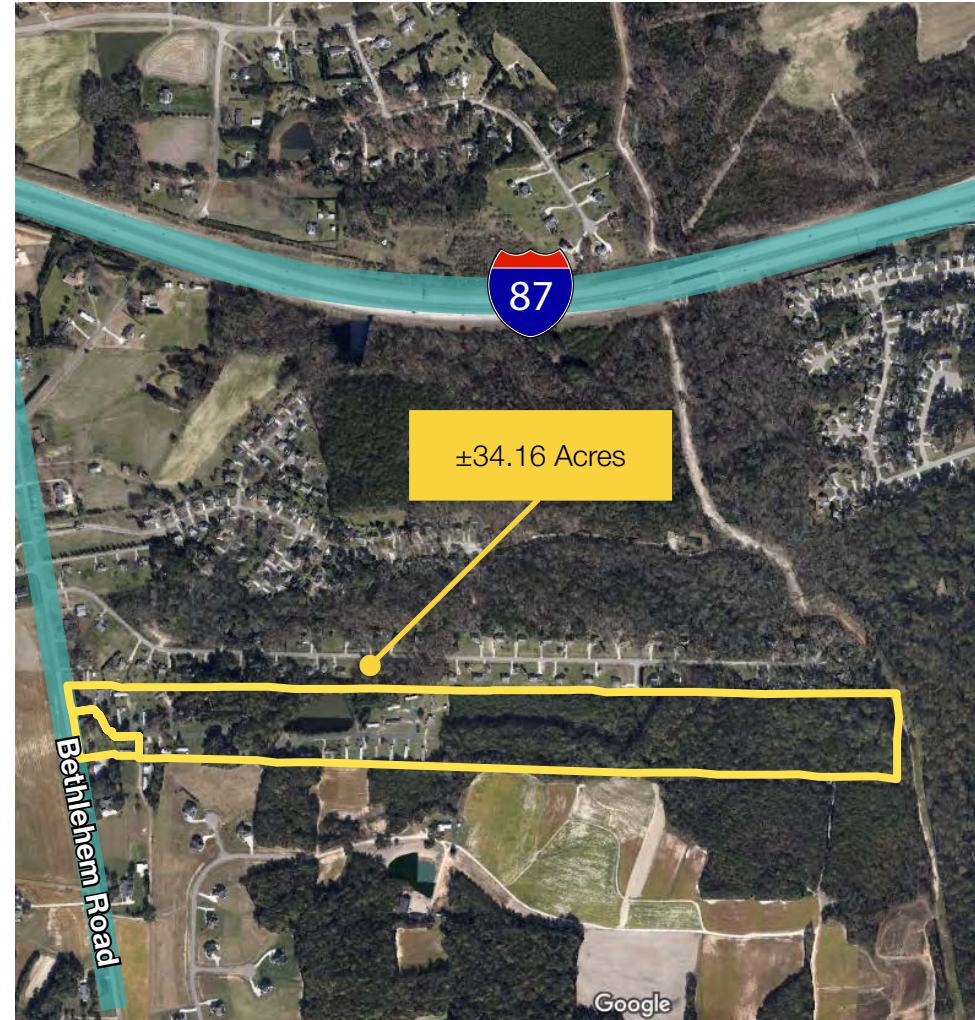
LAND
FOR
SALE



HIGHLIGHTS

SINGLE FAMILY RESIDENTIAL OPPORTUNITY

LOCATION	1327 & 1329 BETHLEHEM ROAD, KNIGHTDALE, NC
LOT SIZE	±34.16 Acres
ZONING	RT - Rural Transition District
FUTURE USE	Single Family Neighborhood & Conservation Neighborhood Knightdale Comprehensive Plan PDF Link/QR
WAKE COUNTY	
REID #	0242112 & 0003571
SALE PRICE	1327 Bethlehem 32.97 acres \$4,121,250 (125K / acre) 1329 Bethlehem 1.19 acres \$300,000 (Occupied single family) TOTAL 34.16 acres \$4,421,250 (\$129.427/acre)
FEATURES	Great single family residential opportunity in booming town of Knightdale. Easy access to downtown Raleigh, Wendell Falls and I-540



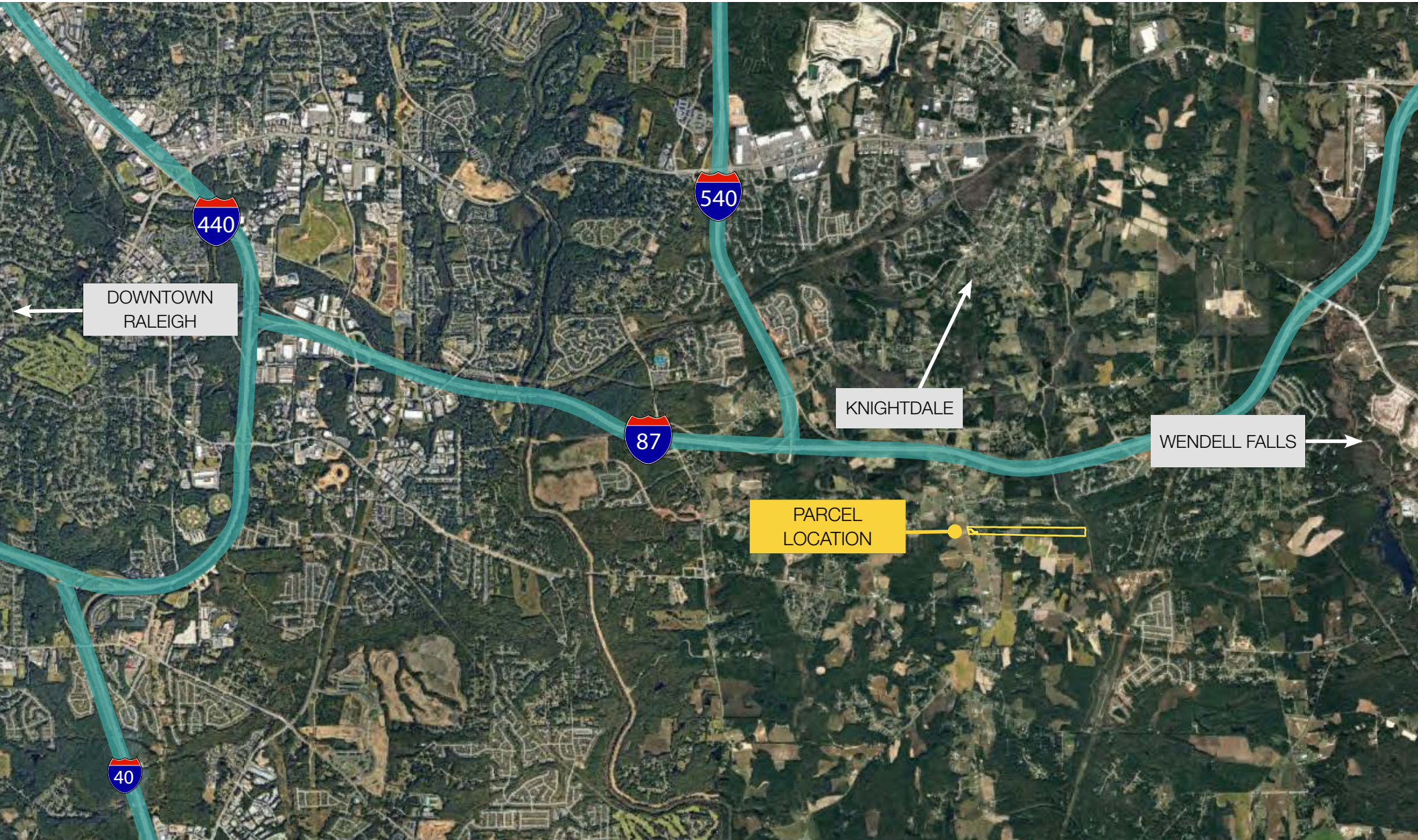
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NAITRI PROPERTIES

NAITRI PROPERTIES

AREA OVERVIEW



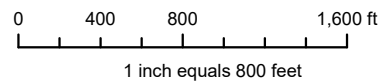
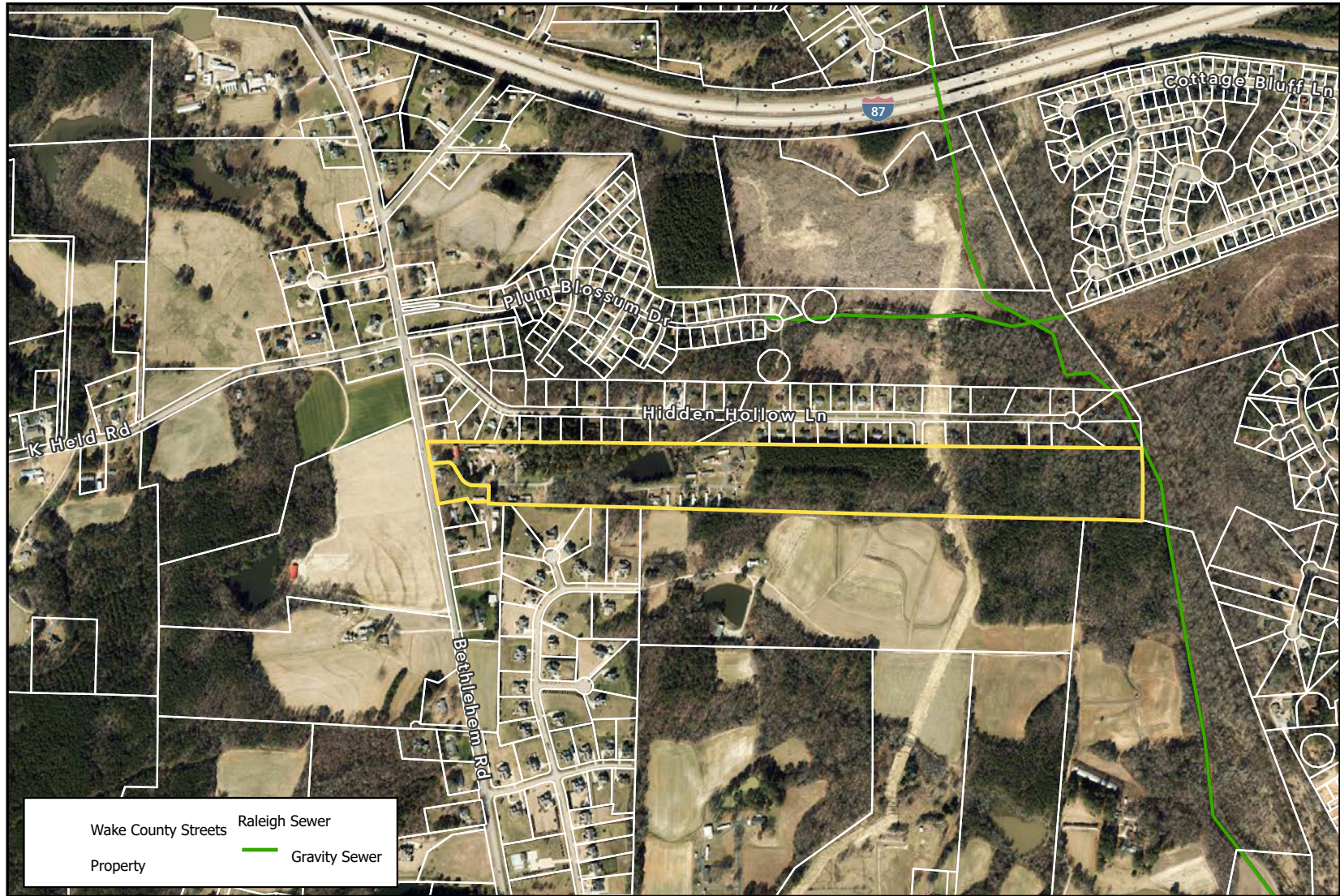
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SEWER MAP



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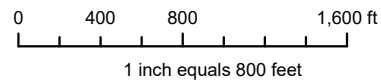
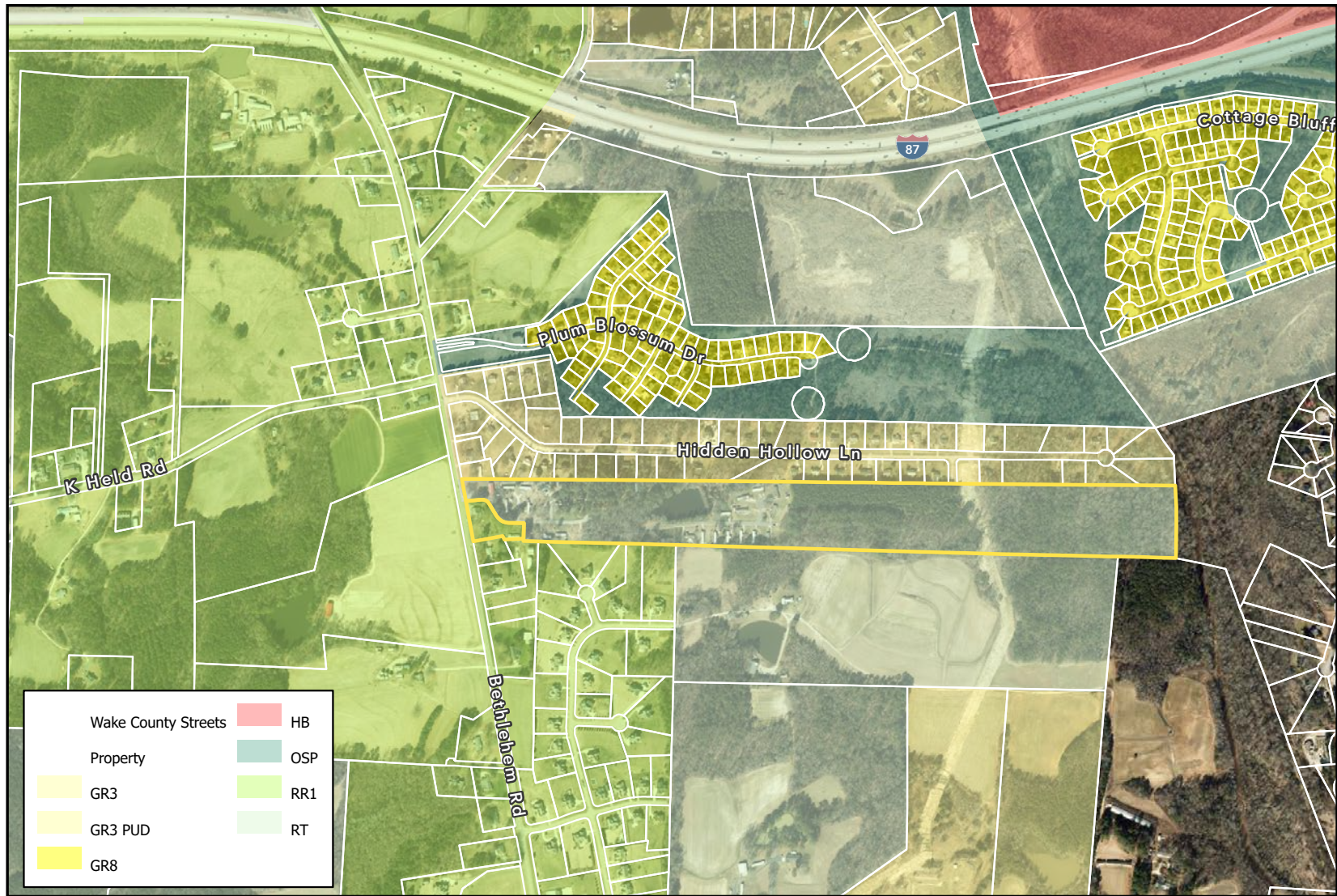
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CURRENT ZONING MAP



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KNIGHTDALE COMPEREHENSIVE PLAN

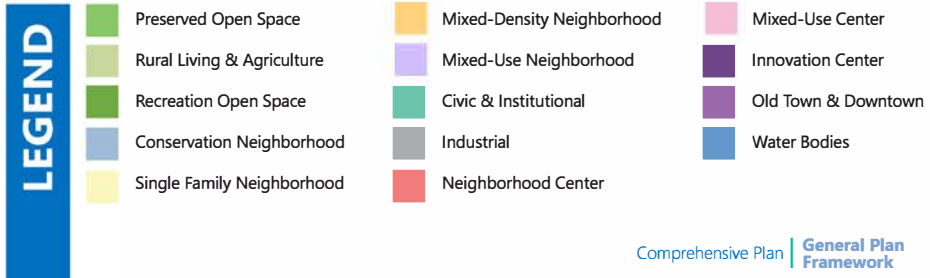
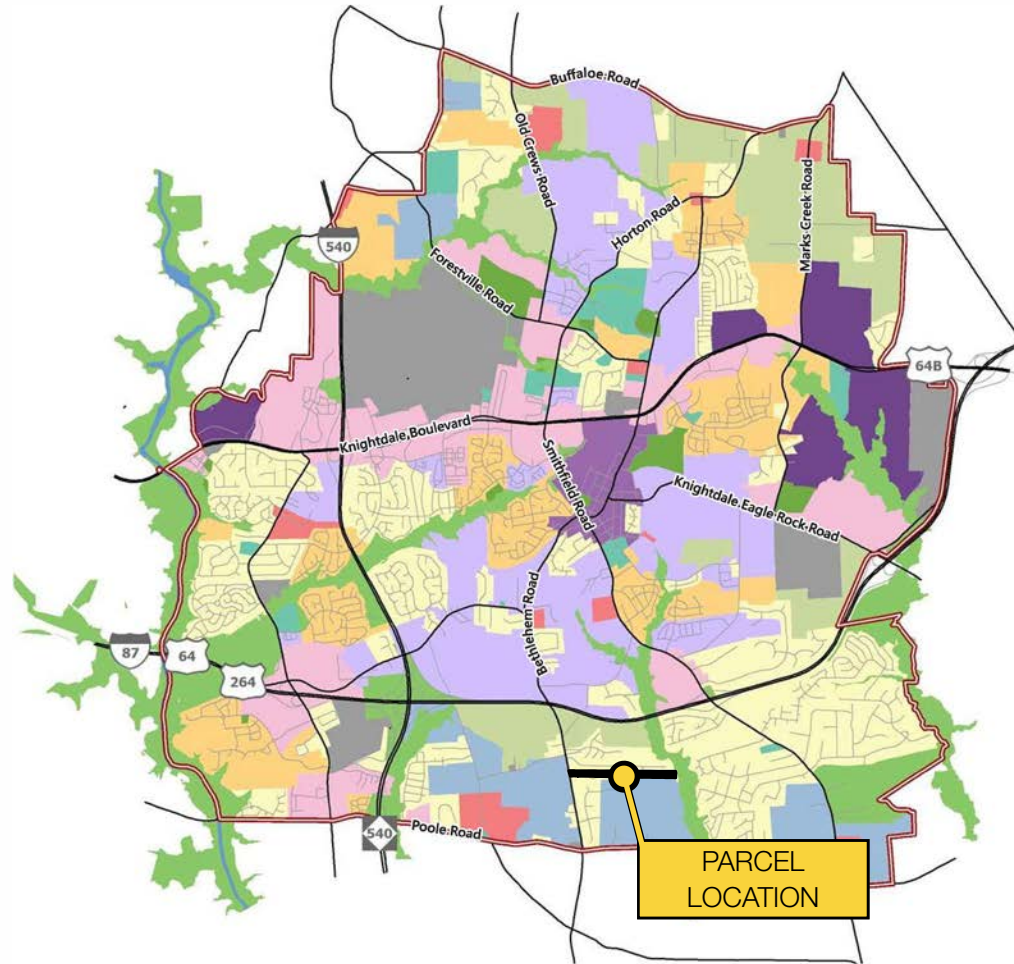
FUTURE PLACE TYPE MAP

The Future Place Type Map depicts preferred development types, locations, patterns, styles, and intensities for the planning jurisdiction assuming full build-out of the community. It also provides a physical framework to more effectively realize the community vision statement and guiding principles presented in the comprehensive plan. Some recommendations for the Future Place Type Map are somewhat bold, and set a long-term vision for a more diverse development portfolio in Knightdale that is 1) forward-thinking, 2) focused on new or improved development activity centers, 3) promotes economic development via strategic place-making investments, 4) mindful of supporting infrastructure, 5) aware of residents' quality-of-life, and 6) economically-viable and financially-sustainable for the town.

The Future Place Type Map is largely implemented through the town's Unified Development Ordinance (UDO) and official Zoning Map. Some areas on the Future Place Type Map reflect what currently exists today, some are more aspirational in nature, and others are a mix of what exists today and what could be in the future. The categories depicted on the Future Place Type Map are described later in the chapter. They articulate how specific areas should develop in the future in keeping with the shared vision for the community.

The Future Place Type Map and its place type descriptions serve as the foundation for near-term revisions to the town's UDO, which should ensure rules and regulations are consistent with the vision for conservation, character, and development presented in the KnightdaleNext V.2 Comprehensive Plan.

Some mixed-use activity centers envisioned for the Future Place Type Map may take longer to implement compared to building more suburban-style residential neighborhoods or shopping centers. However, the benefits of these uses to safeguard and promote the long-term viability of Knightdale as a leading community in the Triangle region is worth the wait. In addition, build-out of the Future Place Type Map is a long-term endeavor, whereby it will be several decades before all of the land in the planning jurisdiction is developed, redeveloped, or preserved. Town officials should influence the timing, magnitude, and location of growth in the planning jurisdiction using local infrastructure investment policies, land use regulations, and partnerships with regional service providers.



[KnightdaleNext V.2](#)

[Comprehensive Plan](#) | [General Plan Framework](#)

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KNIGHTDALE COMPREHENSIVE PLAN

Single Family Neighborhood

Land formed as a Single Family Neighborhood includes one (1) housing type — single dwelling detached — on uniform lot sizes when it was first developed. Homes are oriented toward streets with rear yards larger than front yards. Older Single Family Neighborhoods in Knightdale include limited access points and cul-de-sacs.

Preserving the character of existing Single Family Neighborhoods is a high-priority, though some existing lots may be subdivided or redeveloped to introduce new home choices, including, but not limited to, single dwelling homes on small lots, townhomes, duplexes, triplexes, quadplexes, cottage dwellings, or accessory dwelling units. The type, size, orientation, and character of new homes built in existing neighborhoods should be compatible with adjacent properties and supporting infrastructure. Officials should also be careful of unintended consequences associated with wide-spread subdivision of large lots or infill development activities in the area: increased stormwater flooding because of changed drainage patterns, changes in overall neighborhood dynamics, or rising home values (and rising tax bills) that drive existing residents out of the area. Policies or considerations in the comprehensive plan should manage the timing and location of lot subdivision or tear-downs in specific areas if conditions being monitored are not exceeding expectations.



Street & Block Pattern

- A grid street network, or modified grid street network, is used throughout the neighborhood.
- Small blocks promote a more walkable environment.
- Stub out streets provide connections to adjacent vacant land.
- Off-street parking should be accommodated at the side or rear of the lot to minimize the presence of parked automobiles on driveways along residential streets.

Building Types & Massing

- Neighborhoods generally support single-family detached homes, but may include duplexes or townhomes in limited cases as infill development.
- Accessory dwelling units are allowed on all residential lots.
- Neighborhood club houses, amenity buildings, or civic buildings should be allowed in limited cases.
- Cross reference with House or Townhouse Building Types in the Town of Knightdale Unified Development Ordinance.



Open Spaces & Natural Resources

- Be sensitive to existing natural resources on a site, including tree stands, steep topography, and natural drainage ways.
- Incorporate open space elements throughout the neighborhood, including common greens, small parks, playgrounds, community gardens, trails, or greenways.

Transportation

- Streets in new neighborhoods are built as Complete Streets.
- Streets are designed with curb and gutter drainage.
- Formal tree plantings are located along streets and in open space areas.

Sustainability

- Solar panels on rooftops in public areas or private lots should be considered to promote renewable energy.
- Minimize site grading to maintain natural stormwater flows.
- Maintain large tree stands to keep spaces cool in warmer months.
- Public electric vehicle charging stations should be considered in the activity center of a larger neighborhood.
- Homes should take advantage of orientation, massing, tree cover, and other elements to reduce heat islands, promote natural cooling, and reduce heating and cooling demands.

Infill Development or Redevelopment

- Introduce gentle density in existing neighborhoods using other residential buildings types — like duplexes or townhomes — on subdivided lots.
- Provide connections via streets, sidewalks, or greenways to future neighborhoods and non-residential development.
- New infill homes should complement adjacent existing development in terms of building height, setbacks, and architectural details.
- Install missing pedestrian and bicycle infrastructure in existing neighborhoods.



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KNIGHTDALE COMPEREHENSIVE PLAN

Conservation Neighborhood

A Conservation Neighborhood preserves and protects environmental features, tree stands, meadows, steep topography, water bodies, or outstanding viewsheds by closely clustering development together of varying lot sizes and densities. Conservation Neighborhood design should respond to specific features on the site; however, goals to reallocate gross allowable densities into compact development areas that minimize infrastructure investments and maximize large, meaningful and continuous areas for permanent open space are encouraged. Conservation Neighborhoods are primarily residential, but may include limited civic, farm, or other non-residential (commercial) uses.



Street & Block Pattern

- Curvilinear roads are generally used leading into a neighborhood to avoid identified open space or environmentally-sensitive areas.
- A grid street network is used near the identified center of the neighborhood. Blocks may vary in size, increasing in area or dimension radiating out from the center of activity.
- Off-street parking should be accommodated at the side or rear of the lot to minimize the presence of parked automobiles on driveways along residential streets (with parking access to lots for townhomes from rear alleys).
- Cul-de-sacs on a site should be limited to areas with environmental concerns or steep slopes.



Building Types & Massing

- Building types include residential, civic, farm, and non-residential. Density and mixed-uses should be clustered in areas that are currently cleared to promote additional conservation.



Transportation

- Roads internal to neighborhoods should be designed to include green infrastructure elements, including meandering sidewalks and greenways.
- Streets are designed with curb and gutter drainage.
- Residential areas in the neighborhood should be walkable with sidewalks, bicycle facilities, paths and trails, connecting to open space regularly.



Sustainability

- Low-impact landscape design techniques and sustainable stormwater practices should be incorporated.
- Individual lots sizes and shapes may provide opportunities for rain gardens or other on-site stormwater control measures.
- Public electric vehicle charging stations should be considered in the activity center of a larger neighborhood.
- Solar panels on rooftops in public areas or private lots should be considered to promote renewable energy.
- Developed areas should take advantage of orientation, massing, tree cover, and other elements to reduce heat islands, promote natural cooling, and reduce heating and cooling demands



Open Spaces & Natural Resources

- Permanent open space should be substantial in size, interconnected, functional in nature, and accessible to residents and visitors.
- Natural resource areas and ecologically sensitive areas on a site should remain more informal and accessible via greenways.
- A significant portion of a development, typically 30-60%, should be preserved as open space, with amounts varying depending on features present on the site.
- In an activity center or residential area, open spaces may be more formal and include parks, greenways, squares, or neighborhood gardens.
- Development in the neighborhood should be sensitive to existing natural conditions and avoid mass-grading or tree-clearing for larger lots (i.e., greater than 60 feet in width).

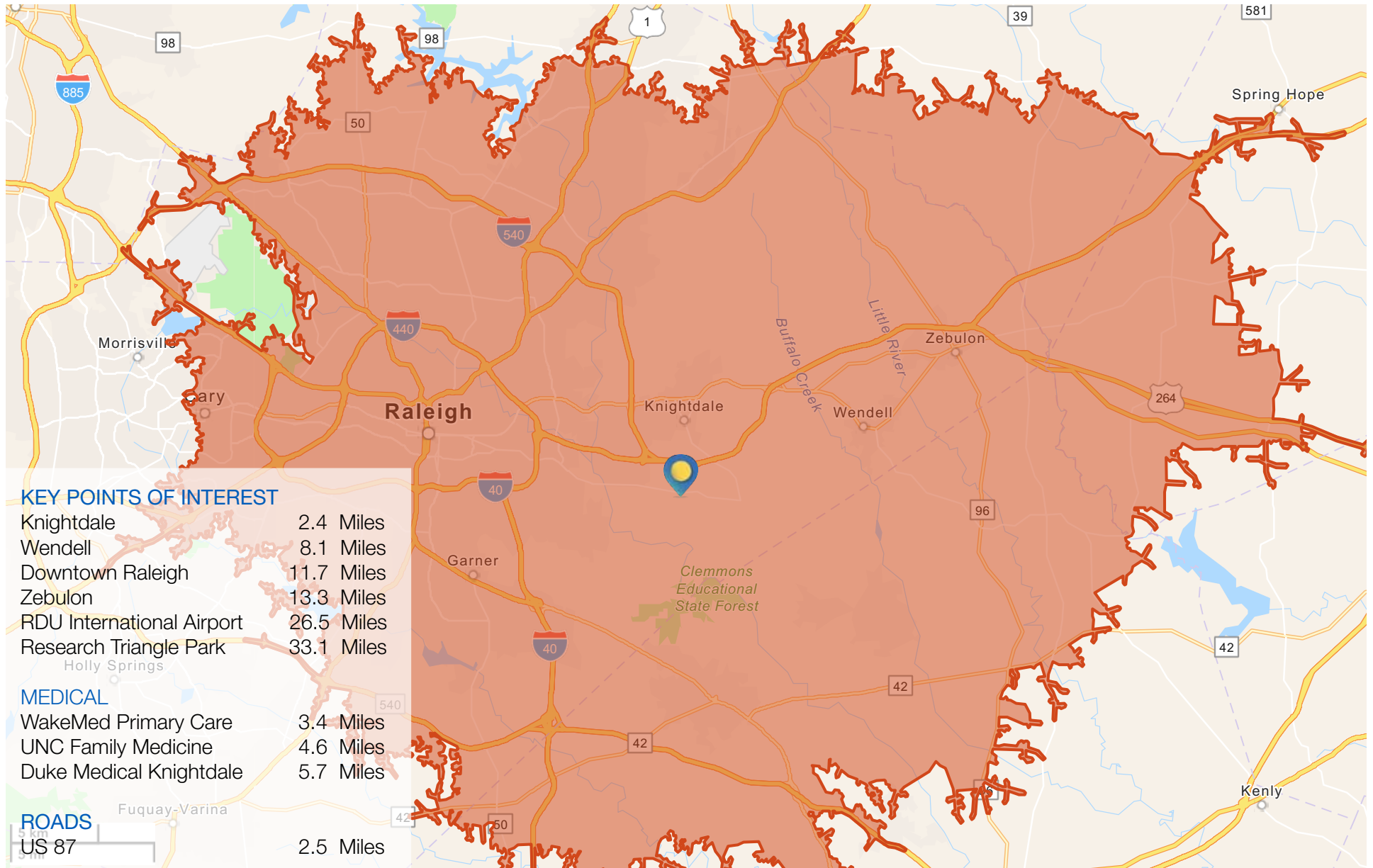


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27 MINUTE AVERAGE COMMUTING RADIUS



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DEMOGRAPHICS

27 MINUTE AVERAGE COMMUTING RADIUS



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AMENITIES

Below are some of the amenities that can be reached within a short 15 minute drive or less.

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
Mc Donald'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

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