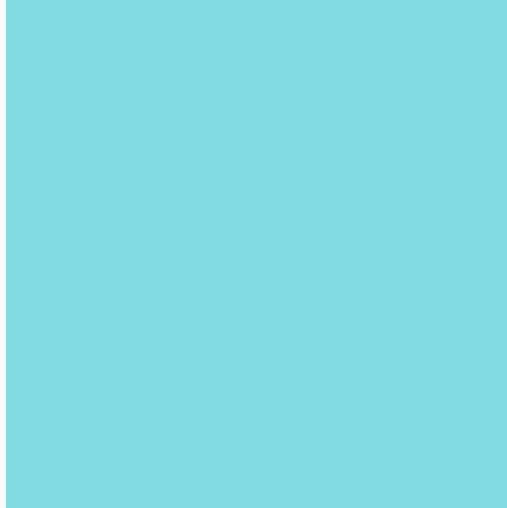


26.84 ACRES ZONED RMX



RIVERVIEW COMMONS

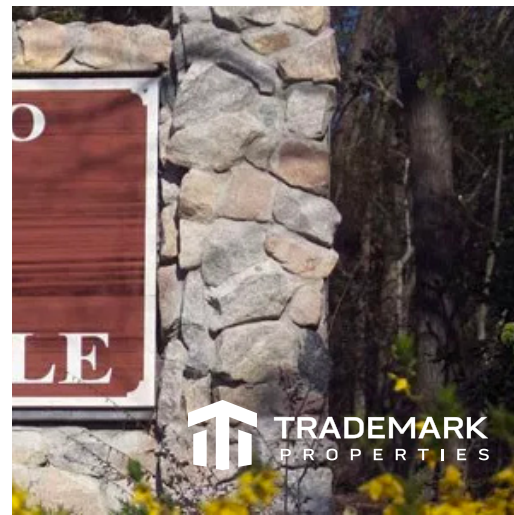
mixed-use land development for sale in high growth area

MIKE KEEN

Vice President

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property information

NAME	Riverview Commons
LOCATION	Hodge Road & Poole Road Knightdale, NC
COUNTY	Wake
ACREAGE	19.22 acres - retail
PRICE	\$4,936,250 - retail parcel
POTENTIAL USE	Mixed-use development with retail & multifamily
UTILITIES	Water, sewer, power, gas
PARCEL IDENTIFICATION NUMBER	1743206375 - retail parcel (19.22 acres)



property description

Riverview Commons is located at the signalized Poole Road and Hodge Road intersection in Knightdale, NC. The 19.22-acre tract, Riverview Commons, was approved as an approximately 73,000-SF retail center in 2007. Phase 1 consisting of four (4) outparcels was constructed and accepted before the 2007 crash and the start of the shopping center site. Millions of dollars have been spent on infrastructure (retention pond, utilities, roads widened, etc.) for the shopping center site. Currently, there are two (2) existing grocers within a 3-mile radius.

The 26.84-acre tract wraps around the 19.22-acre tract and is zoned Residential Mixed-Use (RMX) which provides for areas of higher density residential development with maximum development density: 18 units/acre (gross acreage).

The highest and best use for these parcels is to combine the two parcels and redesign with a smaller retail center and the remainder as high density residential. Approved outparcels could be sold immediately for cash flow. Knightdale Planning Department has expressed their desire for this concept.



local development

Hodge Road is becoming Knightdale's largest residential corridor due to its proximity to I-87, I-540, and I-440. 900+ lots are approved for this area and Phase I of Eastgate 540 has been constructed, Knightdale's newest employment center. This does not include the existing 25+ subdivisions and 1,000+ homes along Hodge and Poole Roads. The proposed I-540/Poole Road interchange is located one mile to the east with construction slated for 2028.



EASTGATE 540
 Approved 79-acre, three-phase industrial park which will include 958,000 SF of warehouse and distribution space. 958,000 SF will be completed by end of 2021 with the majority already leased. Phase I is complete (150,000 SF).

MULTIFAMILY SITE
 26.84 ACRES
 SOLD

RETAIL SITE
 19.22 ACRES

DEVELOPMENTS SHOWN

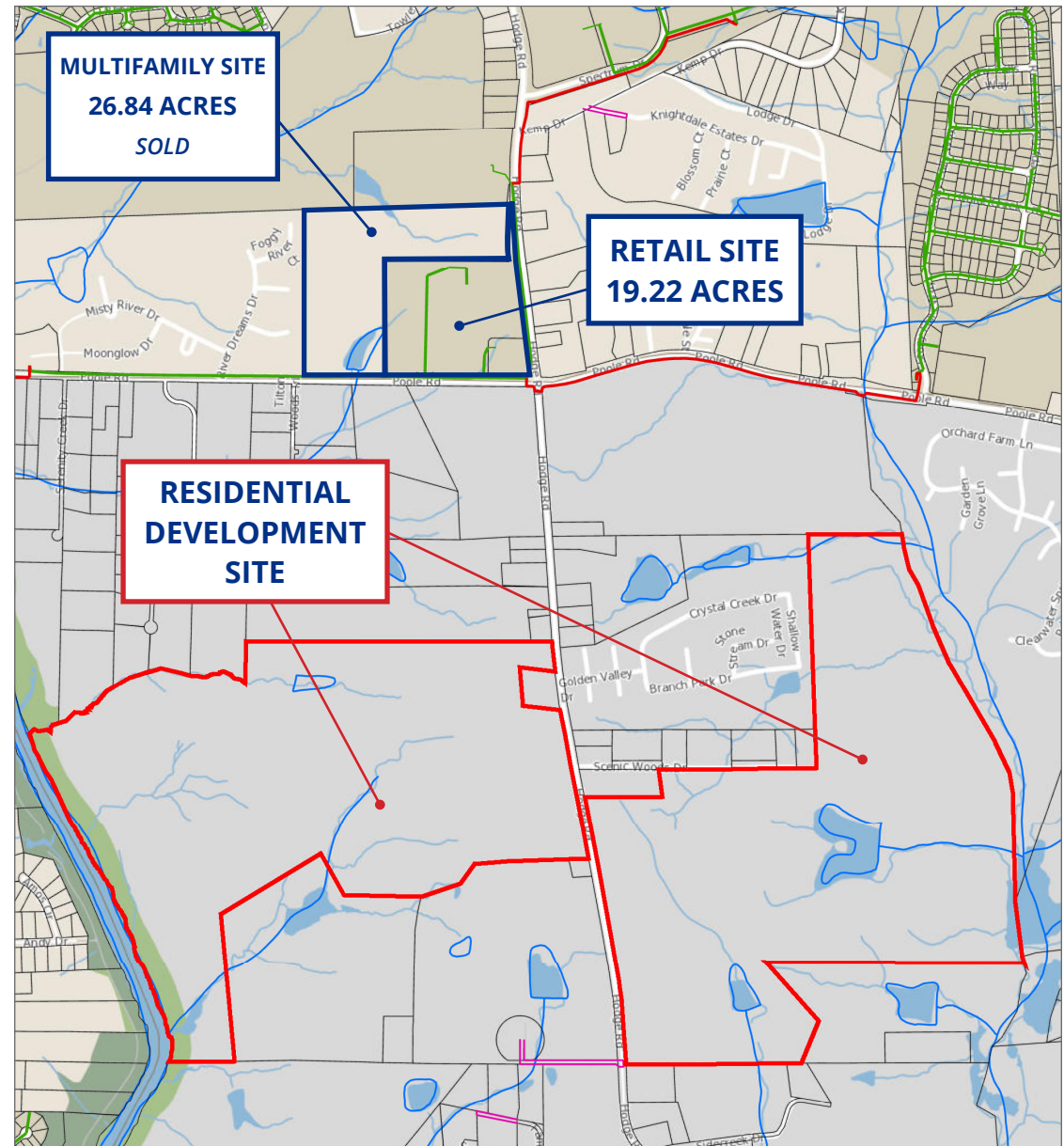
Silverstone (Phase I & II)	379 Units	Conditionally Approved
Cheswick	108 Units	Under Construction
Stone River	186 Units	Approved
Poplar Creek	181 Units	Under Construction

NORTH OF MAP (NOT SHOWN)

Princeton Manor (Phases V, VI, VII)	102 Units	Under Construction
Lanston Ridge (Phases I, II, III)	217 Units	Under Construction

local development

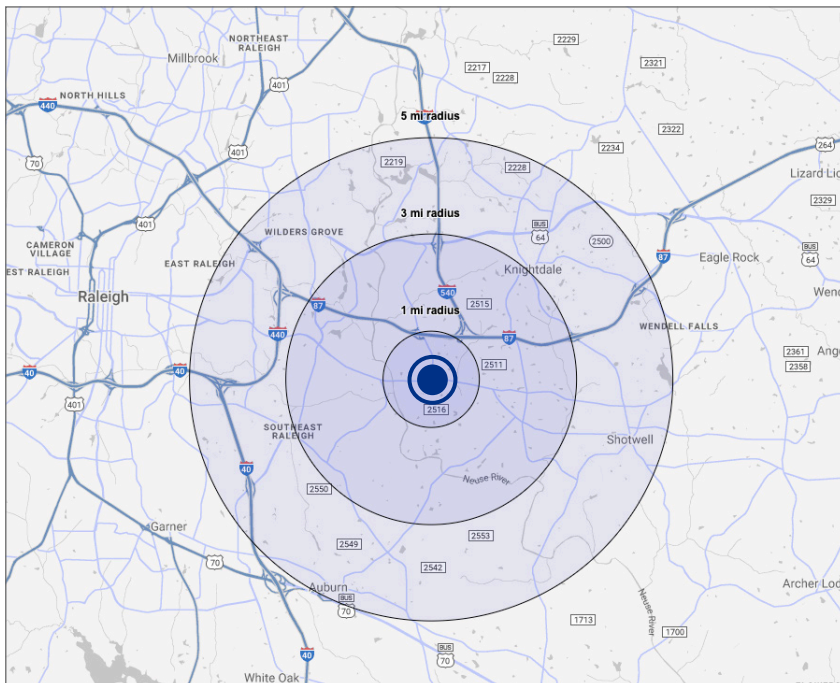
Recently, a new residential development was approved near Riverview Commons. With the land totaling 513 acres, it has the potential to build up to 2,500 units.



knightdale, nc

Knightdale is located in eastern Wake County, just minutes away from Raleigh, North Carolina's state capital. The Town is home to nearly 16,000 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. Thanks to the designated I-87, the entire eastern seaboard is within reach by way of I-95 (less than 40 minutes away). In addition, RDU International Airport is only a 27-minute drive from Knightdale via I-540.

Since 2000, Knightdale has grown by 153%. It is the 10th fastest growing municipality in North Carolina.



DEMOGRAPHICS (2020)

POPULATION

	1-MILE	3-MILE	5-MILE
Population	2,944	41,004	93,319
2025 Projected Population	3,265	44,887	102,820
Daytime Population	1,145	19,772	53,400
Median Age	34.8	33.6	34.6

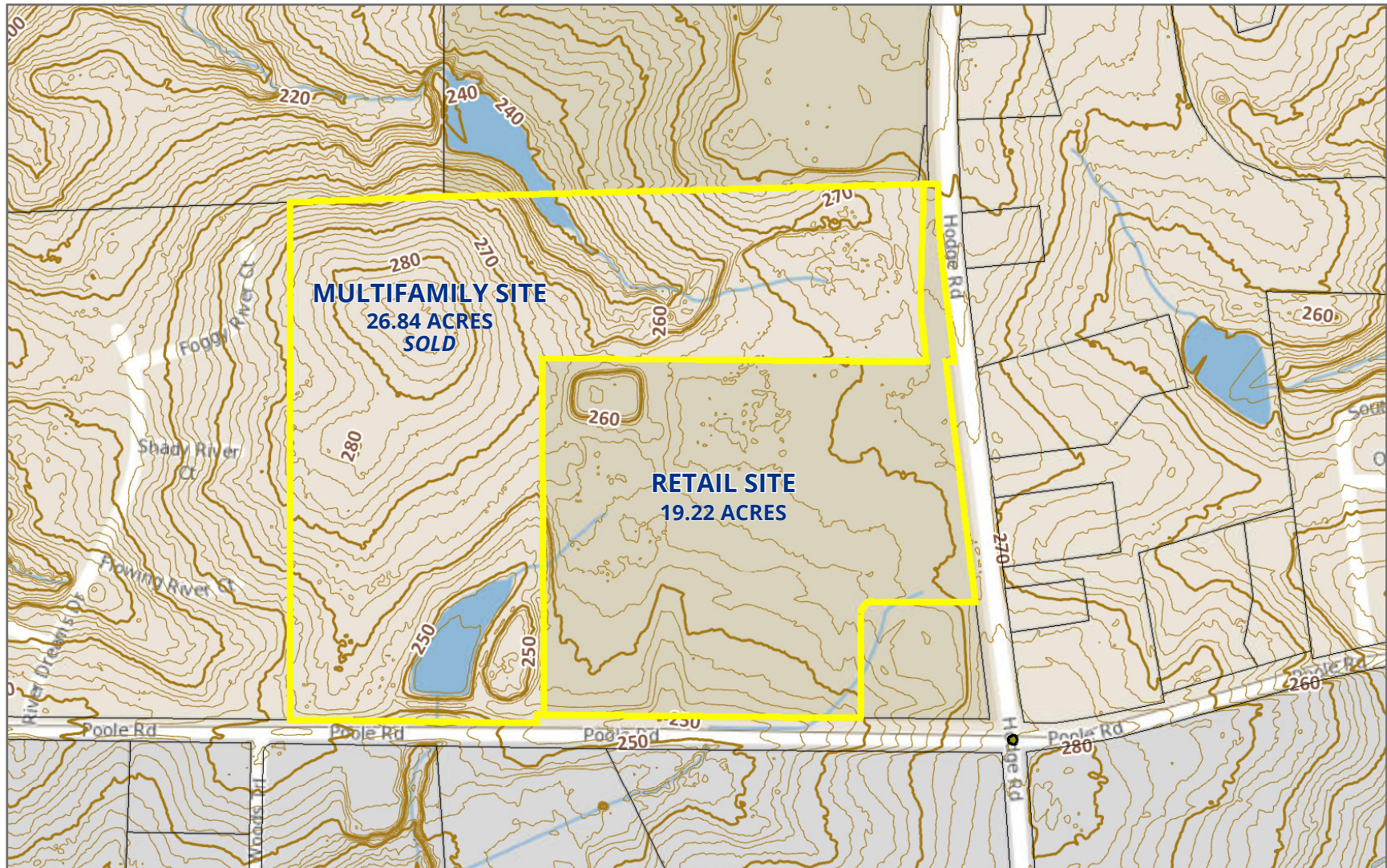
HOUSEHOLDS

Households	1,116	15,183	34,795
2025 Projected Households	1,252	16,804	38,747
Owner-Occupied Housing Units	855	11,572	24,668
Renter-Occupied Housing Units	261	3,611	10,126

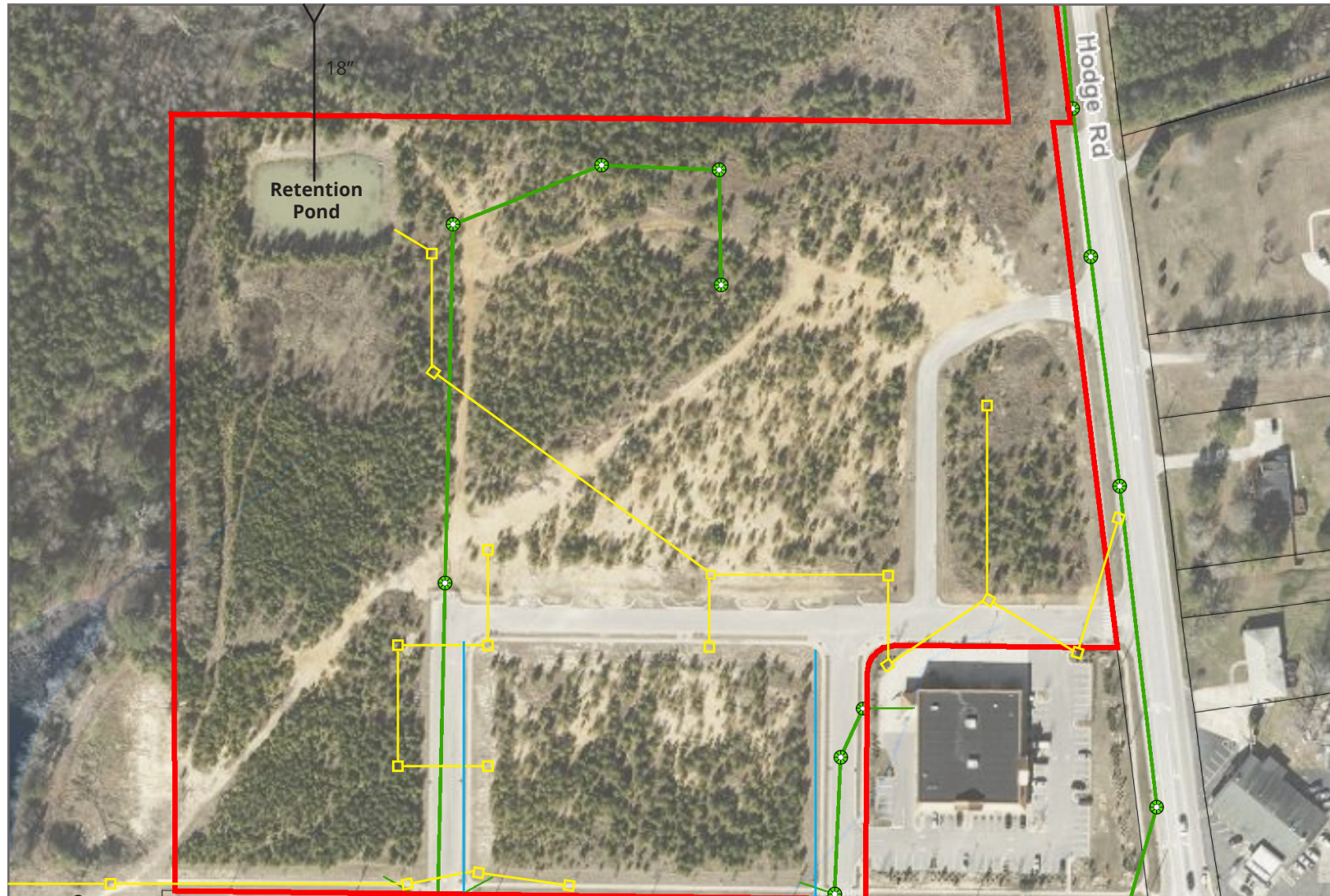
INCOME

Average Household Income	\$88,396	\$86,318	\$78,946
Median Household Income	\$68,892	\$71,218	\$67,691
Per Capita Income	\$33,526	\$31,988	\$29,471

topography map



utilities map



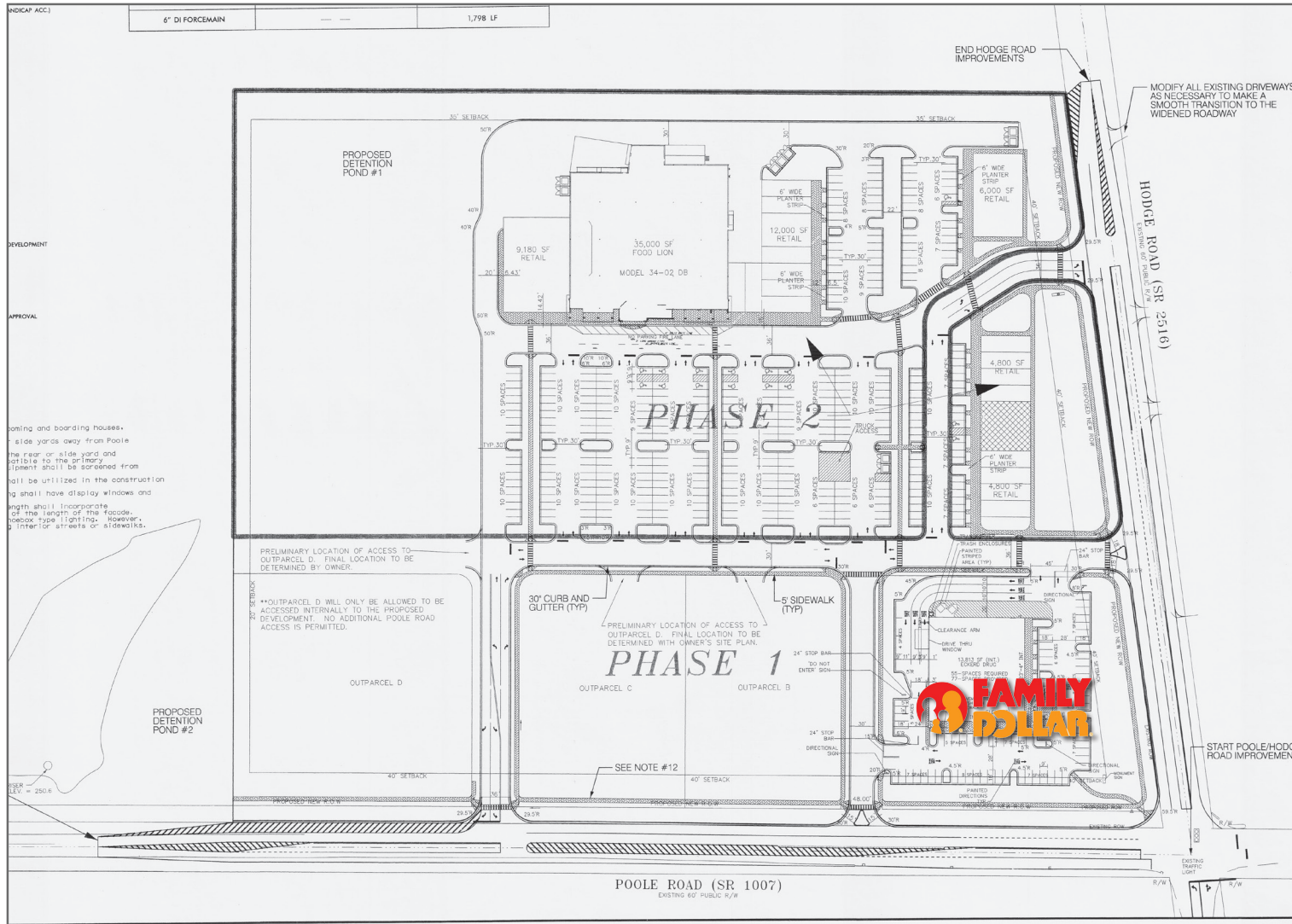
PROPERTY
BOUNDARIES

STORM WATER

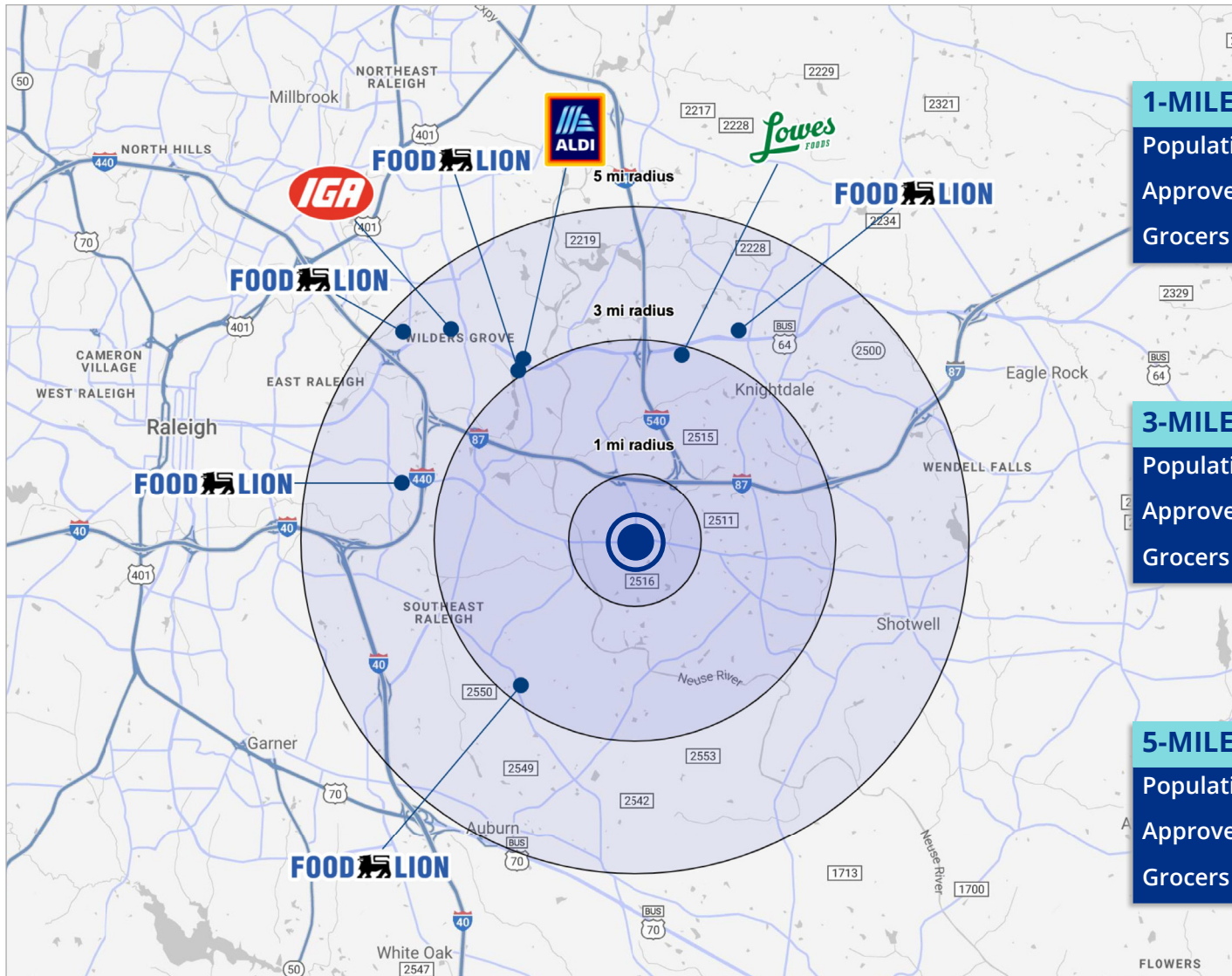
SEWER

WATER LINES

approved shopping center plan



surrounding grocers map



1-MILE RADIUS

Population	2,994
Approved Lots/Under Construction	3,228
Grocers	0

3-MILE RADIUS

Population	41,004
Approved Lots/Under Construction	397
Grocers	2

5-MILE RADIUS

Population	93,319
Approved Lots/Under Construction	761
Grocers	6

location map

