

**LAND FOR SALE**  
**4800 CLIFTON RD, KNIGHTDALE, NC 27545**  
±32.69 for Sale on Poole Road near I-87 and Future NC 540

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±32.69-acre site for sale in Knightdale at the intersection of Poole Road and Clifton Road, 0.6 miles from the planned I-540 Phase 2 intersection.

The property has frontage on Poole Road and Clifton Road, and is within a five-minute drive of I-87 and the existing portion of I-540.

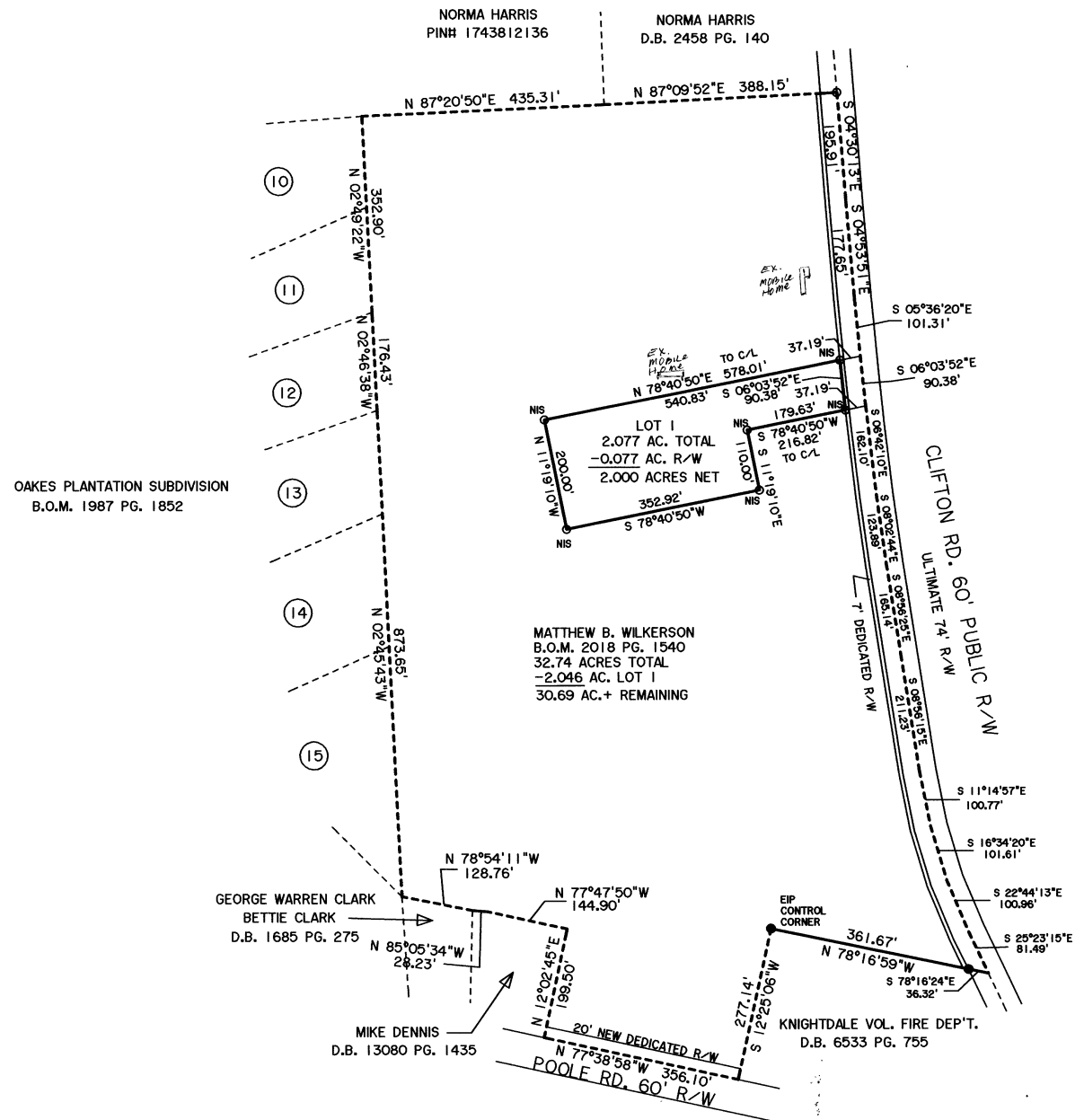
## SITE DETAILS

Address	4800 Clifton Road Knightdale, NC 27545
Frontage	Poole Road & Clifton Road
Wake County PINs	1743900362 & 1743809069
Municipality	Knightdale ETJ
Acreage	±32.69
Current Zoning	Rural Transition (RT)
Future Land Use	Neighborhood Activity Center
Sale Price	\$5,250,000

## FUTURE LAND USE

Neighborhood Activity Center supports a mixed of residential and commercial uses, and aims to locate small, mixed-use destinations close to residential neighborhoods.

Compatible uses would meet the daily needs of nearby residents. Standalone residential uses should be secondary to commercial and office uses. The Mixed-Use Center encourages flexibility in housing type.



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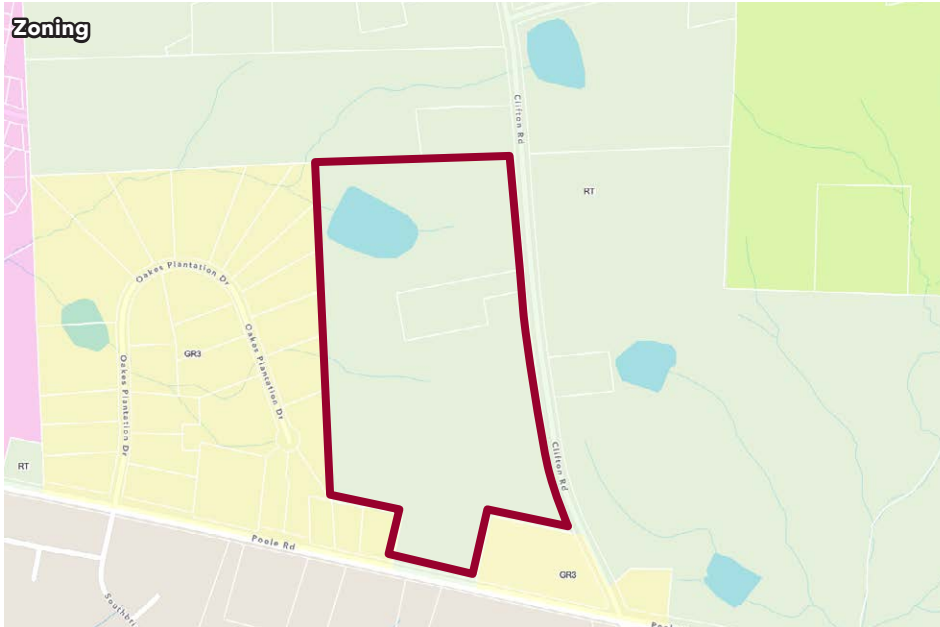


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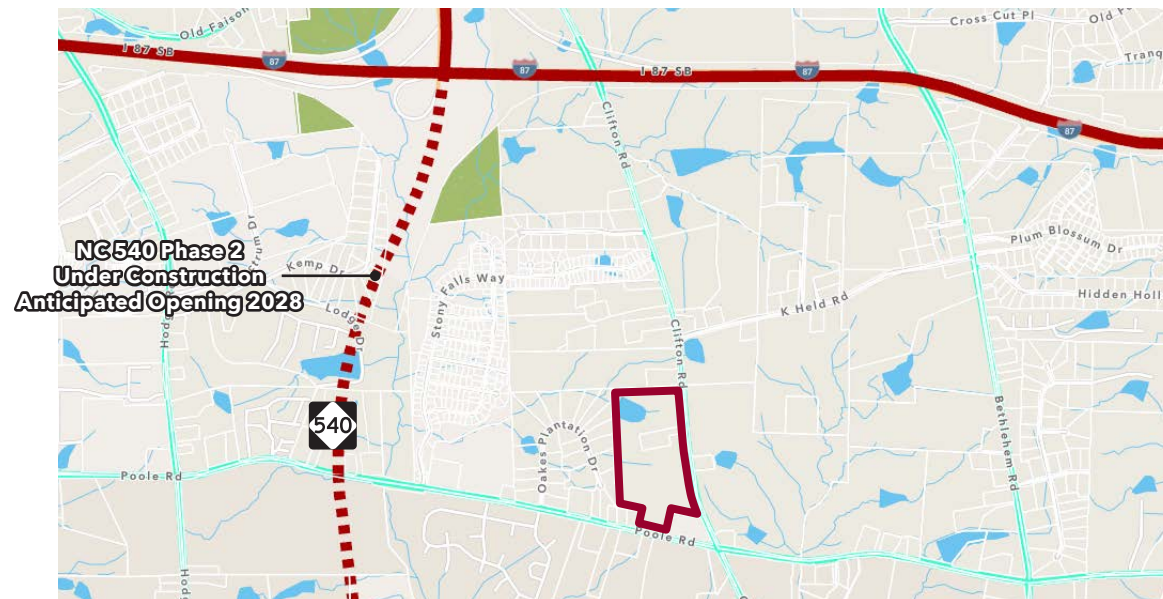
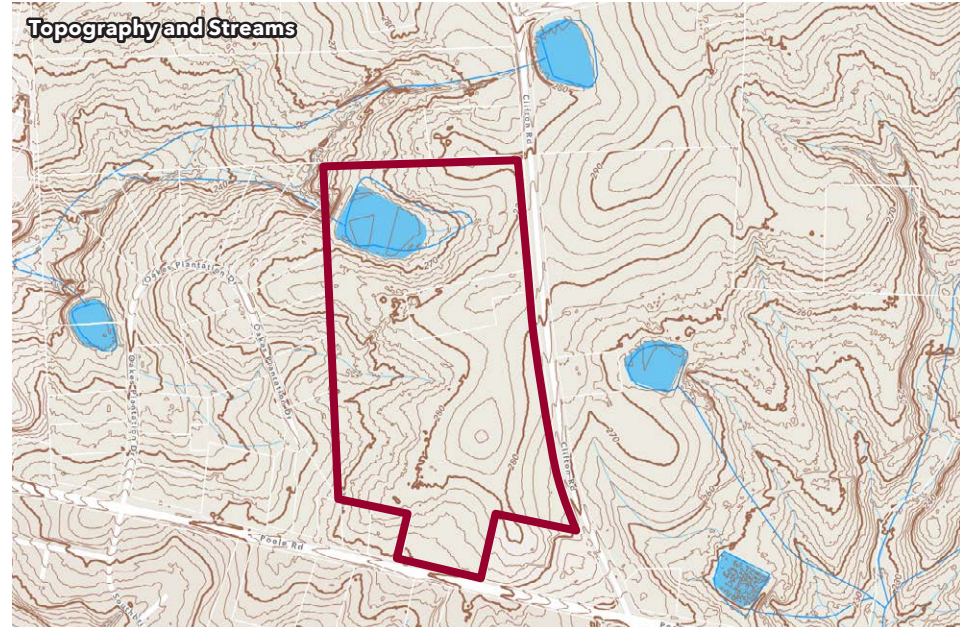
# Maps

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Zoning



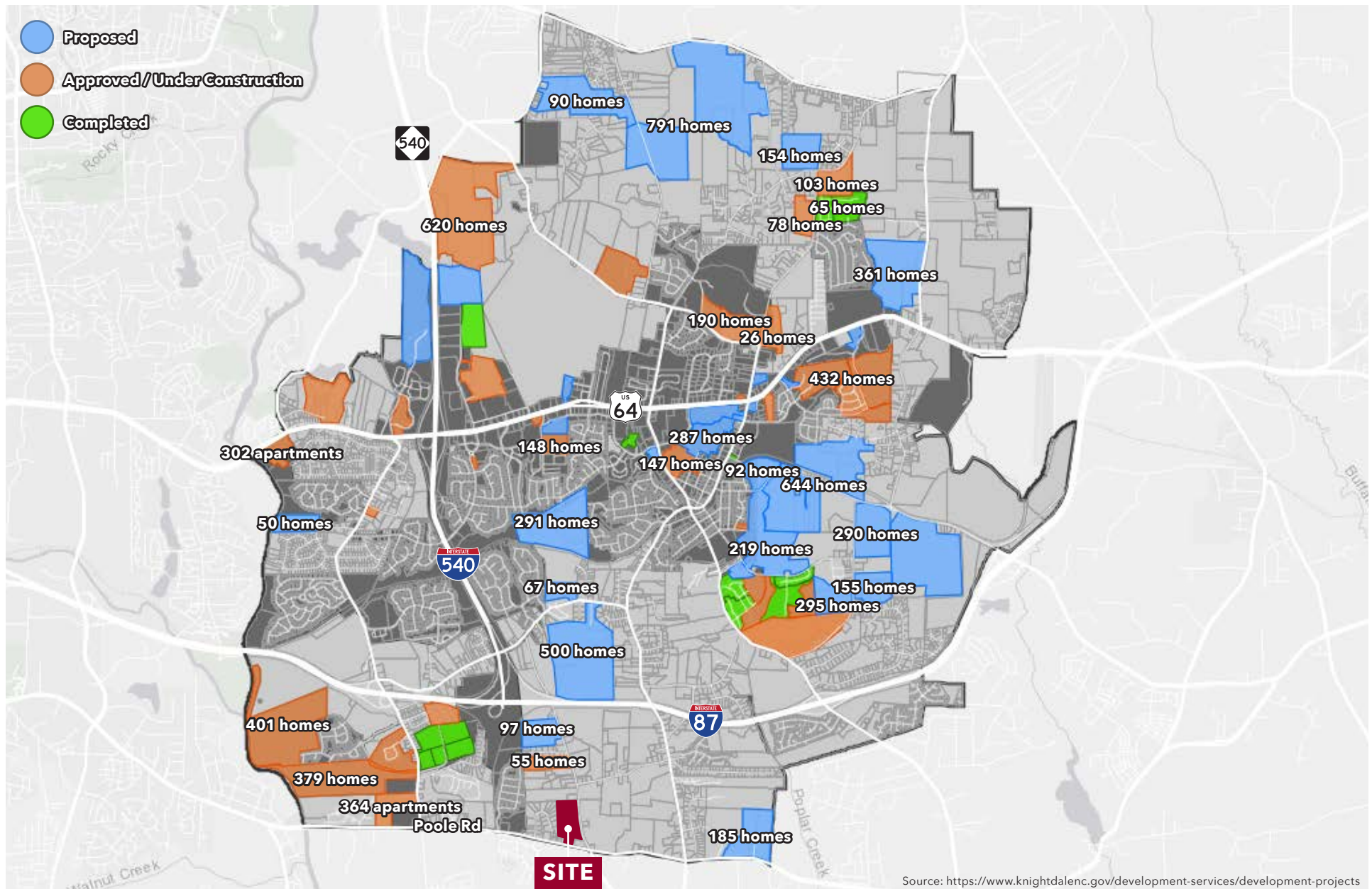
Topography and Streams





# Nearby Development

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# Demographics

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	1 MILE	3 MILES	5 MILES
2028 Projection	2,572	36,220	94,555
2023 Estimate	2,343	35,169	87,676
Daytime Population	1,673	21,689	64,724
Average Home Value	\$325,473	\$300,267	\$307,291
Average Household Income	\$112,690	\$100,359	\$98,791
Median Age	35.8	35.4	35.5
Bachelor's Degree or Higher	23.0%	37.5%	38.7%



**#3 Best Places to Live in the US (Raleigh-Durham)**  
US News & World Report, 2023

**#6 Top Real Estate Market to Watch in 2023 (Raleigh-Durham)**  
PwC US, 2022

**#2 Top Real Estate Market for Homebuilding Prospects in 2023 (Raleigh-Durham)**  
PwC US, 2022

