

LAND FOR SALE | UP TO +/- 1.73 ACRES

# 7817 KNIGHTDALE BOULEVARD

KNIGHTDALE, NC 27545 | COMMERCIAL OPPORTUNITY



**NAITRI** PROPERTIES

# PROPERTY OVERVIEW

Incredible commercial development opportunity totaling 1.73 acres in Wake County. Ideally positioned along the highly traveled US-64 Business corridor, the site provides convenient access to nearby highway interchanges, offering seamless connectivity to surrounding markets.

**ADDRESS** 7817 Knightdale Boulevard  
Knightdale, NC 27545

**ACRES** ±1.73 acres

**REID** 0052686

**ZONING** HB - Highway Business

**FUTURE USE** Mixed-Use Center  
[Knightdale Comprehensive Plan PDF Link](#)

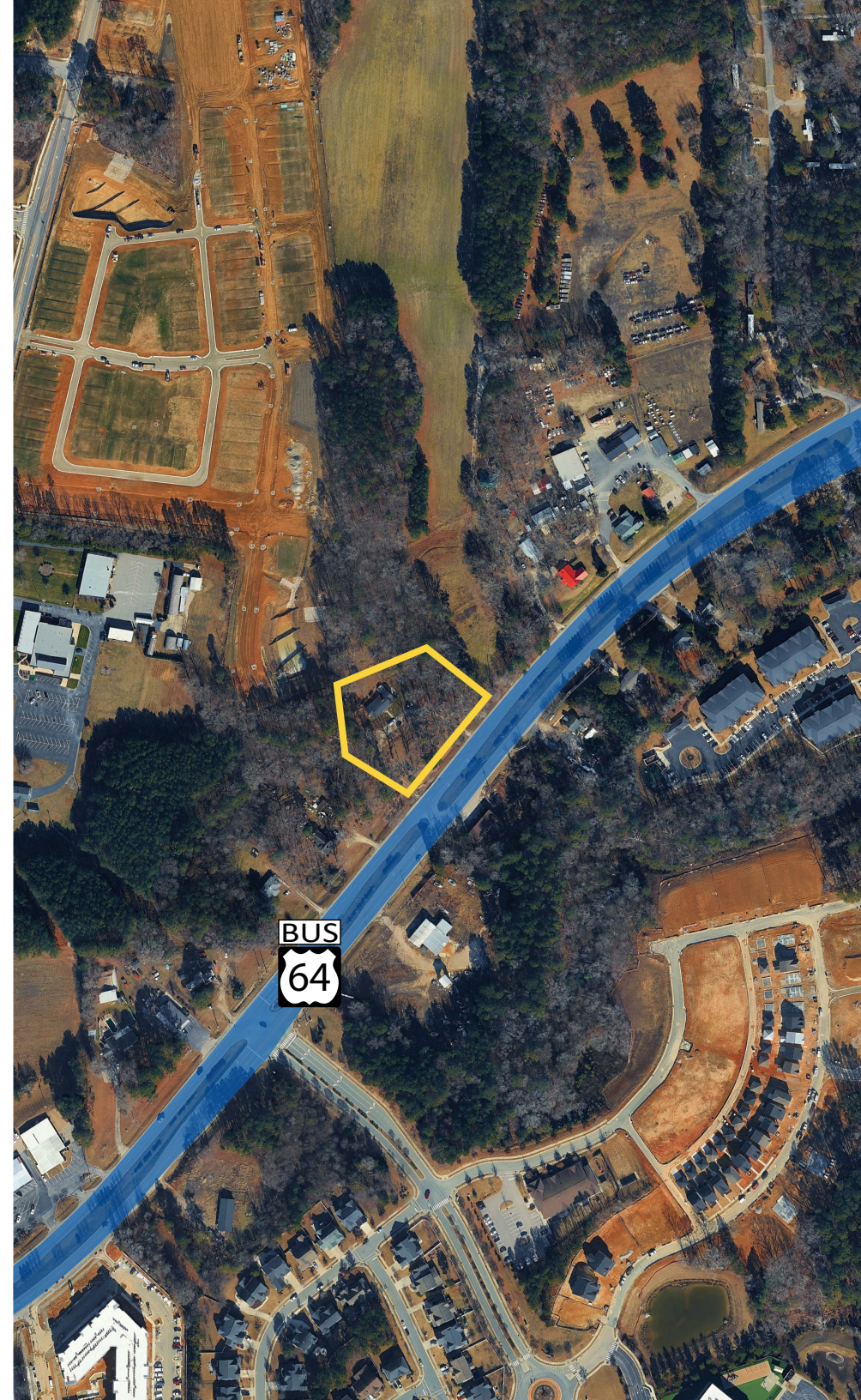
**PRICE** \$1,038,000 (\$600,000.00/acre)

**FEATURES**

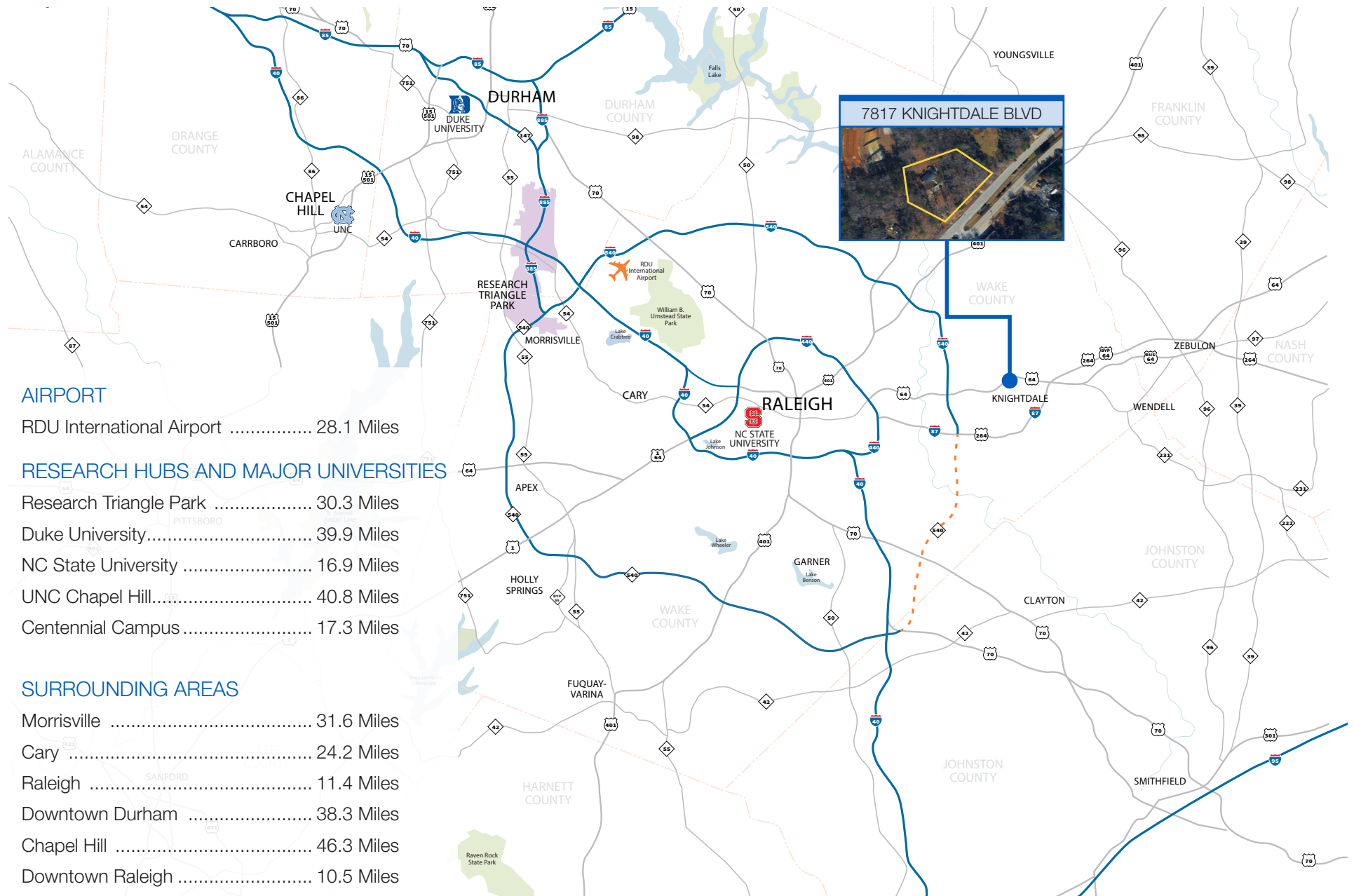
- HB Zoning permits broad range of Retail and Commercial uses
- 27,500 VPD on US Hwy 64
- Over 3,000 new Residential units proposed within a 1 mile radius

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**NAITRI PROPERTIES**



# TRIANGLE REGION



## AIRPORT

RDU International Airport ..... 28.1 Miles

## RESEARCH HUBS AND MAJOR UNIVERSITIES

Research Triangle Park ..... 30.3 Miles  
 Duke University ..... 39.9 Miles  
 NC State University ..... 16.9 Miles  
 UNC Chapel Hill ..... 40.8 Miles  
 Centennial Campus ..... 17.3 Miles

## SURROUNDING AREAS

Morrisville ..... 31.6 Miles  
 Cary ..... 24.2 Miles  
 Raleigh ..... 11.4 Miles  
 Downtown Durham ..... 38.3 Miles  
 Chapel Hill ..... 46.3 Miles  
 Downtown Raleigh ..... 10.5 Miles

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# AERIAL



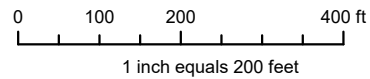
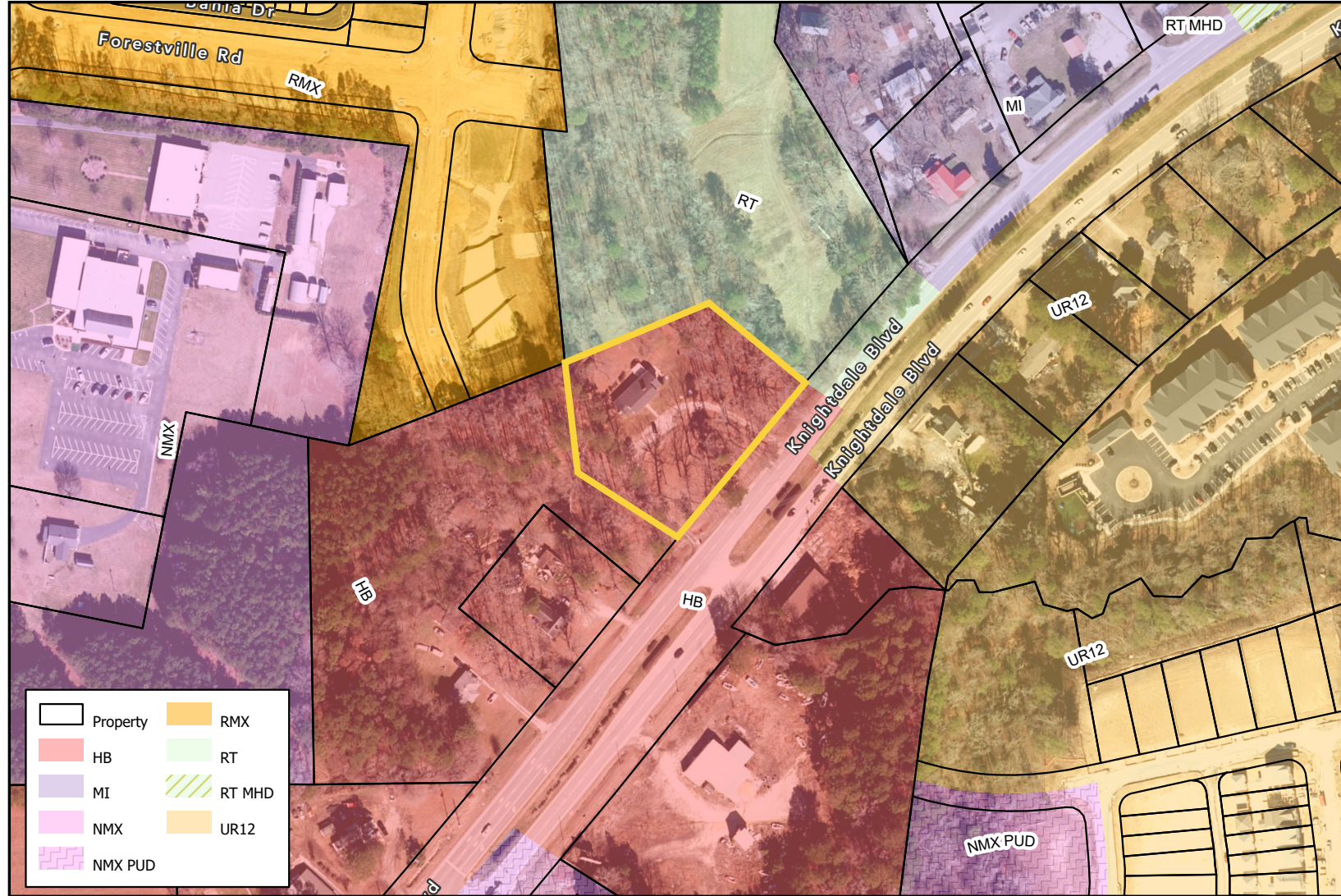
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**NAI** TRI PROPERTIES

# ZONING MAP



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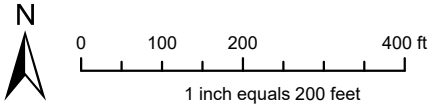
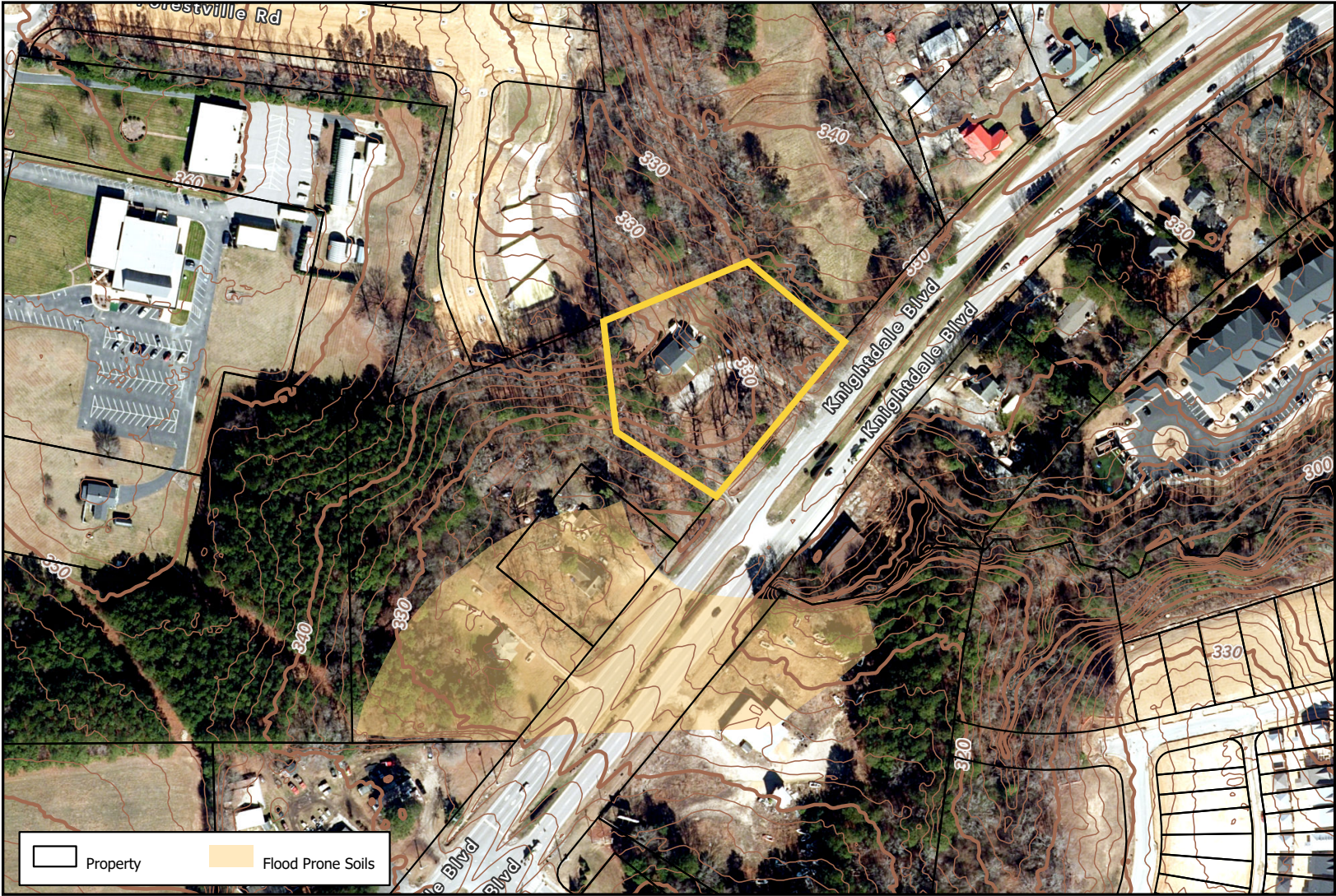
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# TOPO / STREAM / FLOODPLAIN MAP



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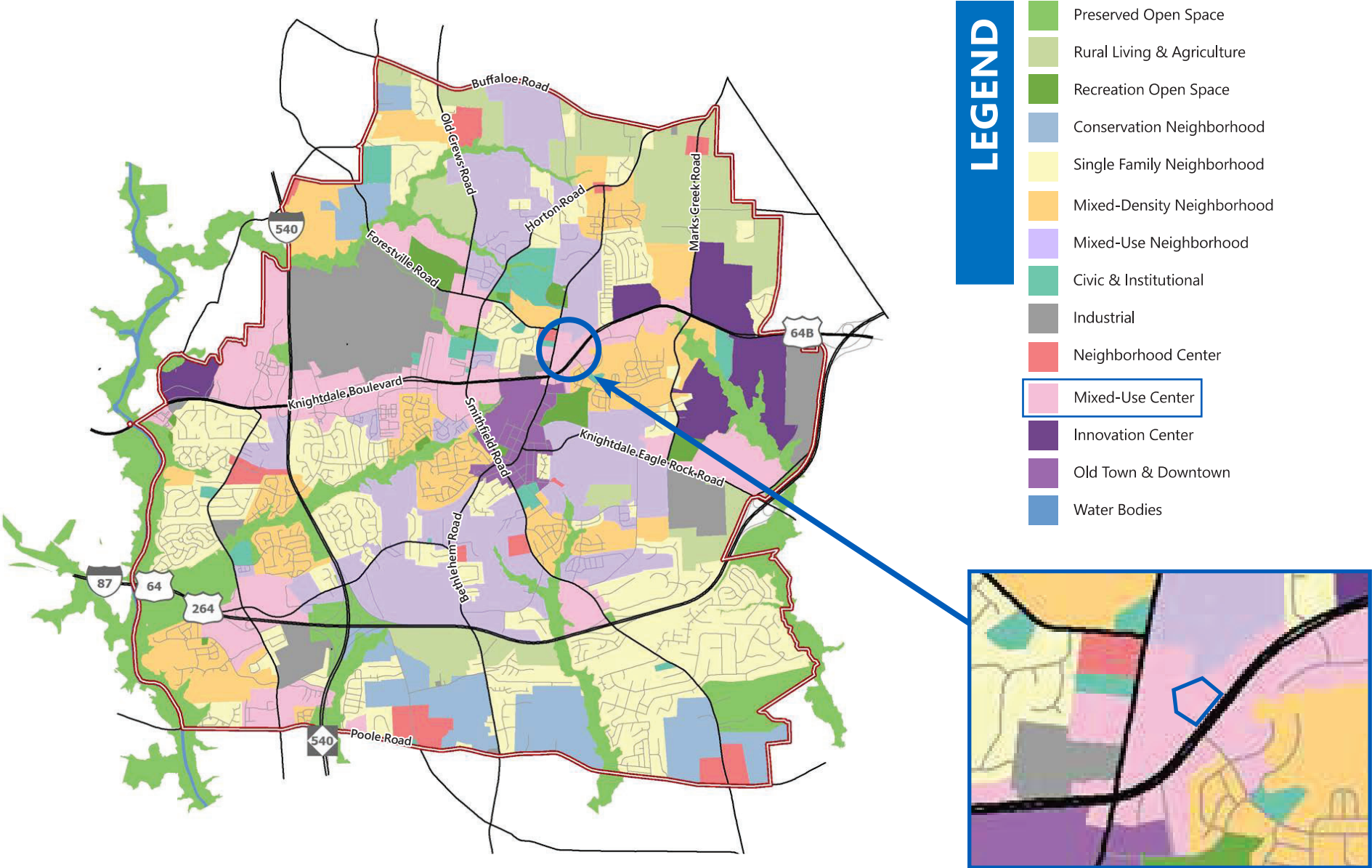
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# FUTURE LAND USE MAP



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# KNIGHTDALE COMPREHENSIVE MAP

## Mixed-Use Center

Land offering the opportunity to serve broader economic, entertainment, and housing needs in the community. Land uses and buildings on small blocks may stand up to six (6) stories tall and encourage active public spaces between buildings. Residential units or office space may be found above storefronts. Homes in and surrounding the center of development may offer several choices to live and experience the Activity Center — including, but not limited to, “missing middle” home choices and accessory dwelling units. Parking is satisfied using on-street parking, structured parking, and shared rear-lot parking strategies. The compact, walkable environment and mix of residential and non-residential uses in the center supports multiple modes of transportation, including the potential for moderate-to-intense transit-oriented development if-when-where a decision is made to invest in premium transit along major transportation corridors in the town. Residential uses in a Mixed-Use Center are generally secondary to commercial uses and open space (combined) in terms of the size, scale, footprint, and intensity of development. The only exception should be made for transit-oriented development, which should increase the number and density of residential uses in and around a premium transit station to increase the number of potential transit riders for the system.

Mixed-Use Centers should also maximize their connections to the town’s open space network, including safe and convenient pedestrian and bicycle access to the centers from nearby neighborhoods. A Mixed-Use Center located along an existing or proposed long-distance greenway should incorporate trail-oriented development principles into its overall design, including buildings oriented toward the greenway corridor, public or private spaces near the greenway corridor that accommodate trail users, and a network of secondary trails that connect into the primary greenway corridor. Amenities in a trail-oriented Activity Center — bike parking, outdoor furniture, bike repair stations, and public art — should also be incorporated into the overall design concept.

A larger Mixed-Use Center may include one (1) or more mixed-density or mixed-use neighborhoods, which provide additional nearby home choices and encourage active living with a comprehensive and interconnected network of walkable streets. Some areas in the town designated for a Mixed-Use Center are currently suburban shopping centers. Transformation of these areas to support mixed-use development will require deliberate planning and phasing to keep the areas viable during their transition.



### Street & Block Pattern

- Incorporate a grid street pattern of small blocks throughout the activity center.
- Parking should be satisfied using on-street parking, structured parking, or shared rear-lot parking strategies.
- Parking lots or parking decks should be located toward the interior of blocks.
- The mix of different housing types or non-residential building types on a block or series of blocks should be frequent and widespread.
- Stub out streets provide connections to adjacent vacant land.
- Blocks with the same housing type or non-residential building type should not extend more than four blocks in any direction to ensure an integrated mix of land uses and intensities in the activity center. Exceptions to this standard may be appropriate on a case-by-case basis for a very limited number of irregular shaped parcels.
- Formal, designated on-street parking is provided throughout the activity center.
- Off-street parking should be accommodated at the side or rear of a building to minimize views from public streets.



### 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, squares, plazas, small parks, playgrounds, community gardens, trails, or greenways and the “activated streets” that connect them.



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# KNIGHTDALE COMPREHENSIVE MAP

## Mixed-Use Center



### Building Types & Massing

- It is imperative that a discernible center or corridor be included in the non-residential portion of the activity center: a main street, park, square, or plaza.
- Building types in the non-residential portion of the activity center should mix uses horizontally and vertically, and may include both residential, office, or commercial uses.
- The transition between residential and non-residential uses in an activity center should emphasize compatible building types, heights, footprints, architectural elements, and materials.
- Vertically mixed-use buildings should frame the primary street, with single-use buildings flanking secondary streets.
- Similar building types should face each other on a public street to protect the character of the streetscape. Land use transitions are preferred in alleyways, the abutment of two rear yards, or across a large common green.
- Incorporate "missing middle" home choices in the neighborhood, including: single dwelling homes on small lots, townhomes, duplexes, triplexes, and quadplexes.
- Accessory dwelling units are allowed on all residential lots.
- Cross reference with House, Townhouse, Apartment, Mixed Use, or Commercial Building Types in the Town of Knightdale Unified Development Ordinance.



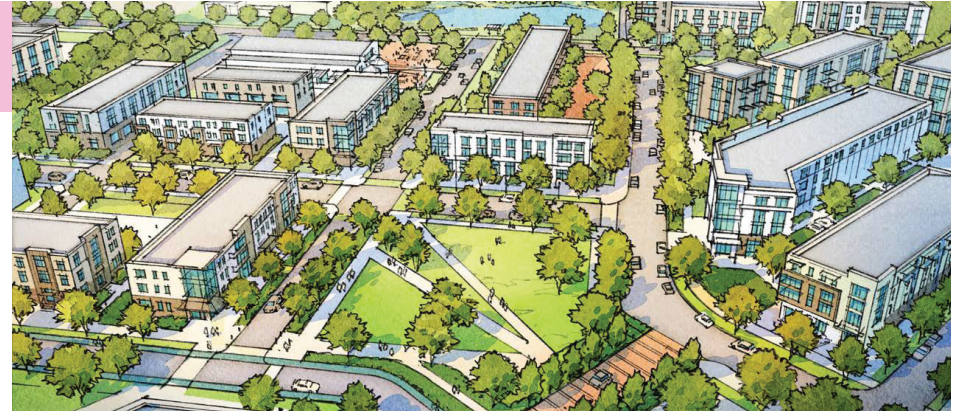
### Transportation

- Streets in new activity centers are built as Complete Streets. Design elements serve multiple modes of transportation, such as bike racks, benches, bus stops, etc.
- A connected network of streets and sidewalks serves the activity center.
- Streets are designed with curb and gutter drainage.
- Formal tree plantings are located along streets and in open space areas.
- Activity centers located along an existing or proposed long-distance greenway must incorporate trail-oriented development principles into its overall design.



### 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.
- Green stormwater infrastructure should be utilized to the greatest extent possible.



### Infill Development or Redevelopment

- Build off the driveway location or drive aisles of surface parking lots for existing shopping centers to minimize disruptions during redevelopment as an activity center. Consider designating some internal drive aisles as new public streets.
- Existing surface parking lots or other impervious surface is encouraged to redevelop as open space to the maximum extent possible.
- Provide connections via streets, sidewalks, or greenways to future neighborhoods and non-residential development.
- Increase densities or intensities for an activity center redeveloped along a premium transit corridor.
- Redevelopment of existing shopping centers to support mixed-use development may require deliberate planning and phasing to keep the areas viable during their transition.
- New, infill homes, businesses, or mixed-use buildings 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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# WATER MAP



16" water main in the ROW of Knightdale Blvd

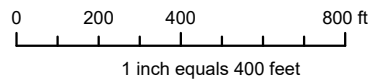
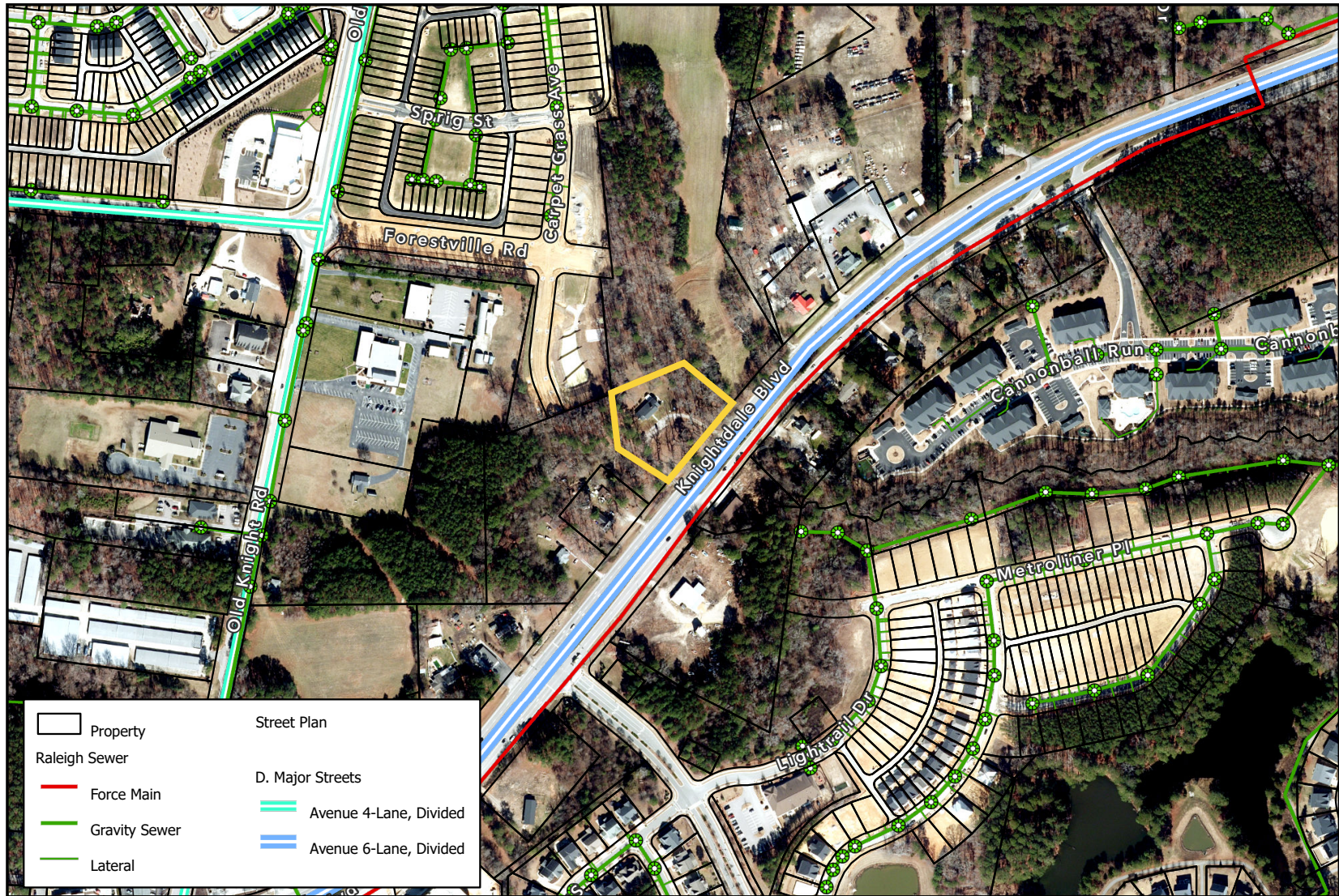
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# SEWER MAP



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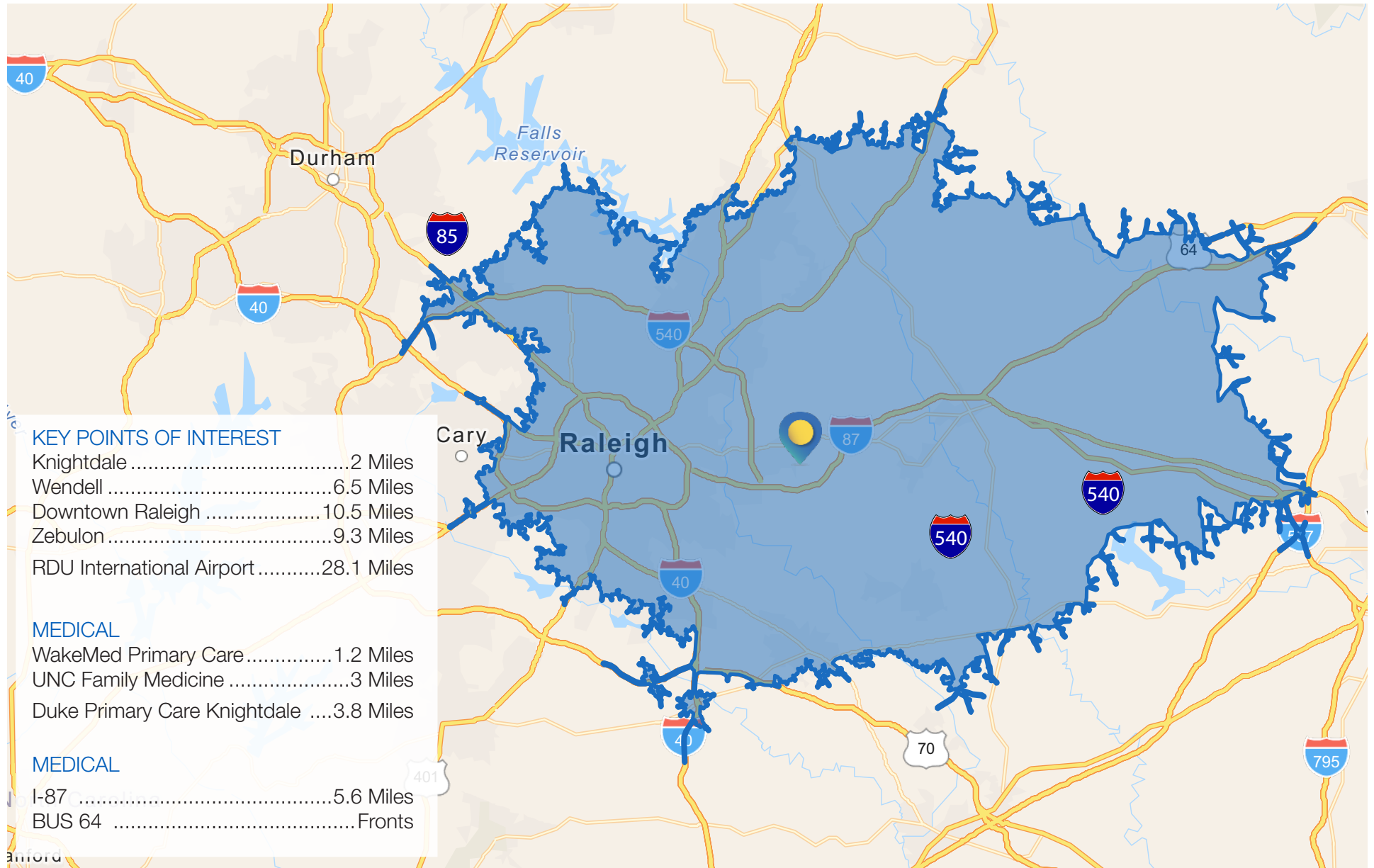
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# DRIVE TIME MAP



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# AMENITIES

Located with quick access to all the essential amenities and more, this Commercial land is within 2 miles of all of Knightdale, NC. Below lists some of the amenities within a 10 minute drive:

## FOOD

Alpaca Chicken  
Applebee's Grill & Bar  
Arby's  
Krispy Kreme  
Bojangles  
Buffalo Wild Wings  
Burger King  
Chick-Fil-A  
Chili's Grill & Bar  
China House  
Cookout  
Domino's Pizza  
Dunkin'  
Five Guys  
Grand Street Pizza  
IHOP  
iPho Sushi Kitchen & Bar  
KFC  
Kiko Japan Express  
McDonald's  
New York Diner  
Panera Bread  
Popeyes Louisiana Kitchen  
QDOBA  
Rudino's Pizza & Grinders  
Saltgrass Steak House  
Slice of NY Pizza  
Smithfield's Chicken 'N Bar-BQ  
Starbucks  
Taco Bell  
Tropical Smoothie  
Waffle House

Wendy's  
Which Wich  
Zaxbys

## SHOPPING/SERVICES

Academy Sports + Outdoors  
Advanced Auto Parts  
American Pride Car Wash  
Autobell Car Wash  
AutoZone Auto Parts  
Best Buy  
CVS  
Dollar General  
Dollar Tree  
Exxon  
Firestone Complete Auto Care  
Food Lion  
Great Clips  
Just Tires  
Lowe's Home Improvement  
Lowe's Foods  
Marathon  
Mattress Firm  
Michaels  
PetSmart  
Planet Fitness  
Ross Dress for Less  
Sheetz  
Shell  
Sherwin-Williams  
SHOPPING/SERVICES  
Kohl's  
T.J. Maxx

Target  
The Home Depot  
The UPS Store  
Tractor Supply Co  
United States Postal Service  
Valvoline  
Walgreens  
Walmart

## BANKING

Bank of America  
First Citizens  
State Employees' Credit Union  
Truist  
Wells Fargo

## SCHOOLS

East Wake Magnet High School  
Forestville Elementary School  
Knightdale High School  
Knightdale KinderCare  
Lockhart Elementary School  
Neuse River Middle School  
Thales Academy  
Wake Tech Community College Eastern  
Wake Campus

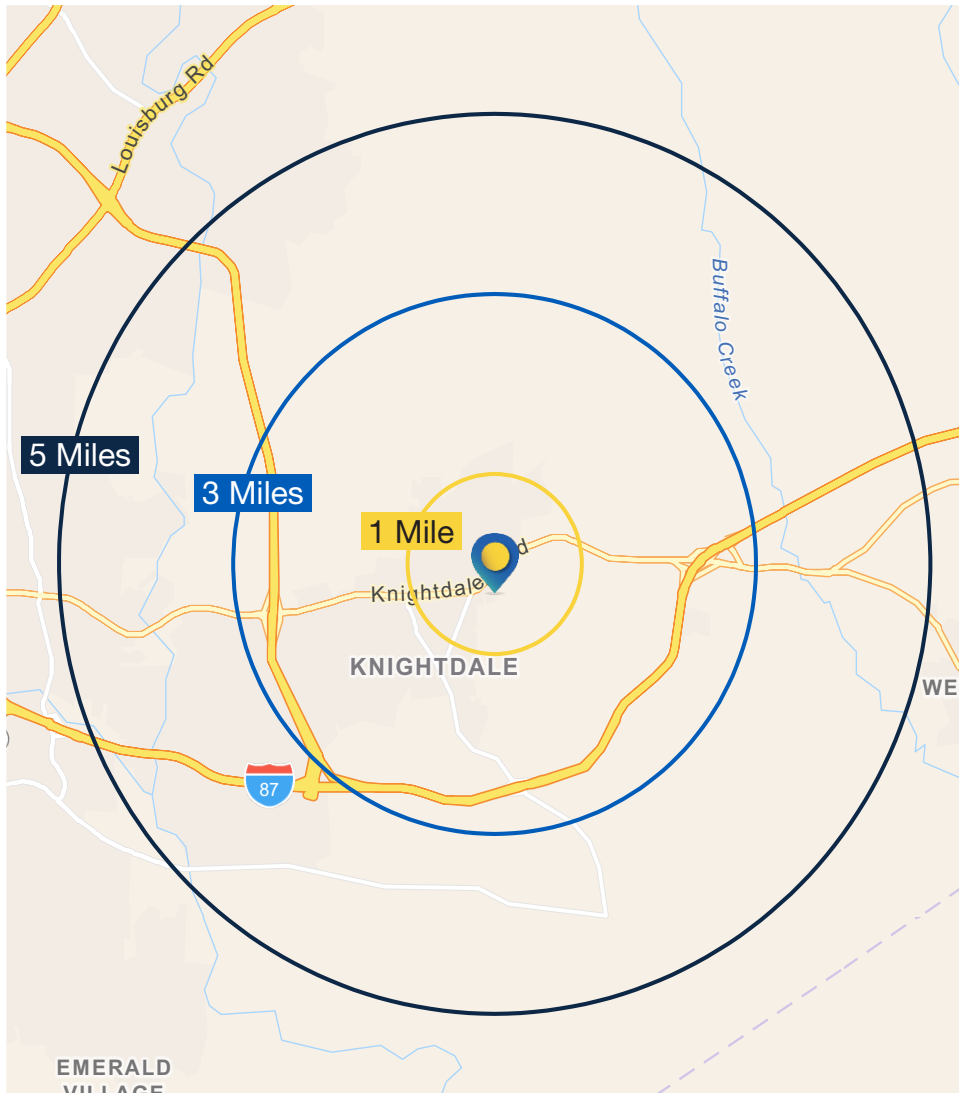
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# DEMOGRAPHICS



## KEY FACTS

	1 MILE	3 MILE	5 MILE
Population	5,239	25,148	79,572
Average Household Size	2.7	2.6	2.7
Median Age	36.7	37.3	37.5
Median Household Income	\$98,233	\$88,766	\$99,823

## EDUCATION

Bachelor's/Grad/Prof Degree	45%	39%	42%
Some College	23%	28%	28%
High School Graduate	19%	22%	21%
No High School Diploma	13%	11%	9%

## EMPLOYMENT

Unemployment Rate	3.1%	3.4%	3.1%
White Collar	66.0%	66.9%	65.9%
Blue Collar	15.2%	19.0%	18.0%
Services	18.9%	14.0%	16.0%

## INCOME

Median Household Income	\$98,233	\$88,766	\$99,823
Per Capita Income	\$41,248	\$40,751	\$44,580
Median Net Worth	\$294,048	\$249,095	\$304,223

## BUSINESS

Total Businesses	171	854	1,680
Total Employees	1,544	7,825	13,293

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