

RAW LAND FOR SALE



0 S SMITHFIELD ROAD
KNIGHTDALE, NC

DETAILS

6.48 acres raw land

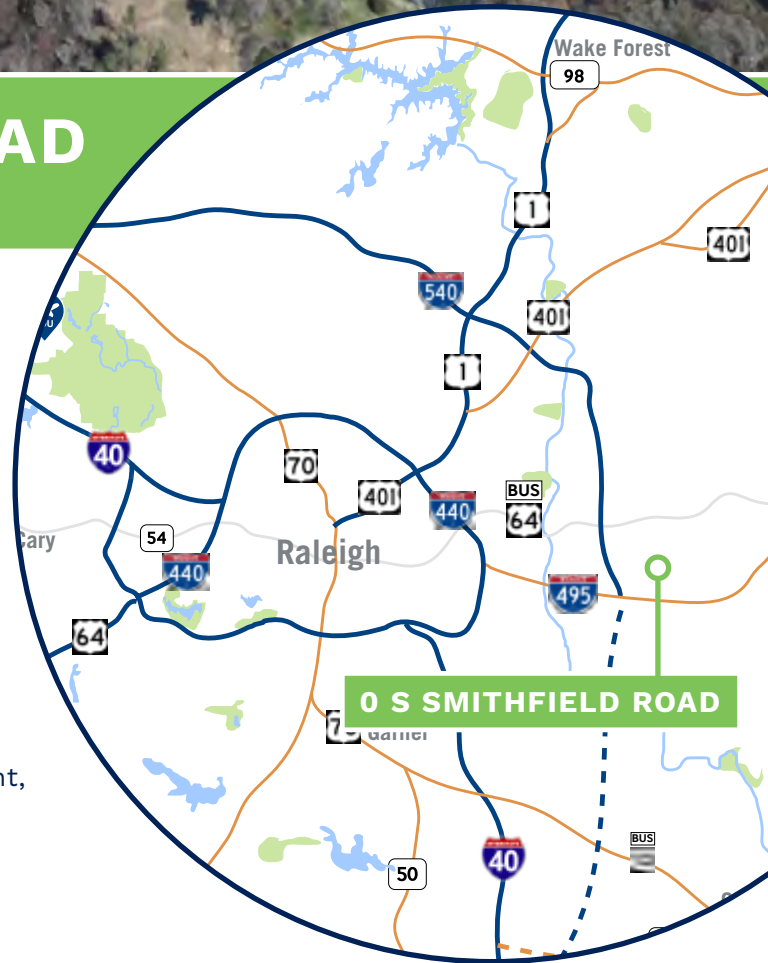
303' frontage on S. Smithfield Road

Approx. 2 acres are subject to City of Raleigh sewer easement and 50' Neuse riparian buffer

Future Land Use: Neighborhood Mixed-use District and/or Mixed-use Center

Current Zoning: RT | Rural Transition

Development Ideas: Office, Office Condo Development, MF-Mixed-use, Medical, Retail, and/or Multi-tenant Retail/Medical

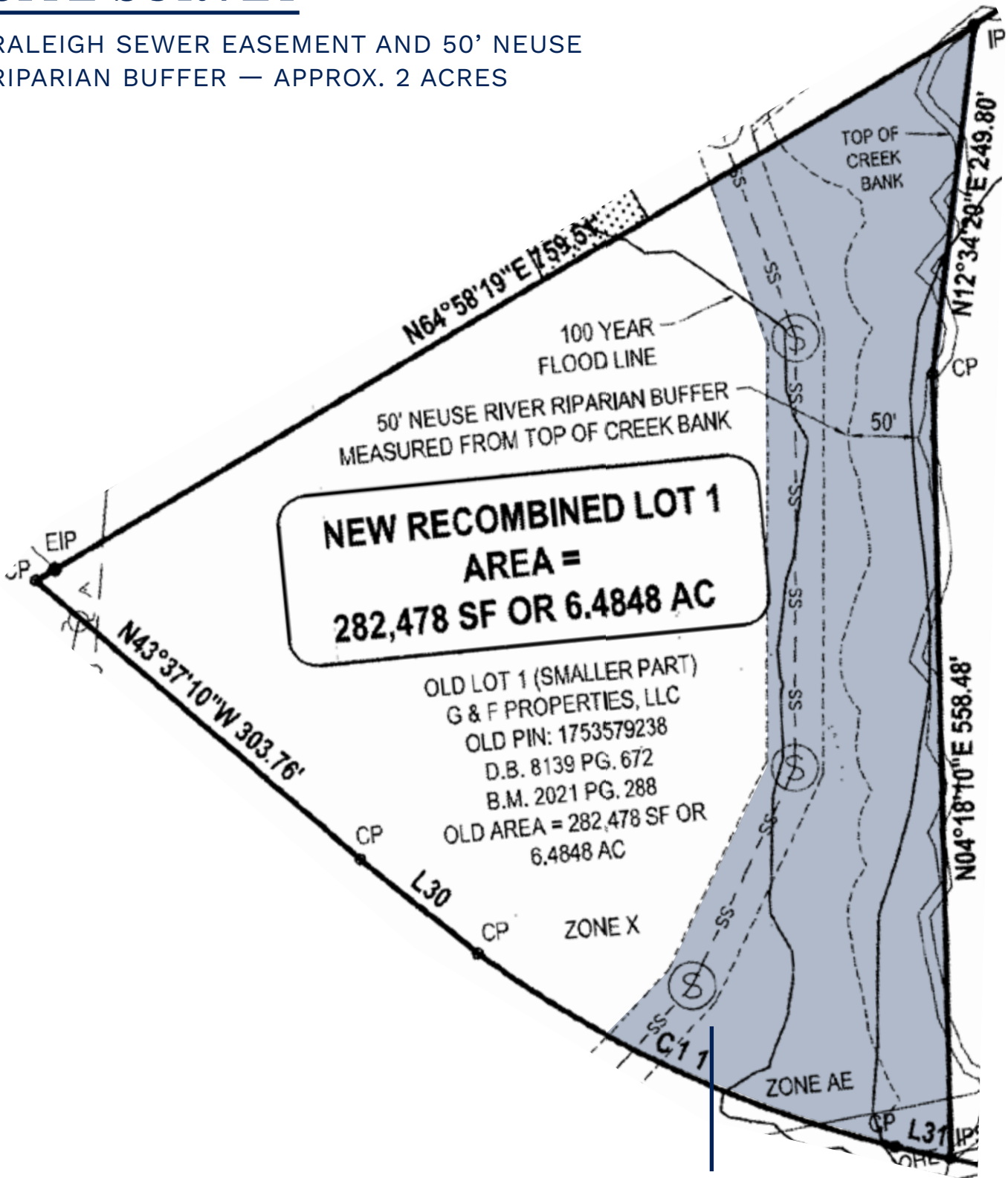


SALE PRICE

\$650,000

SITE SURVEY

RALEIGH SEWER EASEMENT AND 50' NEUSE
RIPARIAN BUFFER — APPROX. 2 ACRES



RALEIGH SEWER EASEMENT AND
NEUSE RIPARIAN BUFFER



DEMOGRAPHICS



POPULATION IN
KNIGHTDALE

20,547

Source: US Census Bureau 2024

70%

POPULATION GROWTH
FROM 2010-2020

Source: US Census Bureau 2023



35.5 MEDIAN AGE
IN KNIGHTDALE

Source: US Census Bureau 2024



684

BUSINESSES IN
KNIGHTDALE

Source: knightdalenc.gov

WITHIN 1 MILE OF PROPERTY



2024

1,139

HOUSING UNITS

2029

1,386

HOUSING UNITS



\$447,702

AVG. HOME VALUE

\$536,531

AVG. HOME VALUE

WITHIN 5 MILES OF PROPERTY



2024

78,525

POPULATION

2029

87,949

POPULATION



28,991

HOUSEHOLDS

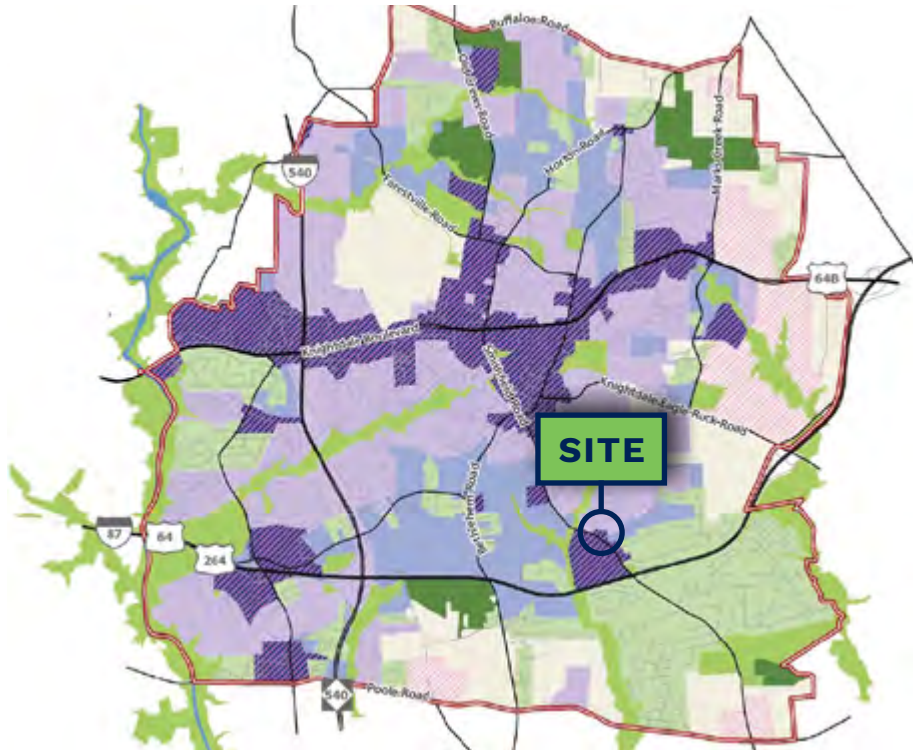
32,644

HOUSEHOLDS

The information contained herein was obtained from sources believed reliable; however, Trinity Partners makes no guarantees, warranties, or representations as to the completeness or accuracy thereof. The presentation of this property is submitted subject to errors, omissions, changes of price or conditions prior to sale or lease, or withdrawal without notice.

KNIGHTDALE: DEVELOPMENT PLAN

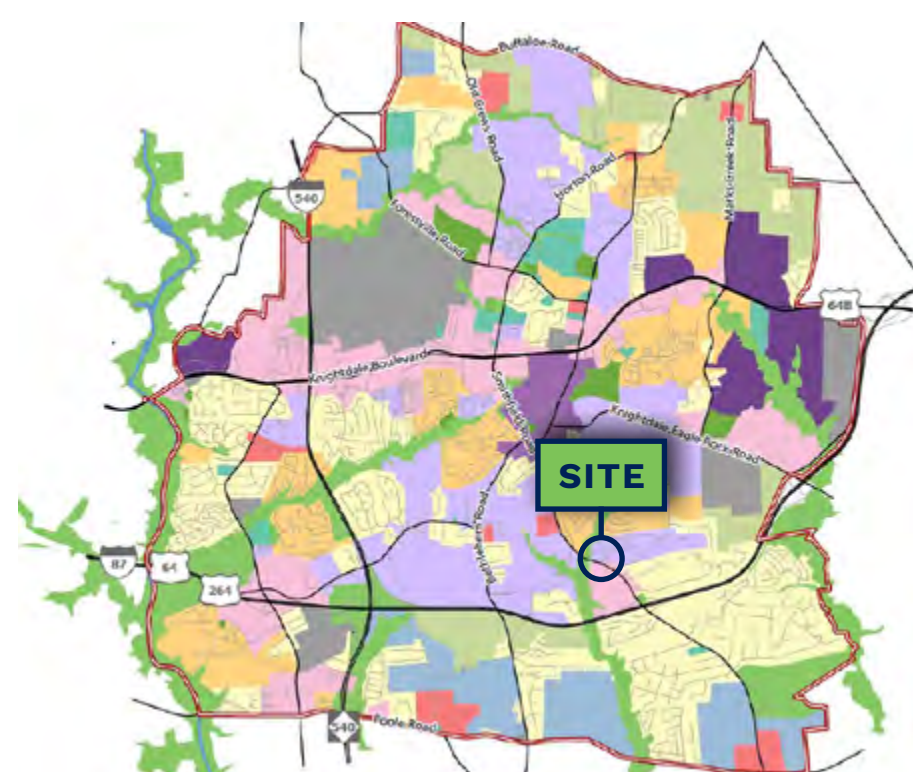
INTENTIONAL GROWTH AREAS



LEGEND

- Preserved Open Space
- Rural Preserve Area
- Growth Reserve Area
- Rural Neighborhoods
- Secondary Growth Area
- Primary Growth Area
- Target Growth Area
- Activity Centers in Growth Reserve Area
- Water Bodies

FUTURE PLACE TYPE MAP



LEGEND

- Preserved Open Space
- Rural Living & Agriculture
- Recreation Open Space
- Conservation Neighborhood
- Single Family Neighborhood
- Mixed-Density Neighborhood
- Mixed-Use Neighborhood
- Civic & Institutional
- Industrial
- Neighborhood Center
- Mixed-Use Center
- Innovation Center
- Old Town & Downtown
- Water Bodies

SUBJECT PROPERTY FUTURE LAND USES

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.

Source: Knightdale Next V.2 2035 Comprehensive Plan
[Click for full report.](#)



SUBJECT PROPERTY FUTURE LAND USES

NEIGHBORHOOD MIXED-USE

Land offering the opportunity to live, work, shop, and play in a single community. Mixed Use Neighborhoods emphasize a mix of uses, one or more Neighborhood Centers, and one or more neighborhoods connected to the activity centers by a network of pathways or walkable streets.

An activity center within the Mixed-Use Neighborhood provides goods and services to surrounding neighborhoods. The center's proximity to neighborhoods requires that operations be at a scale and design compatible with nearby residential development. The design of Mixed-Use Neighborhoods transitions effectively between residential and non-residential uses, and includes safe and convenient pedestrian and bicycle access for nearby residents.

Residential neighborhoods within and adjacent to the activity center(s) are encouraged to offer different home types on varied lot sizes with a range of home choices. Neighborhoods should mix home types, lot sizes, or home sizes on the same block or offer accessory dwelling units. Homes should be oriented toward streets or public open space. New neighborhoods should include a comprehensive and connected network of open space throughout the site to accommodate small parks, multiple gathering spaces, and community gardens, as well as environmental site design features to help manage stormwater runoff. Internal streets and open space throughout new Mixed-Use Neighborhoods should connect to existing or future neighborhoods nearby.

Source: Knightdale Next V.2 2035 Comprehensive Plan
[Click for full report.](#)

NEIGHBORHOOD MIXED-USE DISTRICT

The Neighborhood Mixed-Use District is intended to accommodate pedestrian-scaled, higher-density residential homes, and opportunities for limited-scale commercial activities along existing mixed-use corridors, in areas of transition, and at the functional center of new neighborhoods. Development in this district should encourage pedestrian activity through construction of mixed-use buildings and connections to adjacent neighborhoods. Buildings in this district are typically small and detached.

Source: Knightdale UDO



PLANNED UNIT DEVELOPMENT OVERLAY DISTRICT

The Planned Unit Development Overlay District is intended to visually represent areas of the community that are governed by Planned Unit Development Ordinances as detailed in Section 12.2 (G)(3)(g) of this Code. The Planned Unit Development process encourages creativity and innovation in the design of developments through a master planning process that allows for flexibility from underlying zoning as approved by the Town Council.

Source: Knightdale UDO