

FOR SALE

1.55 AC - HARD CORNER US-64 / I-540

1002 Big Oak Court

Knightsdale, NC 27545



South
Atlantic
Sites



OFFERING SUMMARY

- **Address:** 1002 Big Oak Court, Knightsdale, NC 27545
- **Size:** ±1.55 Acres
- **Pricing:** \$1,200,000 For Sale | Ground Lease Negotiable
- **Perfect for:** medical office, childcare, hotel, small retail

PROPERTY HIGHLIGHTS

- **Zoning:** NMX-CD (Neighborhood Mixed-Use – Conditional District) See permitted use table.
- **Traffic:** 38,000 VPD on Knightdale Blvd (US-64); 47,200 VPD on I-540
- **Access:** Right-In via Lynnwood Rd, full access via internal circulation and signalized intersection at Hinton Oaks Blvd
- **Frontage:** 130' on Knightdale Blvd (US-64)
- **Utilities:** at the site
 - **Materials Available:** Survey (04'), Geotech, Hotel site plan

LOCATION DESCRIPTION

- Hard-corner exposure at Knightdale Blvd/US-64 & I-540
- Positioned within Knightdale's preeminent retail trade area
- Drive times: Downtown Raleigh 19 min, RDU 24 min, RTP 29 min
- Knightdale's population has more than doubled since 2010 – one of the fastest-growing communities in the Triangle
- New phase of nearby ParkStone development approved: 302 multifamily units + 124-room hotel + 12k SF retail
- Knightdale incentives: up to 1% tax reimbursement grant (min \$5M investment)

Interested?
**Contact us for more
information**

Cameron Wilson
cam@southatlanticsites.com
(919) 706-3619

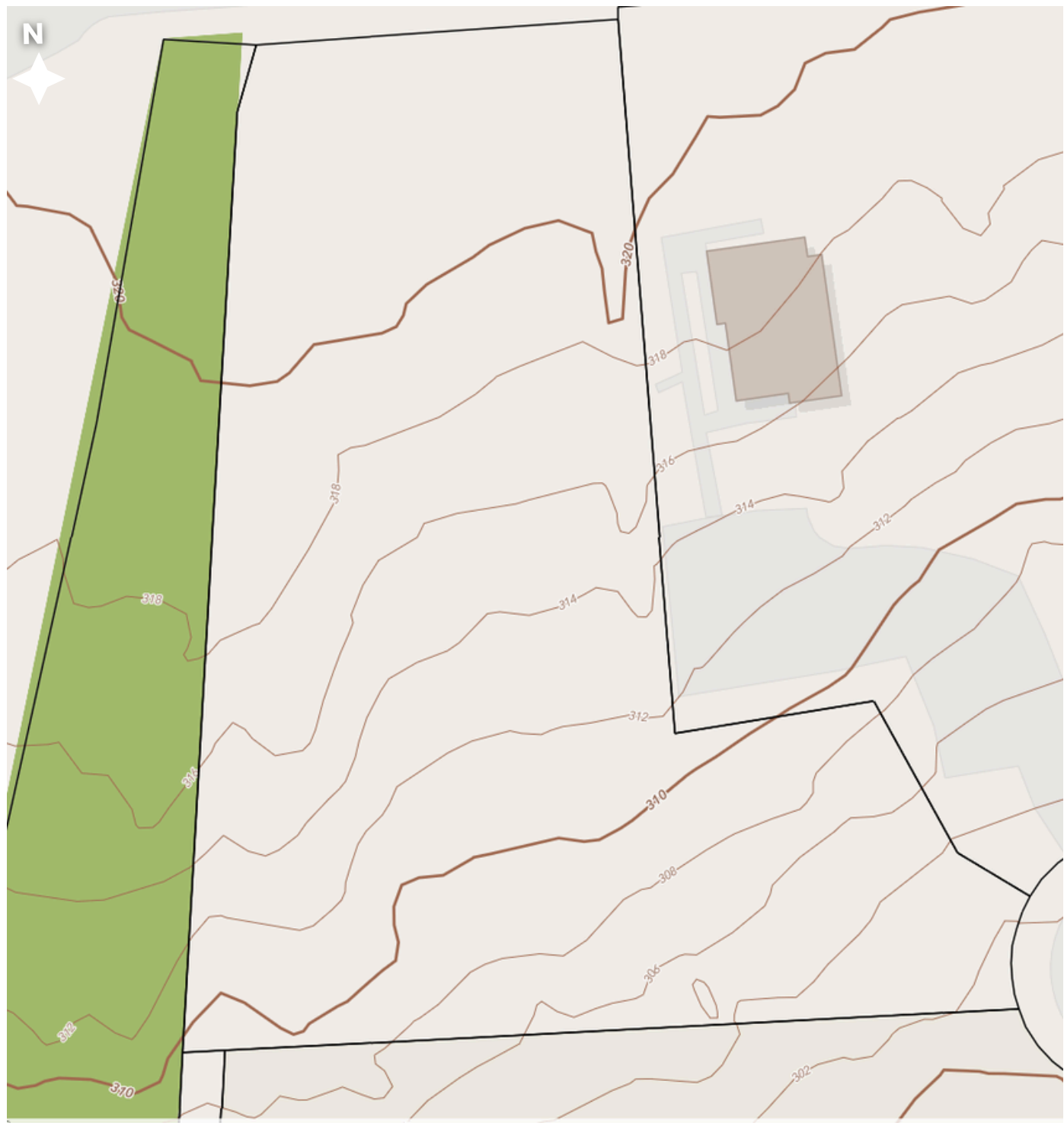
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TOPOGRAPHY



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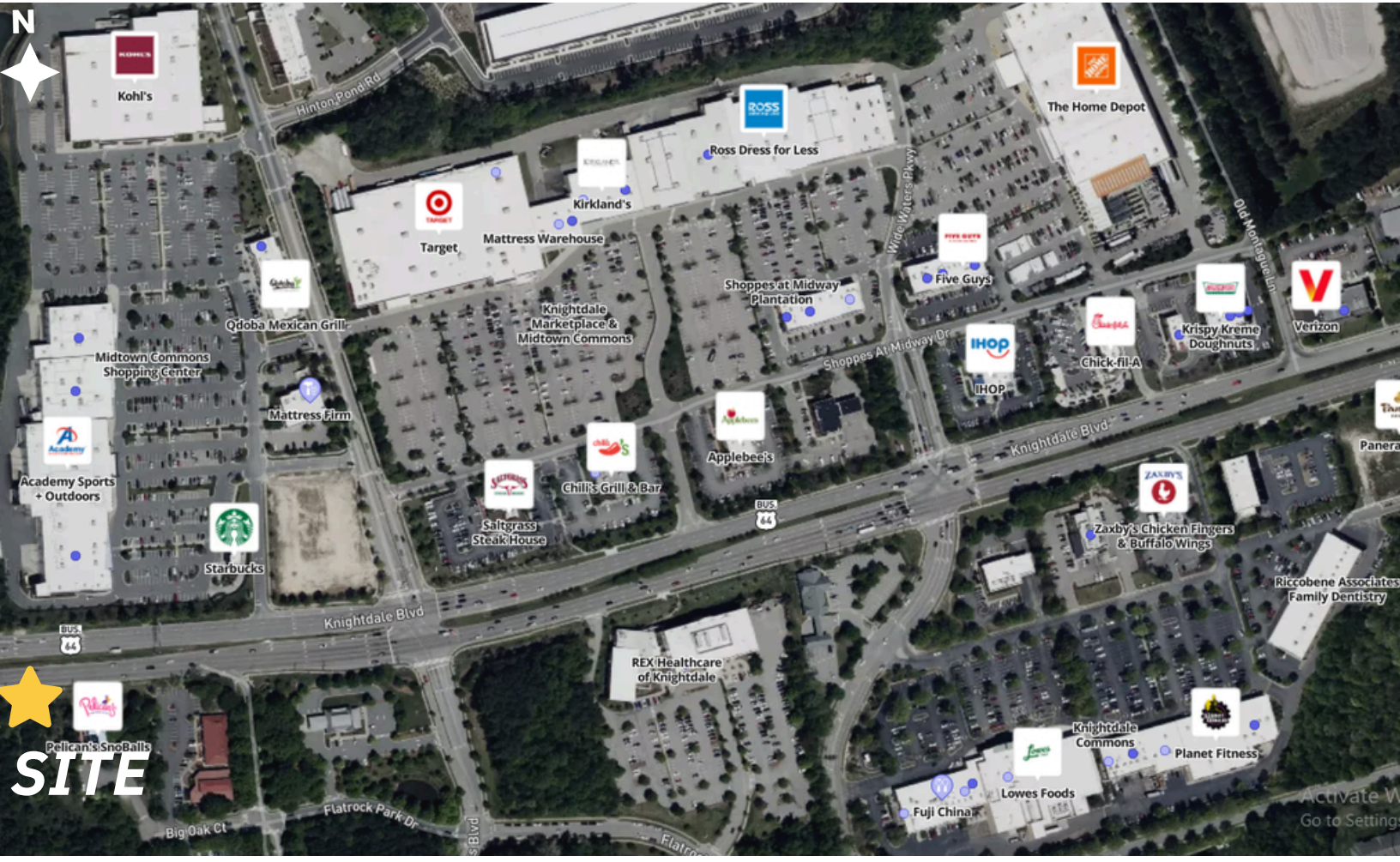
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KNIGHTDALE'S PREEMINENT RETAIL CORRIDOR



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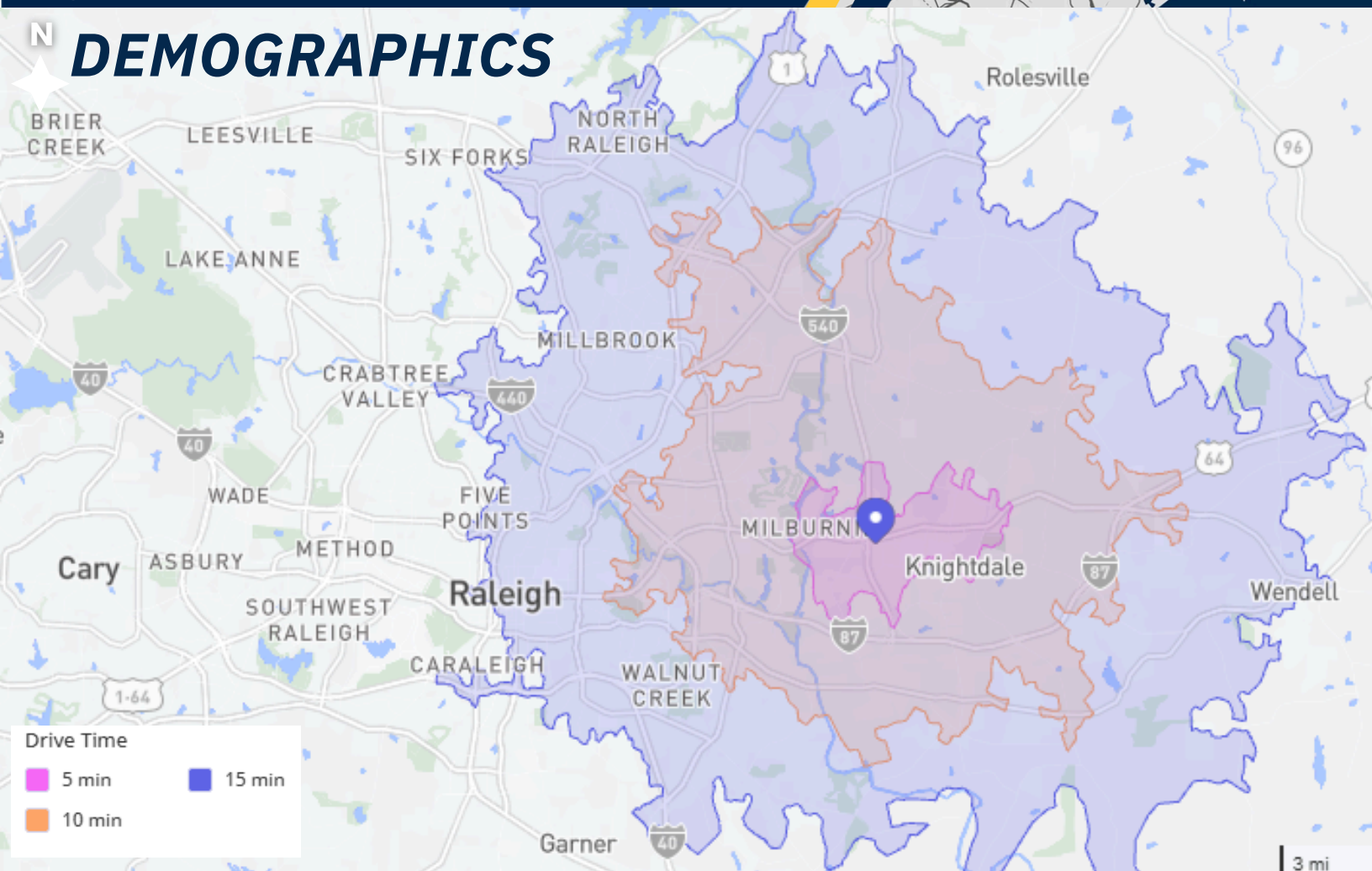
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DEMOGRAPHICS



Population	14,744	92,311	312,257
Households	5,945	34,744	120,109
Persons per Household	2.47	2.65	2.56
Household Median Income	\$85,770.11	\$84,973.55	\$89,826.6
Household Median Disposable Income	\$72,858.28	\$72,553.57	\$76,693.23
Household Median Discretionary Income	\$56,214.93	\$55,246.14	\$58,267.59
Average Income Per Person	\$41,949.28	\$40,130.05	\$45,428.16
Median Rent	\$1,651.49	\$1,478.01	\$1,513.88
Median House Value	\$387,045.89	\$364,485.9	\$399,349.04

FOR SALE OR GROUND LEASE

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KNIGHTDALE BLVD TRAFFIC ANALYSIS



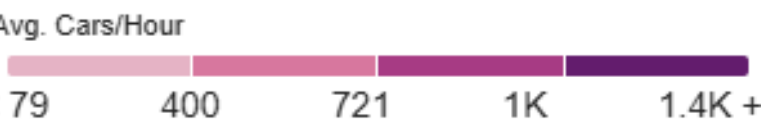
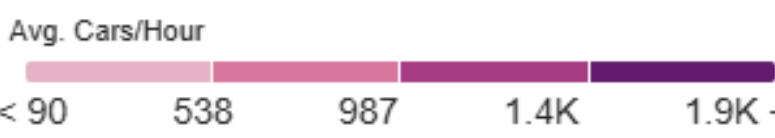
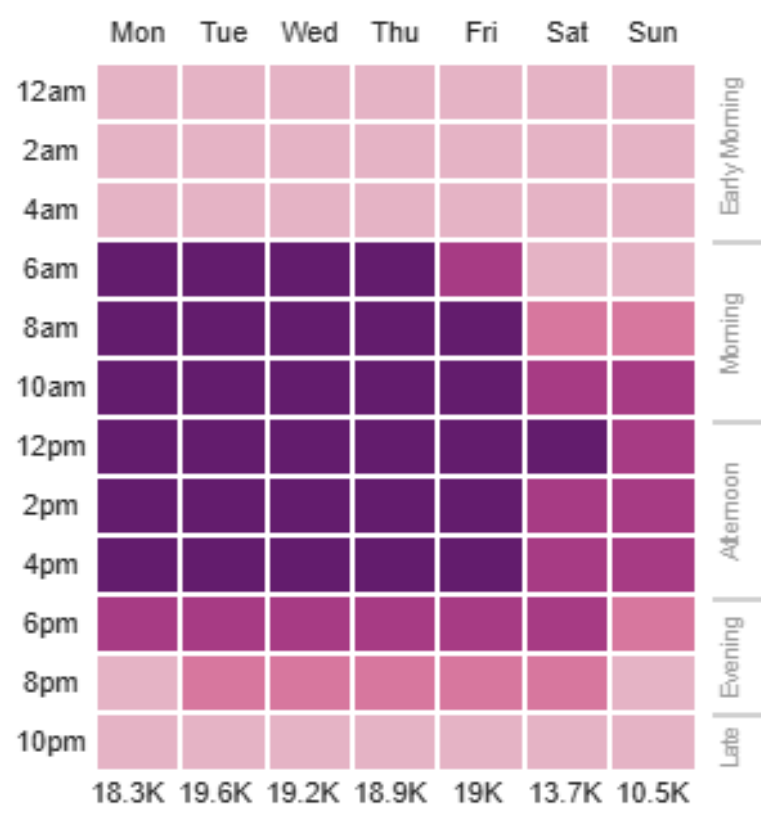
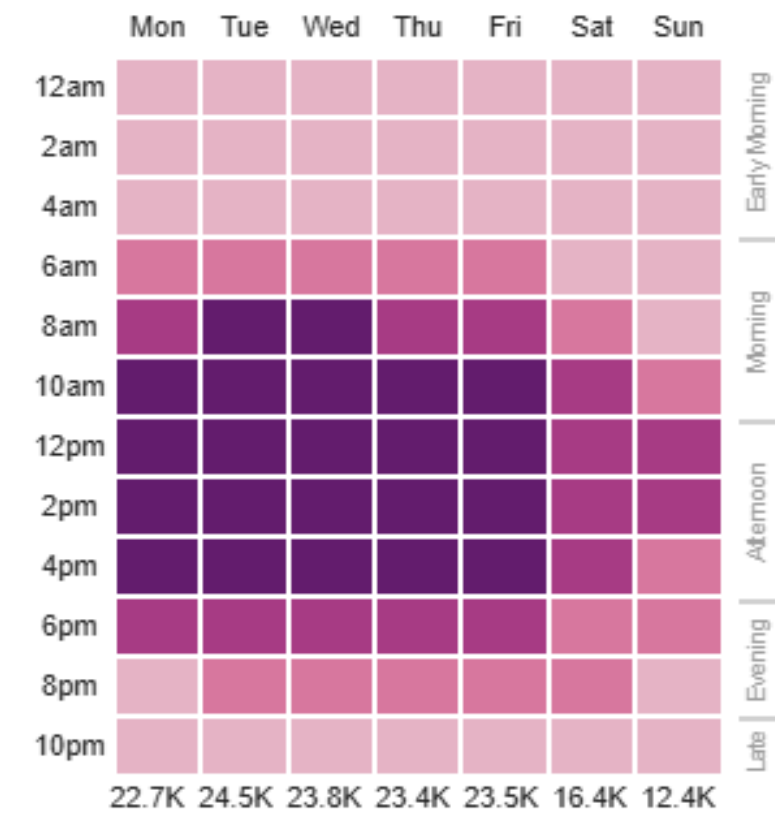
20,959 Cars | Average Daily Volume
Knightdale Boulevard, ...



17,040 Cars | Average Daily Volume
Knightdale Boulevard, ...

Eastbound

Westbound



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