

# 7317 KNIGHTDALE BLVD

1.16 ACRES | ZONED HB | KNIGHTDALE  
*OPPORTUNITY ZONE*



# HIGHLIGHTS

Situated near the new mixed use 468 unit Downtown North development project, this 1.16 Acres, this lot is ideally positioned with road frontage on 64 Business in the town of Knightdale, just minutes from 540.

Address: 7317 Knightdale Blvd.  
[Google Maps Link](#)

Lot Size: 1.16  
Zoning: HB

Knightdale UDO: [Link to UDO](#)  
Knightdale North Development [Link](#)  
Interactive Development Map [Link](#)

REID#: 0033997 [GIS Link](#)

PIN#: 1754269132

Tax Summary: [Link](#)

Traffic Count:  
Knightdale Blvd 26,500 AADT

Sale Price: \$1,600,000

## CONTACT

Chuck Corbett | 919.801.6191  
[chucor@msn.com](mailto:chucor@msn.com)

Brandon Griffin | 252.417.5890  
[griffin@griffindoesrealty.com](mailto:griffin@griffindoesrealty.com)



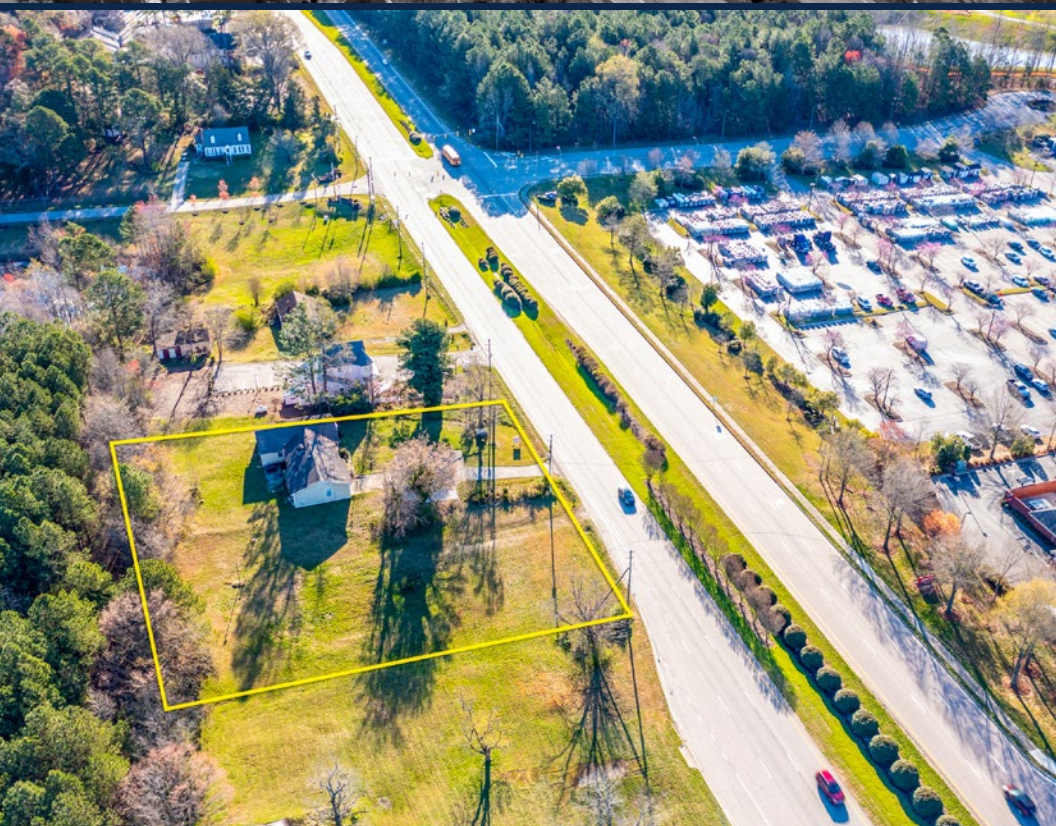
Property Outlines are Approximate

## Downtown North Development

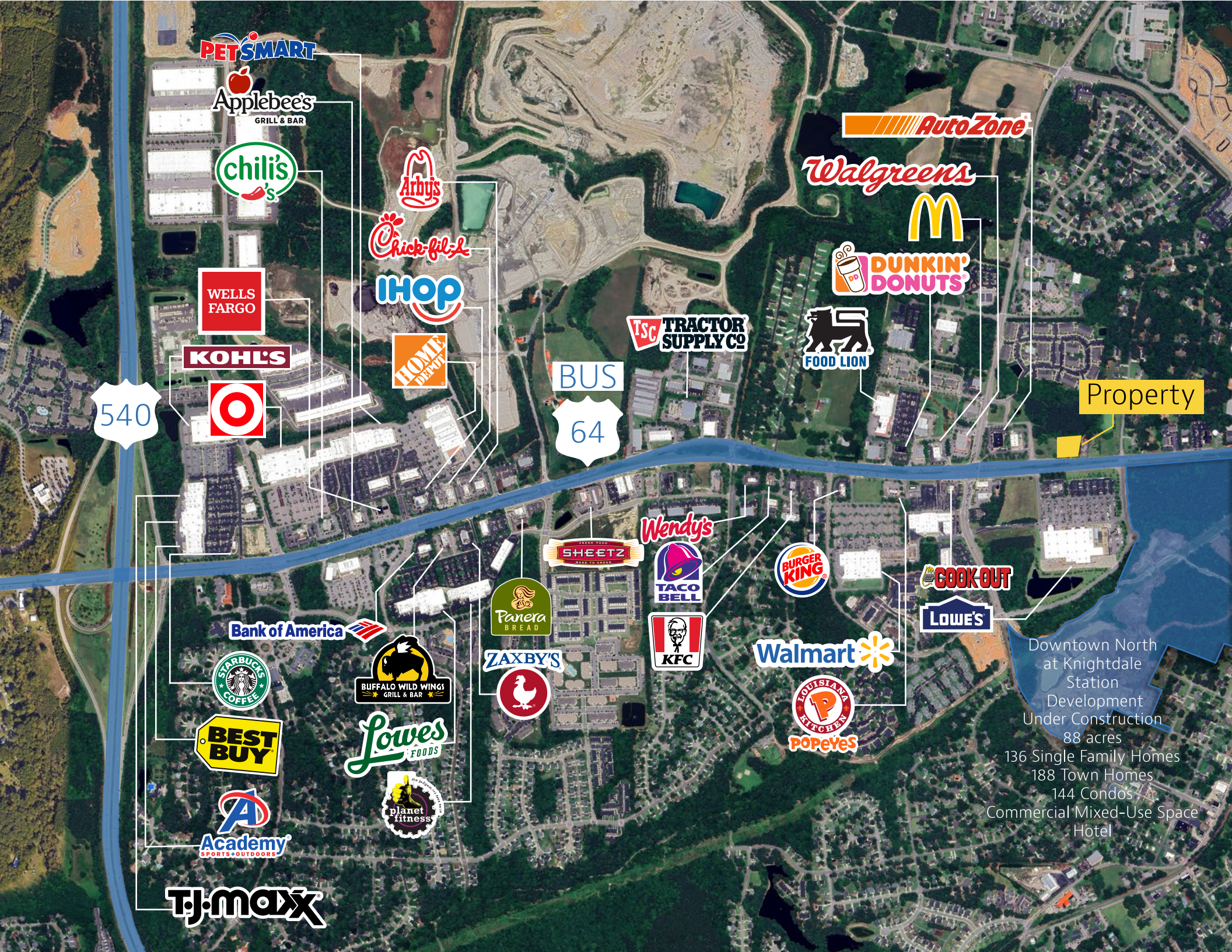
- 136 Single family homes
- 188 Town homes
- 144 Condominiums
- Commercial development
- A hotel



PROPERTY OUTLINES ARE APPROXIMATE



RE APPROXIMATE



PET SMART

Applebee's  
GRILL & BAR

chili's

Arby's

Chick-fil-A

IHop

HOME  
DEPOT

WELLS  
FARGO

KOHL'S

Target

540

BUS

64

TSC TRACTOR  
SUPPLY CO

FOOD LION

DUNKIN'  
DONUTS

McDonald's

Walgreens

AutoZone

Property

Bank of America

STARBUCKS  
COFFEE

BEST BUY

Academy  
SPORTS-OUTDOORS

TJ-maxx

BUFFALO WILD WINGS  
GRILL & BAR

Lowes  
FOODS

planet  
fitness

Panera  
BREAD

ZAXBY'S

Chick-fil-A

SHEETZ  
BAKE TO ORDER

TACO BELL

KFC

Wendy's

BURGER KING

Walmart

LOUISIANA  
KITCHEN  
POPEYES

COOK OUT

LOWE'S

Downtown North  
at Knightdale  
Station  
Development  
Under Construction  
88 acres

136 Single Family Homes  
188 Town Homes  
144 Condos  
Commercial Mixed-Use Space  
Hotel

# AMENITIES

## FOOD

Applebees  
Arby's  
Buffalo Wild Wings  
Burger King  
Chick Fil A  
Chilis  
Cook Out  
Dunkin Donuts  
Five Guys  
IHOP  
KFC  
McDonalds  
Panera  
Popeye's Louisiana Chicken  
Taco Bell  
Starbucks  
Wendy's  
Zaxbys

## BANKING

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

## LODGING

Country Hearth Inn  
Hampton Inn & Suites

## GROCERS

Food Lion  
Target Grocery  
Lowe's Foods

## SHOPPING & SERVICES

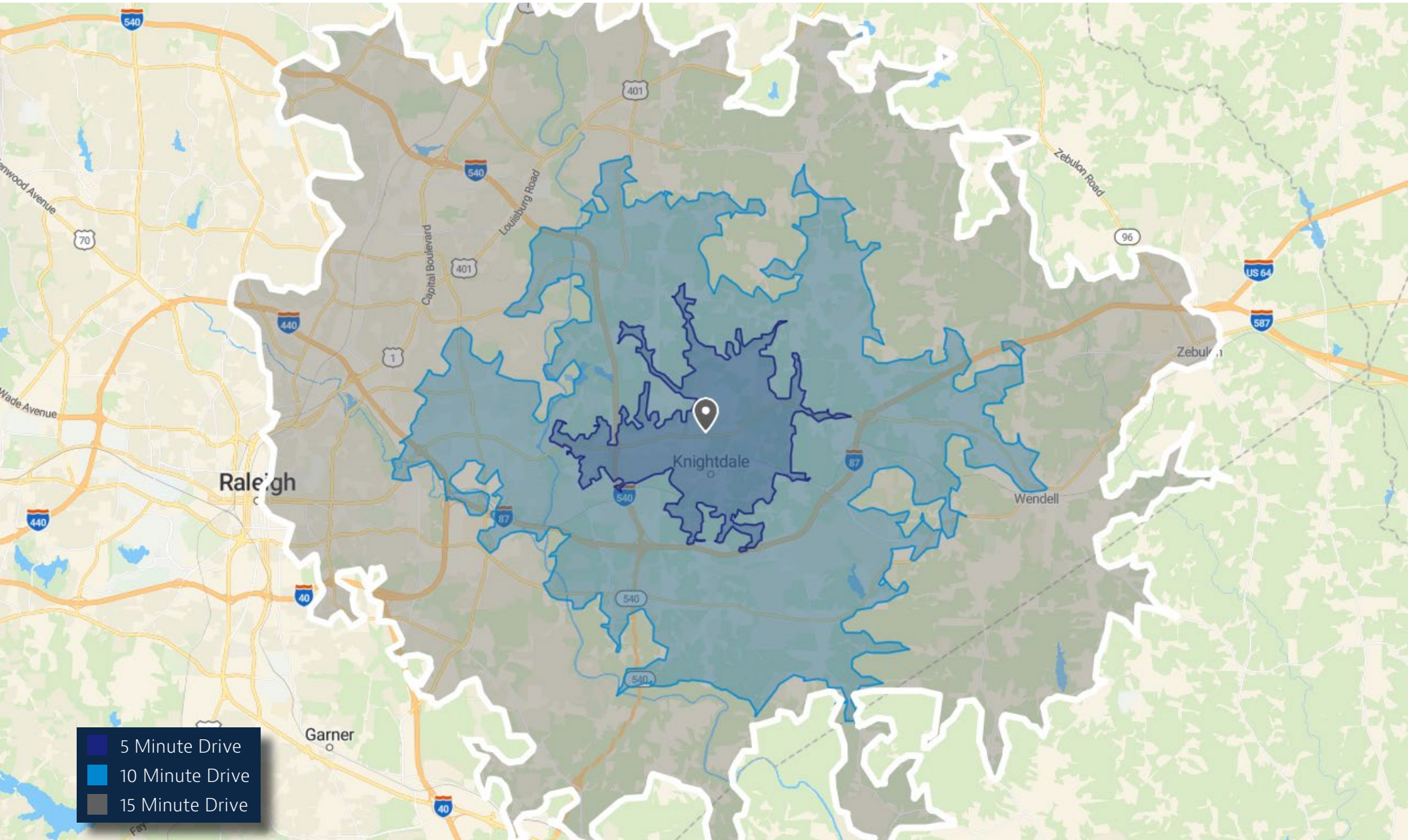
Academy Sports  
Auto Zone  
Best Buy  
Home Depot  
Kohl's  
Lowe's Home Improvement  
Michaels  
Planet Fitness  
Sheetz  
Target  
TJ Maxx  
Tractor Supply  
Walgreens  
Walmart  
**MEDICAL**  
Duke Medical Plaza of Knightdale  
REX Healthcare of Knightdale  
WakeMed Primary Care

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# DRIVE TIME



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## KEY POINTS

464,718

Population within 10 Miles

\$106,100

Avg. Household Income

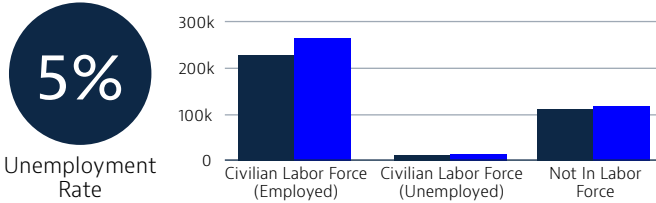
37

Median Age

## LABOR FORCE

10 mi. radius

■ Current Year ■ 5 Yr Forecast



## EDUCATION

3.6%

No High School Diploma



13%

High School Graduate



12%

Some College



29%

Bachelor Degree or higher

## INCOME



\$83,300

Median Household Income



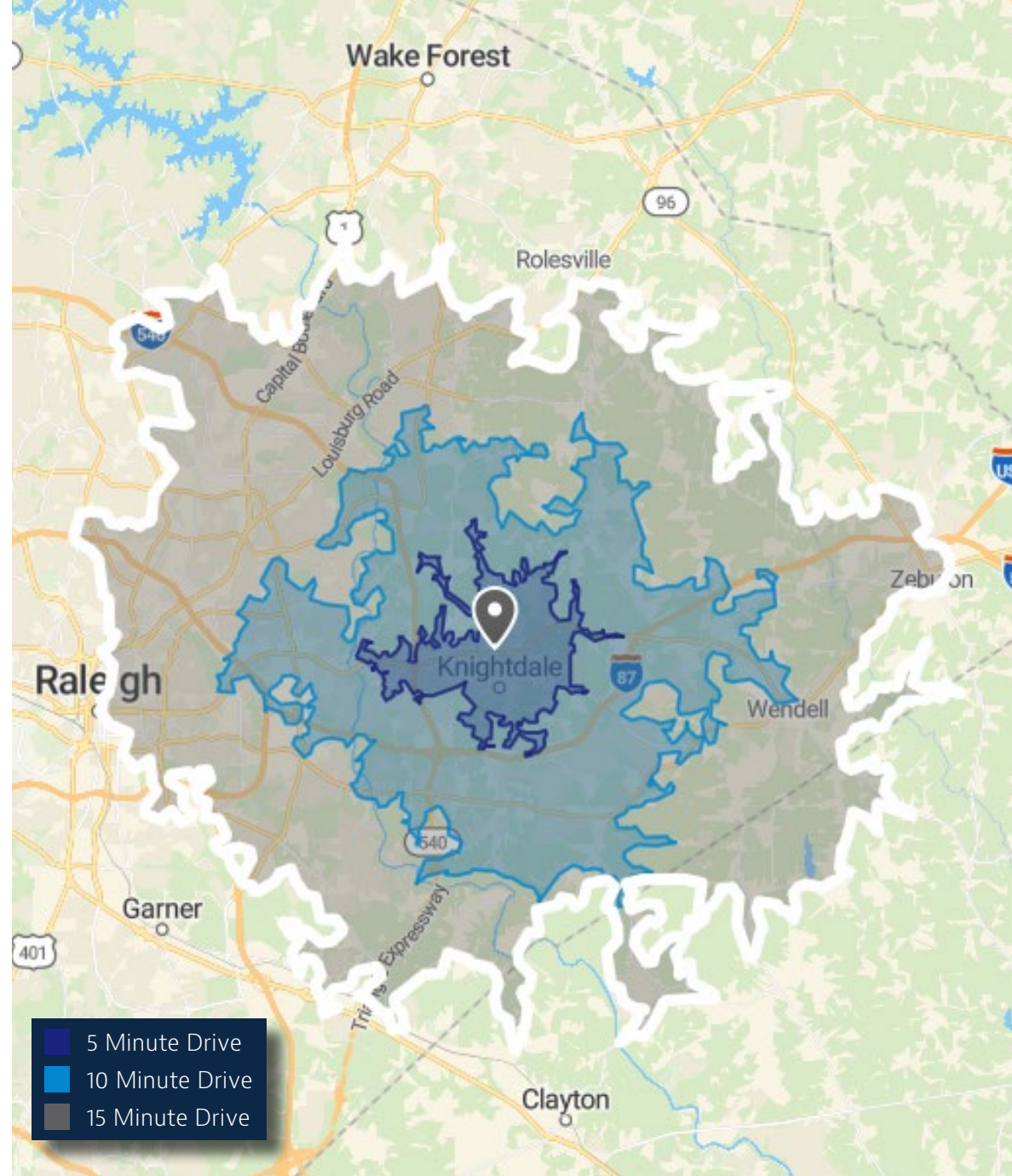
\$106,100

Average Household Income



\$4.7b

Total Retail Annual Consumer Spend



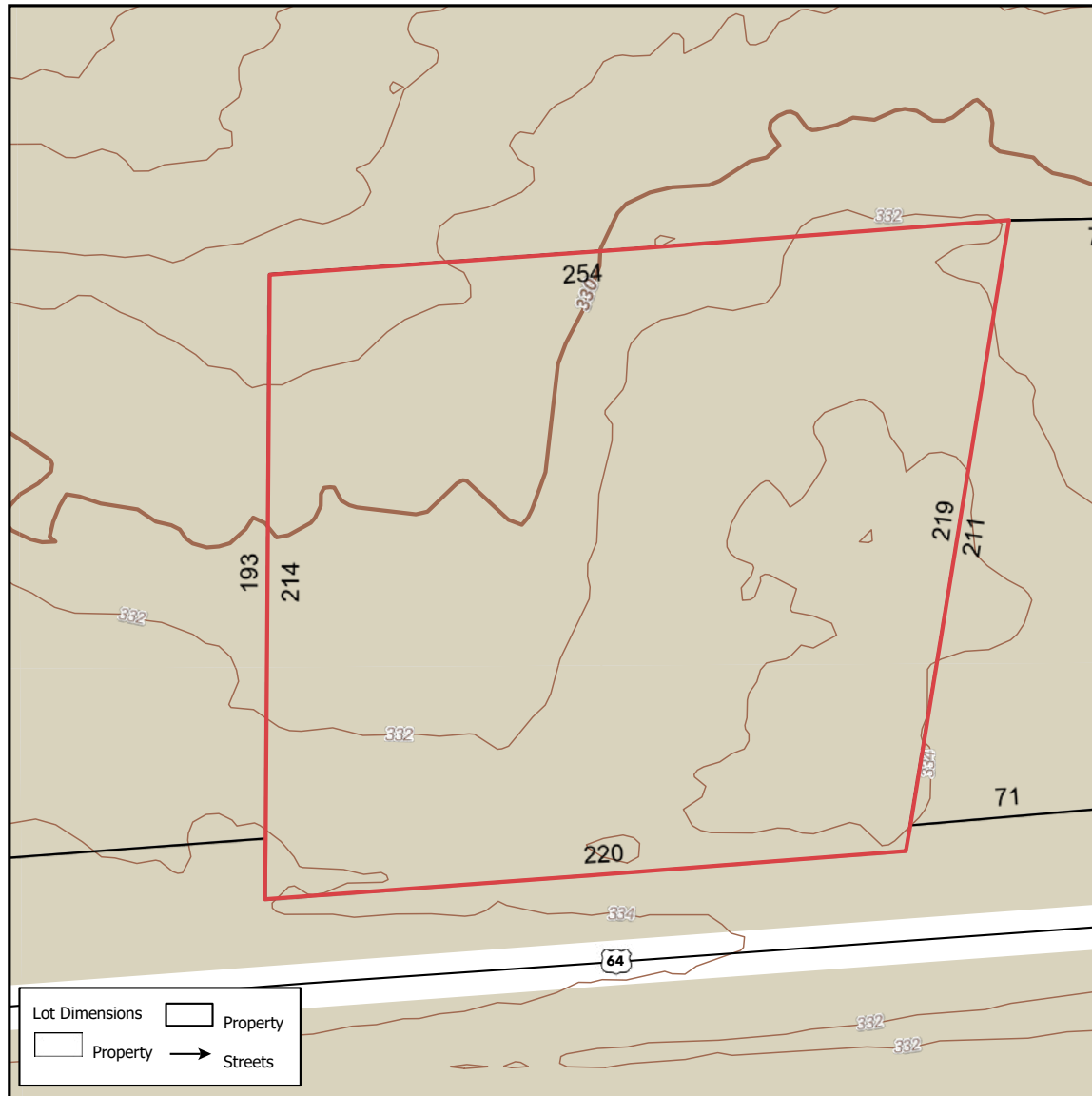
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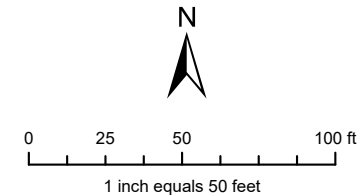


# CONTOUR MAP



## Soil

REID: 0033997  
 PIN: 1754269132  
 PIN Extension: 000  
 Land Value: \$1215247  
 Building Value: \$10410  
 Total Value Assessed: \$1225657  
 Deed Acres: 1.16  
 Year Built: 1972  
 Heated Area: 2568  
 Type and Use: RES CONV  
 Design Style: Ranch  
 City: KNIGHTDALE  
 Planning Jurisdiction: KN  
 Township: St. Matthew's  
 Owner: BUNN, EUGENE BUNN, TAMMY  
 Mailing Address 1: 210 ALLENDOWN LN  
 Mailing Address 2: KNIGHTDALE NC  
 27545-6717  
 Deed Book: 018617  
 Deed Page: 00227  
 Deed Date: 7/27/2021  
 Land Class: Commercial  
 Map Name: 1754 10  
 Billing Class: Individual  
 Property Description: EUGENE B BUNN AND  
 TAMMY D BUNN RCMB BM2024 -00298  
 Address: 7317 KNIGHTDALE BLVD  
 Street Name: KNIGHTDALE BLVD  
 Old Parcel Number: --  
 Total Structures: 1  
 Other Building Value: \$2400  
 ZIP: 27545  
 TYPE\_AND\_USE: 35  
 DESIGNSTYL: RAN



**Disclaimer**  
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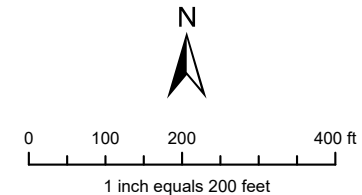
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# ZONING



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# KNIGHTDALE STATION DEVELOPMENT



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1.16 ACRES

US 64 BUSINESS | KNIGHTDALE BLVD