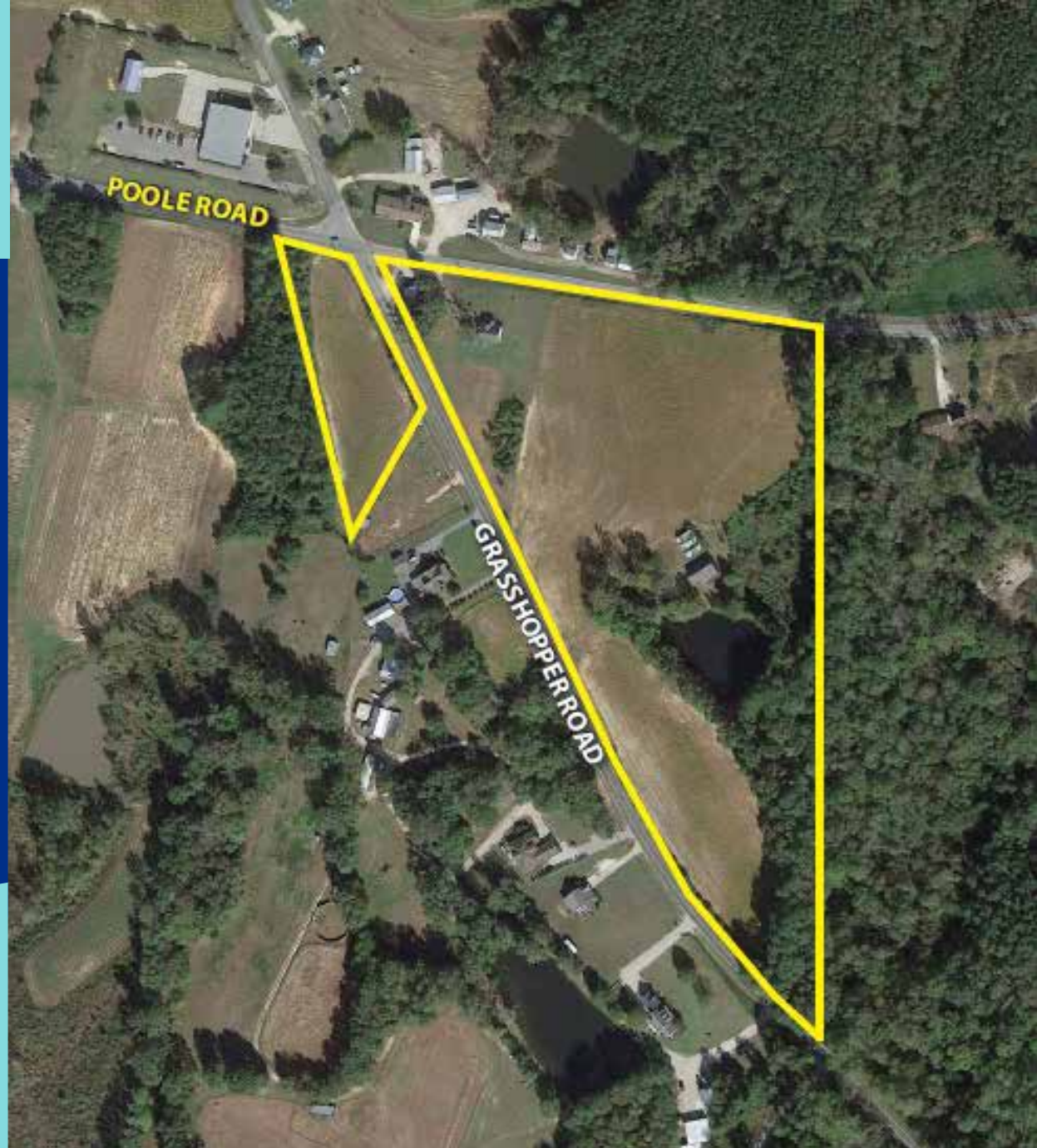




**TRADEMARK**  
PROPERTIES

8004 POOLE ROAD  
KNIGHTDALE, NC 27545

—  
LAND FOR SALE



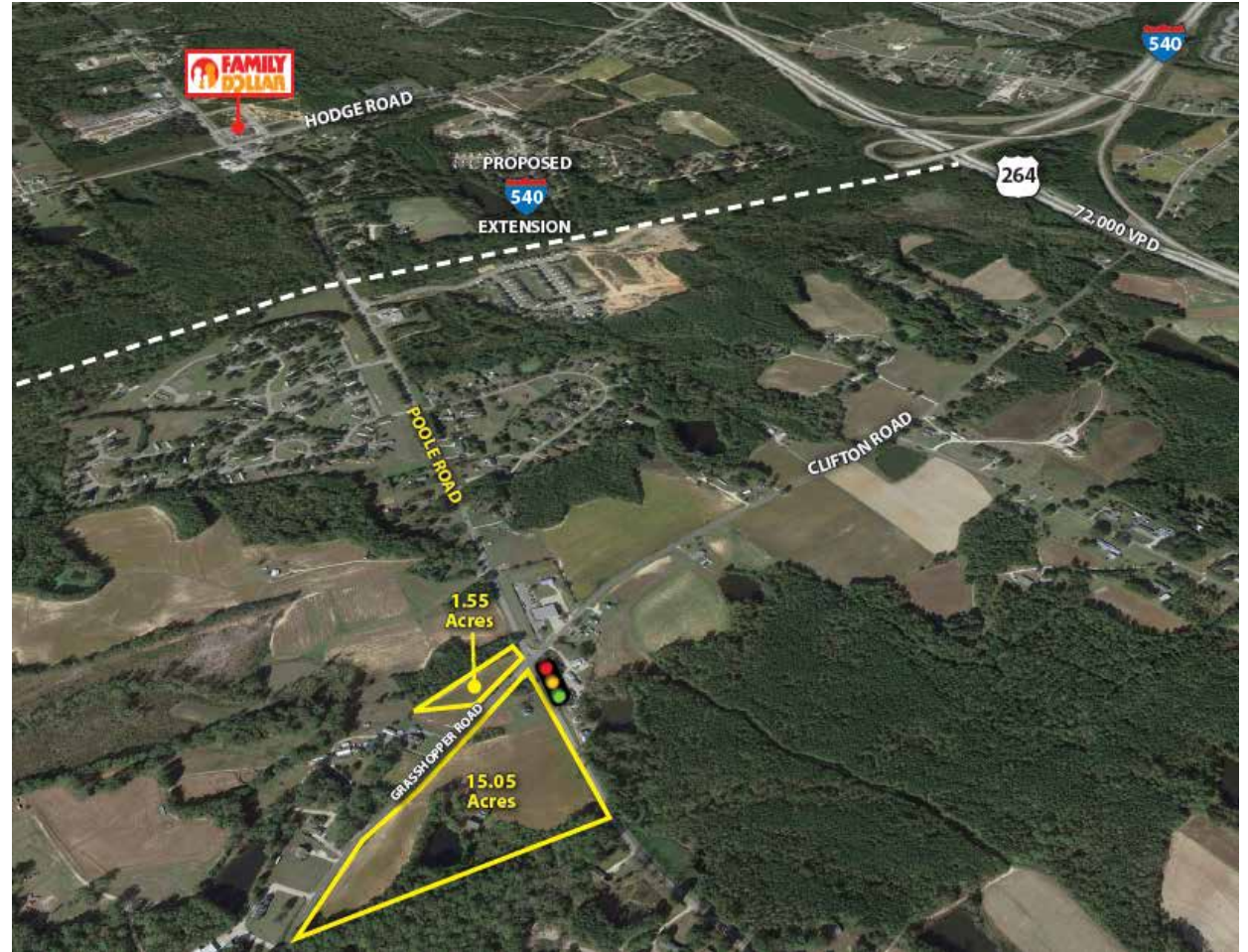
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# 8004 POOLE ROAD KNIGHTDALE, NC 27545

LAND FOR SALE

## PROPERTY DESCRIPTION

- Two parcels (1.55 acres & 15.05 acres) totaling 16.6 acres for sale
- Located at the signalized intersection of Poole Road and Grasshopper Road
- Great visibility and easy access to
- I-540 and US-264
- Currently zoned R-30
- Proposed I-540/Poole Road interchange is located 4,000 LF west of property
- PIN# 175208434123



# SALES PRICE

\$650,000

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### SANDRA SIMPSON

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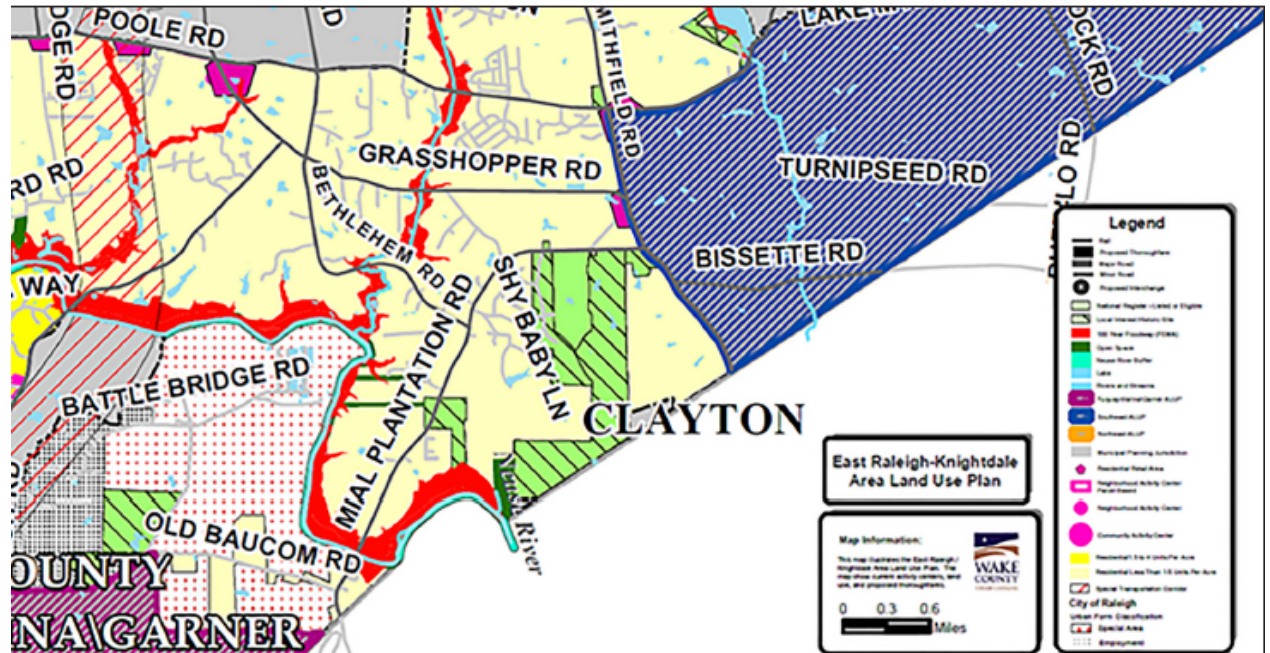


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## ZONING

- The subject property is in the Wake County planning jurisdiction currently zoned R-30 zoning. This zoning is intended to accommodate low-density residential development, as either single-family detached or attached dwellings on separate lots. Certain non-residential uses are permitted in this zoning with no special review such uses include schools and churches
- The subject property is designated as a neighborhood activity center in the Wake County's East Raleigh-Knightdale area land use plan. Non-residential development is allowed only at "activity center" locations designated or defined in the county's land use plan and only for those uses and at those levels of development intensity appropriate for the particular type of activity center include: day care centers, community centers, government buildings, a number of principally outdoor recreational facilities, convenience stores (with or without gas pumps), automotive service and repair stations, banks, drug stores, book stores, antique shops, hardware stores, other indoor retail and service establishments, barbershops, beauty salons, shoe repair shops, self-service laundries, cemeteries, mining and landfills
- Unless annexed by Knightdale, Wake County zoning and planning will dictate private well & septic
- The northern side of the Poole Road and Grasshopper Road intersection is in Knightdale planning jurisdiction with a GR3 zoning. The town of Knightdale has water main along the Poole Road frontage and a pump station locate 4000 LF to the west along Poole Road. The property is high enough in elevation to be served by gravity sewer



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8004 POOLE ROAD  
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LAND FOR SALE

UTILITY AERIAL



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LAND FOR SALE

UTILITY AERIAL



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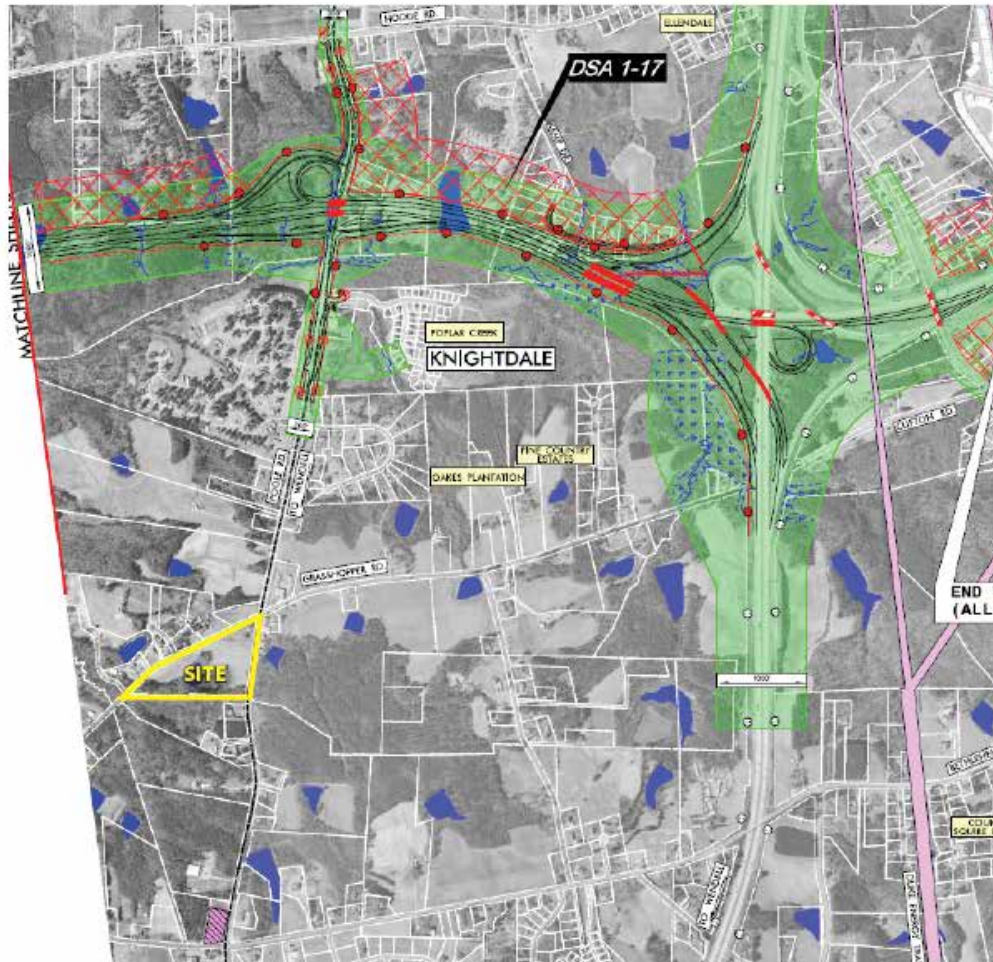
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LAND FOR SALE

PROPOSED I-540 POOLE ROAD INTERCHANGE



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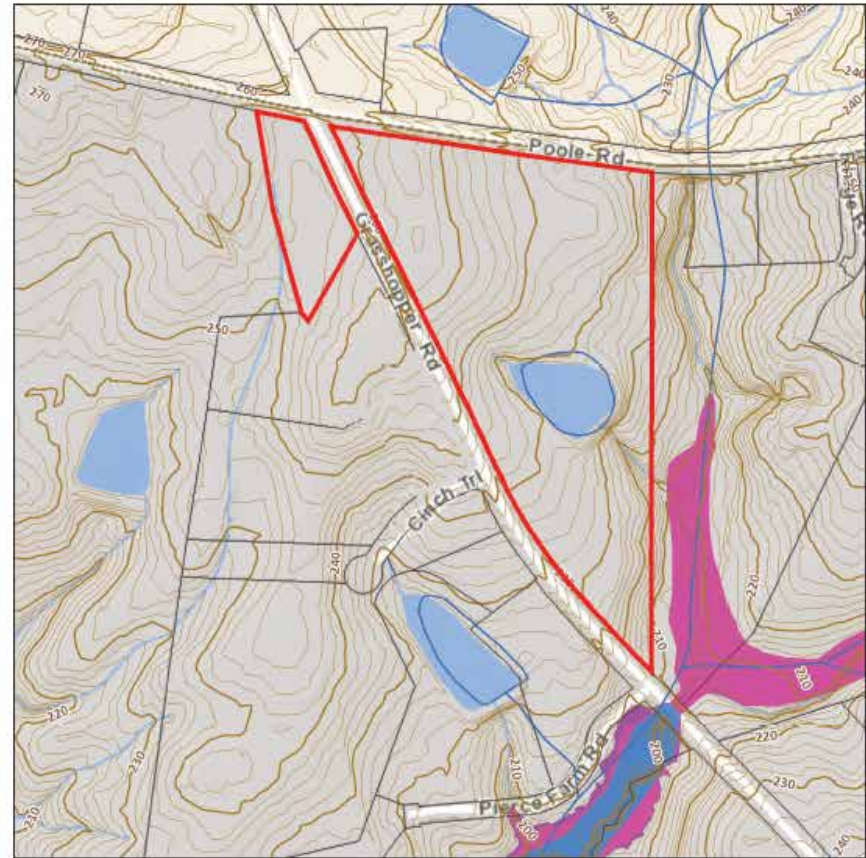
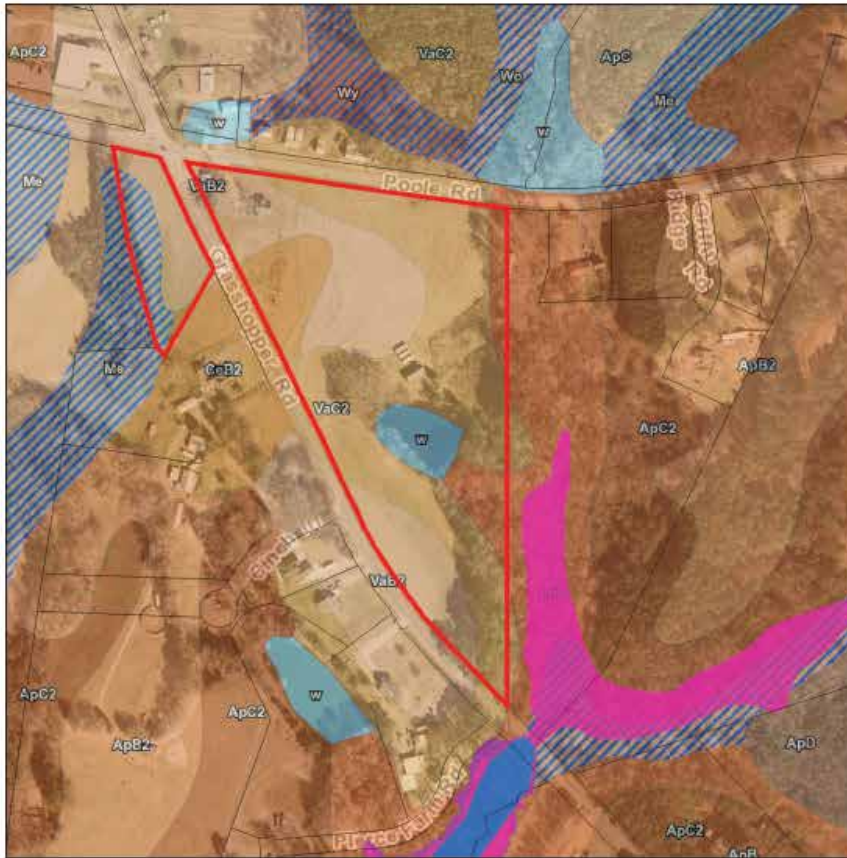
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ENVIRONMENTAL MAPS



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