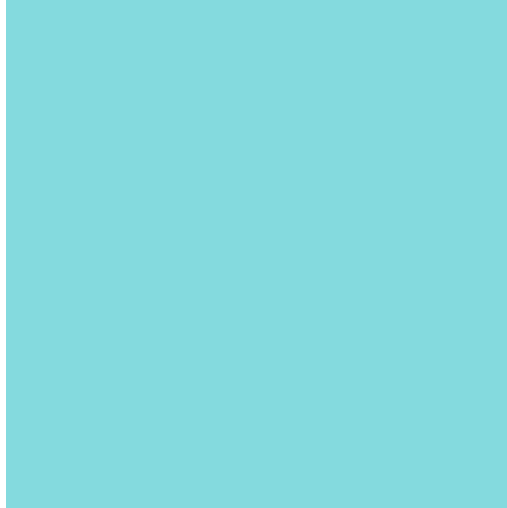
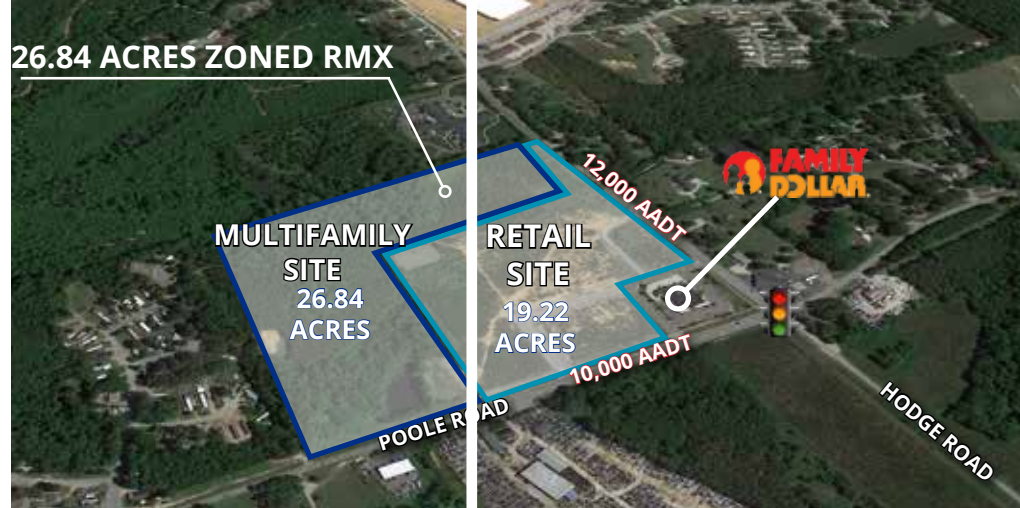


26.84 ACRES ZONED RMX



RIVERVIEW COMMONS

mixed-use land development for sale in high growth area

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Vice President

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 TRADEMARK
PROPERTIES

property information

NAME	Riverview Commons
LOCATION	Hodge Road & Poole Road Knightdale, NC
COUNTY	Wake
ACREAGE	19.22 acres - retail 26.84 - multifamily
PRICE	\$4,936,250 - retail parcel \$4,430,000 - multifamily parcel
POTENTIAL USE	Mixed-use development with retail & multifamily
UTILITIES	Water, sewer, power, gas
PARCEL IDENTIFICATION NUMBERS	1743206375 - retail parcel 1743203936 - multifamily parcel



property description

Riverview Commons is located at the signalized Poole Road and Hodge Road intersection in Knightdale, NC. The 19.22-acre tract, Riverview Commons, was approved as an approximately 73,000-SF retail center in 2007. Phase 1 consisting of four (4) outparcels was constructed and accepted before the 2007 crash and the start of the shopping center site. Millions of dollars have been spent on infrastructure (detention pond, utilities, road widen, etc.) for the shopping center site. Currently two (2) existing grocers within a 3-mile radius.

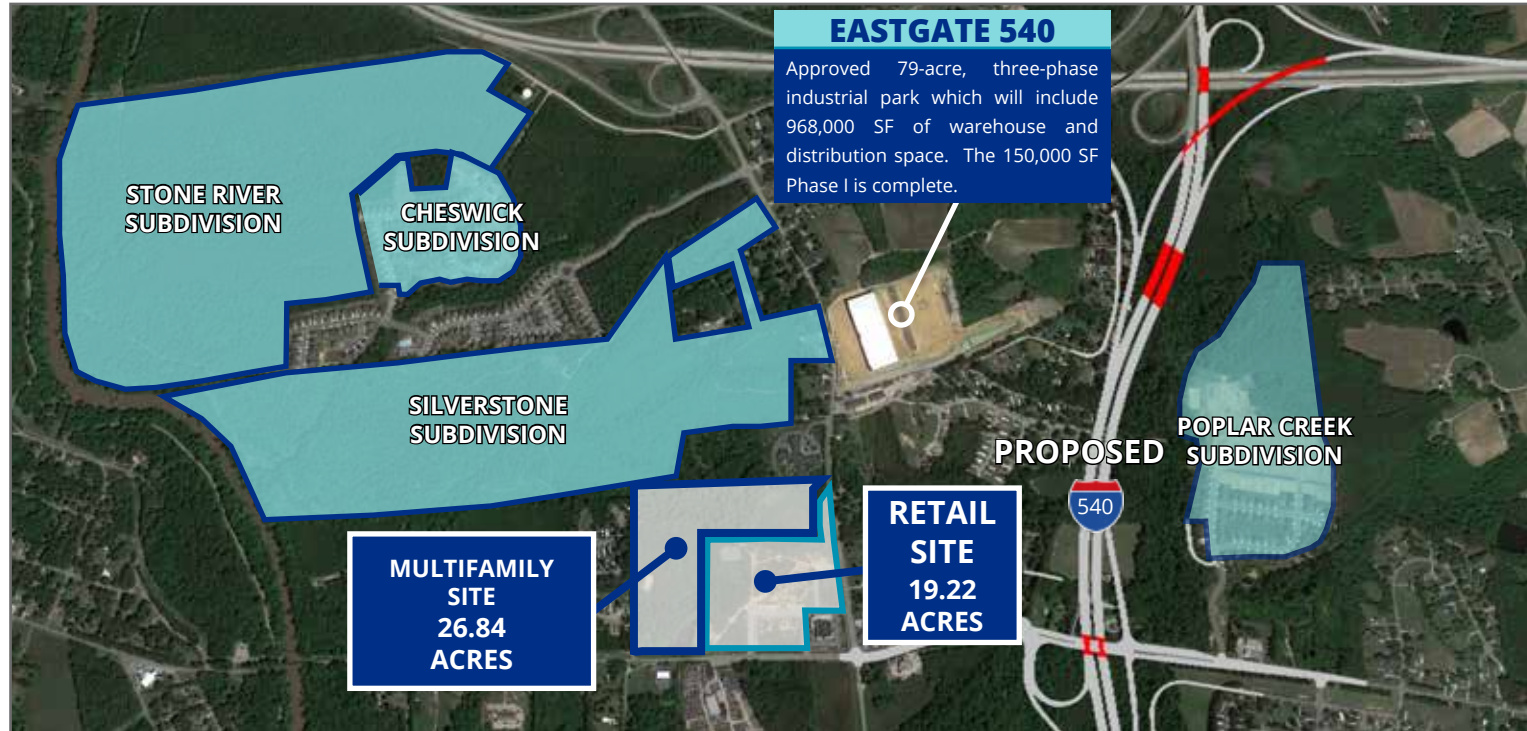
The 26.84-acre tract wraps around the 19.22-acre tract and is zoned Residential Mixed-Use (RMX) which provides for areas of higher density residential development with maximum development density: 18 units/acre (gross acreage).

The highest and best use for these parcels is to combine the two parcels and redesign with a smaller retail center and the remainder as high density residential. Approved outparcels could be sold immediately for cash flow. Knightdale Planning has expressed their desire for this concept.



local development

Hodge Road is becoming Knightdale's largest residential corridor due to its proximity to I-87, I-540, and I-440. 900+ lots are approved for this area and Phase I of Eastgate 540 has been constructed, Knightdale's newest employment center. This does not include the existing 25+ subdivisions and 1,000+ homes along Hodge and Poole Roads. The proposed I-540/Poole Road interchange is located one mile to the east with construction slated for 2028.



EASTGATE 540
 Approved 79-acre, three-phase industrial park which will include 968,000 SF of warehouse and distribution space. The 150,000 SF Phase I is complete.

MULTIFAMILY SITE
 26.84 ACRES

RETAIL SITE
 19.22 ACRES

DEVELOPMENTS SHOWN

Silverstone (Phase I & II)	379 Units	Conditionally Approved
Cheswick	108 Units	Under Construction
Stone River	186 Units	Approved
Poplar Creek	181 Units	Under Construction

NORTH OF MAP (NOT SHOWN)

Princeton Manor (Phases V, VI, VII)	102 Units	Under Construction
Lanston Ridge (Phases I, II, III)	217 Units	Under Construction

knightdale, nc

Knightdale is located in eastern Wake County, just minutes away from Raleigh, North Carolina's state capital. The Town is home to nearly 16,000 residents with a robust transportation system which offers businesses and residents easy access to the Research Triangle Region by way of I-540 and US-64. Thanks to the designated I-87, the entire eastern seaboard is within reach by way of I-95 (less than 40 minutes away). In addition, RDU International Airport is only a 27-minute drive from Knightdale via I-540.

Since 2000, Knightdale has grown by 153%. It is the 10th fastest growing municipality in North Carolina.



POPULATION	1-MILE	3-MILE	5-MILE	10-MINUTE DRIVE TIME
2017 Population	2,626	38,872	89,837	102,321
2022 Projected Population	2,966	43,639	101,329	115,531
2017 Daytime Population	105	7,481	46,641	59,164
Median Age	33.8	33.7	34.0	34.2

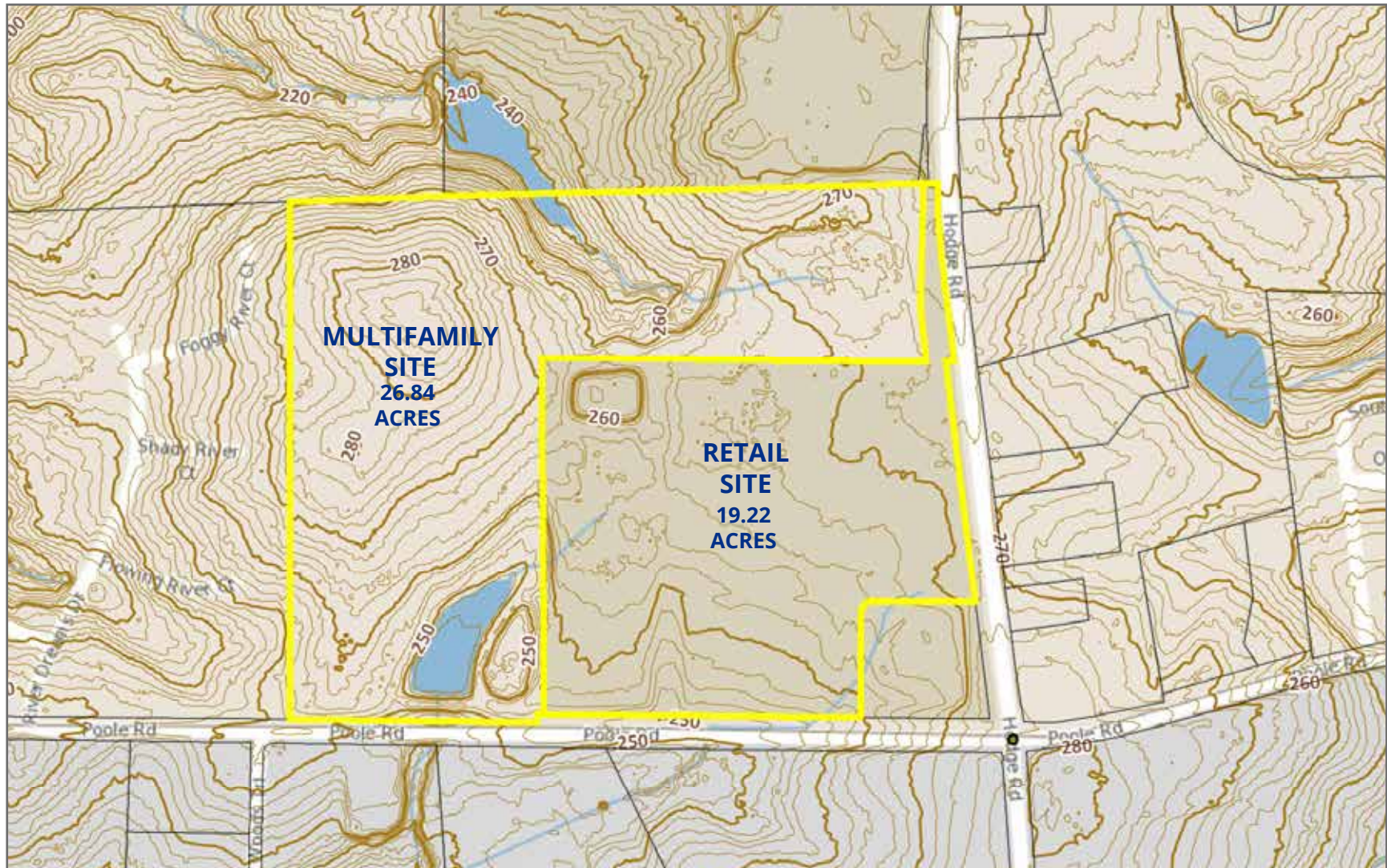
HOUSEHOLDS

2017 Households	968	14,078	32,662	37,662
2022 Projected Households	1,092	15,728	36,661	42,334
Owner Occupied Housing Units	722 (74.5%)	10,715 (76.1%)	23,004 (70.4%)	25,950 (68.9%)
Rented Occupied Housing Units	247 (25.5%)	3,363 (23.9%)	9,659 (29.6%)	11,712 (31.1%)

INCOME (2017)

Average Household Income	\$69,218	\$83,391	\$76,092	\$74,108
Median Household Income	\$72,666	\$68,454	\$62,442	\$61,232
Per Capita Income	\$25,633	\$30,232	\$27,708	\$27,326

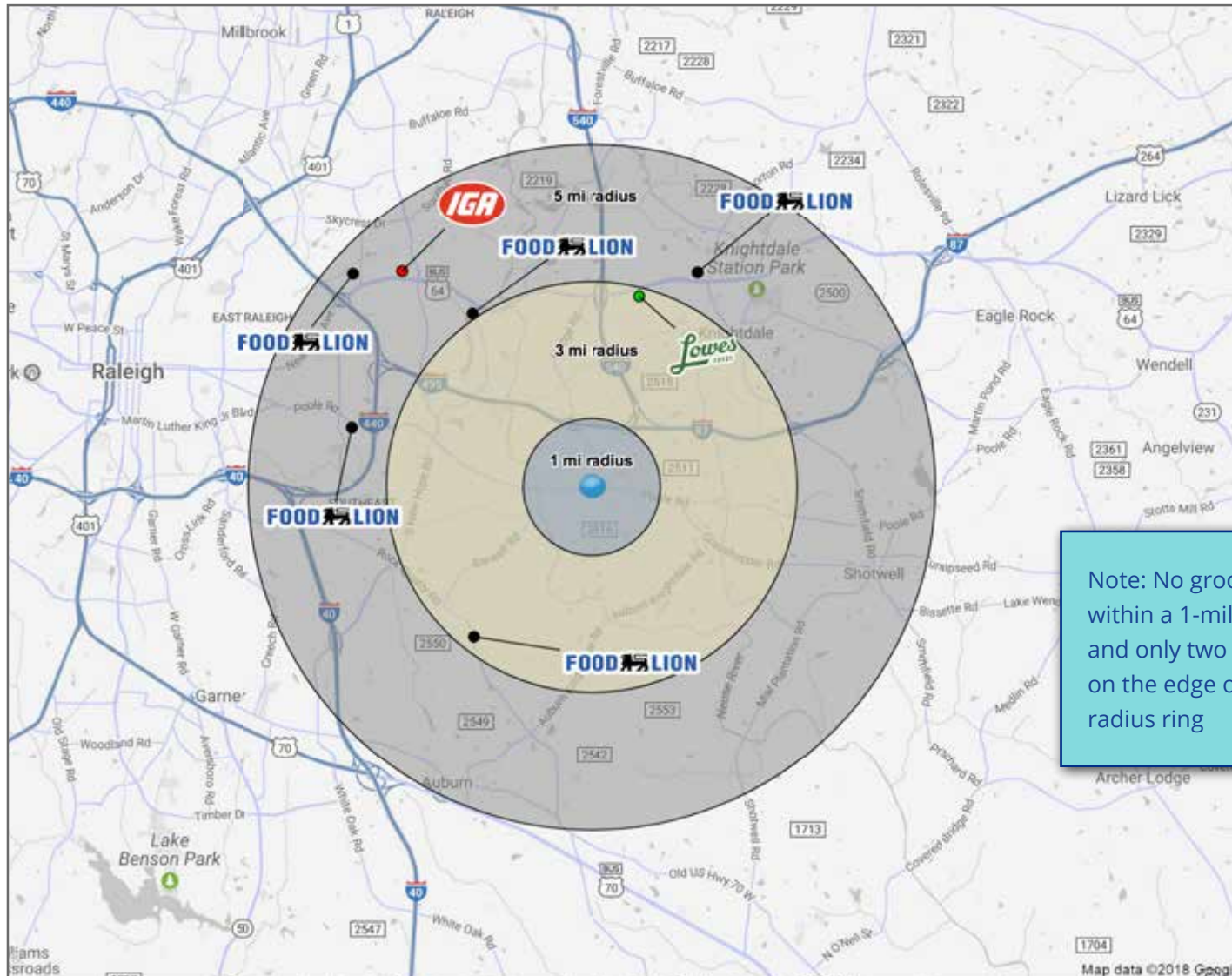
topography map



utilities map



surrounding grocers map



Note: No grocer within a 1-mile radius and only two grocers on the edge of 3-mile radius ring

location map

