

4402 Old Faison Road  
Knightdale, NC 27545

+/- 59 Acres  
Land For Sale

#### PROPERTY OVERVIEW

- **Real Estate IDs:** 0031642, 0021516
- **Utilities:** All public utilities are to the site.
- **Zoning:** Current zoning is Rural Transition (RT). Knightdale Next V.2 2035 Comprehensive Plan classifies these properties as a Mixed-Use Neighborhood, most likely a mixed residential product subdivision with a commercial component. The Town of Knightdale has suggested rezoning to GR-3 or GR-8 in terms of density.

**PRICING GUIDANCE** = \$62,500/acre

#### LOCATION OVERVIEW

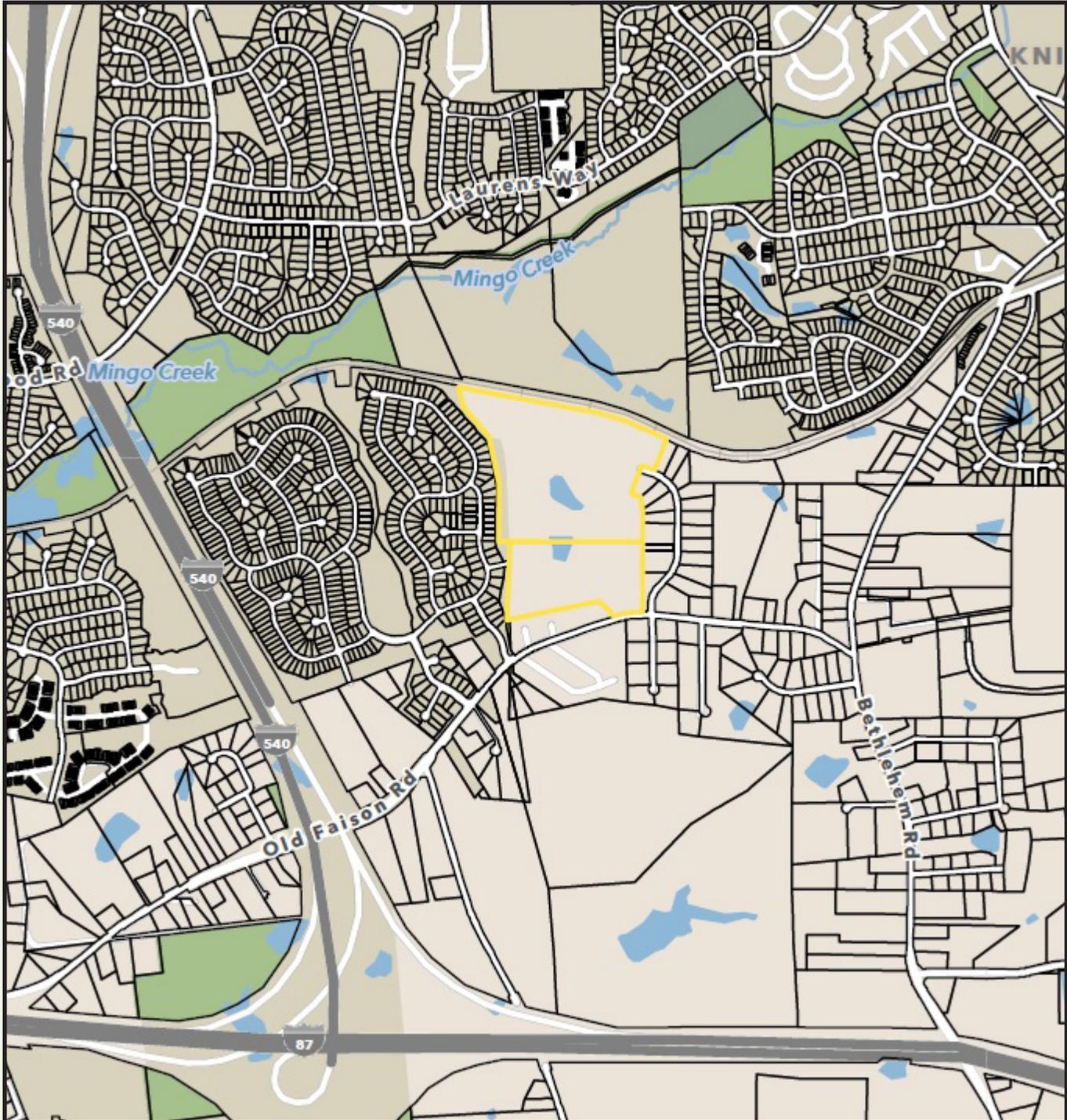
These two parcels totaling approximately 59 acres are located on Old Faison Rd just 1.5 miles from the Hodge Rd/US-264 exit. The area is residential in nature and there are existing single-family developments adjacent to both the east and the west. The approved Creekview Crossing development is adjacent to the north.

#### EXTENSION OF WIDEWATERS PARKWAY

Development plans for these two properties must incorporate the extension of Widewaters Parkway, which will be a Town-maintained collector road running north-south through the parcels.

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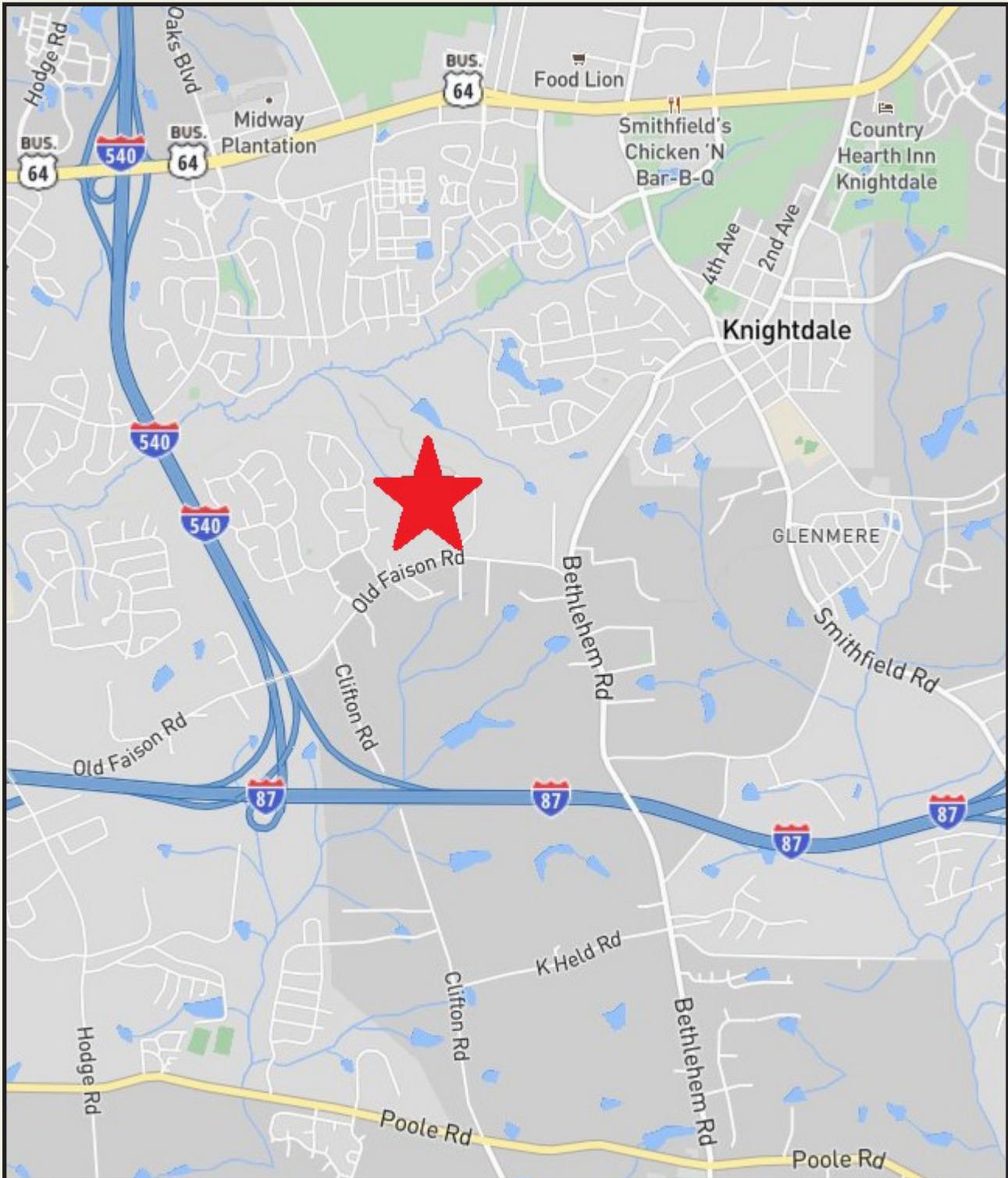


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