



**0 S. SMITHFIELD RD  
KNIGHTDALE, NC 27545**

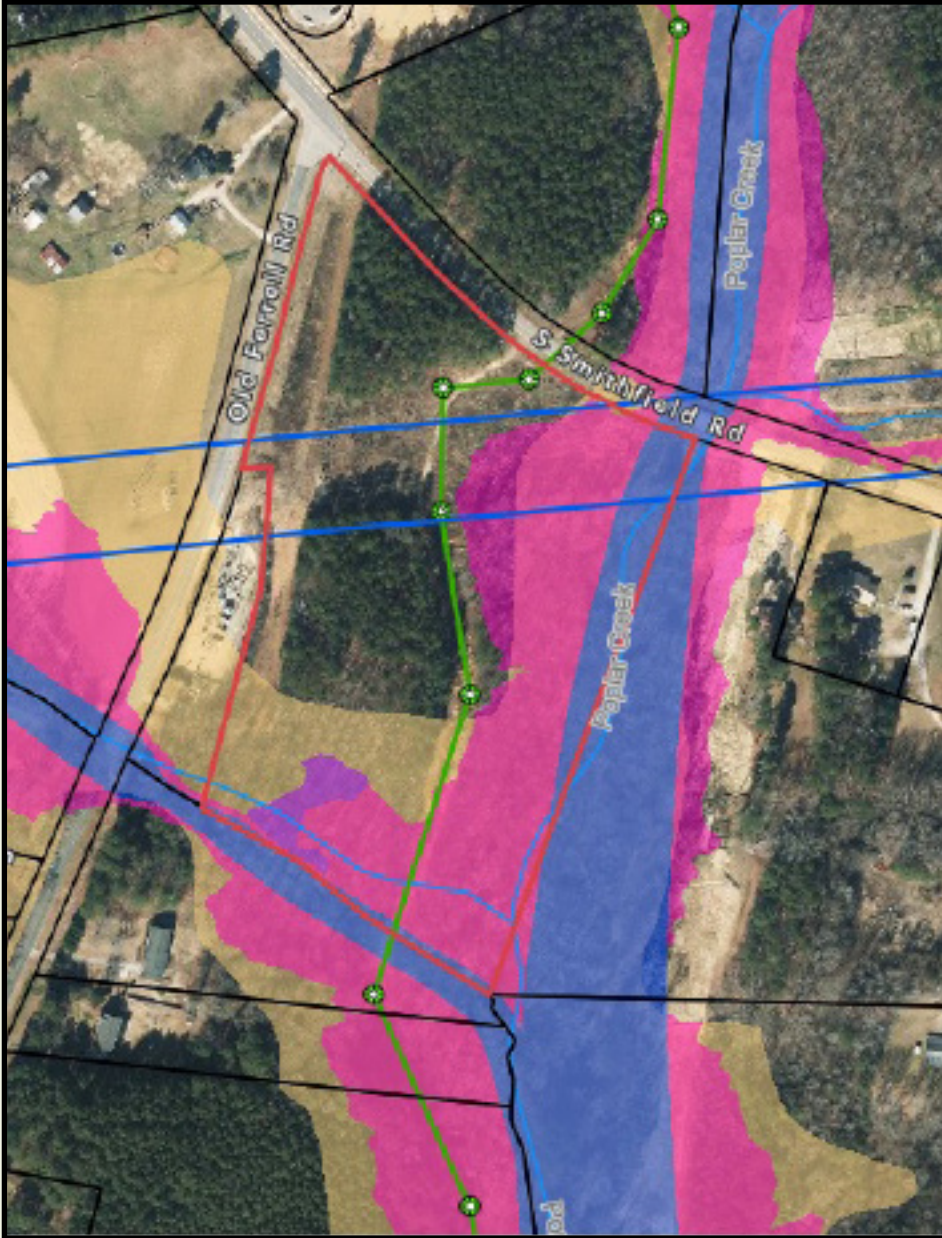
**+/- 13.1 ACRES  
COMMERCIAL LAND FOR SALE**

### PROPERTY OVERVIEW

White Oak Commercial proudly presents +/- 13.1 acres of commercial land for sale at the corner of S Smithfield Rd and Old Ferrell Rd in Knightdale, NC. This property is ideally located just half a mile from I-87/US-264 Hwy as Smithfield Rd serves as a "back door" into downtown Knightdale. With just over 800 residential units directly across Smithfield Rd in the Village Gate and Glenmere developments, this site is ripe with commercial and retail potential.

- **Acreage** = +/- 13.1 acres
- **Parcel ID** = 0031638
- **Utilities** = All public utilities to the site.
- **ETJ** = Town of Knightdale
- **Current Zoning** = Rural Transition (RT)
- **Future Land Use** = Mixed-Use Neighborhood, Commercial/Retail. Please reach out for additional guidance on potential uses.

**PRICING GUIDANCE = \$800,000.00**



## EASEMENTS AND ENVIRONMENTAL

- This property is significantly encumbered by an overhead powerline transmission easement that runs directly through the middle of the property. The easement is 165' wide.
- There is a 40' City of Raleigh Sanitary Sewer easement that runs through the property as well.
- Poplar Creek runs north-south along the eastern boundary of the property. The flood plain extends between 200 and 300 feet into the property.
- Flood prone soils impact the southern edge of the property.

## ESTIMATED USABLE ACREAGE

- Approximately 4.5 to 7 acres are usable.



William White, Broker

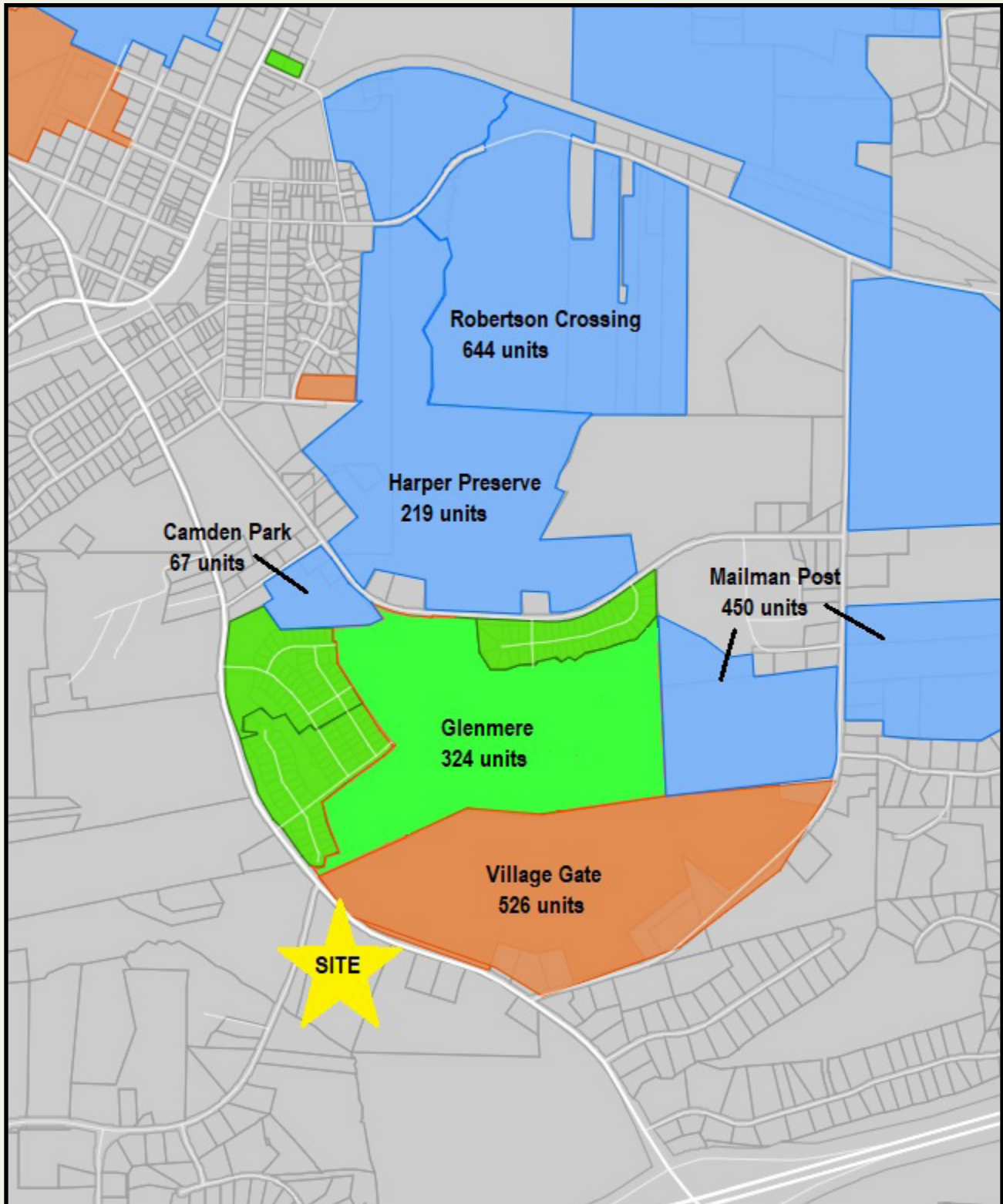
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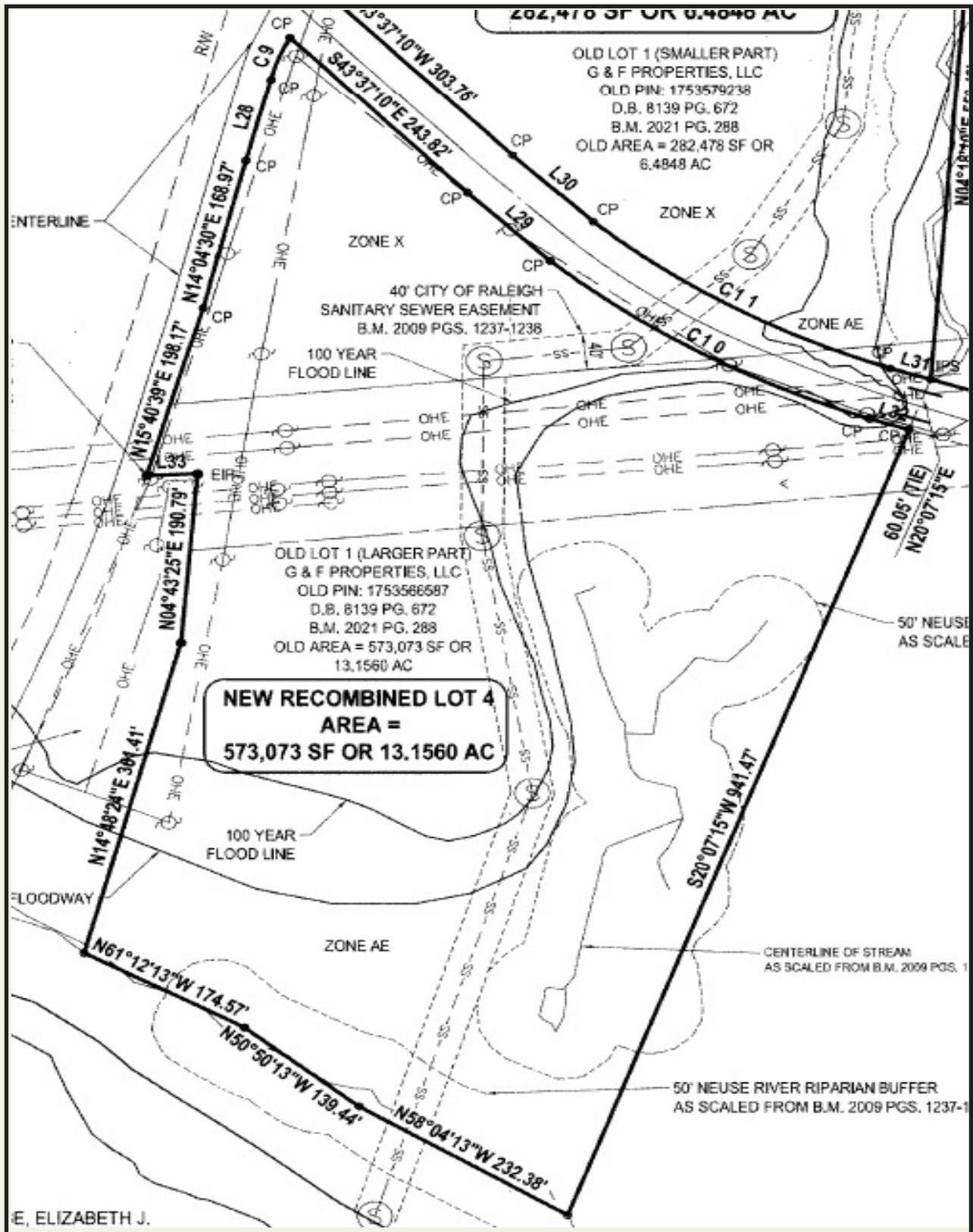
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### NEARBY DEVELOPMENTS



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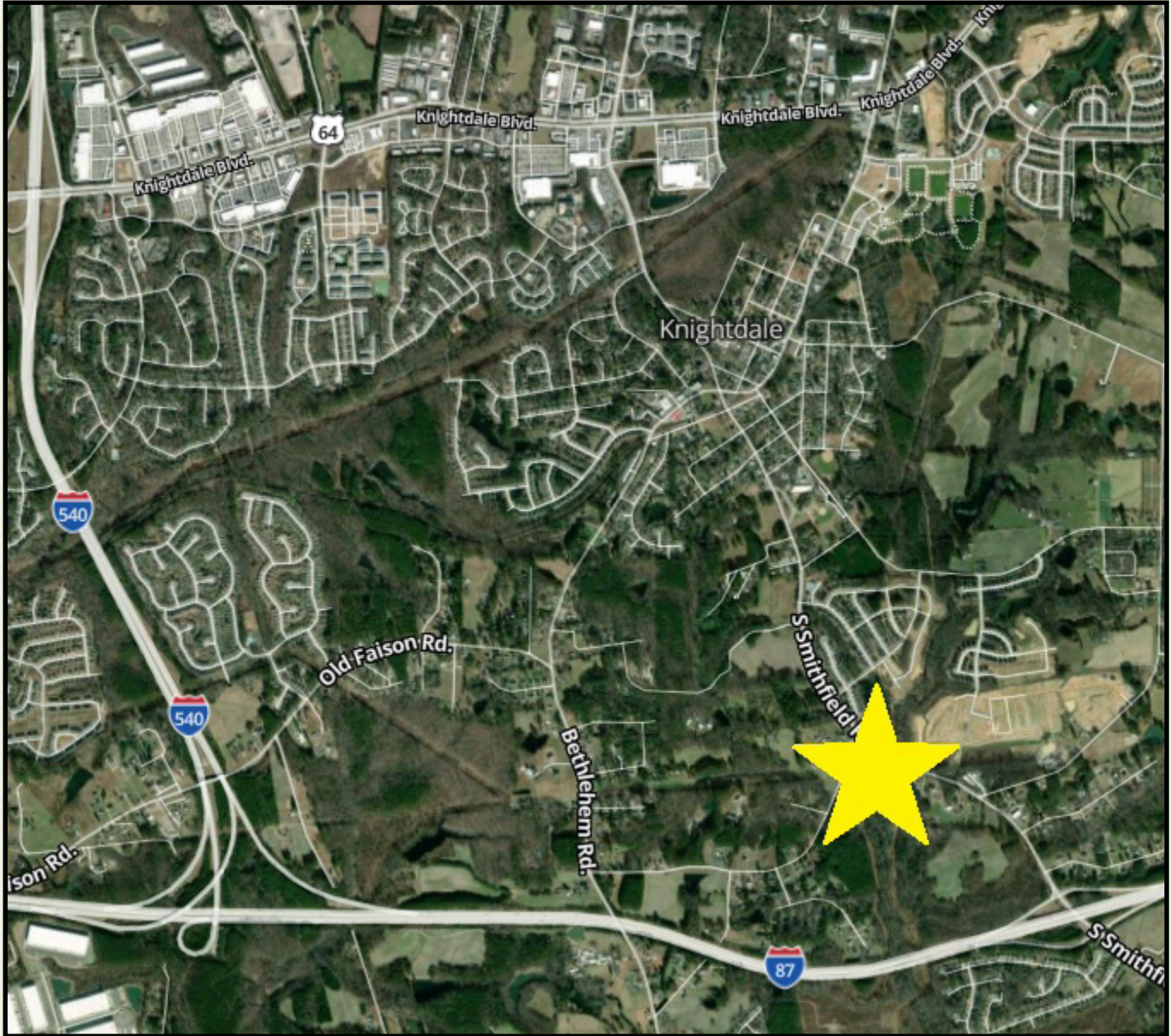


403 E. Six Forks Road, Raleigh, NC 27609  
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