

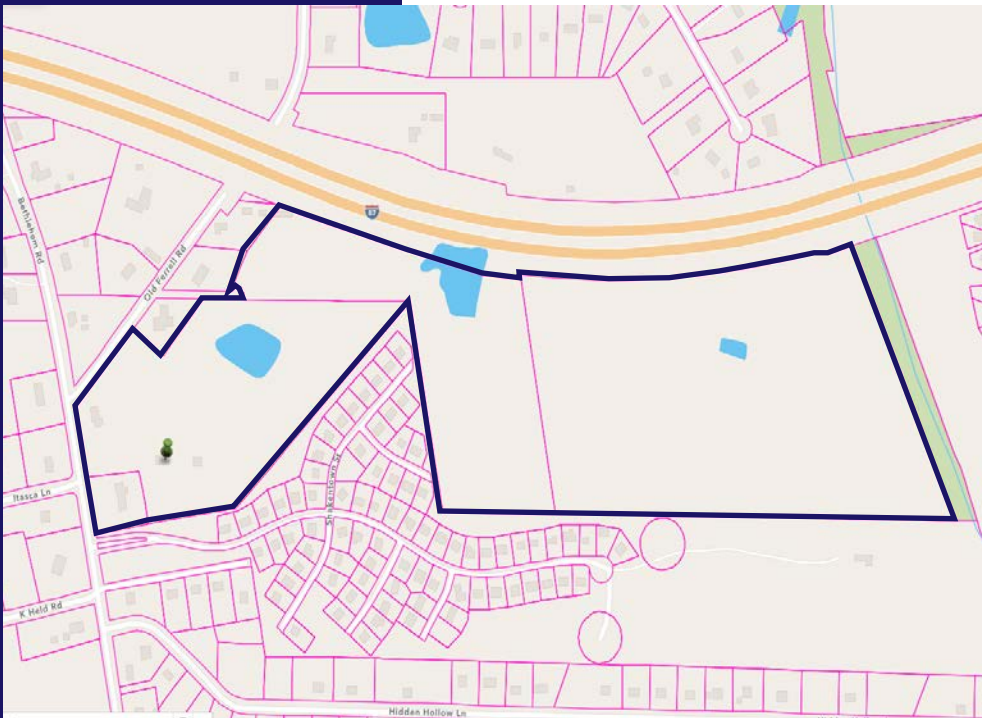
BETHLEHEM RD ASSEMBLAGE

±69-ACRE RESIDENTIAL DEVELOPMENT OPPORTUNITY

1209 BETHLEHEM RD KNIGHTDALE NC 27545



Coremark
PROPERTIES



EXECUTIVE SUMMARY

Located in eastern Wake County, The Bethlehem Rd Assemblage presents a ±69-acre land offering in Knightdale, NC. Positioned within the fast-growing Raleigh-Durham metro, the site benefits from proximity to major highways, expanding residential demand, and steady regional economic growth.

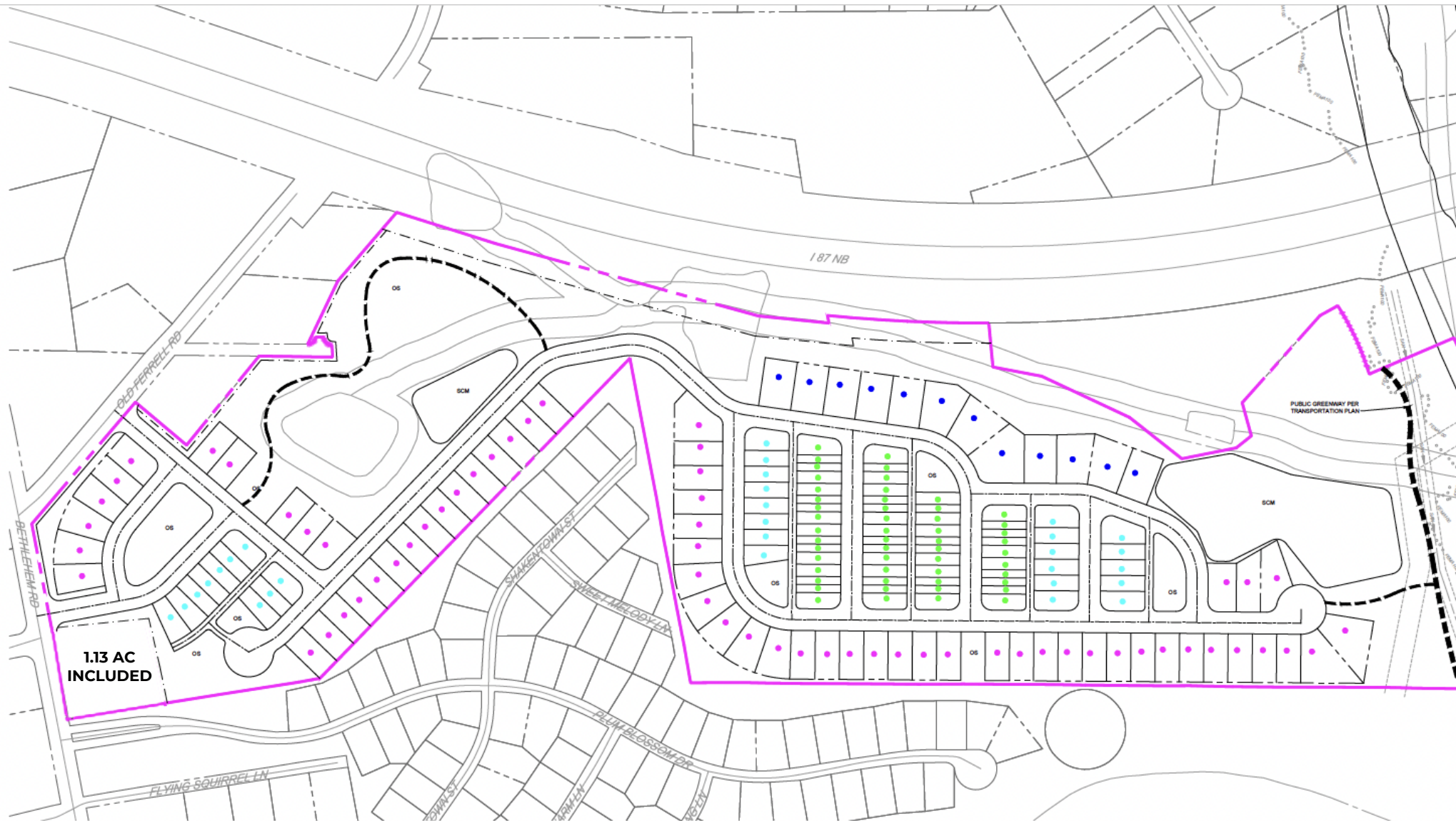
The property is currently zoned RT & RR1, with potential for rezoning to GR3 PUD, allowing a flexible mix of single-family and townhome product. With a strong track record of nearby development activity, strategic location near employment centers, and access to municipal utilities, this site aligns with ongoing housing demand across the Triangle.

ADDRESS	1209 Bethlehem Rd, Knightdale, NC 27545
COUNTY	Wake
ZONING	RT & RR1 (Residential)
PIN NUMBER	1753333244, 1753434428, 1753535286, 1753228884
PRICING	Call for pricing

PROPERTY HIGHLIGHTS

- +/- 69 acres of contiguous land
- Within Knightdale's ETJ in Wake County
- Current zoning RT & RR1; potential GR3 PUD
- Easy access to US-64/264, I-540, and Downtown Raleigh
- Strong demographics and employment base nearby
- Suitable for single-family and townhome subdivision
- Located in a high-growth area of the Triangle

I SITE PLAN



The map displays the Raleigh, North Carolina area, highlighting various retail and service locations. Major highways shown include I-40, I-85, and I-95. Neighborhoods labeled include Raleigh, Durham, Chapel Hill, and others. Overlaid on the map are several white boxes containing logos for various businesses, such as Walmart, Target, CVS, Michaels, Ross, OfficeMax, Kirklands, Applebees, IHOP, Chilis, and many others. A large blue location pin is placed in the southeast quadrant of the map, near the intersection of I-85 and I-95.

I DEMOGRAPHICS & EMPLOYERS

2024 Summary	3 MILES	5 MILES	10 MILES
Population	32,792	86,682	417,190
Households	12,277	32,093	165,650
Families	8,777	22,541	102,426
Average HH Size	2.67	2.70	2.48
Owner Occupied Housing Units	9,052	22,670	98,212
Renter Occupied Housing Units	3,225	9,423	67,438
Median Age	37.4	36.4	36.5
Median HH Income	\$101,074	\$93,596	\$85,458
Average HH Income	\$115,530	\$113,551	\$113,307

2028 Summary	3 MILES	5 MILES	10 MILES
Population	37,323	96,939	466,341
Households	14,084	36,327	188,686
Families	10,022	25,362	114,969
Average HH Size	2.65	2.67	2.44
Owner Occupied Housing Units	9,645	24,543	107,471
Renter Occupied Housing Units	4,439	11,784	81,215
Median Age	38.4	37.6	37.4
Median HH Income	\$116,663	\$110,347	\$101,633
Average HH Income	\$132,443	\$129,211	\$127,621

TOP 5 EMPLOYERS



24,000 Employees



WAKE COUNTY
PUBLIC SCHOOL SYSTEM

17,000 Employees



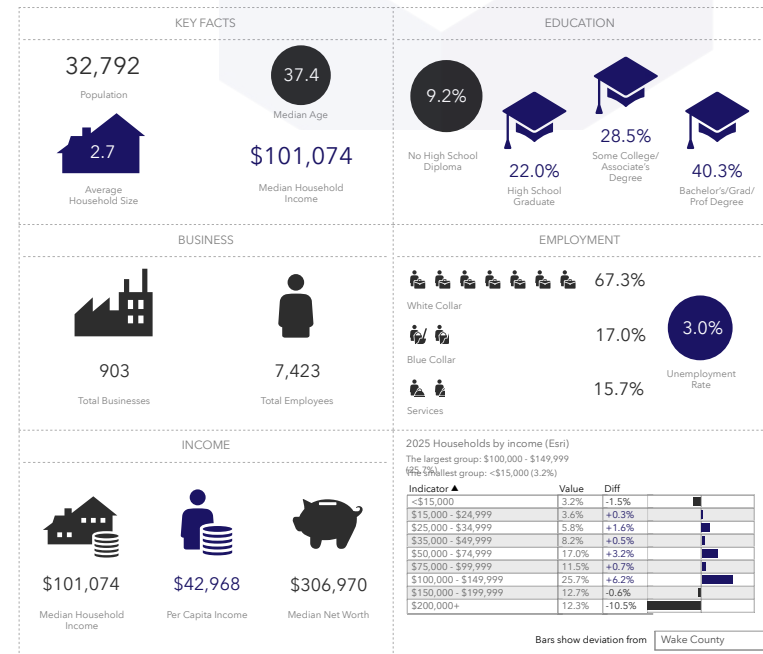
10,300 Employees



9,000 Employees



100 Employees



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PROPERTIES

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