

1929 & 1937 HODGE RD

3.7 ACRES | COMMERCIAL OPPORTUNITY | KNIGHTDALE





HIGHLIGHTS

Commercial Opportunity

3.7 total acres with ~466' of road frontage overlooking Hodge Rd and the Old Faison on-ramp to I-87. Situated conveniently to multiple new housing developments and abutting the proposed 564 home Boulder Ridge development.

Address:	1929 & 1937 Hodge Rd Google Maps Link
Knightdale UDO:	Link
Lot Size:	3.7 Acres
Zoning:	HB
REIDs:	0112901 (GIS Link) 0136766 (GIS Link)
PIN#s	1743157911 1743157657
Tax Summary:	Link 1 Link 2
Sale Price:	\$1,900,000
Traffic Count:	Hodge: 9,500 AADT I-87: 95,0000 AADT

CONTACT

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chucor@msn.com

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AERIAL

Boulder Ridge:	564 residential/51,000 sq ft commercial	Link
Old Faison Place:	117 proposed residential units	Link
Lennar Stoneriver	299 single family, 102 townhomes	Link
Eastgate 540	204,000 sq ft industrial park	Link



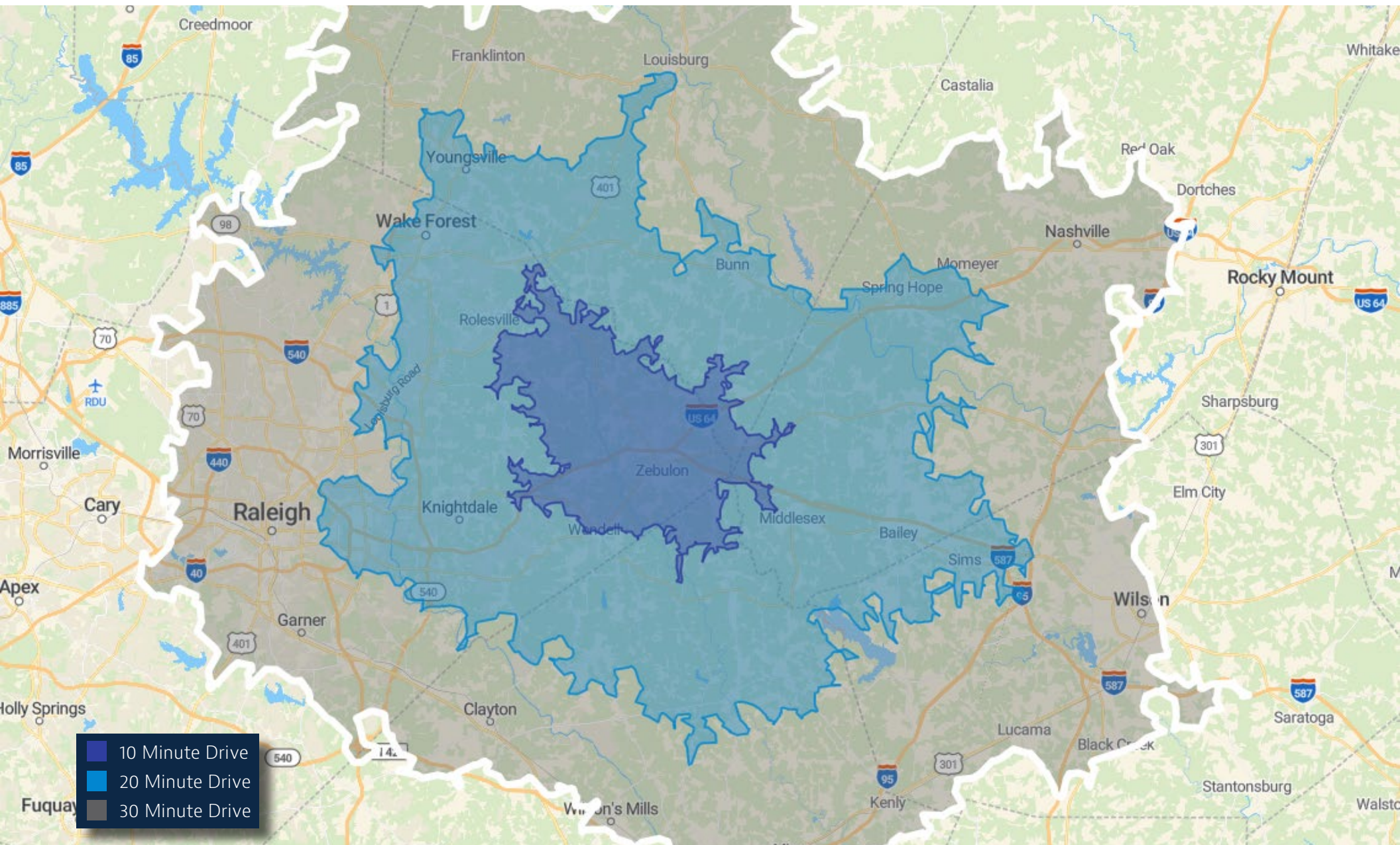
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DRIVE TIME



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ParrishRealty
rooted in tradition

AMENITIES

All within a 5 minute drive

FOOD

Applebees
Arby's
Buffalo Wild Wings
Burger King
Chick Fil A
Chilis
Cook Out
Dunkin Donuts
Five Guys
IHOP
KFC
McDonalds
Panera
Popeye's Louisiana Chicken
Taco Bell
Starbucks
Wendy's
Zaxbys

BANKING

Bank of America
First Citizens Bank
State Employees Credit Union
Truist
Wells Fargo Bank

LODGING

Country Hearth Inn
Hampton Inn & Suites

GROCERS

Food Lion
Target Grocery
Lowes Foods

SHOPPING & SERVICES

Academy Sports
Auto Zone
Best Buy
Home Depot
Kohl's
Lowes Home Improvement
Michaels
Planet Fitness
Sheetz
Target
TJ Maxx
Tractor Supply
Walgreens
Walmart

MEDICAL

Duke Medical Plaza of Knightale
REX Healthcare of Knightdale
WakeMed Primary Care

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KEY POINTS

465,301

Population within 10 Miles

\$83,600

Median Household Income

38

Median Age

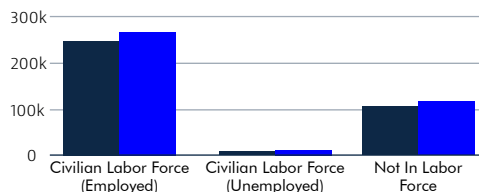
LABOR FORCE

10 mi. radius

■ Current Year ■ 5 Yr Forecast

5%

Unemployment Rate



EDUCATION

4.2%

No High School Diploma



16%

High School Graduate



15%

Some College



38%

Bachelor Degree or higher

INCOME



\$83,600

Median Household Income



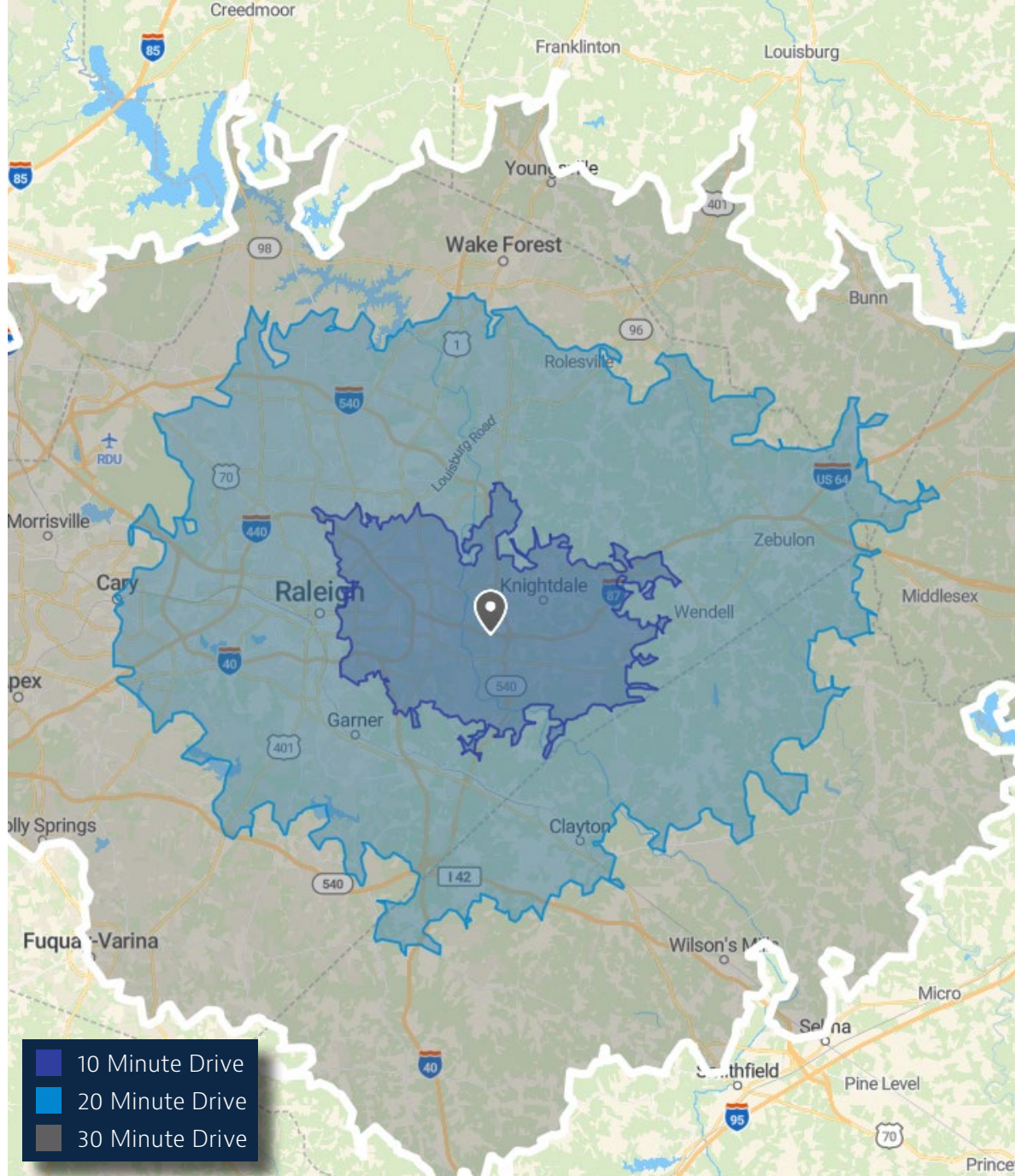
\$108,000

Average Household Income



\$5.8b

Total Retail Annual Consumer Spend



CONTACT

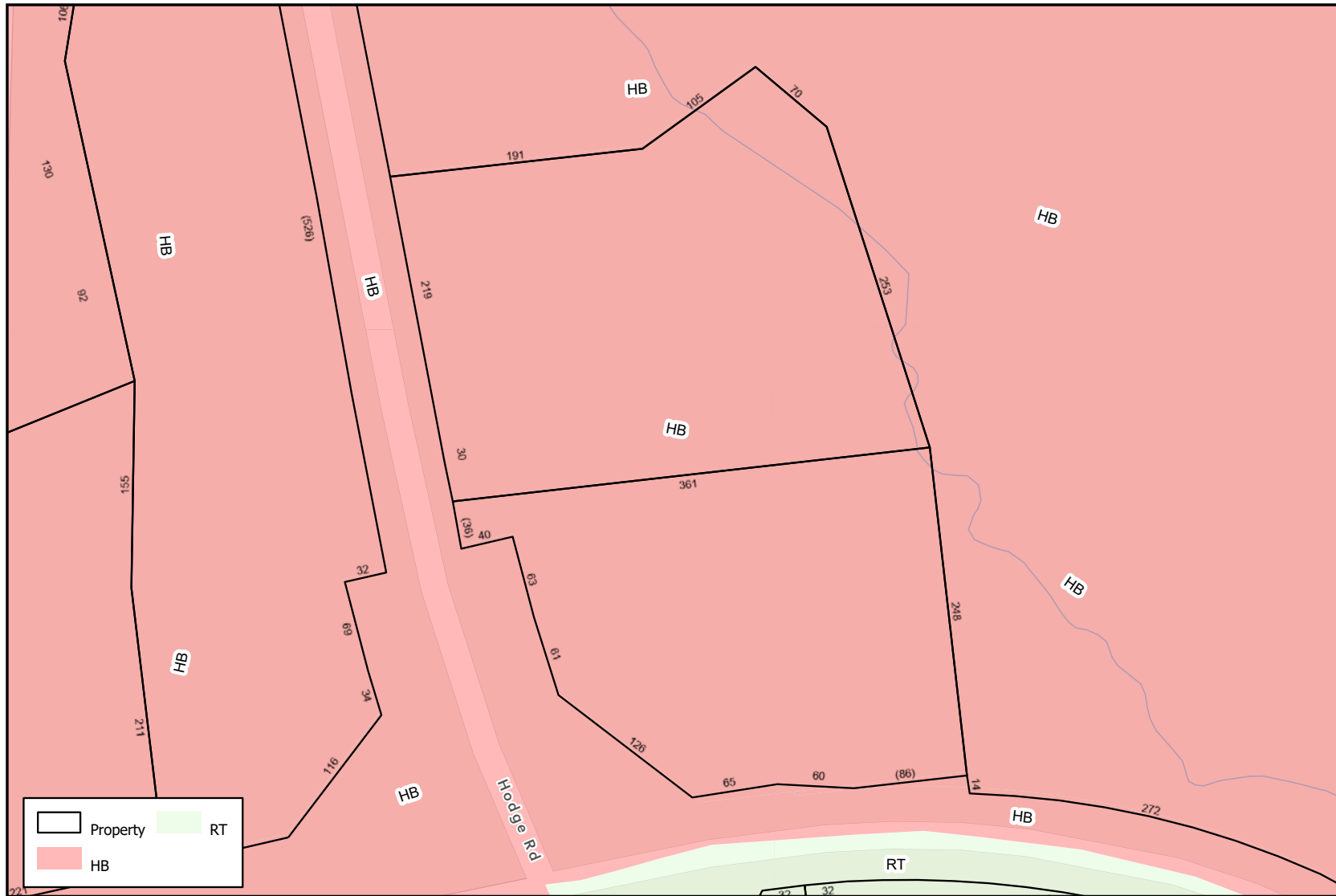
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ZONING



0 50 100 200 ft
1 inch equals 100 feet

Disclaimer

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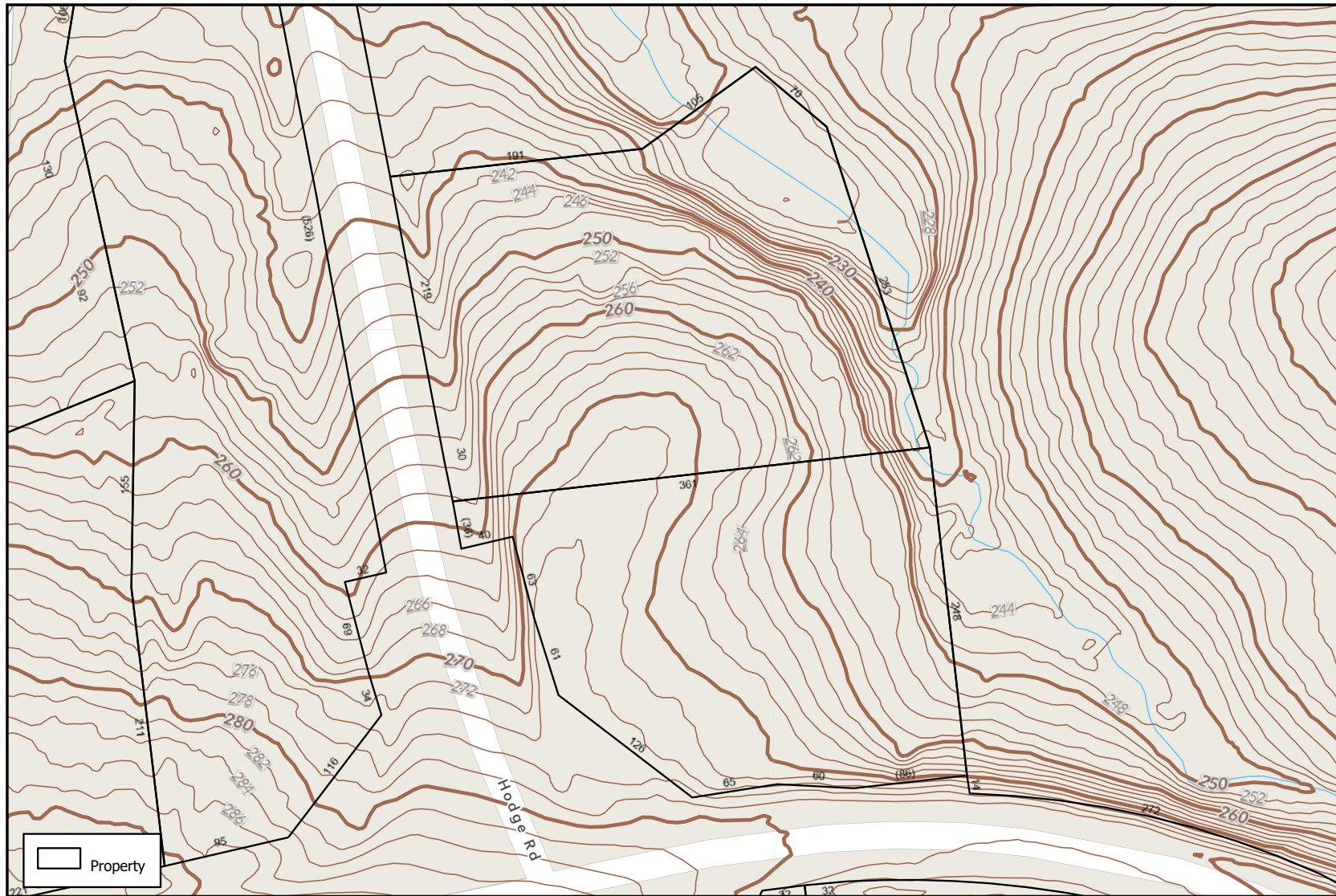
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CONTOUR MAP



0 50 100 200 ft
1 inch equals 100 feet

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SURVEY 1

Book of Maps 1998 Pg 1469

VICINITY MAP JTS

LEGEND

- Lines Surveyed
- - - Lines Not Surveyed
- EIP --- Existing Iron Pipe Control Corner
- ECM --- Existing Concrete Monument
- NIP --- New Iron Pipe
- PKM --- P K Nail
- DMD --- Double Meridian Distance
- R/W --- Right of Way
- DB --- Deed Book
- CM --- Concrete Monument
- ELS --- Existing Lightwood Stake

I, DANIEL W. JOYNER, certify that this plat was drawn under my supervision from an actual survey made under my supervision (land description recorded in Book 18, 250th Page, etc.) (hereby, that the ratio of precision as calculated by latitude and departures is 1/10,000,000, that the boundaries not surveyed are shown as broken lines plotted from information found in Book 18, 250th Page, that this plat was prepared in accordance with G. S. 47-20 as amended. Witness my original signature, registration number and seal this 20th day of FEBRUARY, A.D. 1998.

Daniel W. Joyner
Surveyor
L-2439
Registration Number

NORTH CAROLINA
JOYNER SURVEYING, INC.

I, a Notary Public of the County and State aforesaid, certify that DANIEL W. JOYNER, a registered land surveyor, personally appeared before me this day and acknowledged the execution of the foregoing instrument. Witness my hand and official stamp or seal, this 20th day of FEBRUARY, 1998.

Seal - Stamp
Notary Public

STATE OF NORTH CAROLINA
COUNTY OF WAKE
I, *Michelle Griffin*, REVIEW OFFICER OF WAKE COUNTY, CERTIFY THAT THE MAP OR PLAT TO WHICH THIS CERTIFICATION IS AFFIXED MEETS ALL STATUTORY REQUIREMENTS FOR RECORDING.

NORTH CAROLINA
WAKE COUNTY
REVIEW OFFICER
DATE 8/10/98

The foregoing certificate of _____, Notary Public, is certified to be correct. This instrument was presented for registration and recorded in Plat Book _____, page _____. This _____, 19____ at _____ M.

Register of Deeds _____ By _____ Assistant Reg. of Deeds

Recorded in Book of Maps 1998 Vol. 1469 Pg. _____

State of North Carolina
COUNTY OF WAKE
This is a plat of the James Sherwood & Sherwood Parker property, personally appeared before me this day and acknowledged the due execution of the foregoing certificate. Witness my hand and official seal this 20th day of AUGUST, 1998.

James Sherwood Parker
Notary Public
My commission expires Aug 22, 1999

NEW HORIZON HOLDINGS, L.L.C.
DB 6830 PG 119

8/10/98
James Sherwood Parker
DATE 8/10/98

Certificate of ownership and Dedication. This survey certifies that the undersigned is the owner of the property shown on this plat, that the property is within the jurisdiction of the Town of Knightdale, that I own the property in fee simple, right-of-way, easement, except those specifically indicated for private use, all interests, right-of-way, easement, open space and easements shown thereon for all public purposes to which the town may devote or allow the same to be used upon acceptance thereof, and dedication shall be irrevocable, provided any dedication of easements shown or any and all properties shown hereon for their use and benefit, I will maintain all public and private areas until such offers of dedication are respectfully accepted by the Town of Knightdale or other appropriate authority.

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Seal - Stamp
Notary Public

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COUNTY OF WAKE
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NORTH CAROLINA
WAKE COUNTY
REVIEW OFFICER
DATE 8/10/98

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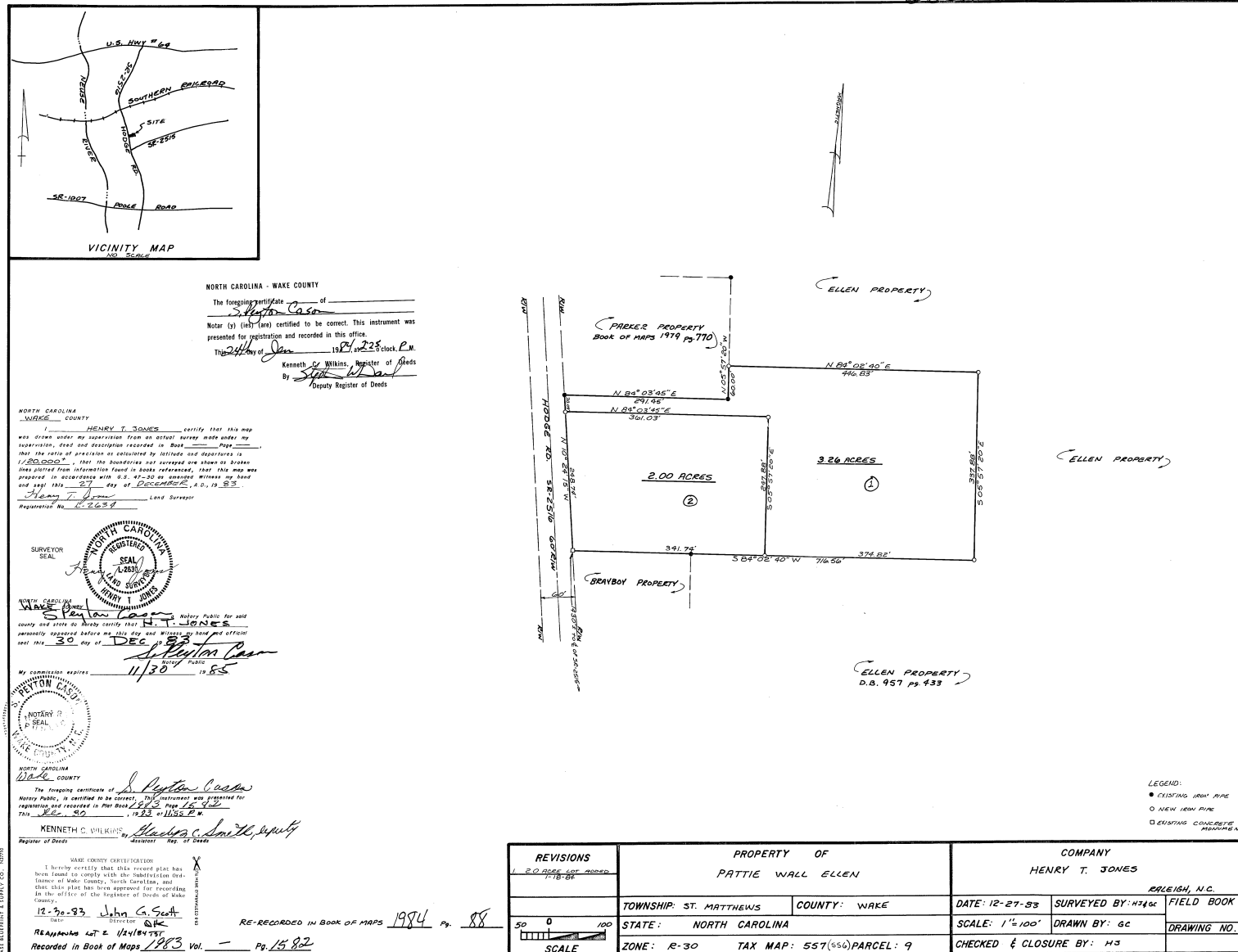
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BOOK 1984 PAGE 88



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