



**11.93
Acres**

Land Assemblage Opportunity

0 Lynnwood Rd, Knightdale NC 27545

\$2,200,000

Prime development opportunity in the heart of Planters Walk, one of eastern Wake County's fastest-growing corridors, just 20 minutes from downtown Raleigh. This rare assemblage features three contiguous parcels (PINs 1744411496, 1744406836, and 1744400376) totaling approximately 11.23 acres with exceptional potential for multifamily, mixed-use, or senior-oriented residential development. Feasibility studies have been conducted in collaboration with Town Planner's. Highest and Best Uses are a 55+ Community and affiliate services or townhomes that suit Knightdale's UDO.

Highlights

- Convenient to I-540, two parcels zoned RMX, smallest parcel is GR8.
- Water and sewer available
- Topography: Flat, wooded area



Meredith McLaurin Little

meredith.mclaurin@sothebysrealty.com

919.757.2175 | mmltrianglerestate.com

Hodge & Kittrell Sotheby's International Realty

Hodge &
Kittrell

Sotheby's
INTERNATIONAL REALTY

© 2026 Sotheby's International Realty. All Rights Reserved. Sotheby's International Realty® is a registered trademark and used with permission. Each Sotheby's International Realty office is independently owned and operated, except those operated by Sotheby's International Realty, Inc. Equal Housing Opportunity. All services/products are provided by independently owned and operated franchisees and are not provided by Sotheby's International Realty Affiliates LLC. Listing information is deemed reliable but not guaranteed. Dimensions are approximate and unverified. Buyers should consult a qualified professional to confirm measurements.

SKETCH PLAN ALT#1
Lynnwood Road, Knightdale

DEVELOPMENT SUMMARY
 +/-11.93 Acres (PINs 1744-41-1496, 1744-40-6836, and 1744-40-0376)
 with predominantly RMX Zoning
 +/-18 THs @ 24'x80' Rear Alley
 +/-4 Lots @ Min. 60' Width
 +/-22,500 SF Office with 70 Spaces

WOODBERRY AT PLANTERS WALK
 CBU's/ACTIVE
 RELOCATE SEWER
 20' REAR ALLEY
 50' SHOD BUFFER
 20' TYPE B BUFFER
 12,500 SF OFFICE
 10,000 SF OFFICE
 OPEN SPACE
 SCM
 SCM
 Lynnwood Rd
 Mingo Creek Greenway
 Mango Creek

Land Alternatives
 SCALE: 1"=100' (Plot 8.5x11)
 NOTE: Based on available GIS
 and subject to further review with
 Town of Knightdale staff

+/-11.93 Acres (PINs 1744-41-1496, 1744-40-6836, and 1744-40-0376) with predominantly RMX Zoning

+/-18 THs @ 24'x80' Rear Alley
+/-4 Lots @ Min. 60' Width
+/-22,500 SF Office with 70 Spaces

SCM

CBUs/ ACTIVE	CBUs/ INACTIVE	CBUs/ DELETED	CBUs/ TOTAL
1	1	1	3

RELOCATE
SEWER

20' REAR
ALLEY

20' TYPE B
BUFFER

50' SHOD
BUFFER

12,500 SF
OFFICE

10,000 SF
OFFICE

OPEN
SPACE

SCM



Land Alternatives

SCALE: 1"=100' (Plot 8.5x11)
NOTE: Based on available GIS
and subject to further review with
Town of Knightdale staff