

**±204.56 ACRE
DEVELOPMENT OPPORTUNITY**

**4000 OLD MILBURNIE RD
Raleigh, North Carolina 27616**

Property Information

ADDRESS	4000 Old Milburnie Rd 3912 Old Milburnie Rd 0 Old Milburnie Rd 2801 Old Crews Rd	
OWNERSHIP ENTITIES	Mark Gill & Margaret Gill; Donna Sue Russell	
PIN NUMBERS	1756074579	1756151475
	1756060015	1756071171
TOTAL ACREAGE	±204.56 acres	
COUNTY	Wake	
JURISDICTION	Wake County	
CURRENT USE	AGR-FARM	
CURRENT ZONING	R-30	
FUTURE LAND USE	HSR, Higher Scale Residential RMU, Regional Mixed Use	
SEWER & UTILITIES	Well & Septic	
PRICING	\$15,342,000 (\$75,000/acre)	

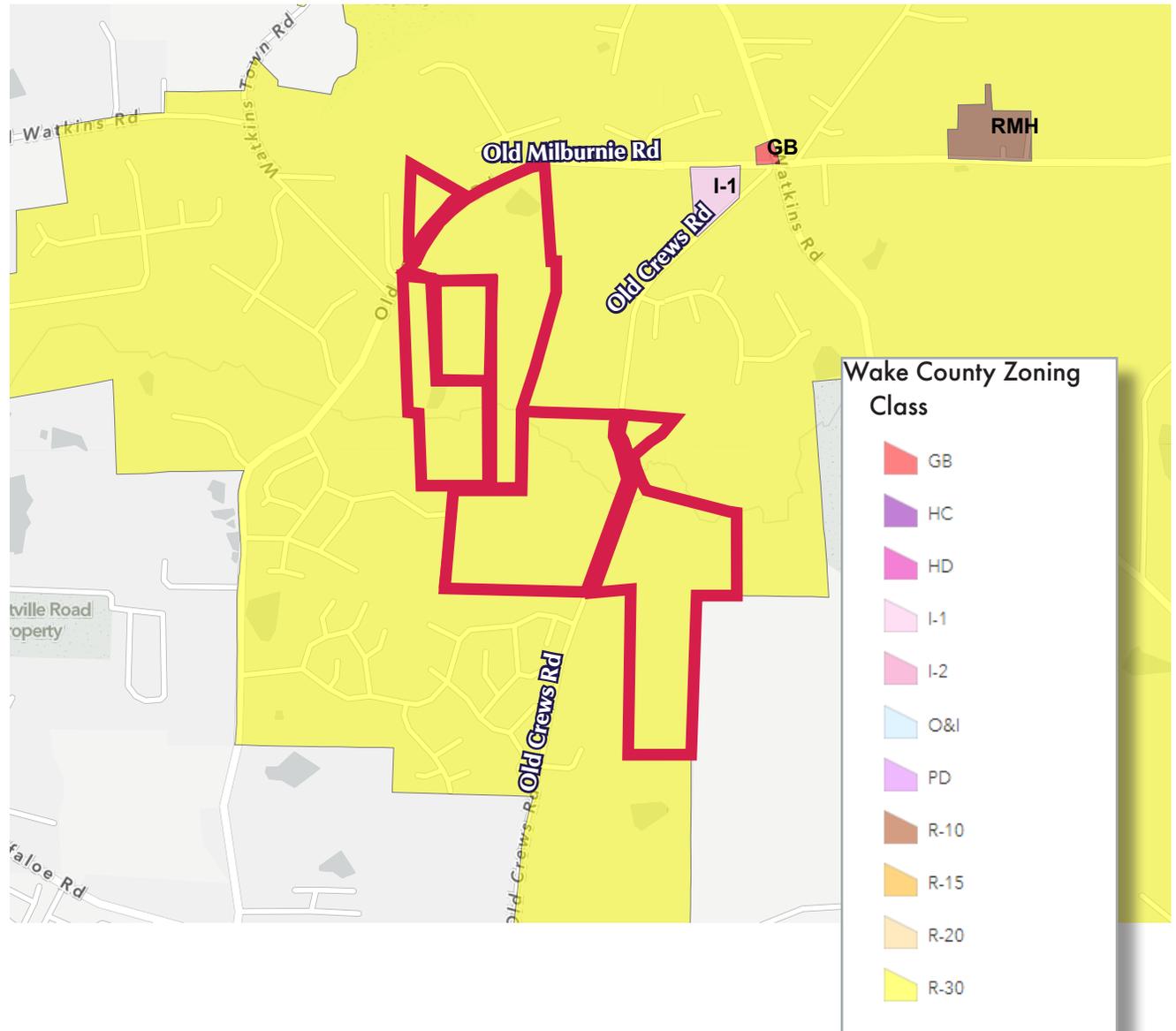


Zoning

- R-30 4000 Old Milburnie Rd
- 3912 Old Milburnie Rd
- 0 Old Millburnie Rd
- 2108 Old Crews Rd

R-30 - Residential Zoning

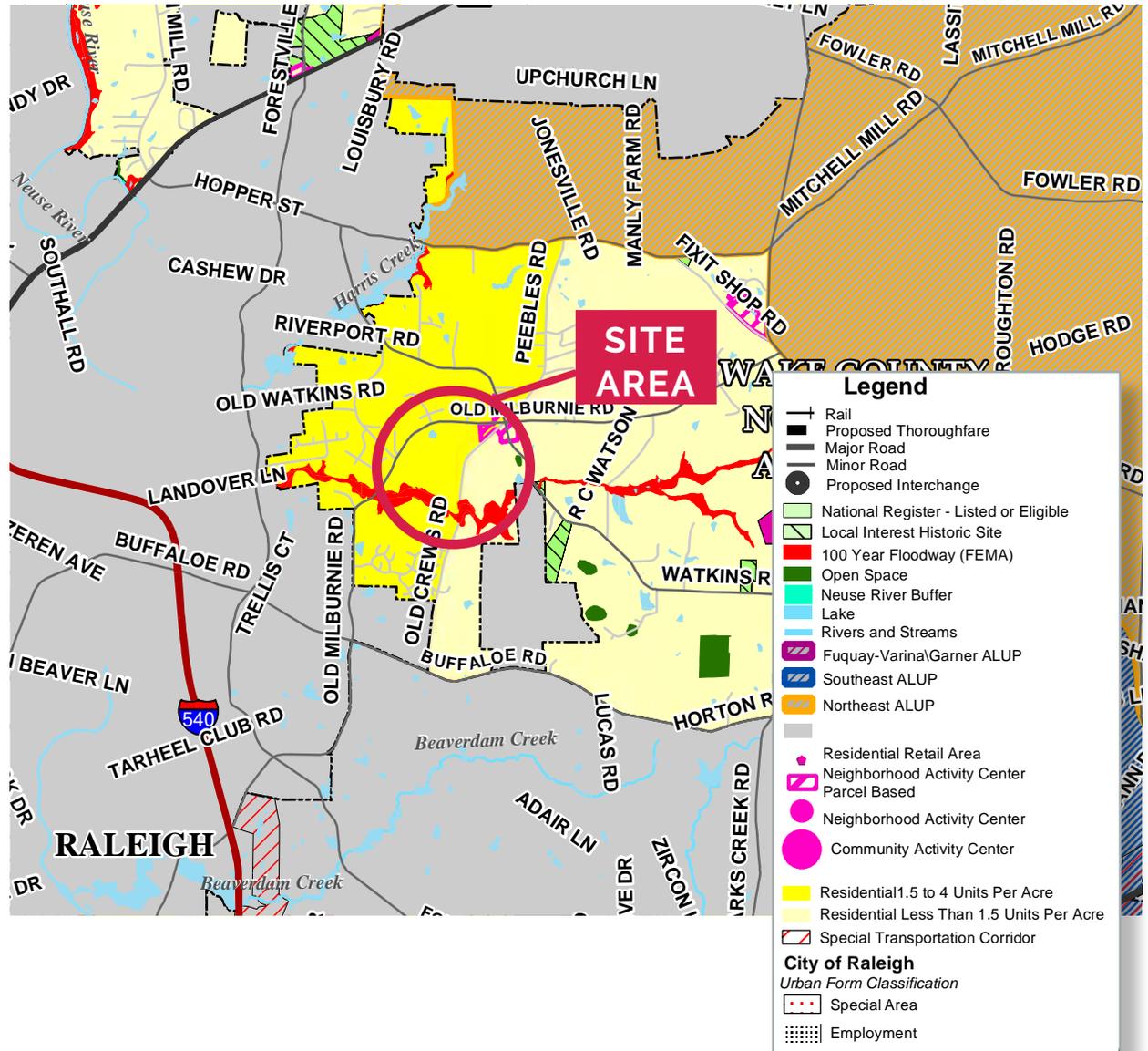
This zoning is the prevailing zoning classification within the County’s jurisdiction. It is intended to accomodate low-density residential development, as either single-family detached or attached dwellings on separate lots.



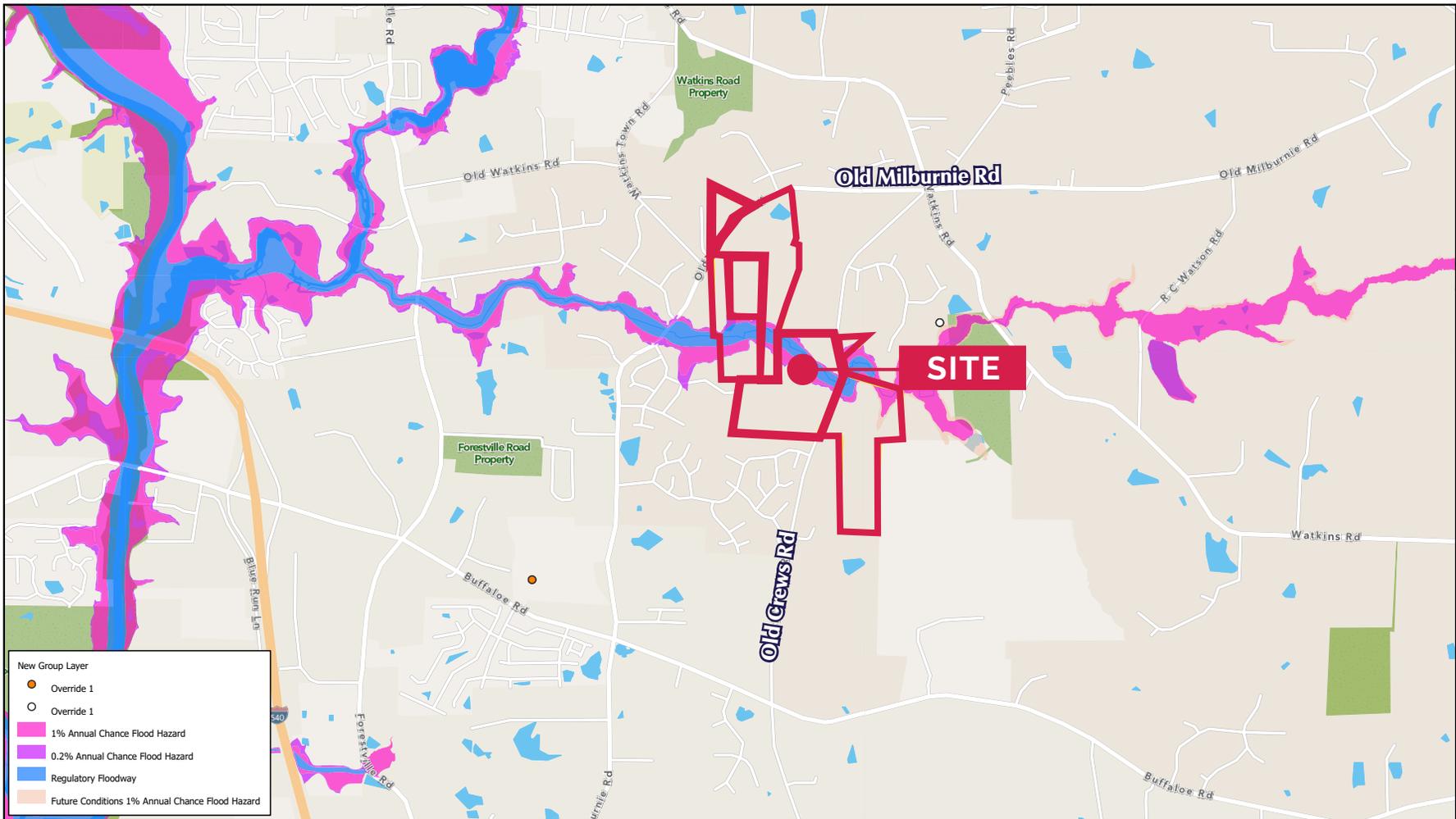
Future Land Use

Residential	4000 Old Milburnie Rd
1.5 to 4 Units	
Per Acre	
Residential	4000 Old Milburnie Rd
Less than 1.5	3912 Old Milburnie Rd
Units Per Acre	0 Old Milburnie Rd
	2801 Old Crews Rd

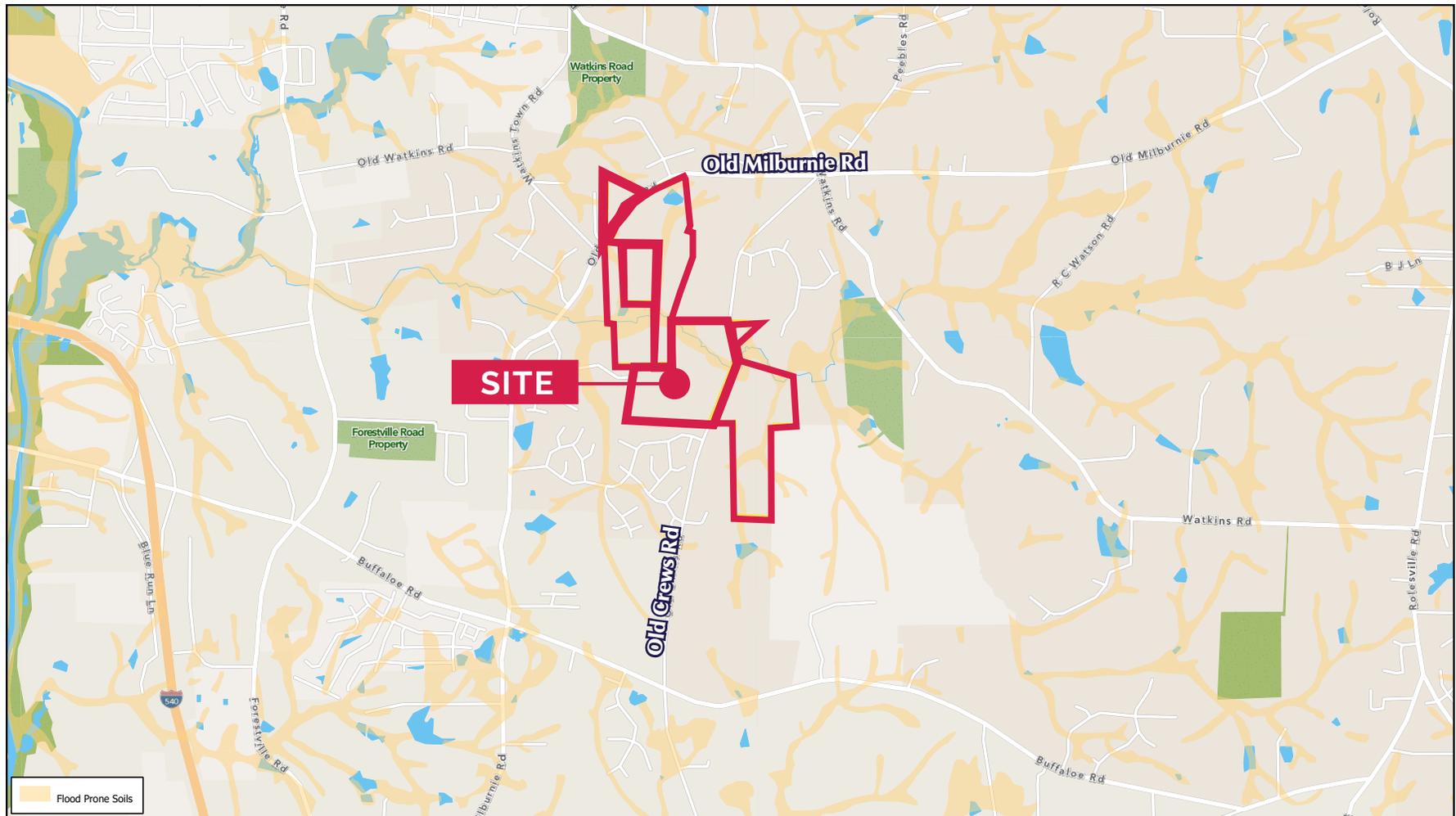
- Residential 1.5 - 4 Units Per Acre**
- Residential Less than 1.5 Units Per Acre**



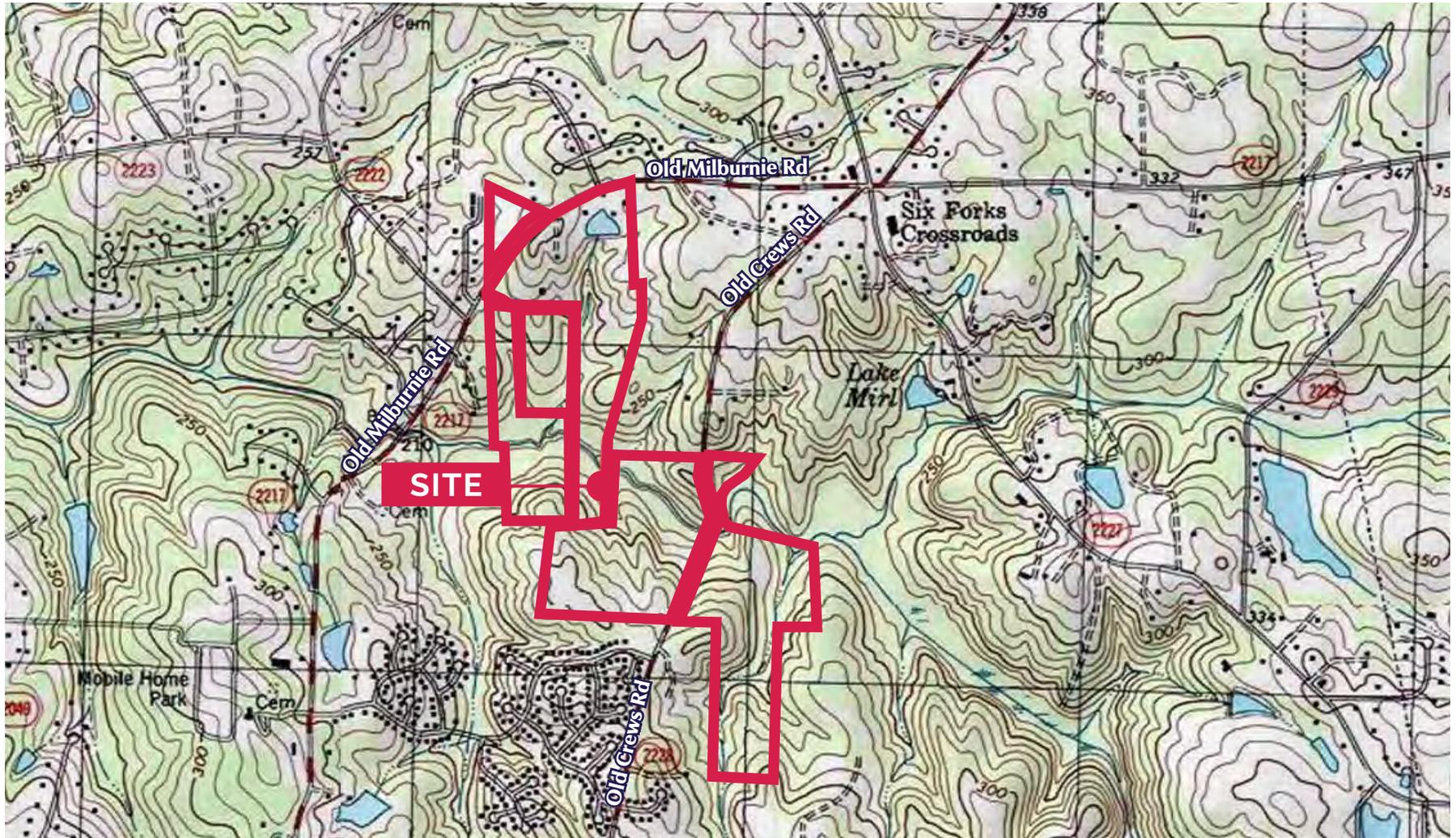
Floodplain



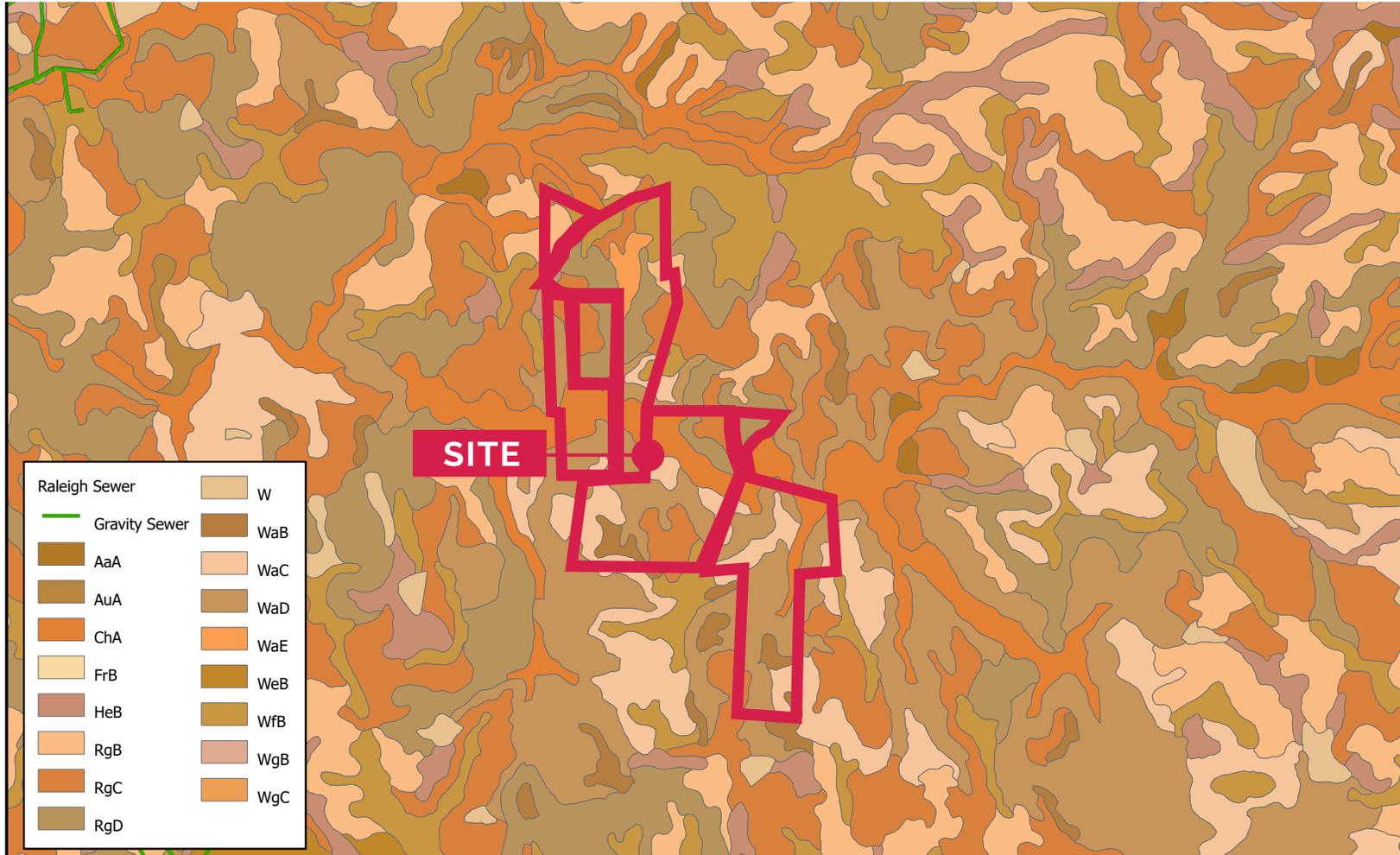
Flood Prone Soils



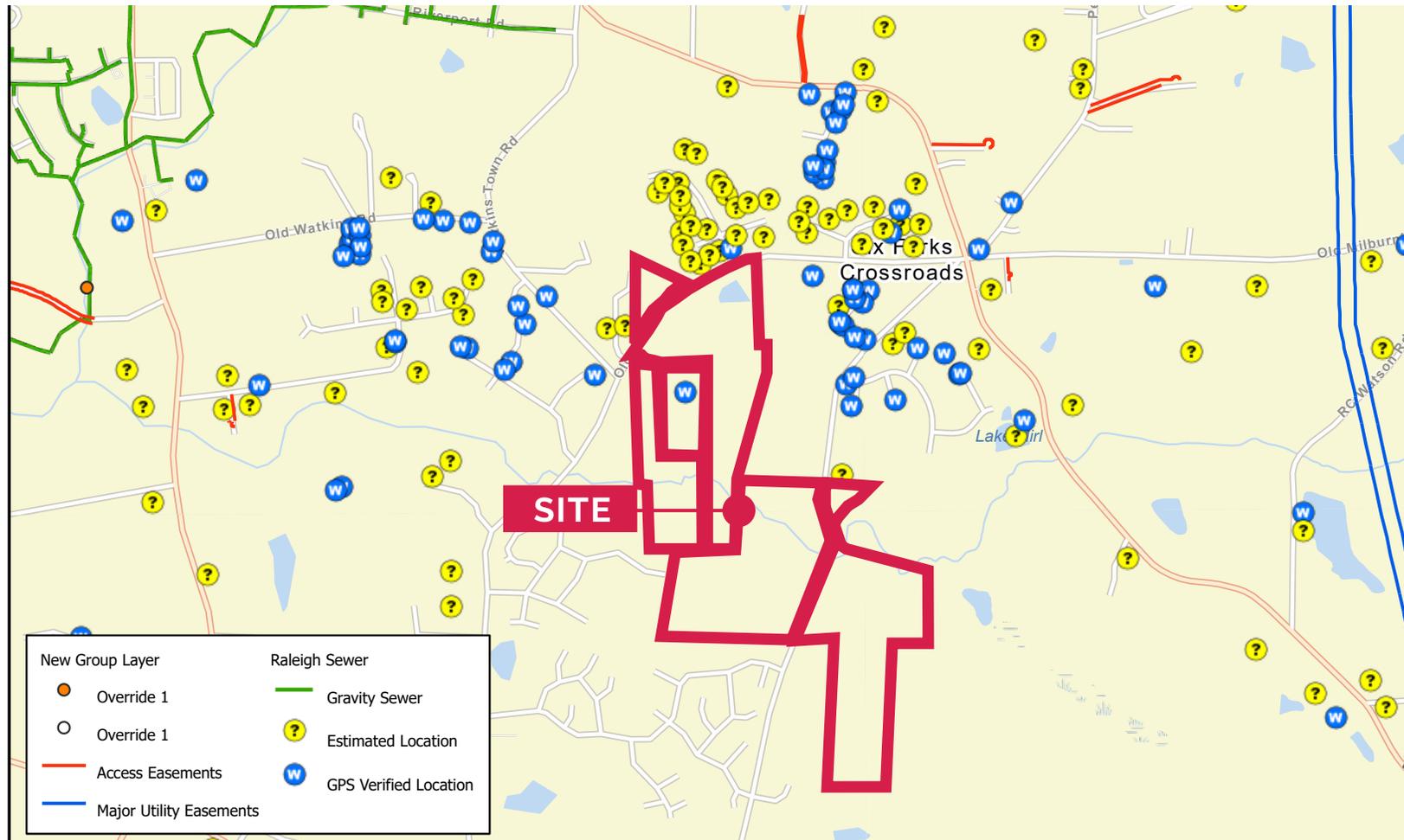
Topography



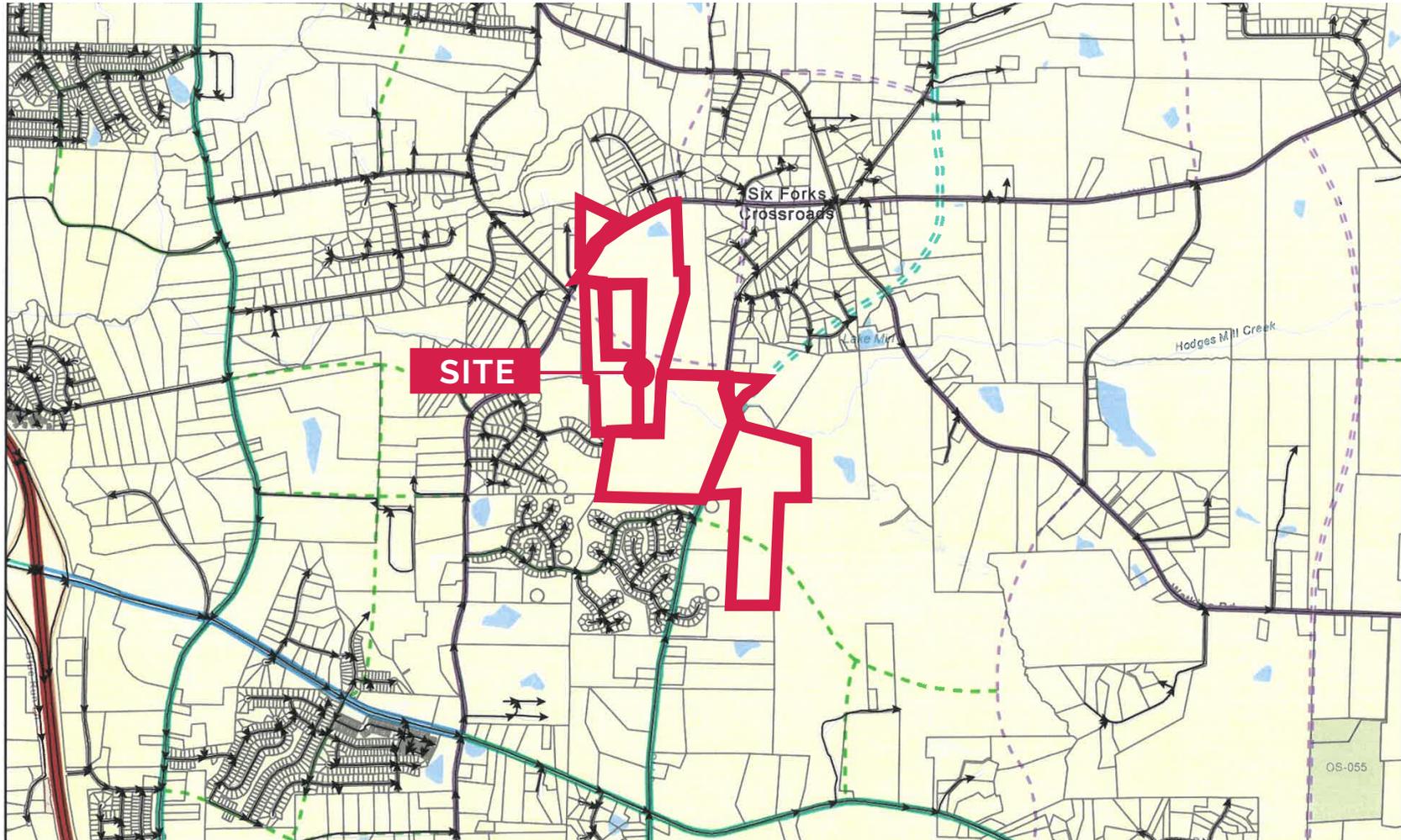
Soils



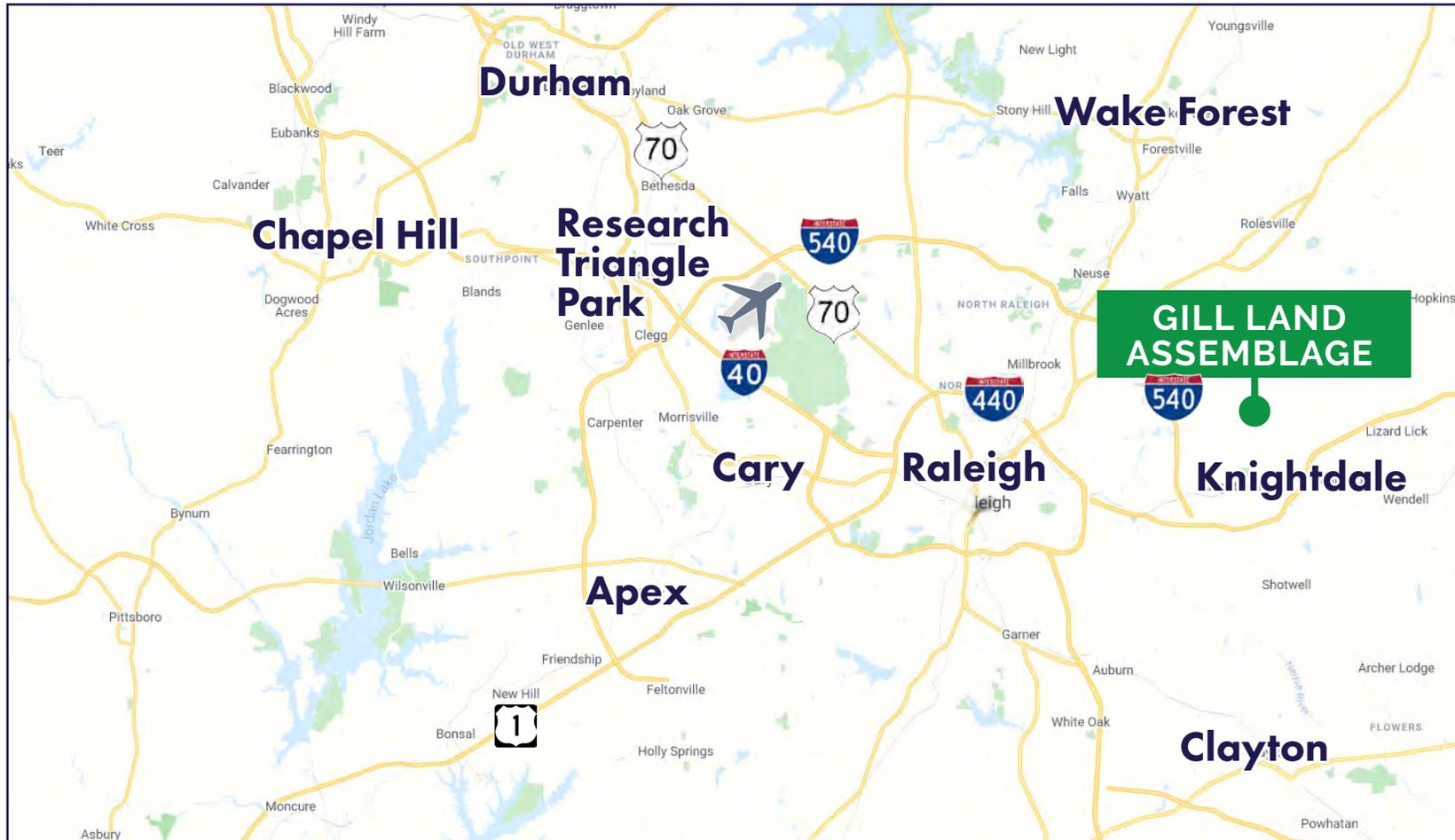
Wells



Streets



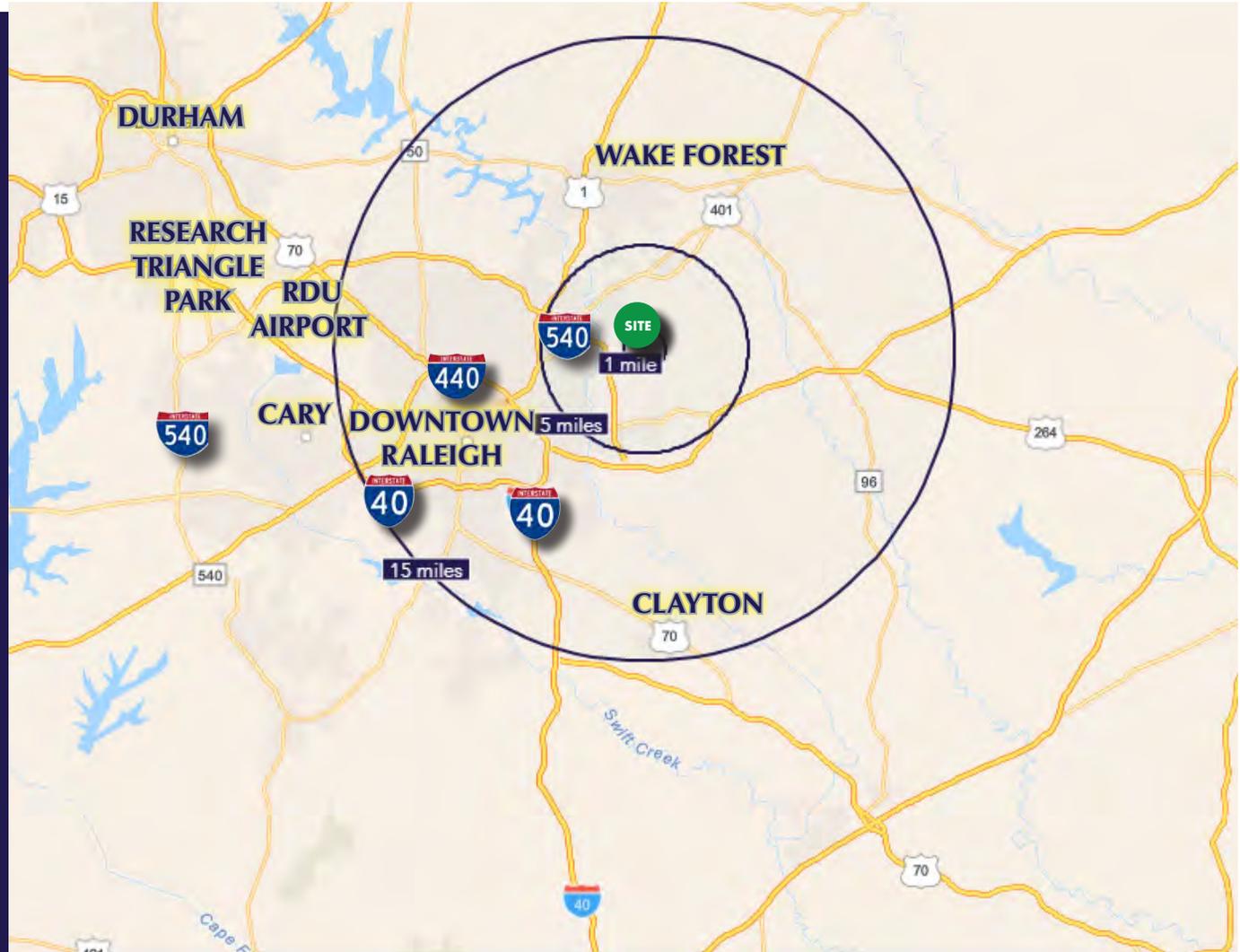
Location Overview



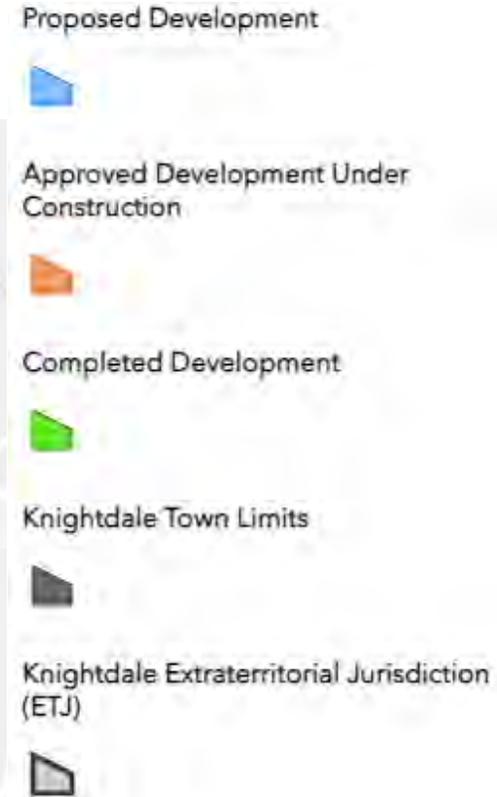
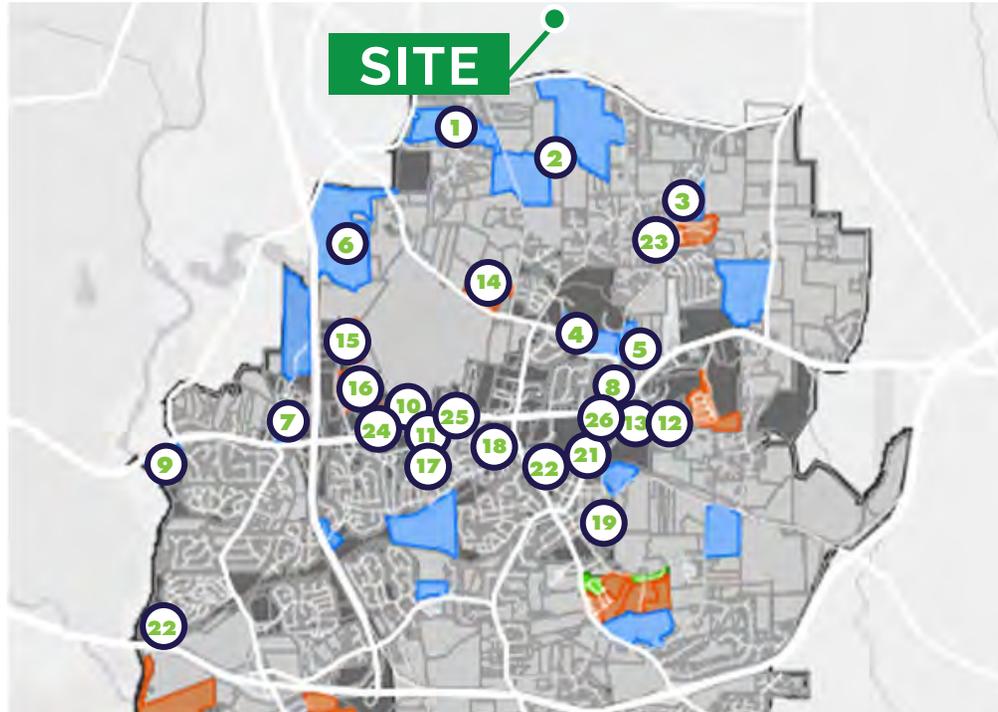
Proximity Map

Location	Driving Distance
----------	------------------

Downtown Raleigh	±22 minutes
I-40	±16 minutes
US Highway 401	±9 minutes
I-440	±15 Minutes
Downtown Cary	±29 Minutes
RDU International Airport	±25 Minutes
RTP	±28 Minutes
Clayton	±29 Minutes
Downtown Durham	±34 Minutes
Wake Forest	±20 Minutes



Development Map



Proposed Development		Approved Development Under Construction		Completed Development					
Old Milburnie Village PUD	1	Bethal Moldovan Baptist Church	8	Wake Stone Athletic Park	14	The Depot	21	Chick Fil-A remodel	24
Buffaloe Road Assemblage	2	Rivers Edge	9	Hinton Oaks Lot 8	15	Princeton Manor Section VII	22	Parkstone Outparcel	25
Haywood Glen Phase 4	3	Panera Bread	10	Merritt Midway	16	Haywood Glen Phase 3	23	Craften Knightdale	26
Forestville Village	4	Parkstone-Dewitt Mixed-Use	11	Parkstone Village	17				
Forestville Yard	5	Wendy's	12	The Lawson	18				



Distance to Locations

LOCATION	TRAVEL TIME
1 Red Hat	22 minutes
2 NC State University	24 minutes
3 Planned Epic Games Campus	26 Minutes
4 Bandwidth Campus (under construction)	24 minutes
5 Wake Med Hospital	17 minutes
6 UNC Rex Hospital	26 minutes
7 Planned Innovation District	17 minutes
8 RDU Int'l Airport	20 minutes
9 Research Triangle Park	28 minutes
10 Planned Fuji Campus	28 minutes
11 Planned Apple Campus	29 minutes
12 Google Cloud Hub	35 minutes
13 Duke University	35 minutes
14 UNC Chapel Hill	38 minutes



Knightsdale Quick Facts

Knightsdale is located in eastern Wake County, just minutes away from Raleigh, North Carolina’s state capital. Incorporated in 1927, Knightsdale’s jurisdiction covers approximately 17.85 square miles. We are a vibrant and youthful community located in one of the fastest growing regions in the country.

Knightsdale offers businesses and residents easy access to the Research Triangle Region by way of I-540 and US Highway 64. Thanks to the designated I-87, the entire eastern seaboard is within reach by way of I-95 (less than 40 minutes away). In addition, RDU International Airport is only a 27 minute drive from Knightsdale via I-540.

The Town’s commitment to parks, greenways and open space makes it an excellent place to raise a family. Knightsdale Station Park is over 70 acres and includes miles of paved trails, a dog park, athletic fields, playgrounds, bathrooms, large picnic shelters, amphitheater and a Veteran’s Memorial.

Knightsdale is a wonderful place to live, raise a family, work and establish a business. In addition to providing a highly desirable quality of life for every type of business and its workforce, Knightsdale an excellent marketplace for businesses and entrepreneurs to offer goods and services of all descriptions.



#1
Real Estate Market
for 2021
PWC, 2020



#5 Best County to Live in
America (Wake County, NC)
(Niche, 2021)



#3 Fastest-Growing Metro
from 2019-2020 in the
U.S. (Raleigh)
(Us Census, March 2021)

Demographics

Population	18,529
Labor Force	6,783
Unemployment Rate	3.9%
Bachelors Degree or Higher	41.9%
2021 Housing Units	9,208
Owner-Occupied Housing Units	79.2%
Renter-Occupied Housing Units	13.5%
Vacant Housing Units	7.2%
2021 Average Household Income	\$94,134
Average Work Commute Time	25.6 minutes



Raleigh Quick Facts

Coined the “City of Oaks”, Raleigh is the capital of North Carolina and the seat of Wake County. It is the second most populous city in the state, the largest city of the greater Research Triangle metro area, and the 40th most populous city in the U.S.

[PwC’s Emerging Trends in Real Estate 2022](#) highlights the Raleigh-Durham region as being one of the top three fastest-growing metro areas in the U.S.; an interestingly titled new category: Supernovas.

“The Supernova markets are on a tear. In astronomy, a supernova is the explosion of a star that creates unusual brilliance, but more generally the term refers to things that explode into prominence or popularity. So, it is with the metro areas in this new category. All are affordable smaller markets with between 1 million and 2 million residents. But their defining attribute is their tremendous and sustained population and job growth, which is well above national averages. These are true magnet markets, particularly for educated millennials. Over the past two years, the number of residents in these metro areas has grown by an average of 3.6 percent, more than four times the U.S. population growth of 0.8 percent over the same period.

Despite their relatively modest size, all the Supernovas have above-average levels of economic diversity and white-collar employment, factors that explain their strong investor appeal and should help them sustain further high growth in the years ahead.”



**Quality of Life Index
(worldwide)**

Numeo, January 2022



**Best Places to Start a
Small Business**

Lending Tree, October 2021



**#1
Fastest Growing Large
City since 2000**

24/7 Wall Street, 2022



**#2
Top Real Estate Market
to Watch in 2022
(Raleigh-Durham)**

(PwC US, 2021)

Demographics

Population	512,056
Labor Force	342,829
Unemployment Rate	2.6%
Bachelors Degree or Higher	53.3%
Raleigh Land Area	147.6 Sq Miles
2021 Housing Units	244,870
Owner-Occupied Housing Units	52%
Renter-Occupied Housing Units	41%



Wake County Quick Facts

Wake County is the largest county in the Research Triangle region of North Carolina and is home to Raleigh, North Carolina's state capital. This dynamic region is home to a wide range of businesses, including Fortune 500 giants and thousands of small and mid-sized companies in the life science and technology industries.

As one of the nation's fastest-growing regions, Wake County offers the ideal blend of cost, comfort, and culture, plus thousands of diverse jobs. Wake County is home to more than one million people, and 13 different communities spread across 850 square miles. The region adds 64 new people every day, 43 of which move here and 21 are born here. With nearly half of the population having a bachelor's degree or higher, which is almost double the state and national average, Wake County is one of the best places to live in work in the world.



By the Numbers 2020-2021

\$3.7B

Investment

5,815

New Jobs

6,995

Residential
Permits Issued

293

Non-residential
Permits Issued

2020-2021 Business Development Announcements



GILEAD

Industry: Life Sciences
Information Technology
Jobs: 275 | Investment: \$5M



APPLE

Industry: Software
Information Technology
Jobs: 3,000 | Investment: \$1B



INVITAE

Industry: Life Sciences
Jobs: 374 | Investment: \$11.5M



AMJEN

Industry: Life Sciences
Advanced Manufacturing
Jobs: 355 | Investment: \$550M



FUJIFILM DIOSYNTH

Industry: Life Sciences
Advanced Manufacturing
Jobs: 725 | Investment: \$2B



PENNYMAC

Industry: Financial Services
Information Technology
Jobs: 322 | Investment: \$4.3M





APG
ADVISORS

FRANK QUINN
Executive Vice President
919.582.3150
fquinn@apgcre.com

DAVID BATTEN
Vice President
919.810-1720
dbatten@apgcre.com