



Demographics

Census 2010 Population (4/1/10)	11,401
Estimated Population (1/1/18) ¹	15,922
Population Percent Change ('12-'16) ³	29.7%
Straight-Line Projected Population (2035) ¹	32,502
Number of Employees ('16) ³	7,661
Number of Businesses ('13) ²	394
Annual Payroll in Millions of Dollars ('13) ²	\$173.59
Median Age ³	35.5 yrs.
Median Household Income ³	\$67,167
Average Household Size ³	2.68
Housing Units ³	5,292
Owner-Occupied Housing ³	66.3%
Bachelor's Degree or Higher ³	41.3%

¹ Town of Knightdale Planning Department Estimates
² Census Zip Code Business Patterns, 2013
³ American Community Survey 5-Year Estimates, 2016

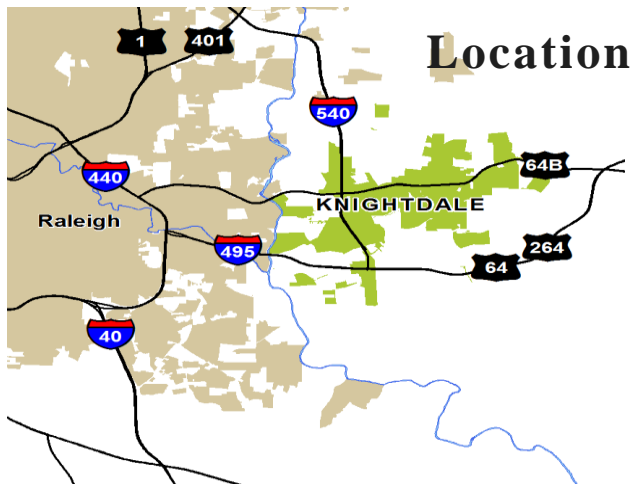


Town Finances

Tax Base: '17-'18 ¹	\$1,644,362,257
64% Residential / 36% Commercial	
General Fund Budget FY 17-'18 ²	\$14,608,827
Capital Improvement Budget FY '17-'18 ²	\$3,835,000
Unassigned General Fund Balance (6/30/16) ²	\$5,015,838
Top 5 Town Taxpayers: '16 ¹	
1) Knightdale Centers, LLC	(Shopping Center)
2) Legacy Oaks Apartments, LP	(Apartments)
3) Greystone WW CO, LLC	(Apartments)
4) BRC Knightdale, LLC	(Apartments)
5) Laurens Wy CO, LP	(Apartments)

Tax Rates: '17-'18	
Town of Knightdale	\$0.43 per \$100 valuation
Wake County	\$0.615 per \$100 valuation

Number of Town Employees (Full-Time Only) ²	81
¹ Wake County Revenue Department	
² Town of Knightdale Finance Department	



Location

Corporate Limits (1/1/16)	7.43 sq. mi.
Extraterritorial Jurisdiction (1/1/16)	17.76 sq. mi.

Ideally located just east of Raleigh and the Neuse River along Interstates 540 & 495. Just 9 miles from downtown Raleigh and 25 expressway miles from RTP!



Development Activity

2016 Median Home Sales Price ¹	\$227,750
2015 Average Home Sales Price ¹	\$229,836
CAGR: Average Sales Price ('03-'16) ¹	4.05%

Number of Permits: New Residential ('17) ²	255
Annual Increase in Number of Permits ('16-'17)	14.86%
Construction Value: New Residential ('16) ²	\$50.8 mil
CAGR: Annual Const. Value ('03-'15) ²	8.47%

Number of Permits: Commercial ('16) ²	112
Construction Value: Commercial ('16) ²	\$38.4 mil
Annual Change: Const. Value ('15-'16) ²	134.14%

CAGR = Compound Annual Growth Rate
¹ Wake County Revenue Department
² Town of Knightdale Planning Department

Top 100 Places to Live in America
 -Money 2017

Most Affordable Place to Live in NC
 -SmartAsset.com 2015 & 2016

10 Fastest Growing Towns in NC
 -2010-2016 Census Estimates

6th Happiest City in NC
 -HomeSnacks 2015