



TRADEMARK
PROPERTIES

TURNER FARMS

BENSON RD & TURNER FARMS RD
GARNER, NC 27529

THREE LOTS FOR SALE

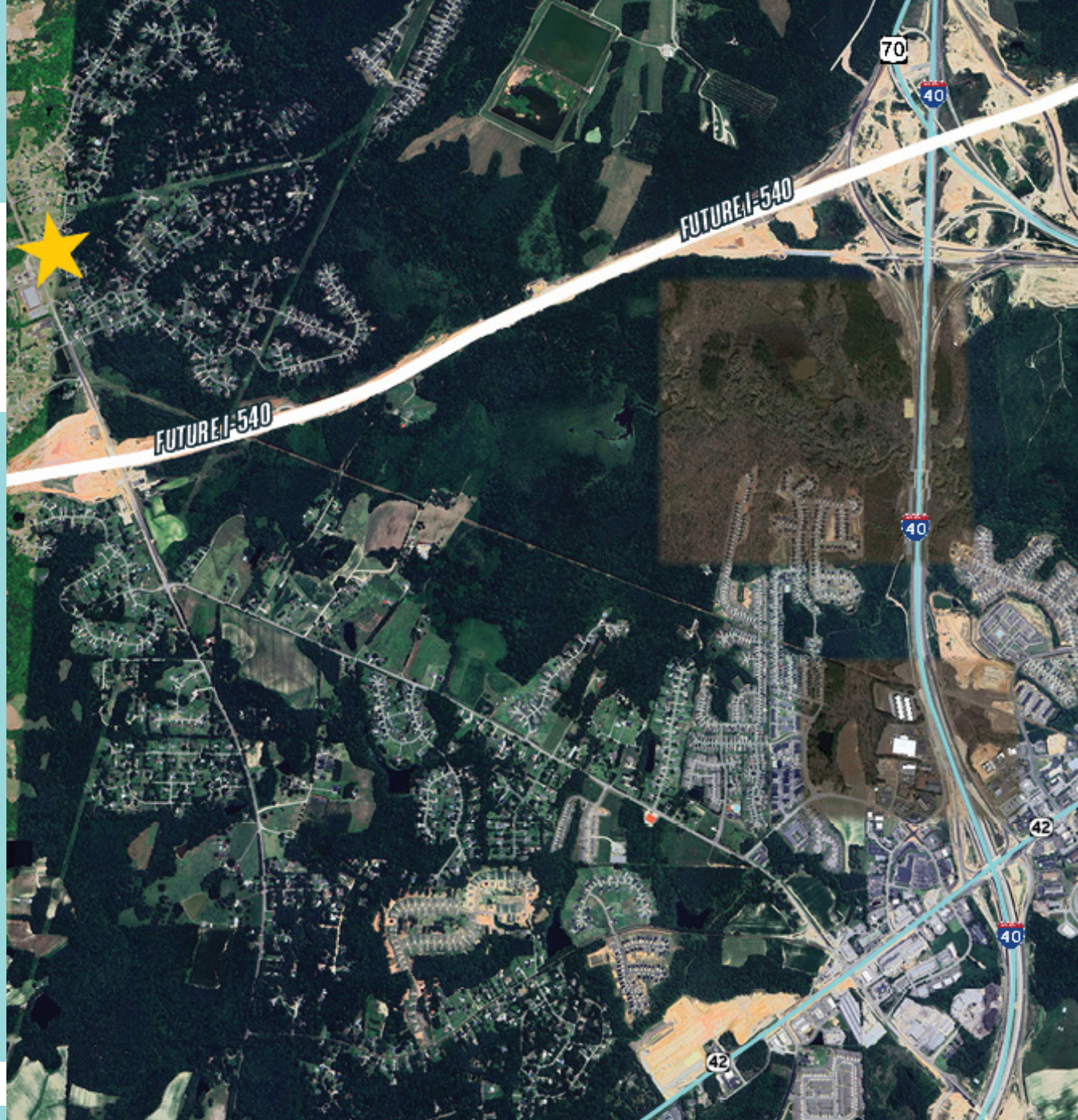
LOT 1 - 1.43 ACRES | LOT 2 - 1.29 ACRES | LOT 3 - 1.50 ACRES

LISTING BROKER:

MIKE KEEN

919.573.1392 (O) | 919.795.1944 (M)

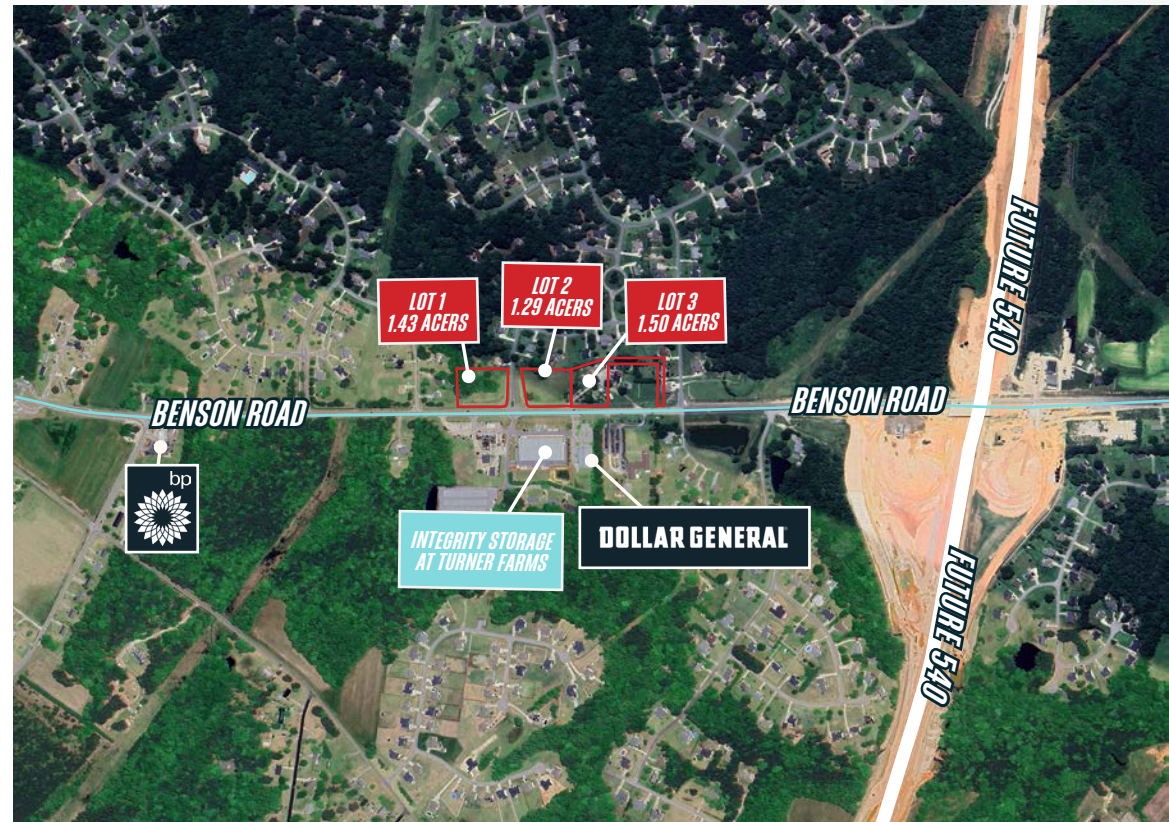
MKEEN@TRADEMARKPROPERTIES.COM



1001 WADE AVENUE SUITE 300, RALEIGH, NC 27605
TRADEMARKPROPERTIES.COM | 919-782-5552

PROPERTY DESCRIPTION

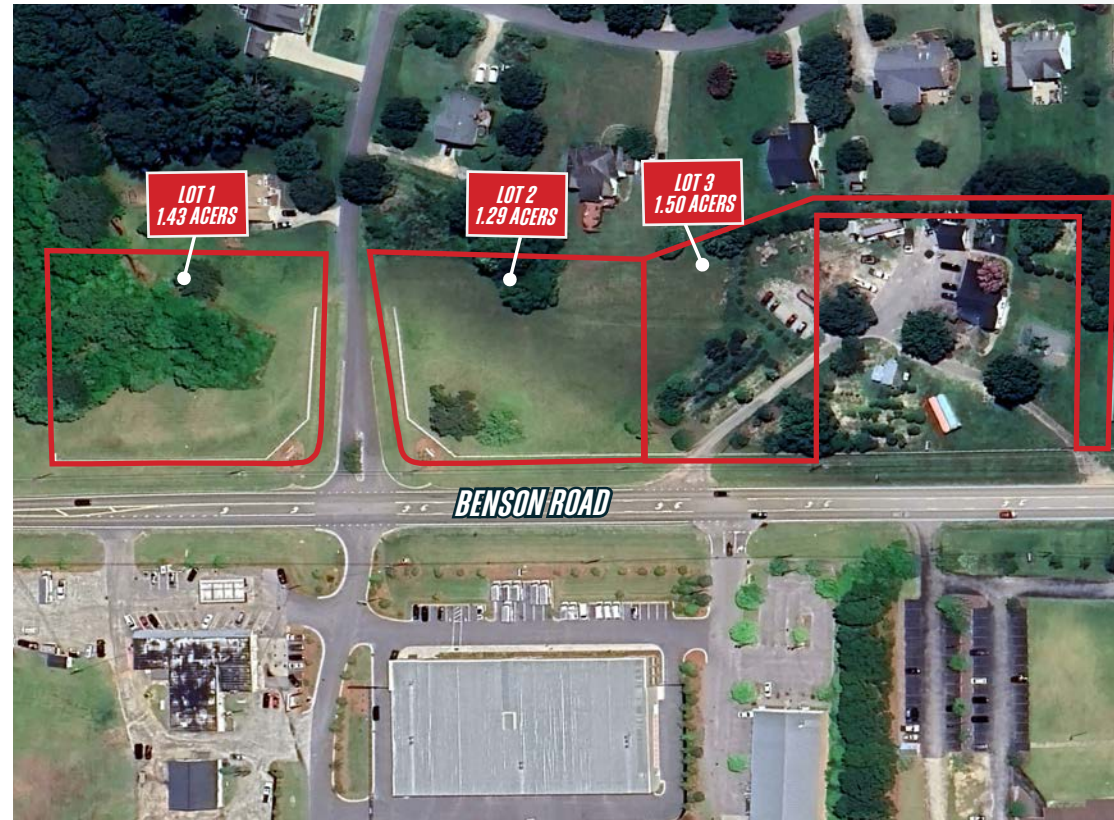
- › Three commercial lots located 0.40 miles north of I-540/NC-50 interchange (AADT 16,500)
- › Within the Wake County Planning Jurisdiction with Highway District zoning (HD)
 - › The Highway District is a low-density residential district comparable to the R-30 District
 - › Allows a wide range of nonresidential uses with a Special Use Permit
- › Uses include:
 - › Neighborhood/convenience-oriented retail (with gas sales)
 - › Child Daycare
 - › Financial Services (S)
 - › Office (S)
 - › Outdoor Recreation(S)
- › Well and designed septic system (Cromaflow)
- › Growing demographics around I540



LOT DESCRIPTION

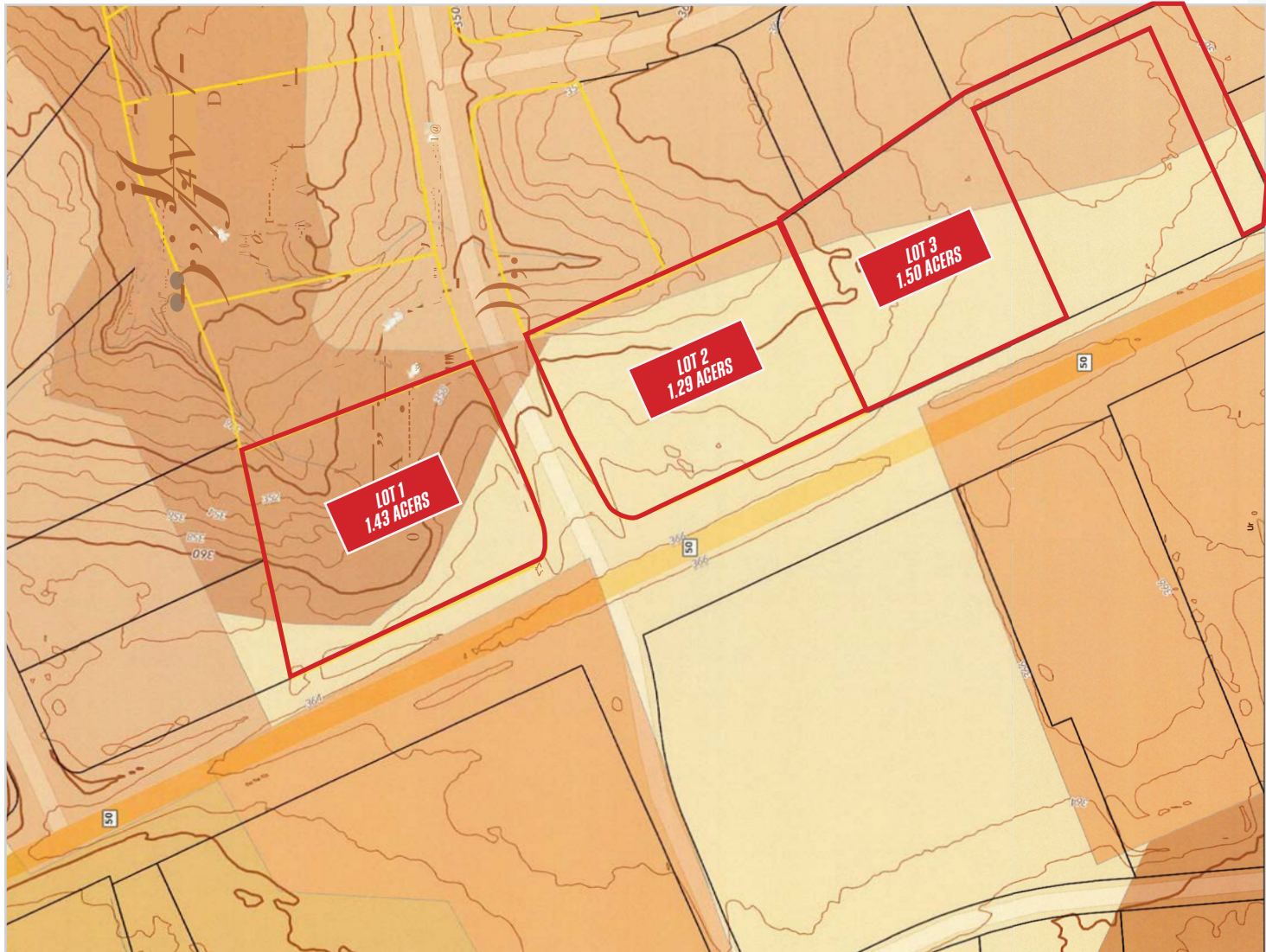
- › LOT 1 - 0 Turner Farms Road (PIN# 1618548763)
 - › 1.43 Acres
 - › HD zoning
 - › Well with designed septic system (Cromaflow)
- › LOT 2 - 0 Turner Farm Road (PIN#1618549493)
 - › 1.29 Acres
 - › HD zoning
 - › Well with designed septic system (Cromaflow)
- › LOT 3 - 0 Benson Road (PIN#1618641157)
 - › 1.50 Acres
 - › HD zoning
 - › Well with designed septic system (Cromaflow)
 - › Wraps around existing Lot 4

LOT #	SALE PRICE
1	\$500,500
2	\$451,500
3	\$525,000



TURNER FARMS
GARNER, NC 27529

SOILS MAP

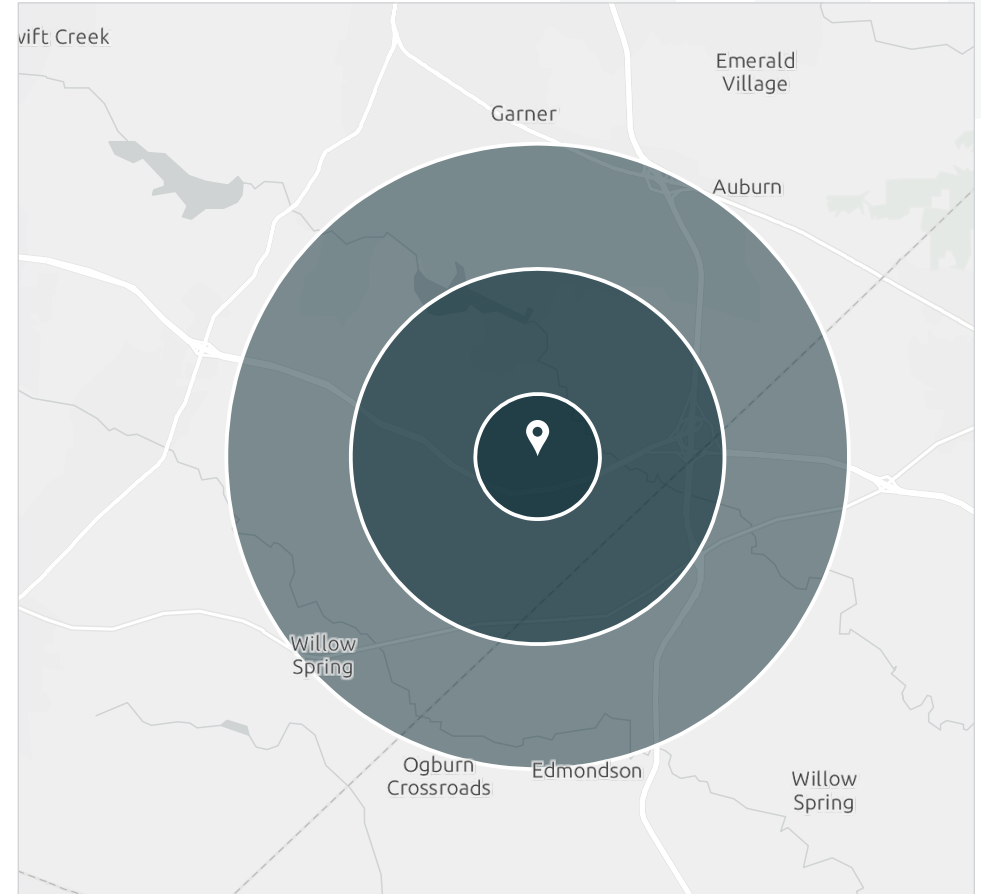


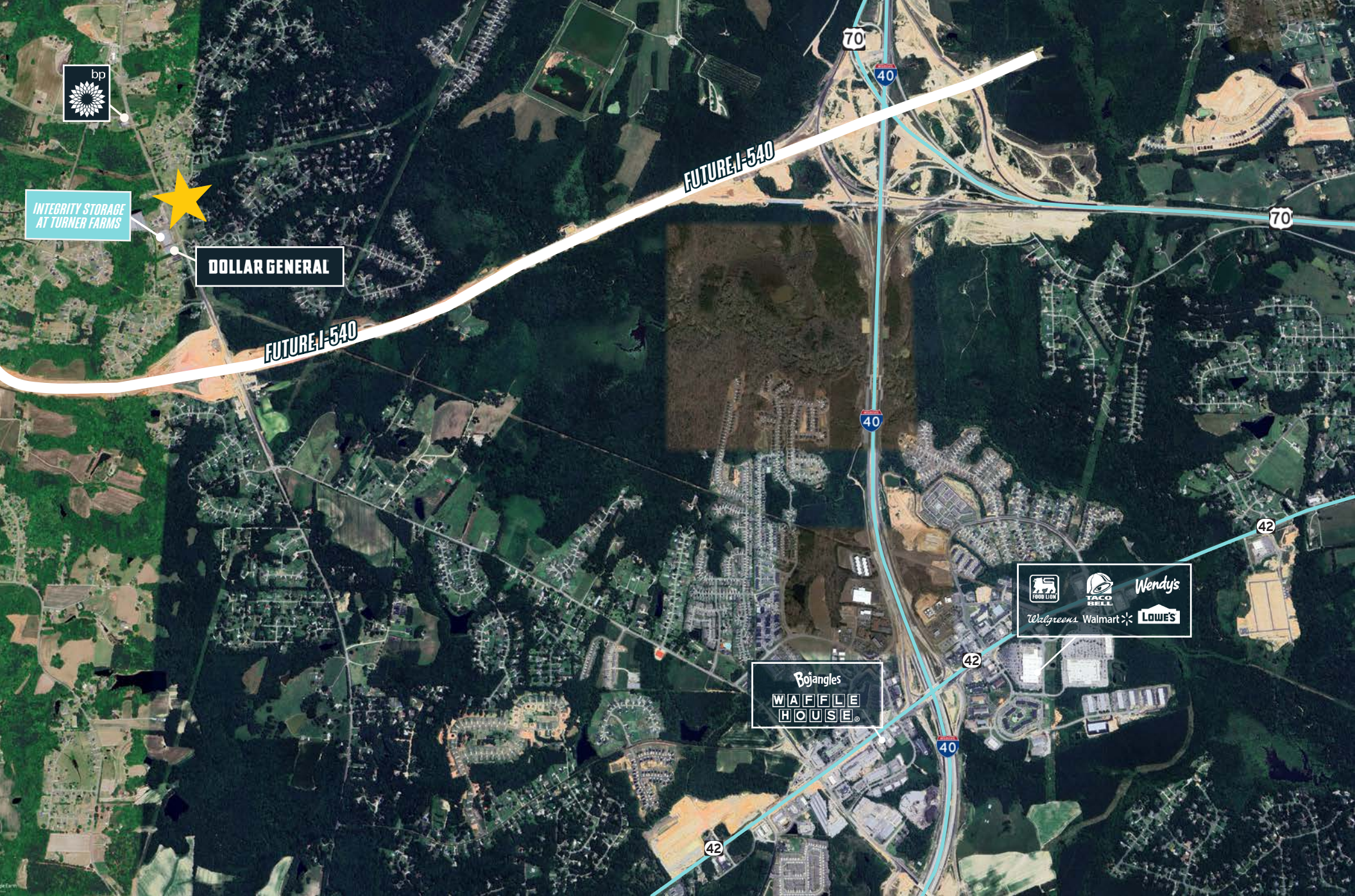
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DEMOGRAPHICS

	1-Mile	3-Mile	5-Mile
2023 POPULATION	2,474	22,864	68,714
2028 POPULATION (PROJECTED)	2,443	24,137	73,687
2023 HOUSEHOLDS	922	8,553	26,143
2028 HOUSEHOLDS (PROJECTED)	917	9,086	28,099
OWNER-OCCUPIED HOUSING UNITS	767	7,111	20,518
RENTER-OCCUPIED HOUSING UNITS	155	1,442	5,625
2023 AVERAGE HOUSEHOLD INCOME	\$122,009	\$111,936	\$111,610





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THIS IS OUR TRADEMARK

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