

Moss Withers, SIOR, MBA mwithers@lee-associates.com O: 919.576.2501

Karah Jennings McConnell kjennings@lee-associates.com

O: 919.576.2502 C: 919.817.0705 Alyssa Stepusin Byrd abyrd@lee-associates.com

O: 919.576.2512 C: 919.482.0660



All information furnished regarding property for sale, rental or financing is from sources deemed reliable, but no warranty or representation is made to the accuracy thereof and same is submitted to errors, omissions, change of price, rental or other conditions prior to sale, lease or financing or withdrawal without notice. No liability of any kind is to be imposed on the broker herein.



## **PROPERTY SUMMARY**

#### **OVERVIEW**

2.02 acres for sale on Jones Sausage Road in Garner, ideally situated for commercial development. The property offers visibility along a robust commercial corridor at a prominent I-40 interchange with strong traffic volume and proximity to major employers. The flexible CMX zoning district allows for a wide array of commercial and service-based development. Surrounded by industrial and distribution facilities, including Amazon's regional hub, the property is well-positioned to accommodate a range of high-demand uses.

#### **LOCATION DESCRIPTION**

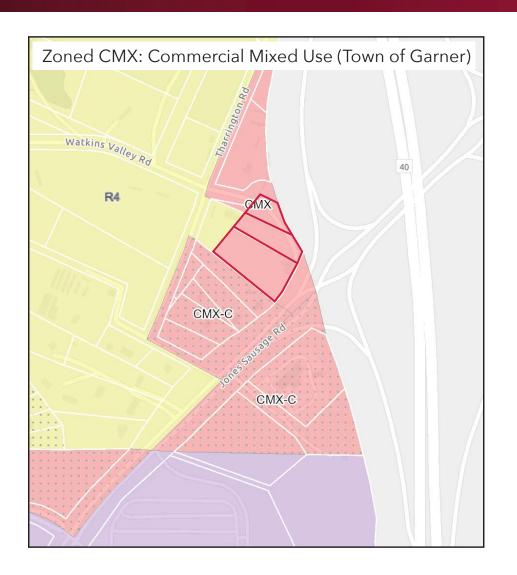
The site is located at the high-traffic intersection of Jones Sausage Road and I-40, adjacent to the Amazon Distribution Center. The property benefits from strong traffic volumes and proximity to major employers.

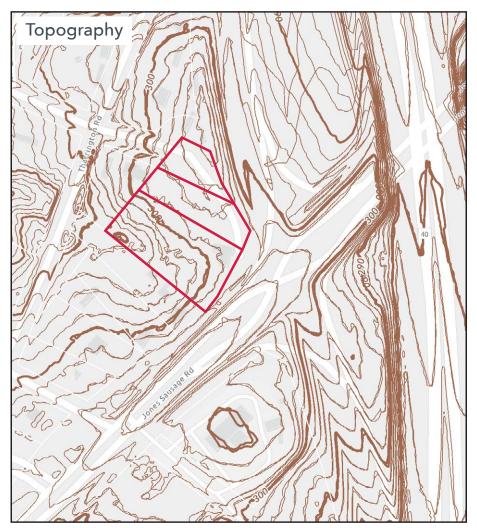
### **HIGHLIGHTS**

- » ±2.02 acres
- » High visibility location at I-40 and Jones Sausage Road
- » Adjacent to Amazon Distribution Center and other industrial employers
- » Zoned CMX Commercial Mixed Use (Town of Garner), permitting a wide range of commercial uses
- » Wake County PINs 1721288103, 1721288013 and 1721277963
- » 19,000 VPD on Jones Sausage Road and 120,000 VPD on I-40
- » Sale Price: \$1,400,000



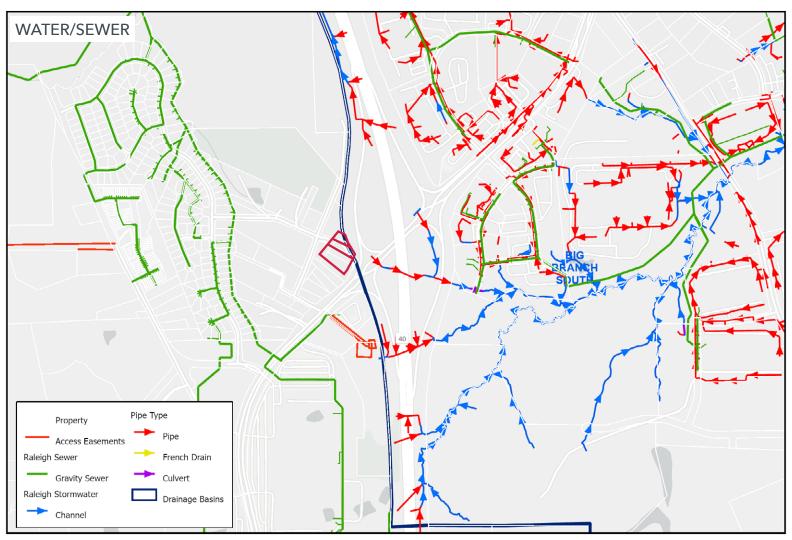
# **ZONING & CONTOUR**







# **UTILITIES MAP**



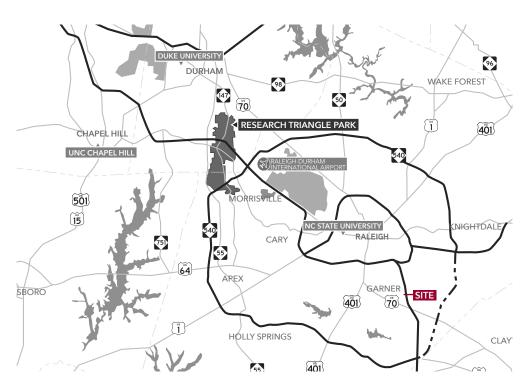
#### Disclaimer

Instanmer
imaps makes every effort to produce and publish
the most current and accurate information possible.
However, the maps are produced for information purposes,
and are NOT surveys. No warranties, expressed or implied
are provided for the data therein, its use, or its interpretation.



# **DEMOGRAPHICS**

	1 MILE	3 MILES	5 MILES
Total Population (2024)	1,567	59,582	135,645
Average Home Value	\$386,111	\$379,859	\$399,562
Average Household Income	\$92,161	\$86,513	\$96,250
Median Age	34.2	35.1	35.4
Bachelor's Degree or Higher	30.9%	32.9%	36.6%









Moss Withers, SIOR, MBA mwithers@lee-associates.com O: 919.576.2501

Karah Jennings McConnell kjennings@lee-associates.com

O: 919.576.2502 C: 919.817.0705 Alyssa Stepusin Byrd abyrd@lee-associates.com

O: 919.576.2512 C: 919.482.0660



All information furnished regarding property for sale, rental or financing is from sources deemed reliable, but no warranty or representation is made to the accuracy thereof and same is submitted to errors, omissions, change of price, rental or other conditions prior to sale, lease or financing or withdrawal without notice. No liability of any kind is to be imposed on the broker herein.