

FOR SALE

Development Opportunity

327 US HWY 70 E

Garner, NC 27529

PRESENTED BY:

CURT BRITT

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THOMAS GOODWIN CCIM

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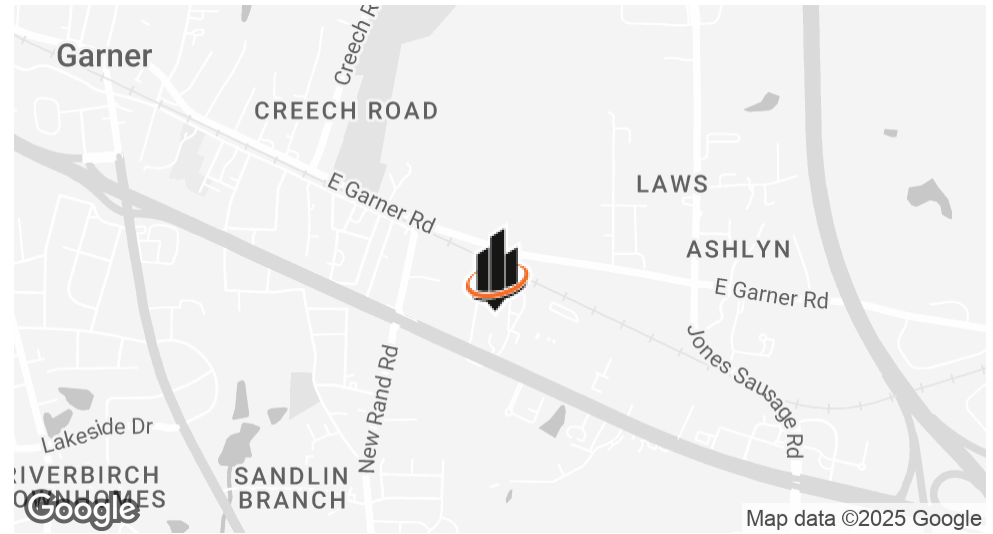
±3.42 ACRES



HWY 70 E



PROPERTY SUMMARY



OFFERING SUMMARY

ACRES AVAILABLE:	±3.42 Acres
PIN:	1711905657
ZONING:	LI-CU
EXISTING BUILDING:	Approximately ±5,954 SF
CURRENT USE:	SPCA Wake Pet Intake Center
OPPORTUNITY ZONE:	Yes
DUE DILLIGENCE AVAILABLE:	Phase 1, GeoTech, Survey, Title Commitment
PRICE:	\$2,100,000.00

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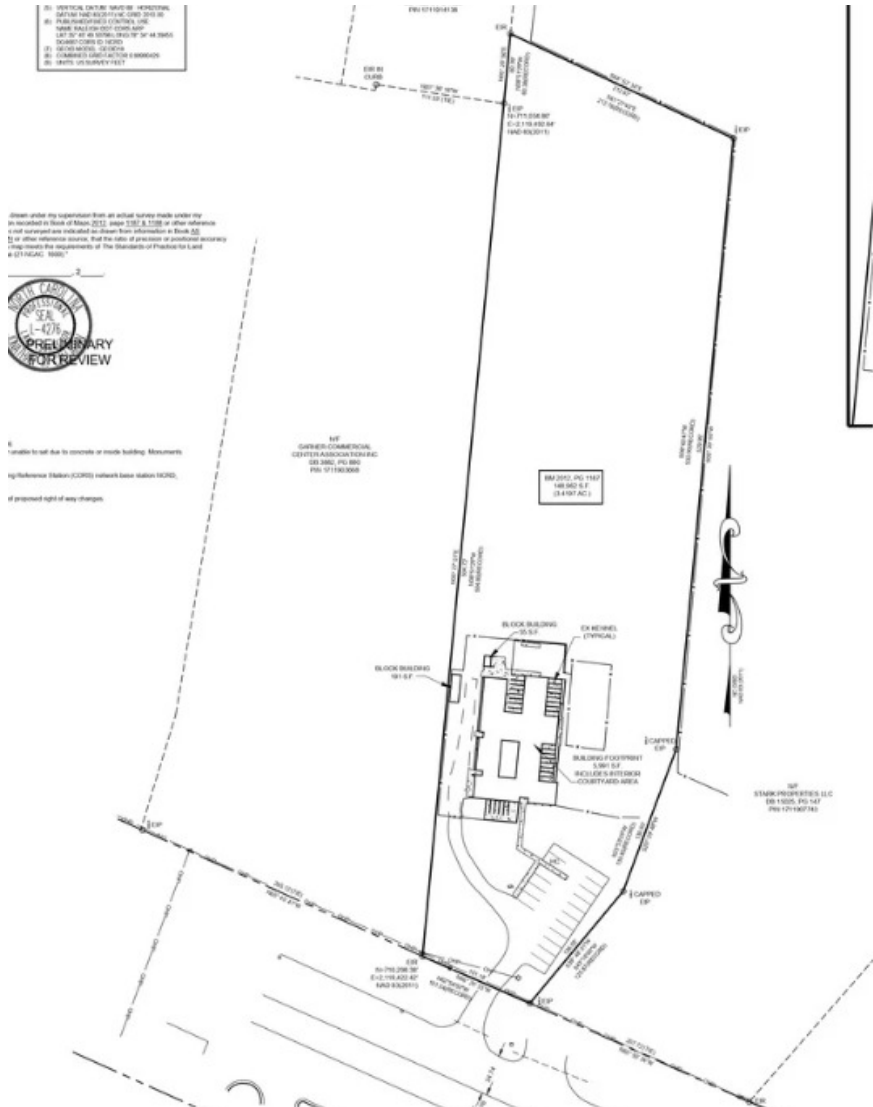
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CUSTOM HEADER

Prime ±3.42-Acre Opportunity: Positioned along US Highway 70 E in Garner, NC, this site offers exceptional visibility and access near a signalized intersection, making it ideal for future development

Strategic Location: Just minutes from I-40, a major interchange providing seamless connectivity to Raleigh, Research Triangle Park, and the greater Triangle area. Positioned along US Highway 70 E surrounded by active developments, this property is a prime investment in one of North Carolina's fastest-growing corridors.

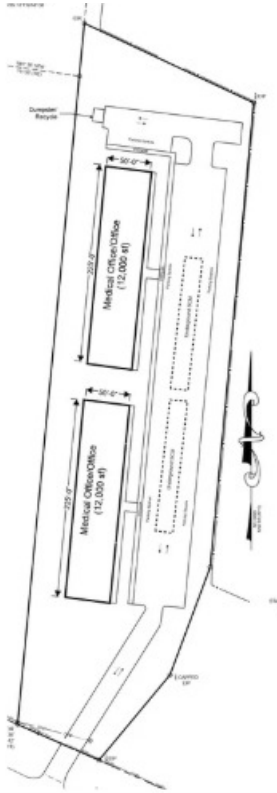
SITE SURVEY & LOCATION



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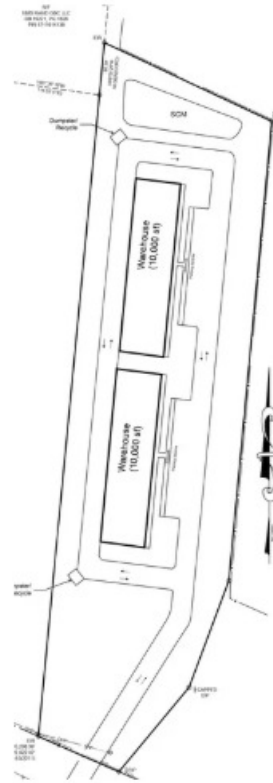
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CONCEPTUAL SITE PLANS



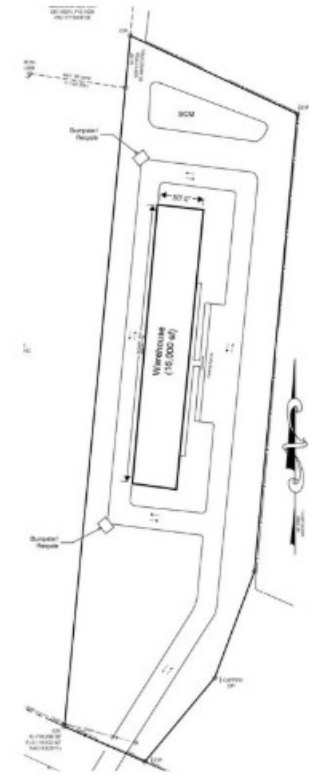
OPTION A

- Two (2) 12,000 sf Medical Office/Office (24,000 sf Total)
- Town of Garner Parking (Med. Off. Required: 1/200 sf (120 sp.)
Town of Garner Parking (Office Required: 1/500 sf (48 sp.))
- Approx. Parking Provided: 120 spaces



OPTION B

- Two (2) 10,000 sf Flex Space/Warehouse (20,000 sf Total)
- Town of Garner Parking Required: 1/1,000 sf. (20 sp.)
- Approx. Parking Provided: 30 spaces



OPTION C

- One (1) 16,000 sf Flex Space/Warehouse
- Town of Garner Parking Required: 1/1,000 sf. (16 sp.)
- Approx. Parking Provided: 30 spaces

*PLANS ARE CONCEPTUAL ONLY AND CAN BE MODIFIED. CONTACT BROKER FOR MORE DETAIL.

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DEMOGRAPHICS MAP & REPORT

POPULATION

0.3 MILES 0.5 MILES 1 MILE

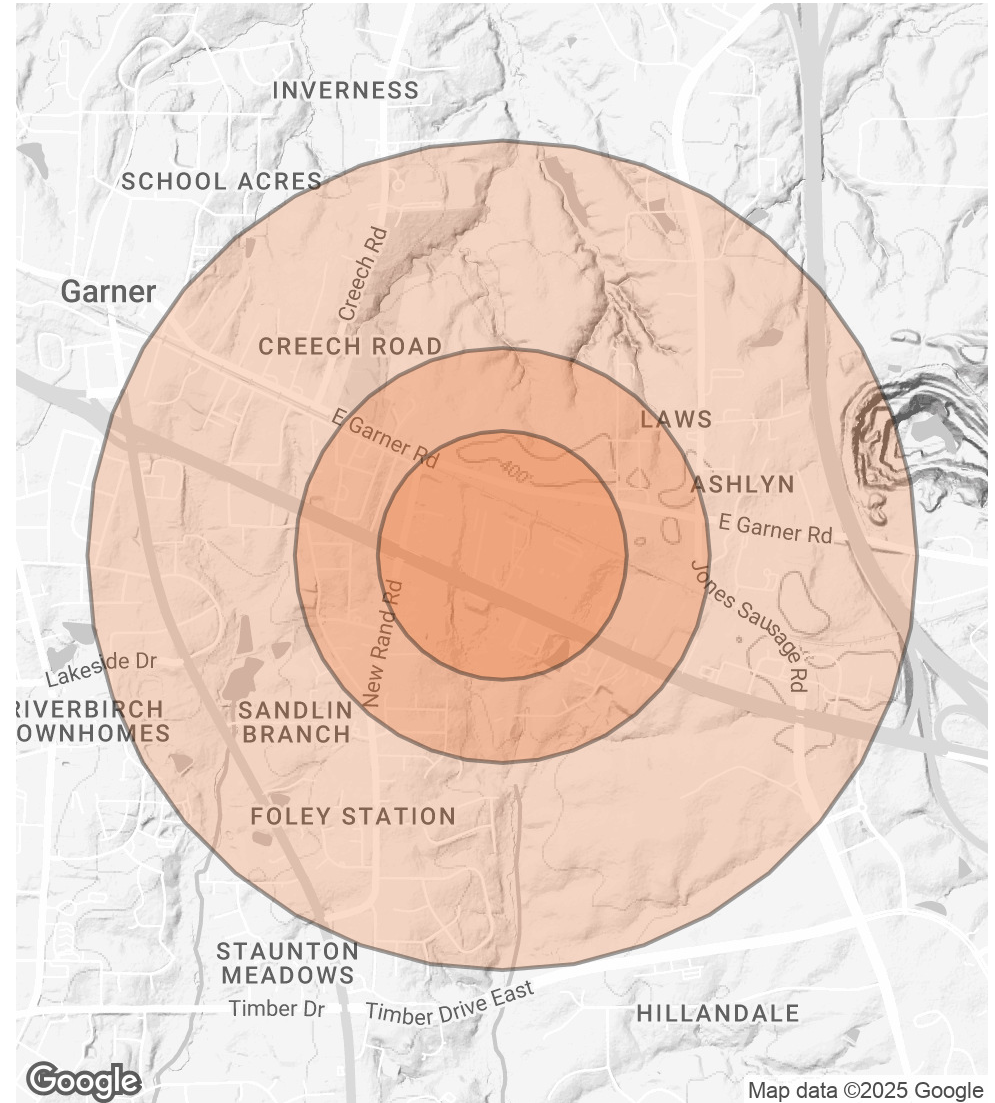
	0.3 MILES	0.5 MILES	1 MILE
TOTAL POPULATION	72	873	3,766
AVERAGE AGE	38	40	41
AVERAGE AGE (MALE)	36	38	38
AVERAGE AGE (FEMALE)	40	43	43

HOUSEHOLDS & INCOME

0.3 MILES 0.5 MILES 1 MILE

	0.3 MILES	0.5 MILES	1 MILE
TOTAL HOUSEHOLDS	28	338	1,543
# OF PERSONS PER HH	2.6	2.6	2.4
AVERAGE HH INCOME	\$83,837	\$82,808	\$88,042
AVERAGE HOUSE VALUE	\$279,340	\$328,784	\$338,280

Demographics data derived from AlphaMap



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