



TRADEMARK
PROPERTIES

TURNER FARMS

BENSON RD & TURNER FARMS RD
GARNER, NC 27529

THREE LOTS FOR SALE

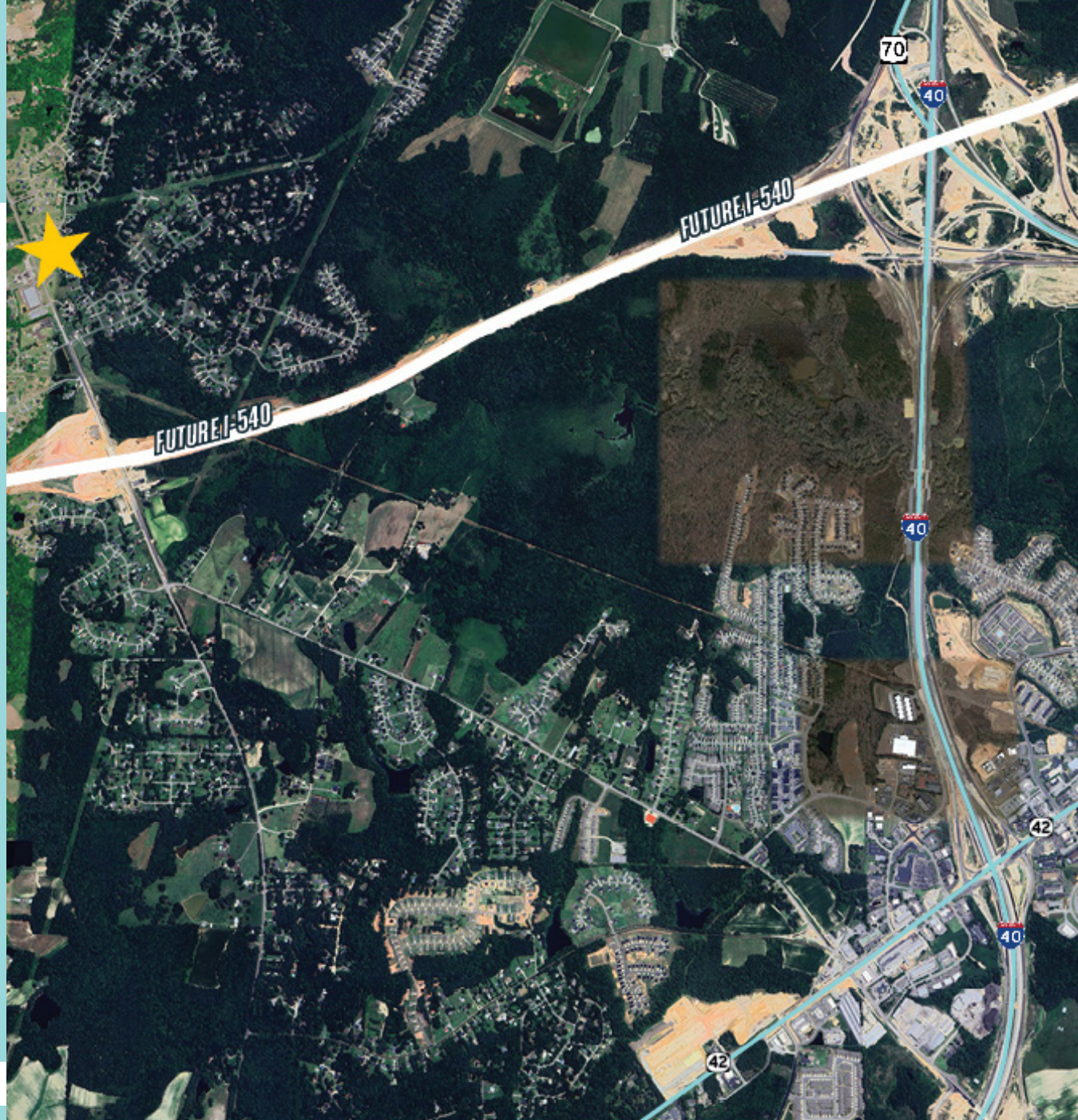
LOT 1 - 1.43 ACRES | LOT 2 - 1.29 ACRES | LOT 3 - 1.17 ACRES

LISTING BROKER:

MIKE KEEN

919.573.1392 (O) | 919.795.1944 (M)

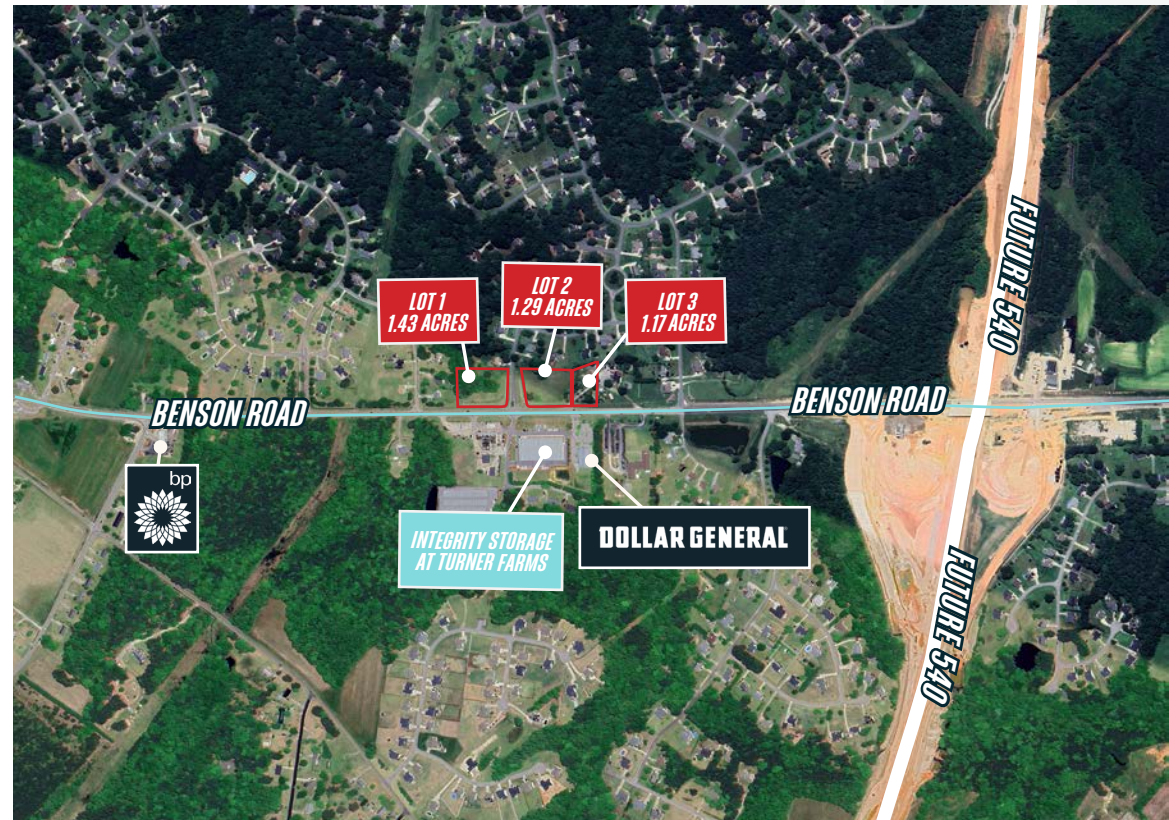
MKEEN@TRADEMARKPROPERTIES.COM



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

PROPERTY DESCRIPTION

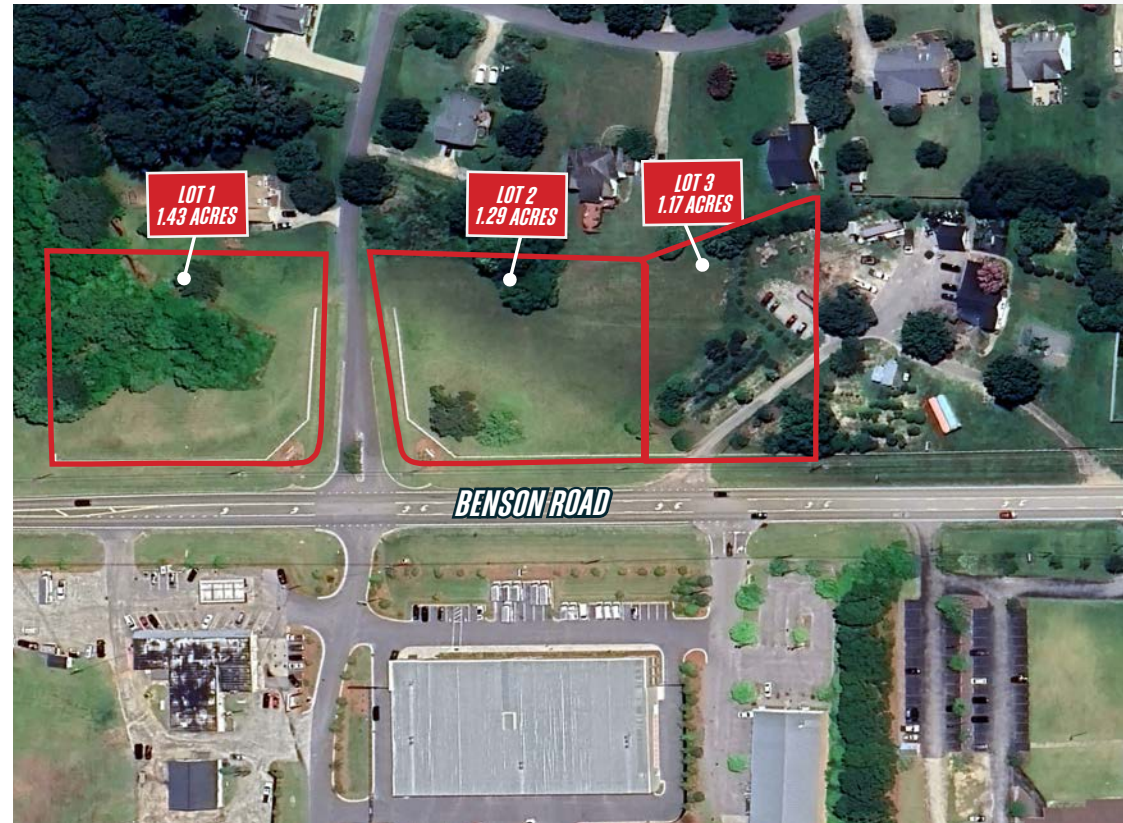
- › Three commercial lots located 0.40 miles north of I-540/NC-50 interchange (AADT 16,500)
- › Within the Wake County Planning Jurisdiction with Highway District zoning (HD)
 - › The Highway District is a low-density residential district comparable to the R-30 District
 - › Allows a wide range of nonresidential 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



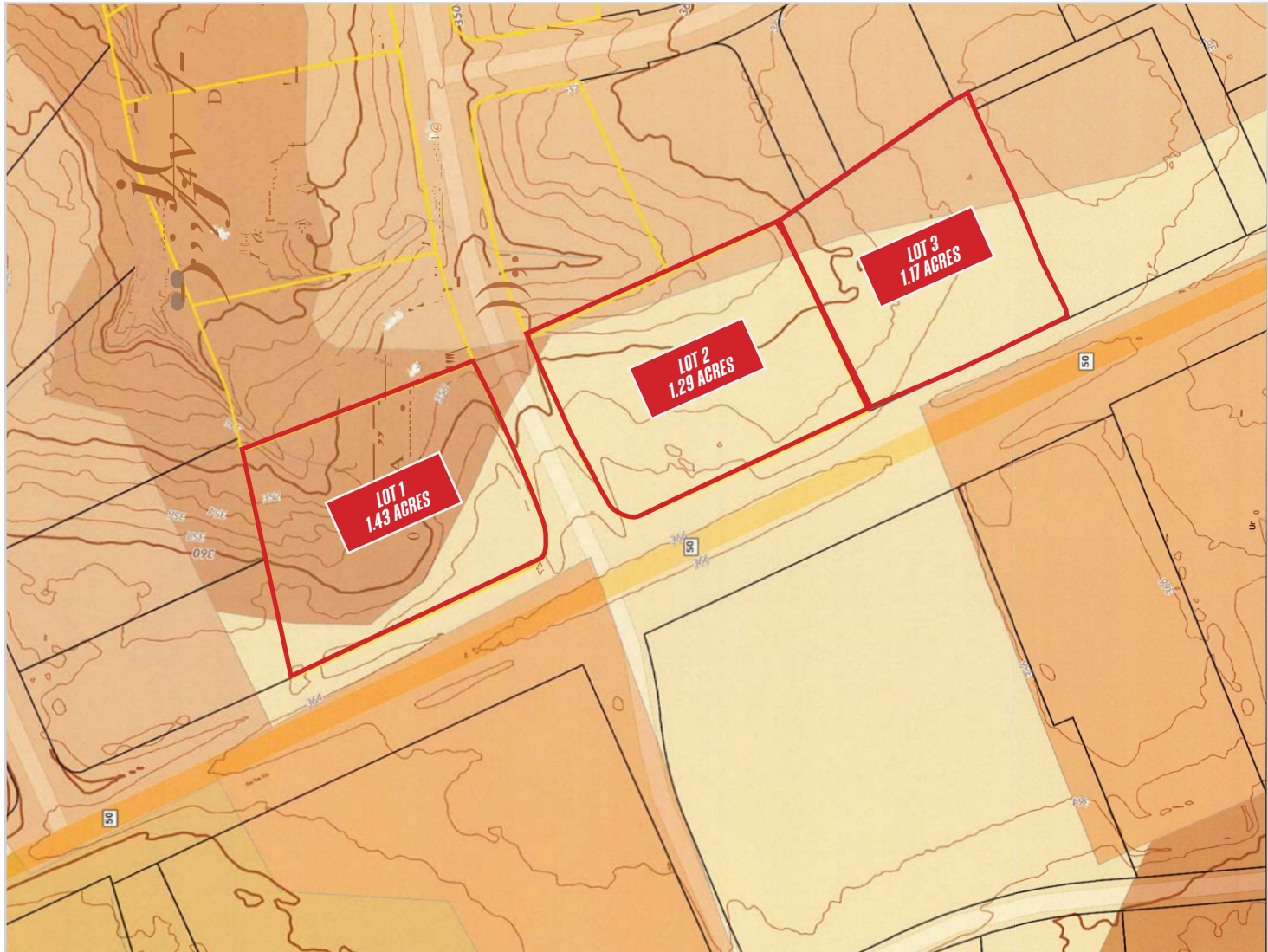
LOT DESCRIPTION

- › 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)
 - › 1.17 Acres
 - › .33 Acres to be added to 3725 Benson Rd.
 - › HD zoning
 - › Well with designed septic system (Cromaflow)
 - › Wraps arounds existing Lot 4

LOT #	SALE PRICE
1	\$250,000
2	\$387,000
3	\$350,000

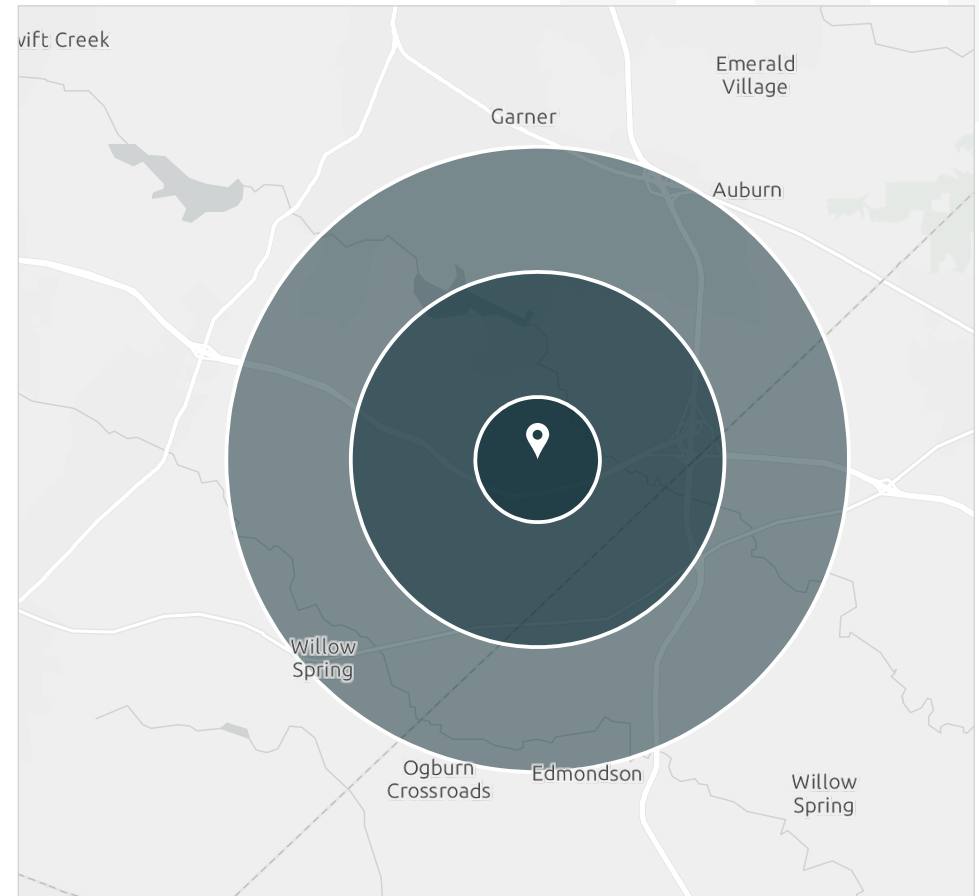


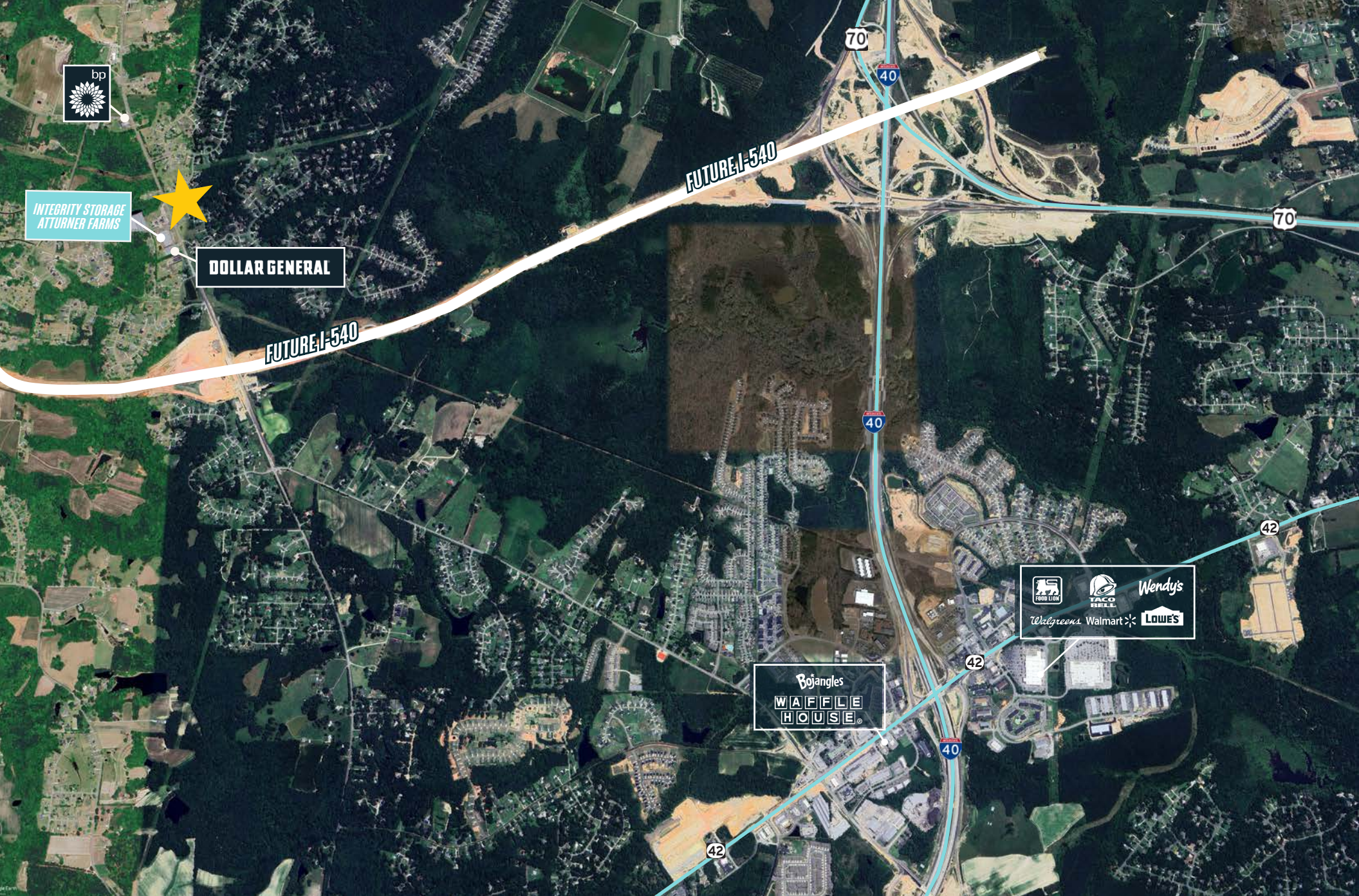
SOILS MAP



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





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

LISTING BROKER:

MIKE KEEN

919.573.1392 DIRECT | 919.795.1944 MOBILE
MKEEN@TRADEMARKPROPERTIES.COM



TRADEMARK
PROPERTIES

THIS IS OUR TRADEMARK

THE INFORMATION CONTAINED HEREIN WAS OBTAINED FROM SOURCES BELIEVED RELIABLE; HOWEVER, TRADEMARK PROPERTIES MAKES NO GUARANTEES, WARRANTIES, OR REPRESENTATIONS AS TO THE COMPLETENESS OR ACCURACY THEREOF. THE PRESENTATION OF THIS PROPERTY IS SUBMITTED SUBJECT TO ERRORS, OMISSIONS, CHANGES OF PRICE OR CONDITIONS PRIOR TO SALE OR LEASE, OR WITHDRAWAL WITHOUT NOTICE.