

# LAND FOR SALE

2709 CORNWALLIS ROAD, GARNER, NC 27529

±25.15 ACRES

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# PROPERTY OVERVIEW

2709 CONWALLIS ROAD, GARNER, NC

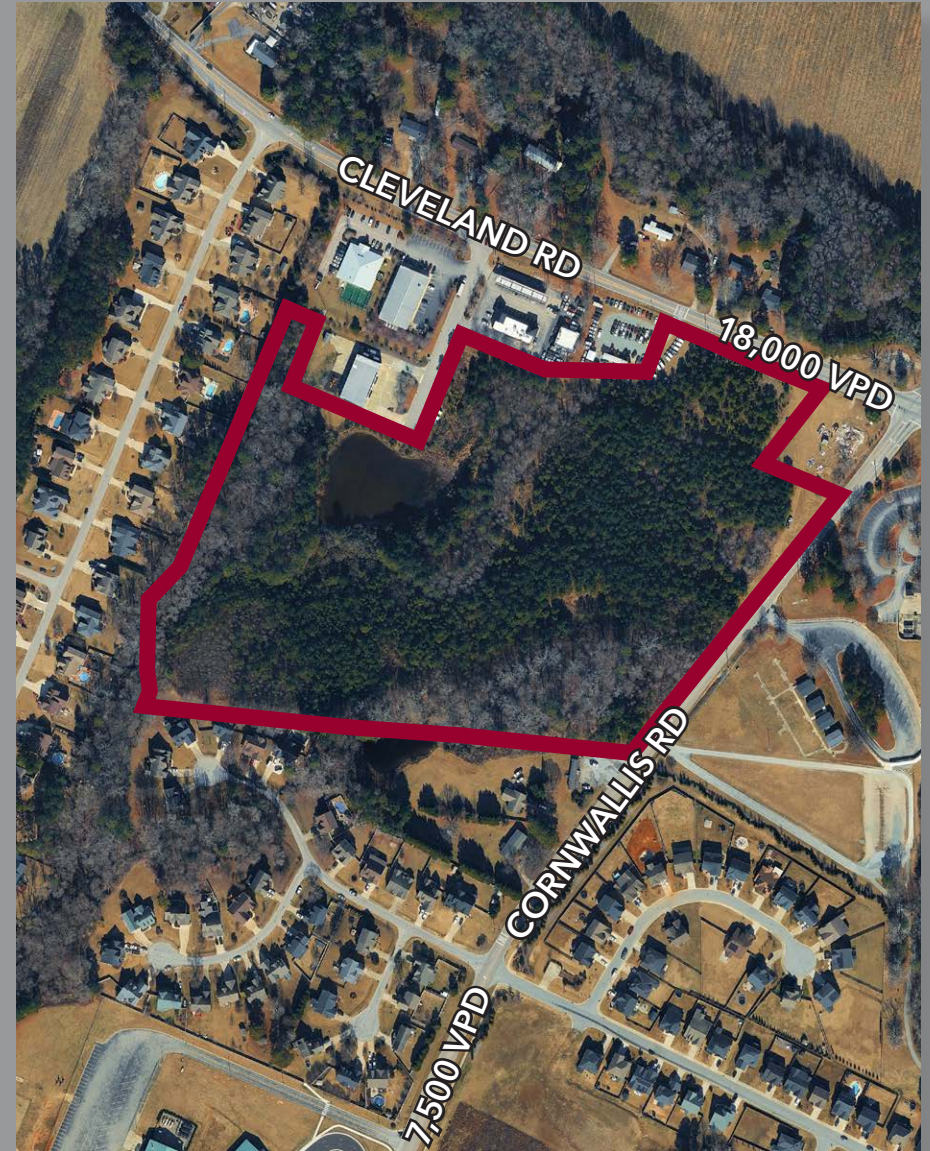
2709 Cornwallis Road offers  $\pm 25.15$  acres of commercially zoned land in Johnston County. The site features full utility access, a signalized intersection, and strong daily traffic counts of approximately 18,000 vehicles. Its size, location, and zoning make it ideal for retail, mixed-use, or professional development in one of the region's fastest-growing corridors.

## LOCATION DESCRIPTION

The property is positioned at the northeast corner of Cleveland Road and Cornwallis Road, less than two miles from I-40 and the new Cleveland Road interchange. It lies just south of the Raleigh city limits, providing convenient access to major highways and surrounding communities. The area is anchored by nearby schools, established neighborhoods, and expanding retail and service development.

## PROPERTY HIGHLIGHTS

- »  $\pm 25.15$  acres (PINs: 163600-46-8173, 163600-46-8597, 163600-46-3349)
- » Zoned General Business (GB)
- » Future Land Use: Primary Growth Area (Johnston County)
- » Signalized corner with dual frontage and excellent visibility
- » Existing utilities (water and sewer)
- » 18,000 vehicles per day
- » Johnston County is the fastest growing county in North Carolina
- » **SALE PRICE: \$350,000/acre**





# AREA AMENITIES





# DEMOGRAPHICS

	1 MILE	3 MILES	5 MILES
Population (2025)	3,574	25,542	54,640
Daytime Population	2,399	21,624	42,310
Median Age	37.3	37.6	38.4
Average Household Income	\$133,689	\$125,126	\$119,485
Average Home Value	\$423,490	\$418,934	\$397,801
Bachelor's Degree or Higher	39.6%	40.9%	37.2%

Just southeast of Raleigh and part of the thriving Research Triangle region, Johnston County is among North Carolina's fastest-growing counties. Known for its blend of rural character and economic momentum, the county offers an affordable, accessible alternative to nearby urban centers while maintaining proximity to the state capital and the Triangle's innovation hub.

Home to an estimated  $\pm 257,000$  residents (2025 estimate) and spanning approximately 792 square miles, the county includes 11 towns and is positioned along key transportation corridors such as I-40, attracting businesses in advanced manufacturing, distribution and life sciences with a skilled and expanding workforce.

**#3 FASTEST GROWING**  
**County in NC (Johnston)**

NC Office of State Budget & Management  
2025

**257,000+**  
**Johnston Co Population**  
2025

**93,000+**  
**Johnston Co Workforce**  
2025



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