

±2.02 ACRES OF LAND FOR SALE

4506 JONES SAUSAGE ROAD, GARNER, NC 27529

THARRINGTON ROAD

DT RALEIGH



120,000 VPD

JONES SAUSAGE ROAD

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RALEIGH • DURHAM • WILMINGTON

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



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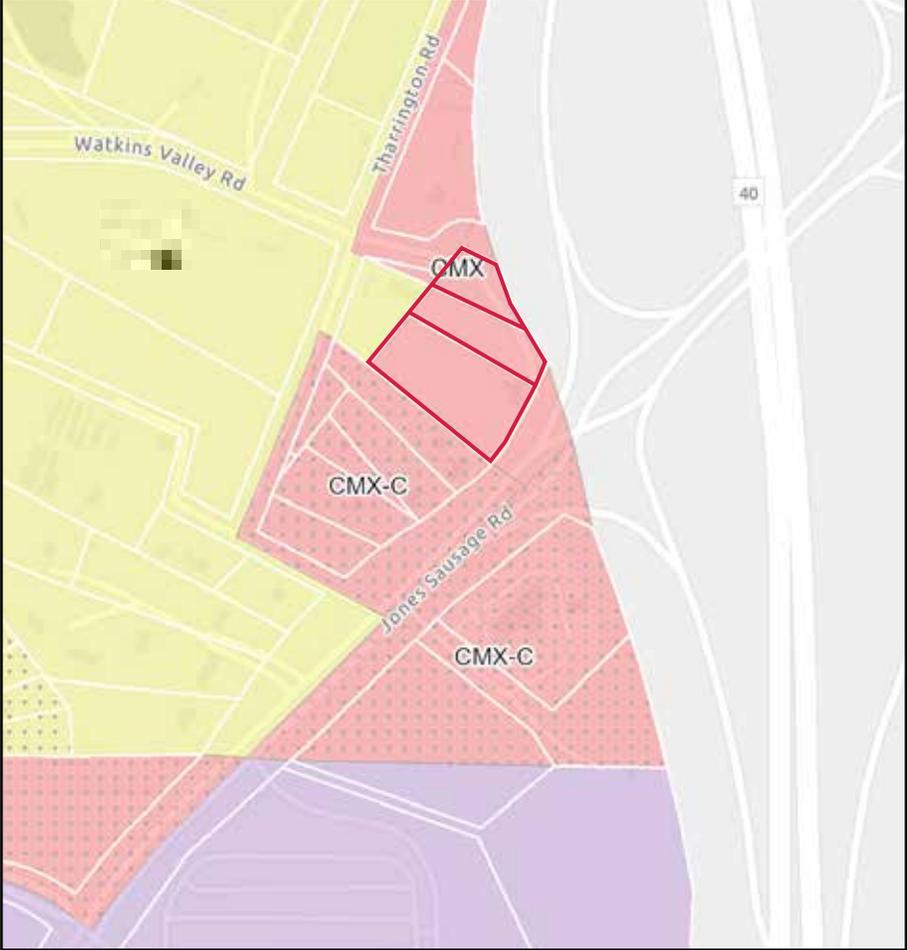
PROPERTY SUMMARY



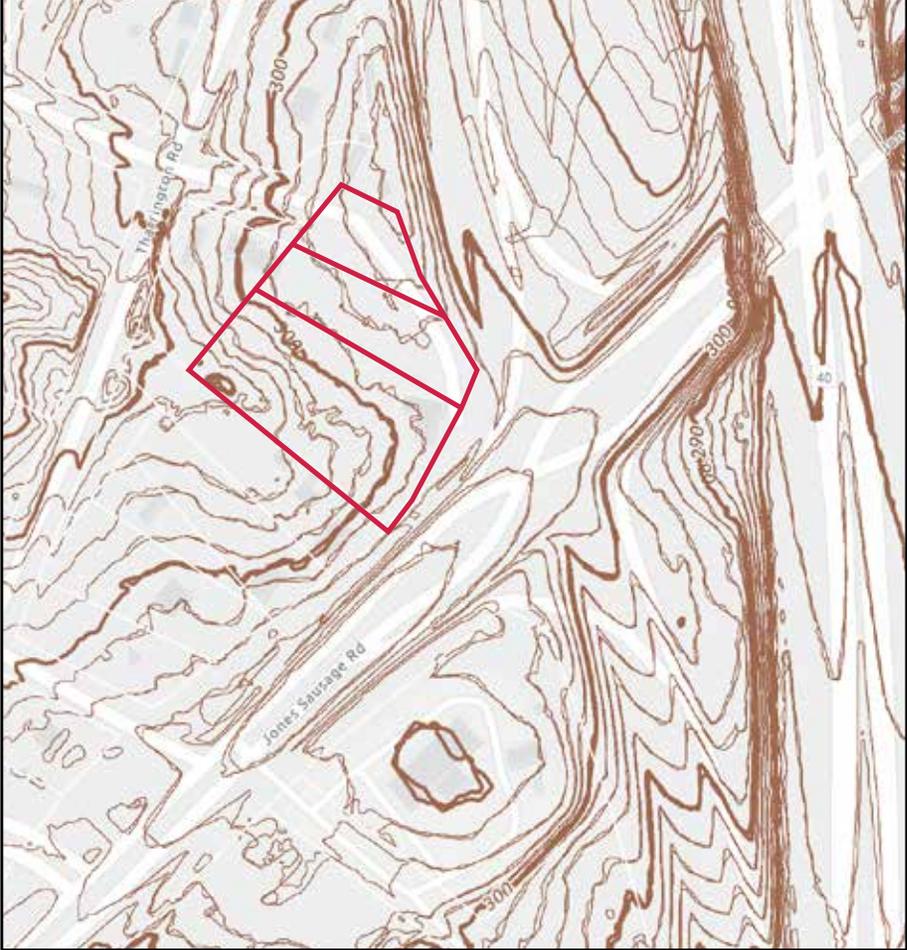
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PROPERTY SUMMARY

Zoned CMX: Commercial Mixed Use (Town of Garner)

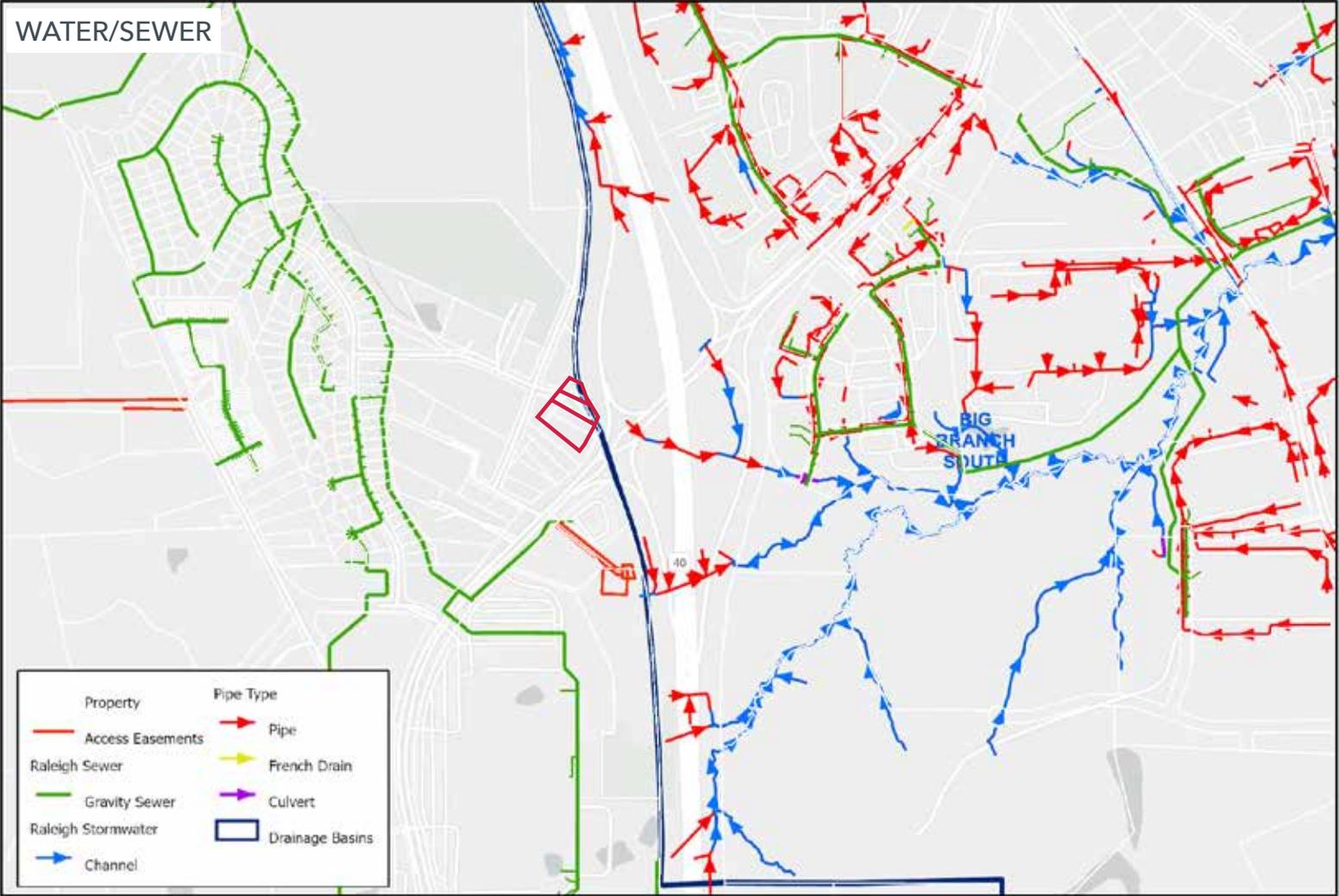


Topography



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UTILITIES

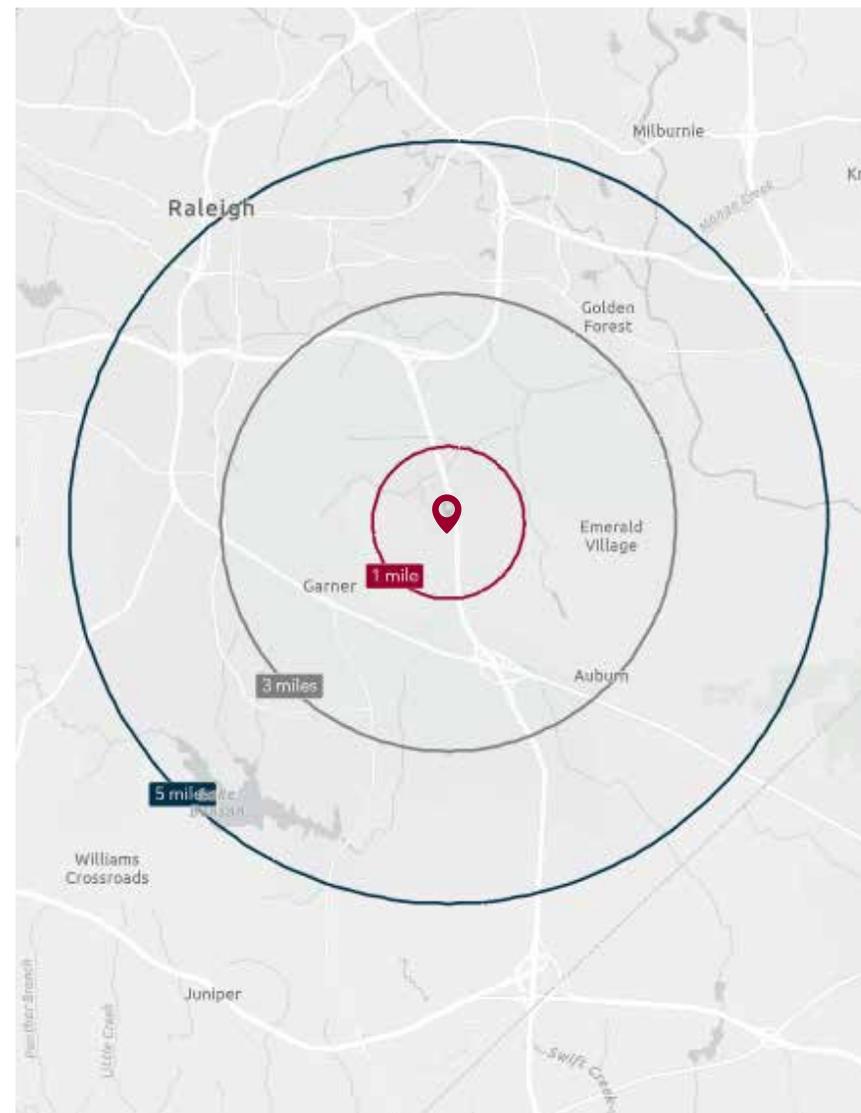
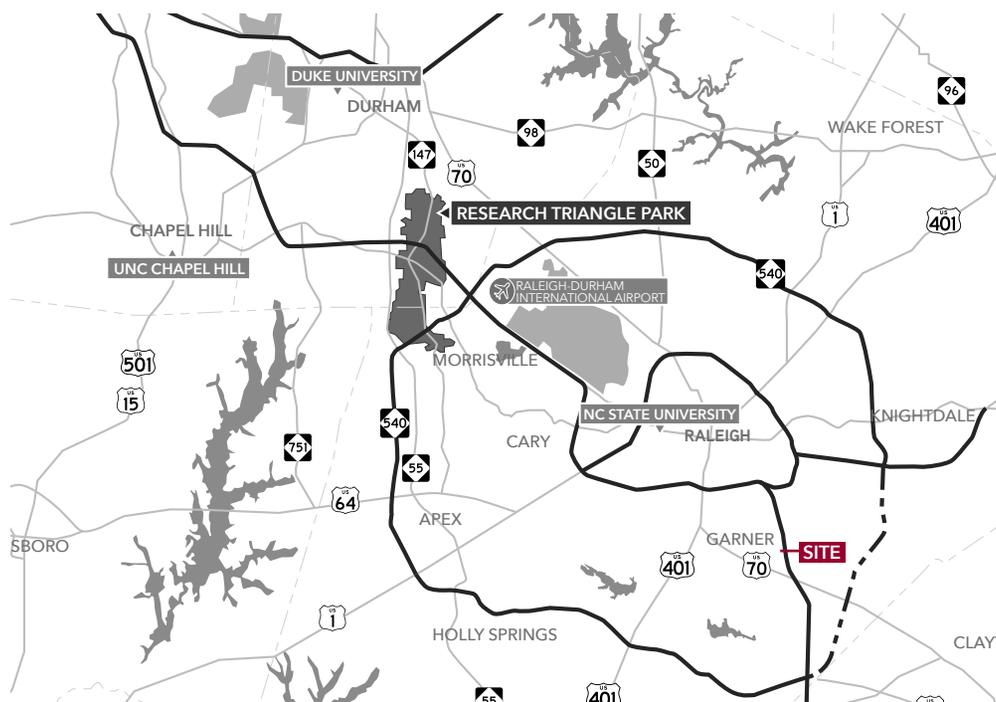


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DEMOGRAPHICS

| | 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% |



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