

# DEVELOPMENT OPPORTUNITY

327 US HIGHWAY 70 E  
GARNER, NC 27529

±3.42 ACRES FOR SALE

±3.42 ACRES



HWY 70 E



EXCLUSIVELY LISTED BY:

**Thomas Goodwin, CCIM**

919.760.4819 (D)

919.227.9943 (C)

thomas@phoenixcommercialnc.com

**Curt Britt**

919.948.7231 (D)

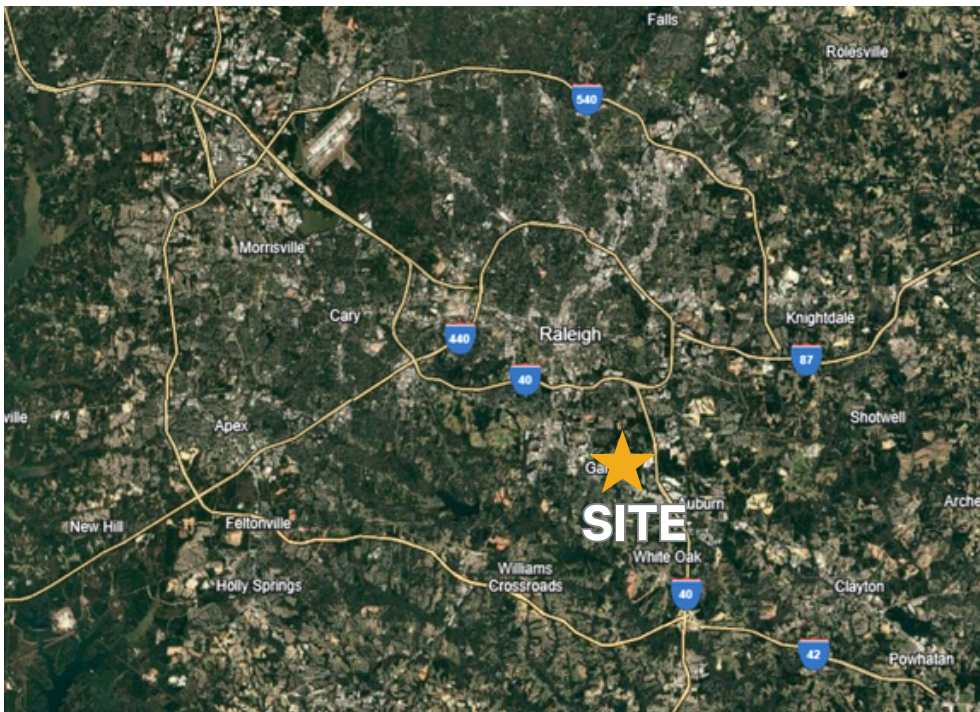
910.280.4378 (C)

curt@phoenixcommercialnc.com



**PHOENIX**  
COMMERCIAL PROPERTIES



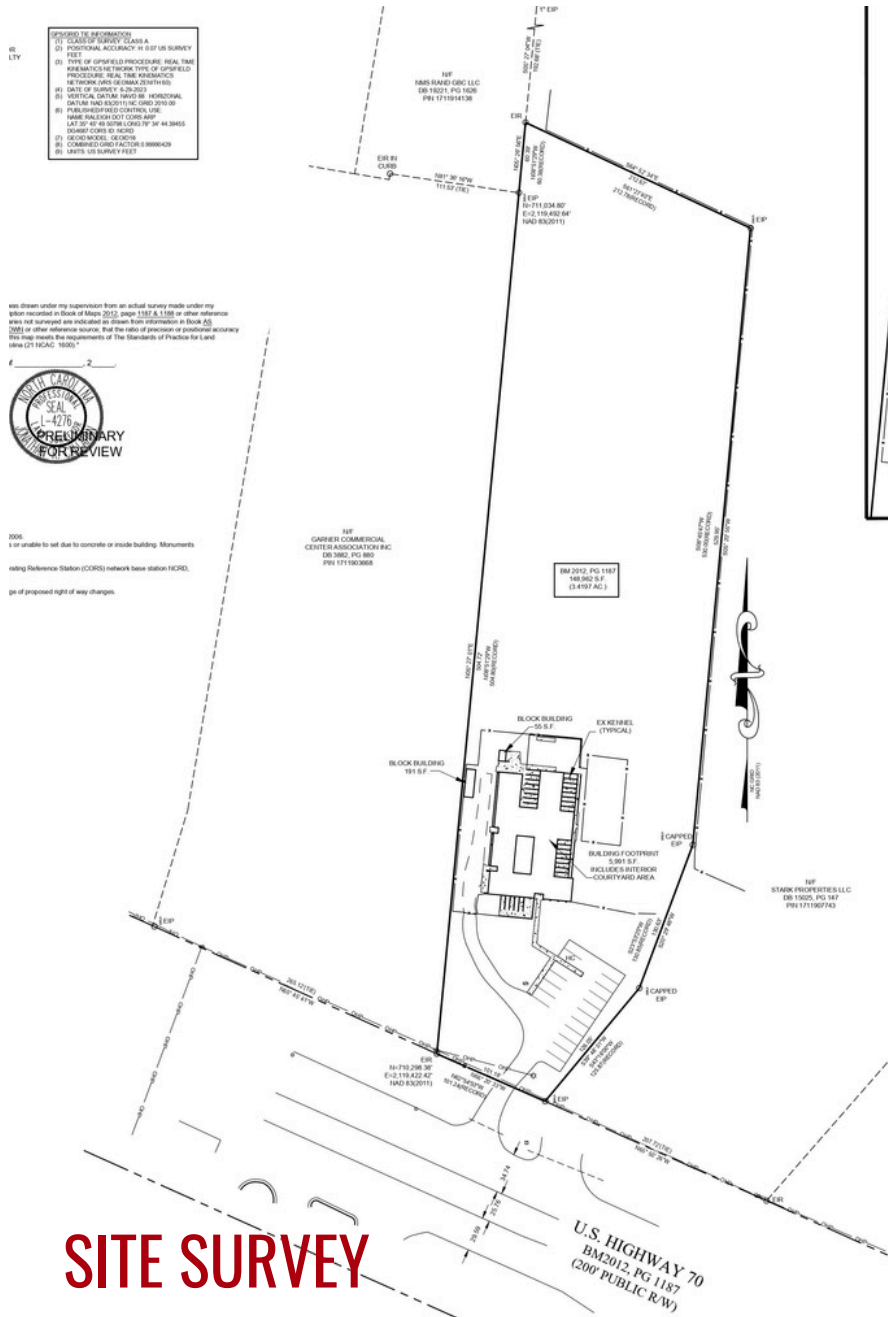


## PROPERTY OVERVIEW

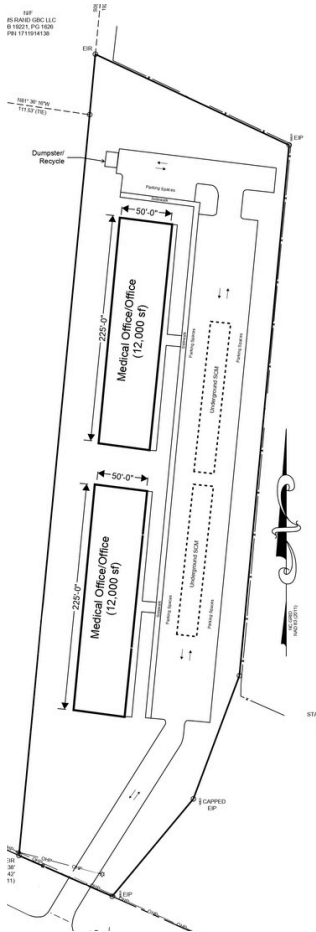
- **Prime ±3.42-Acre Opportunity:** Positioned along US Highway 70 E in Garner, NC, this site offers exceptional visibility and access near a signalized intersection, making it ideal for future development.
- **Strategic Location:** Just minutes from I-40, a major interchange providing seamless connectivity 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.

ACRES AVAILABLE	±3.42 Acres
PIN	1711905657
ZONING	LI-CU <u>Unified Development Ordinance</u> <u>Conditional Use Document</u>
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
AVAILABILITY	Seller to remain in possession through Q1 26 <i>Contact broker for more detail.</i>



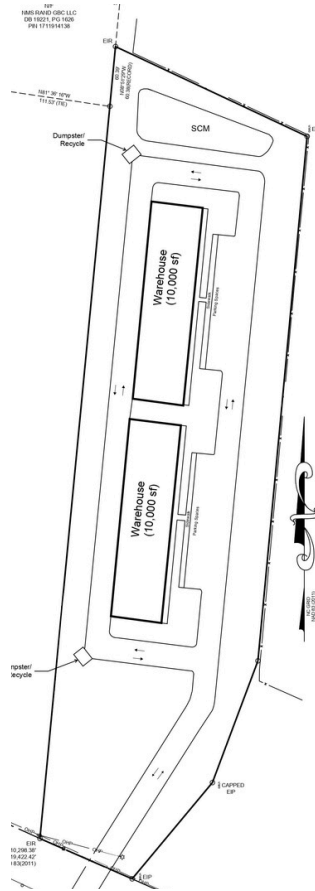


# CONCEPTUAL SITE PLANS



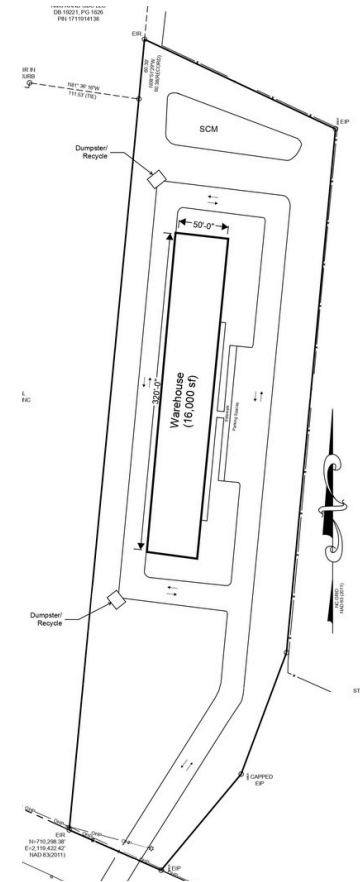
**OPTION A**

- 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.



# WAKE COUNTY NORTH CAROLINA



**#1 SAFEST COUNTY IN NORTH CAROLINA**  
U.S. NEWS & WORLD REPORT



**#1 BEST BUSINESS CLIMATE IN THE U.S.**  
FORBES



**#3 BEST JOB MARKET IN THE U.S.**  
WALLET HUB



## NOTABLE WAKE COUNTY CORPORATIONS



**1.2 M**

POPULATION  
(FASTEST GROWING IN NC)

**\$92K+**

MEDIAN HOUSEHOLD  
INCOME

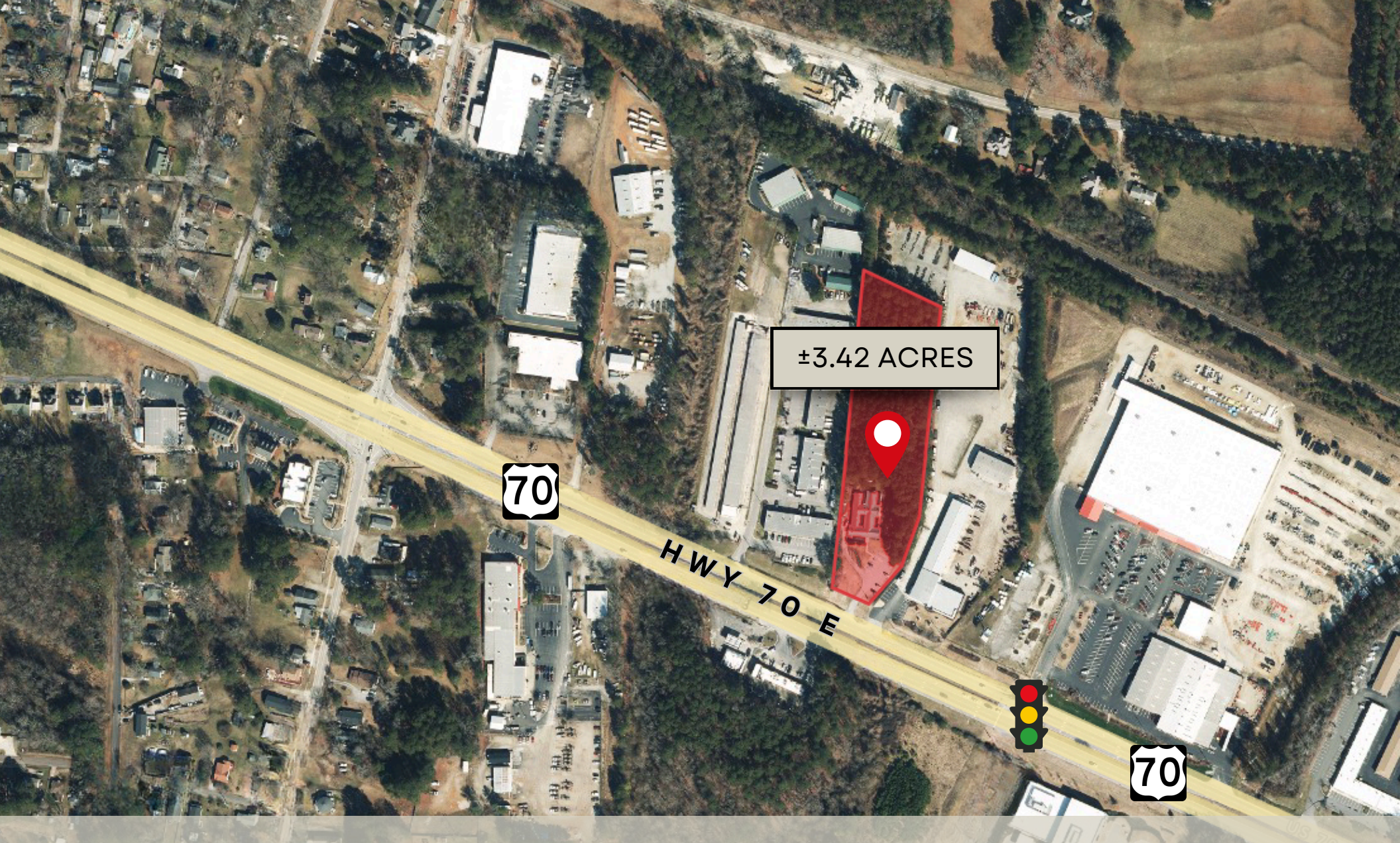
**\$450K+**

MEDIAN HOME  
VALUE

**56%**

HOLD A BACHELOR'S  
DEGREE OR HIGHER





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