

# 0 TIMBER DRIVE E

LAND FOR SALE - 13.6 ACRES



**JUSTIN BANNISTER**  
Manager/Broker  
justin@bannisterproperties.com  
O: 919.779.1523 C: 919.480.0010

**BANNISTER**  
— PROPERTIES —



0 Timber Drive East  
Garner, NC 27529

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Location Overview

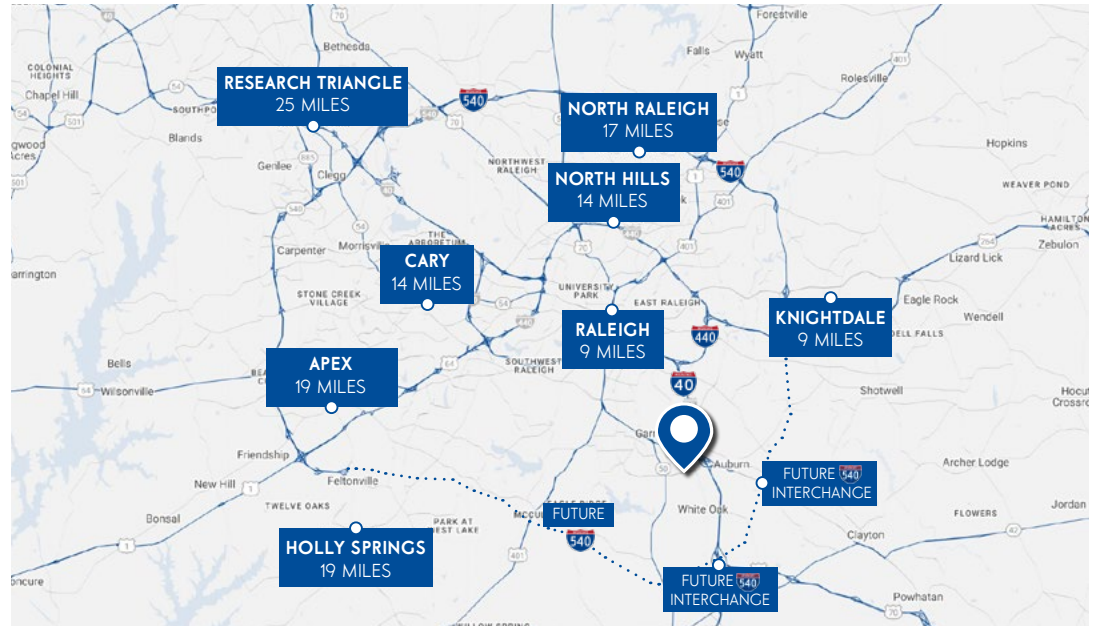
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Demographics



# EXECUTIVE SUMMARY

Positioned in the heart of Garner, North Carolina, the property enjoys an enviable location with a substantial population base of 104,000+ residents residing within a 5-mile radius. This thriving community offers a prime setting for businesses seeking to tap into a robust local market. Situated in close proximity to Raleigh, Wake Med Hospital, Duke Healthplex and the bustling White Oak Shopping Center, the property ensures easy accessibility for healthcare and retail needs. Moreover, its strategic location, just one mile from the I-40/US 70 intersection, makes it a hub for regional transportation, connecting you effortlessly to the broader network.

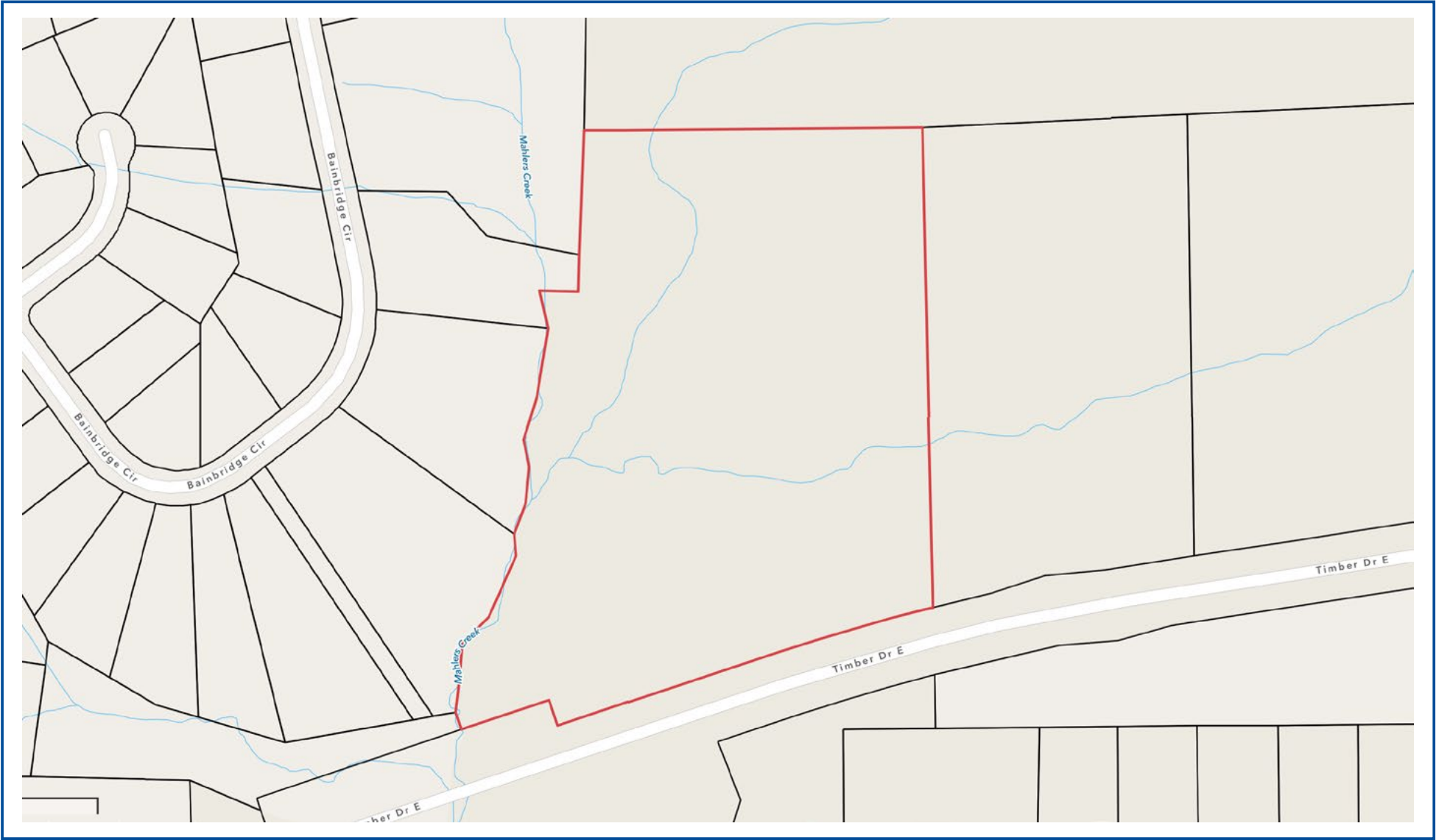


## PROPERTY HIGHLIGHTS

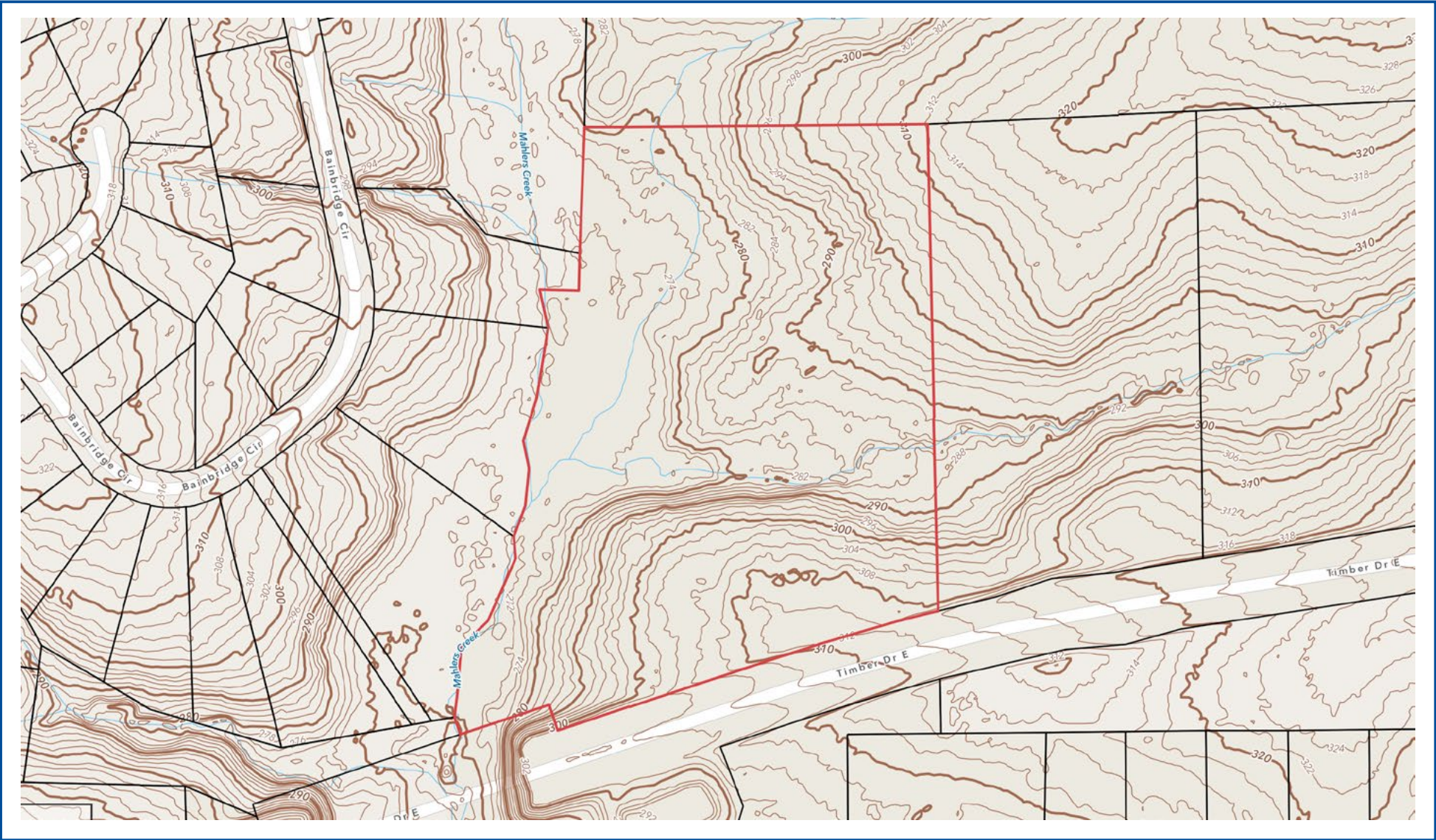
<b>PRICING</b> .....	\$1,300,000
<b>AVAILABILITY</b> .....	Available Now
<b>MARKET</b> .....	Raleigh
<b>SUBMARKET</b> .....	Garner
<b>ZONING</b> .....	R-2
<b>PROPOSED FUTURE LAND USE</b> .....	Mixed Use Center



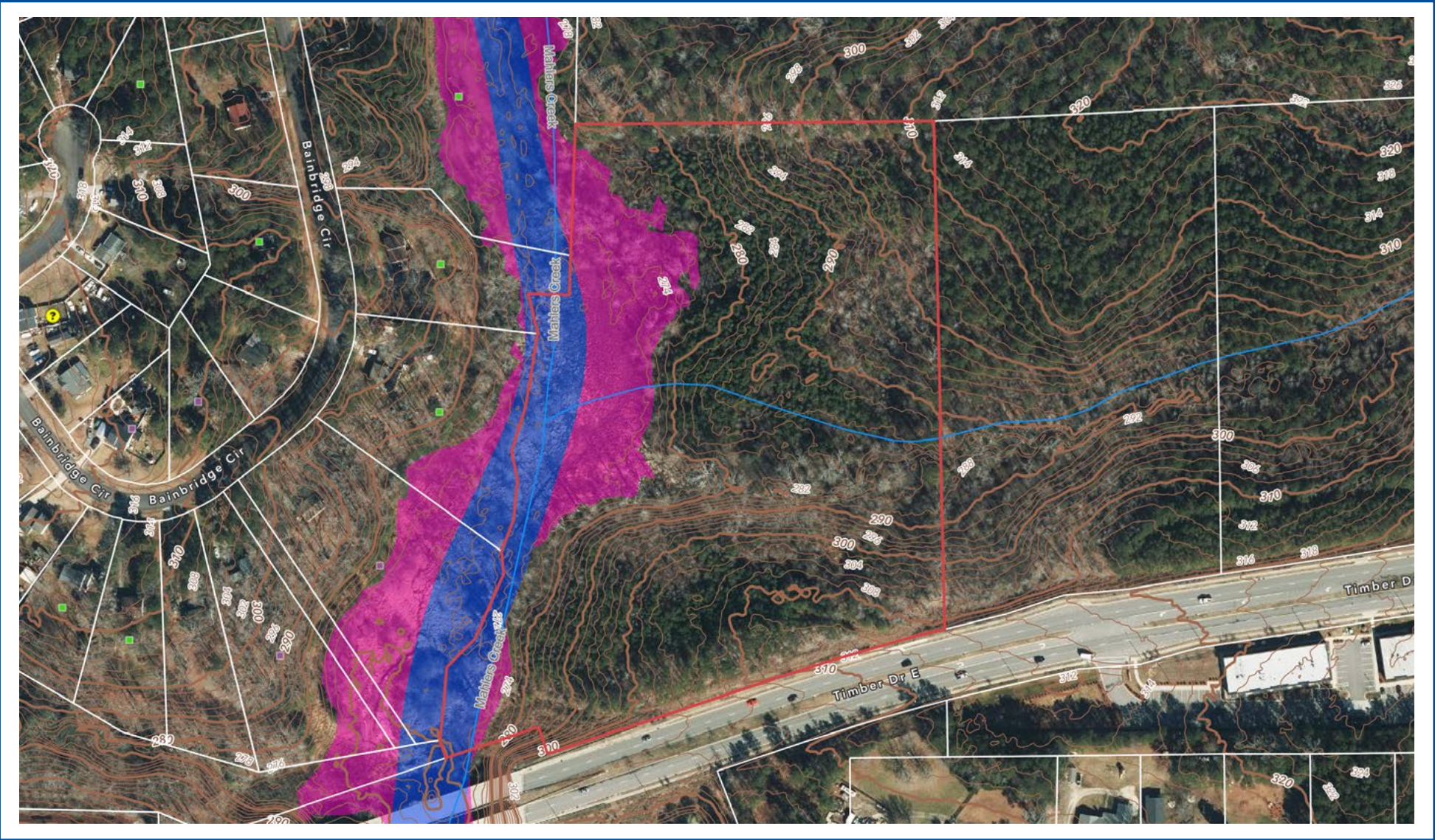
# PARCEL MAP



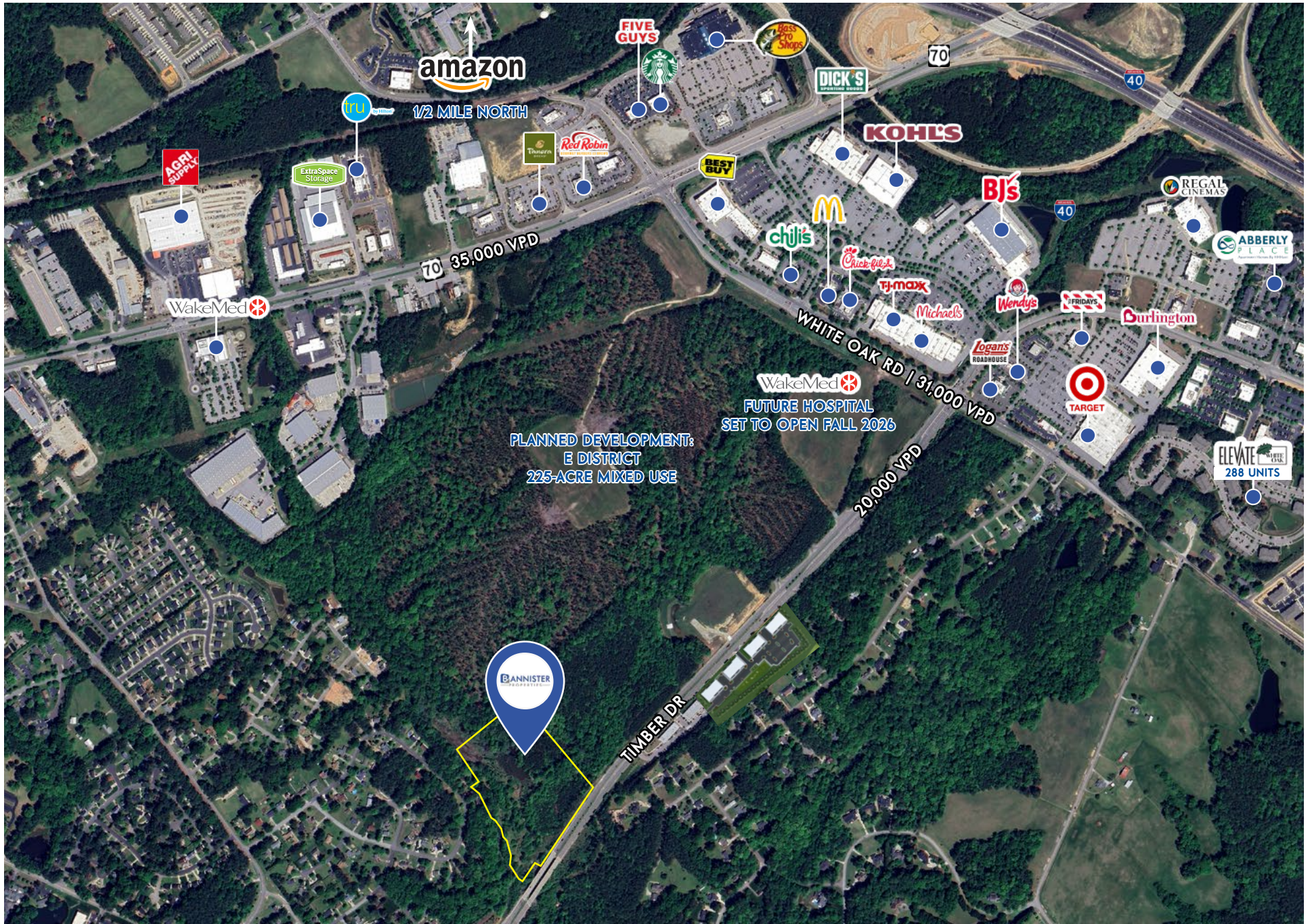
# TOPOGRAPHIC MAP



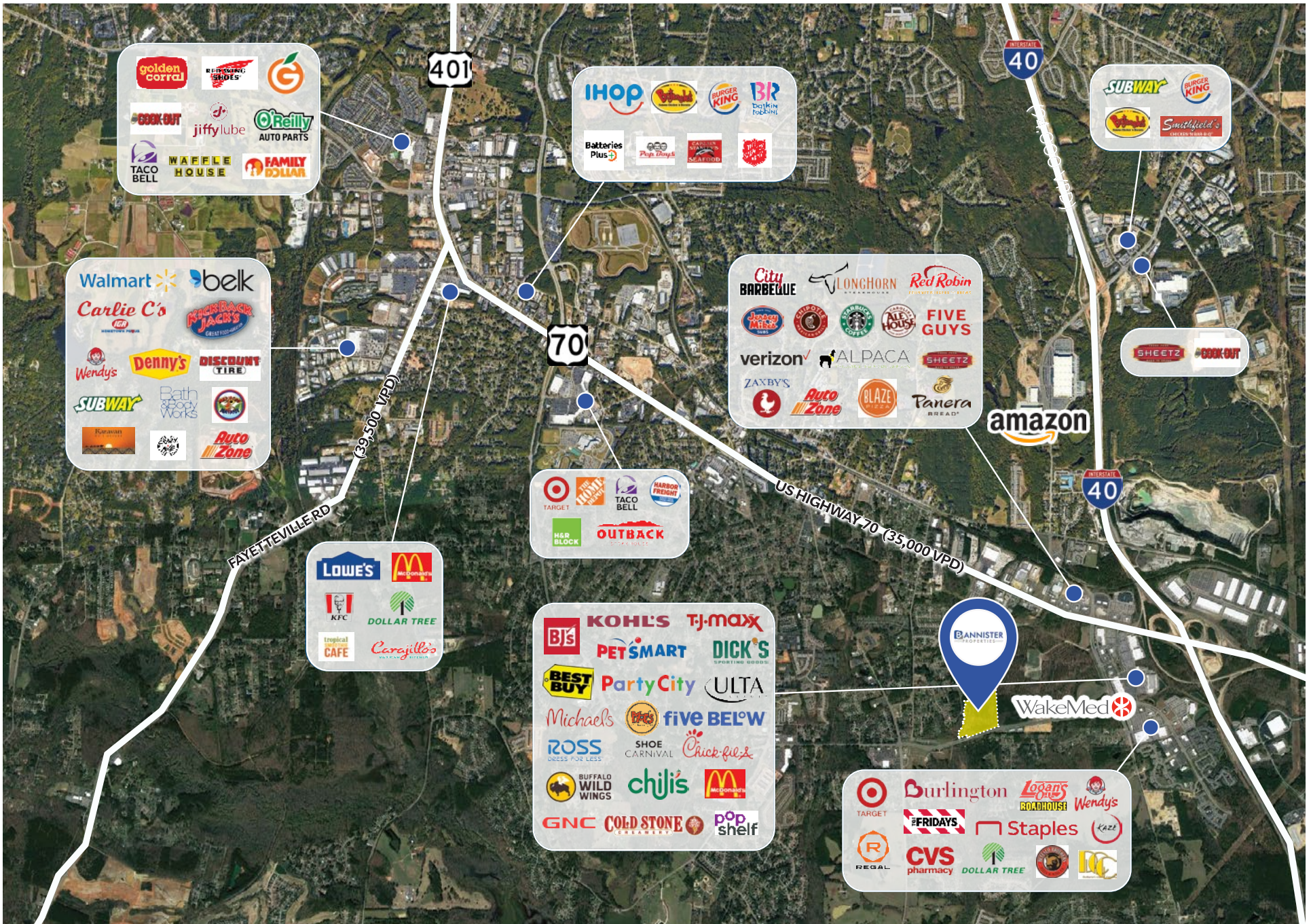
# ENVIRONMENTAL MAP



# PROPERTY AERIAL



# AREA MAP





## PROPOSED FUTURE DEVELOPMENT

A 225-acre site located adjacent to **0 Timber Drive**, is slated to become a transformative mixed-use destination called E District. Wycliff Development will serve as the master developer for the project and plan to incorporate timeless components of great communities – a mix of uses, walkability, programming and green space – while also creating something wholly unique. [Click here to read more about this project.](#)



## LOCATION OVERVIEW



Garner is a thriving town located just six miles south of Raleigh, the state's bustling capital. With a steadily growing economy, Garner has witnessed recent developments that have positioned it as a prime destination for both residents and businesses. The town's economy has diversified, offering numerous job opportunities, and local businesses have been flourishing. Recent developments in Garner include the expansion of commercial areas, the establishment of new retail centers, and the addition of recreational amenities, making the town more vibrant than ever.

Garner enjoys a strategic location with easy access to I-540, I-40, and I-440, providing seamless connectivity to Raleigh and the Research Triangle Park, a hub for innovation and technology companies. This makes commuting to Raleigh a breeze, allowing residents to enjoy the advantages of a larger city while residing in the welcoming and close-knit community of Garner. These factors, combined with the town's economic growth and recent developments, make Garner an ideal place to live for those seeking the best of both worlds - urban convenience and small-town charm.

### THE RALEIGH-CARY-GARNER METROPOLITAN AREA IS THE FASTEST-GROWING URBAN REGION IN THE SOUTH.



**63%**

GROWTH SINCE 2001



**559,173**

HOUSEHOLDS



**\$92,739**

MEDIAN HOUSEHOLD INCOME



**3.4%**

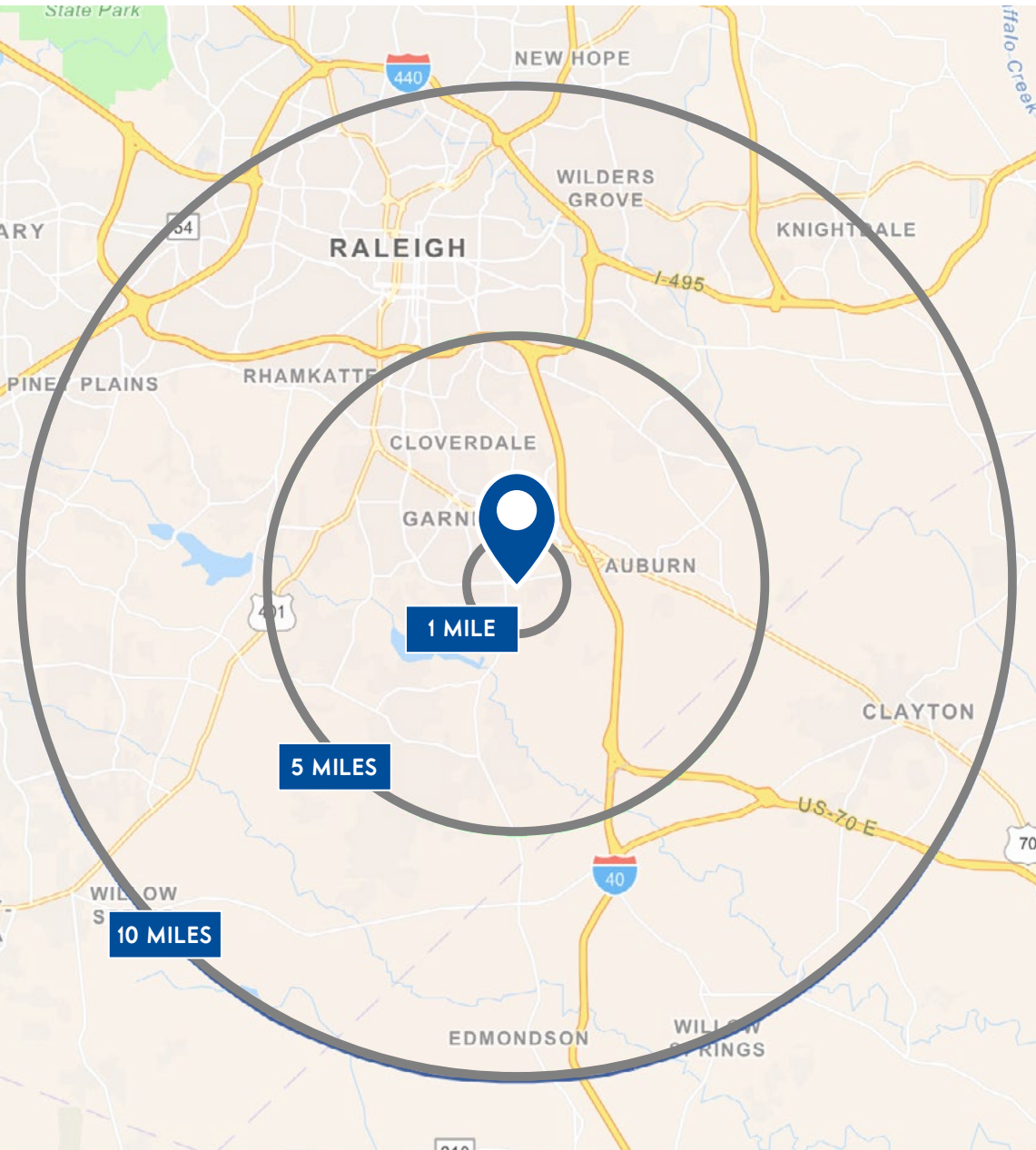
UNEMPLOYMENT RATE



**TOP 3**

HOTTEST JOB MARKET (WSJ)

# AREA DEMOGRAPHICS



2024 SUMMARY	1 MILE	5 MILES	10 MILES
Population	6,030	104,841	440,782
Households	2,765	38,596	171,115
Families	1,520	26,118	103,840
Average Household Size	2.14	2.69	2.48
Owner Occupied Housing Units	1,110	25,718	101,794
Renter Occupied Housing Units	1,655	12,878	69,321
Median Age	37.8	36.7	34.8
Median Household Income	\$68,701	\$78,348	\$84,734
Average Household Income	\$97,202	\$103,248	\$116,881

2029 SUMMARY	1 MILE	5 MILES	10 MILES
Population	6,471	116,812	486,051
Households	3,011	43,219	190,915
Families	1,587	29,078	114,873
Average Household Size	2.11	2.68	2.46
Owner Occupied Housing Units	1,179	28,996	110,360
Renter Occupied Housing Units	1,831	14,223	80,555
Median Age	38.9	37.7	36.1
Median Household Income	\$78,316	\$95,205	\$101,307
Average Household Income	\$113,390	\$121,682	\$135,075

# 0 TIMBER DRIVE E

CONTACT FOR MORE INFO:



**JUSTIN BANNISTER**

Manager/Broker

[justin@bannisterproperties.com](mailto:justin@bannisterproperties.com)

919.480.0010



**CHASE HALBERT**

Business Analyst/Broker

[chase@bannisterproperties.com](mailto:chase@bannisterproperties.com)

704.472.5588



[www.bannisterproperties.com](http://www.bannisterproperties.com)

919.779.1523