

FOR SALE OR GROUND LEASE

5.50 AC SITE ON SIGNALIZED CORNER

NWC of Benson Rd (NC-50) & Ten-Ten Rd
Garner, NC 27529



OFFERING SUMMARY

- Address:** 3316 Benson Rd, Garner, NC 27529
- Acreage:** Approximately 5.50 Acres (Will Subdivide)
- Sale Pricing:** \$600,000 Per Acre

PROPERTY HIGHLIGHTS

- Zoning:** CMX - Commercial Mixed-Use ([see use table](#))
- Utilities:** Water and Sewer Expected 2027 (call to discuss)
- Frontage:** ~ 465 Feet of Frontage on Benson Rd (NC-50)
- Access:** Potential for access on Benson Rd, Ten Ten Rd, and Jordan Rd.
- Traffic:** Nearly 30,000 VPD at The Intersection ([Traffic Counts are Prior to 540 Construction Completion](#))

Interested?

Contact us for more
information

Payton Reid

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(301) 514-0659

LOCATION DESCRIPTION

- Located in **Garner, NC (Wake County)** just a ~20 min drive to downtown **Raleigh** and less than **10 min** to **White Oak Crossing** Shopping Center.
- First **signalized intersection** traveling north from the newly opened (2024) **Hwy 540** interchange at **Benson Rd (NC-50)**.
- Potential for **multiple access points** on three sides!
- Exploding growth in the area with **~3,000 residential units planned or under construction** within 2.5 miles.
- 1 mile **Median Household Income of \$100k!**

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South
Atlantic
Sites



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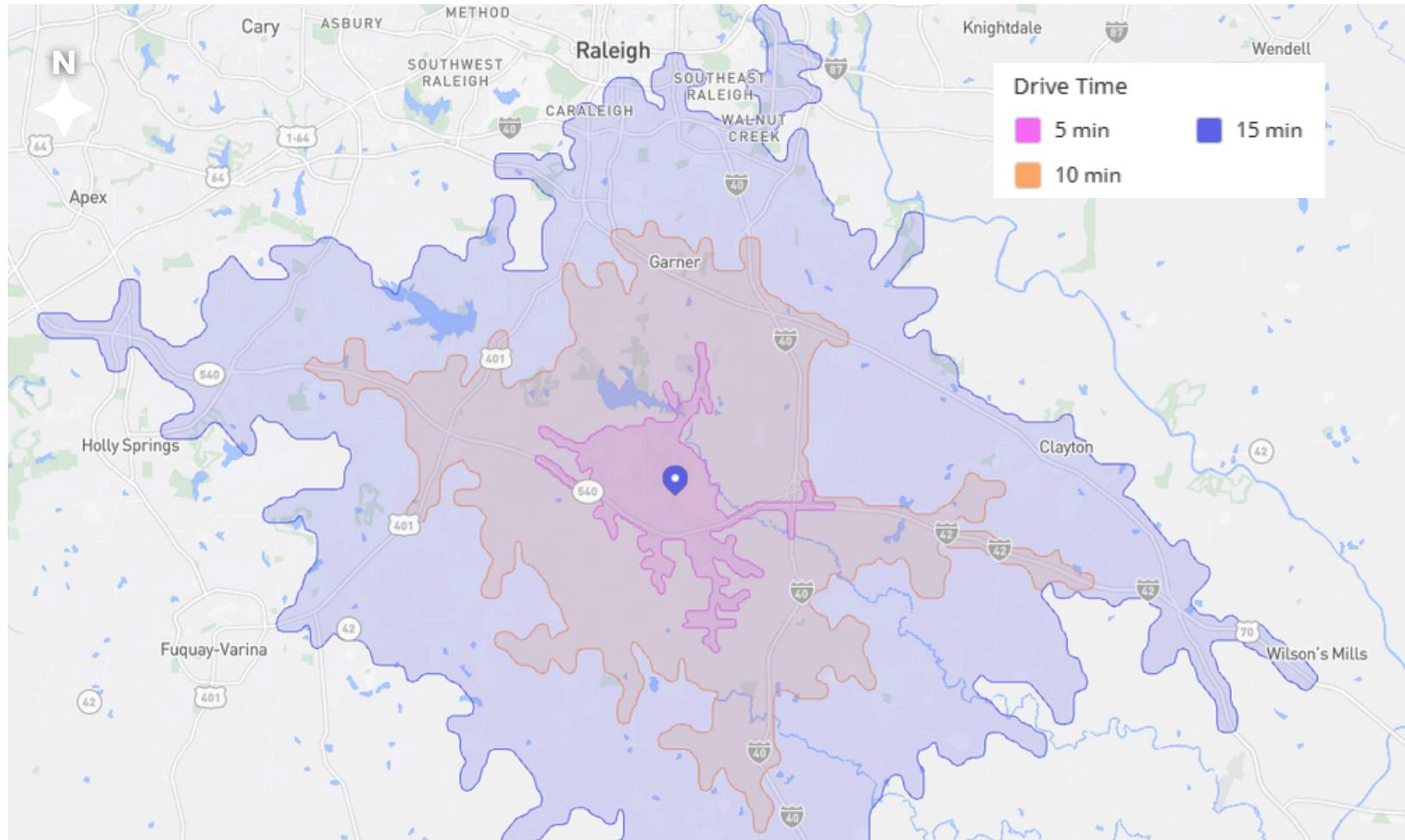
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DEMOGRAPHICS



Population	9,124	74,911	238,500
Households	3,333	28,524	87,499
Persons per Household	2.74	112	107
Household Median Income	\$99,833.94	139	134
Household Median Disposable Income	\$84,125.89	137	132
Household Median Discretionary Income	\$72,515.73	160	146
Average Income Per Person	\$43,346.5	108	113
Median Rent	\$1,718.29	139	121
Median House Value	\$436,111.11	127	123

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BENSON RD (NC-50) TRAFFIC ANALYSIS*

**Traffic counts do not capture the new (2024) 540 interchange at Benson Rd (NC-50). NCDOT anticipates 2025 count to exceed 30k VPD, growing to 40k+ VPD by 2050*



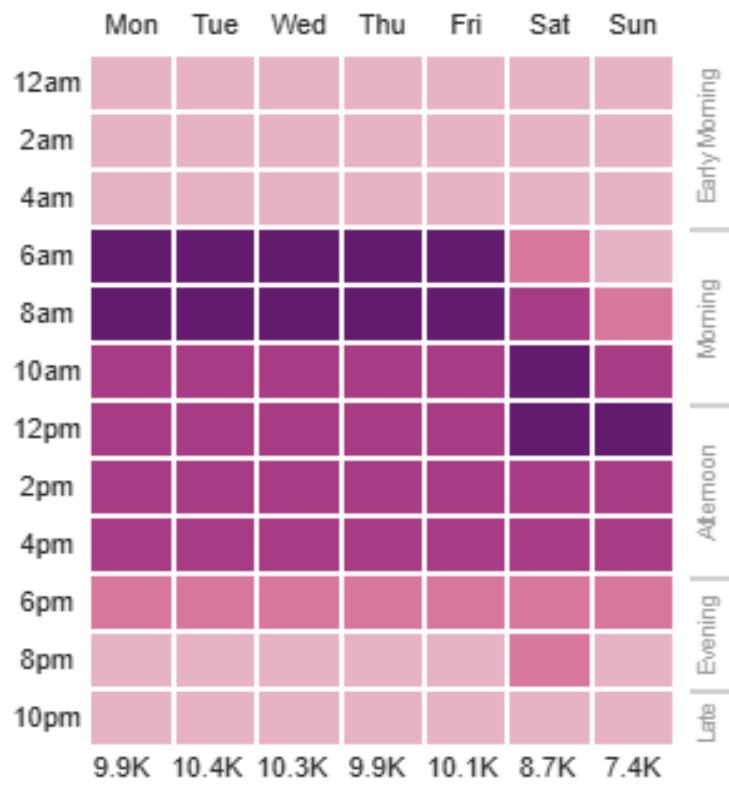
9,504 Cars | Average Daily Volume
Benson Road, NC 50



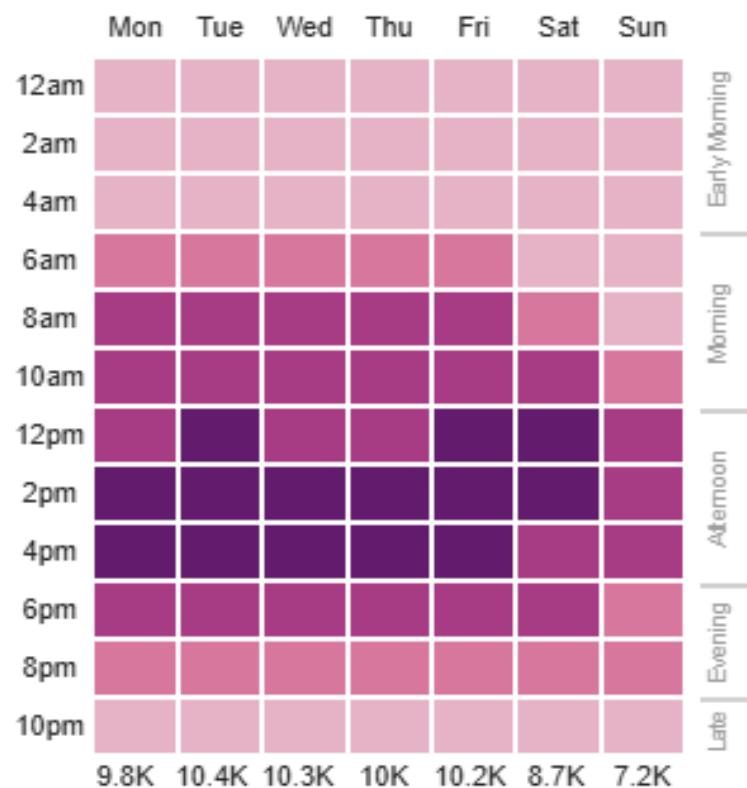
9,484 Cars | Average Daily Volume
Benson Road, NC 50



Northbound



Southbound



Avg. Cars/Hour



Avg. Cars/Hour



Site benefits from steady traffic throughout the day and is located on the strong evening side of the Benson Rd (NC-50) with counts during PM commute hours exceeding 900 per hour.

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