

# 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





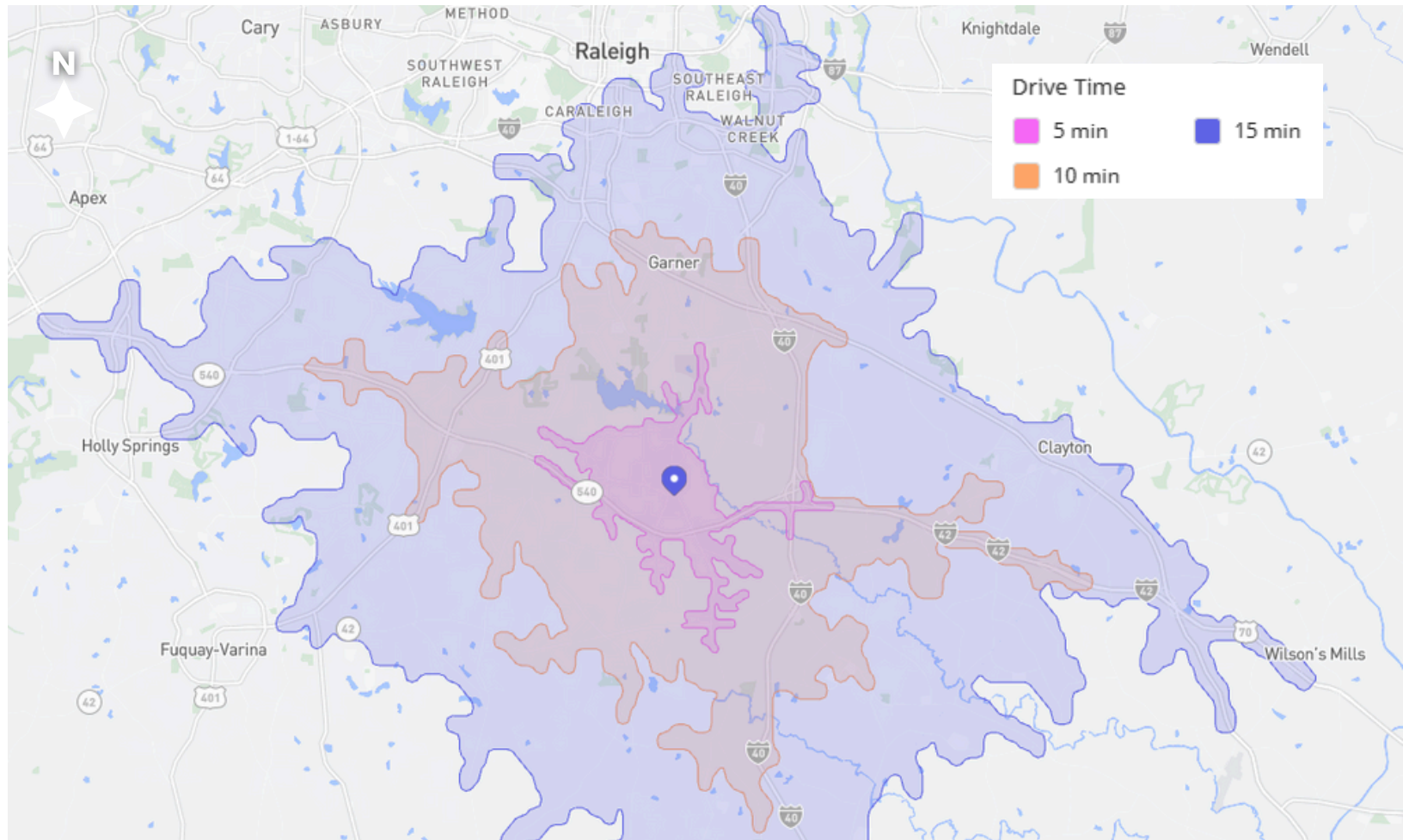
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## DEMOGRAPHICS



Population	9,124	74,911	238,500
Households	3,333	28,524	87,499
Persons per Household	2.74	2.61	2.71
Household Median Income	\$99,833.94	\$95,865.71	\$89,835.52
Household Median Disposable Income	\$84,125.89	\$81,224.24	\$76,524.33
Household Median Discretionary Income	\$72,515.73	\$66,154.54	\$59,583.31
Average Income Per Person	\$43,346.5	\$45,308.57	\$41,488.63
Median Rent	\$1,718.29	\$1,503.73	\$1,465.5
Median House Value	\$436,111.11	\$421,299.13	\$395,422.8

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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*

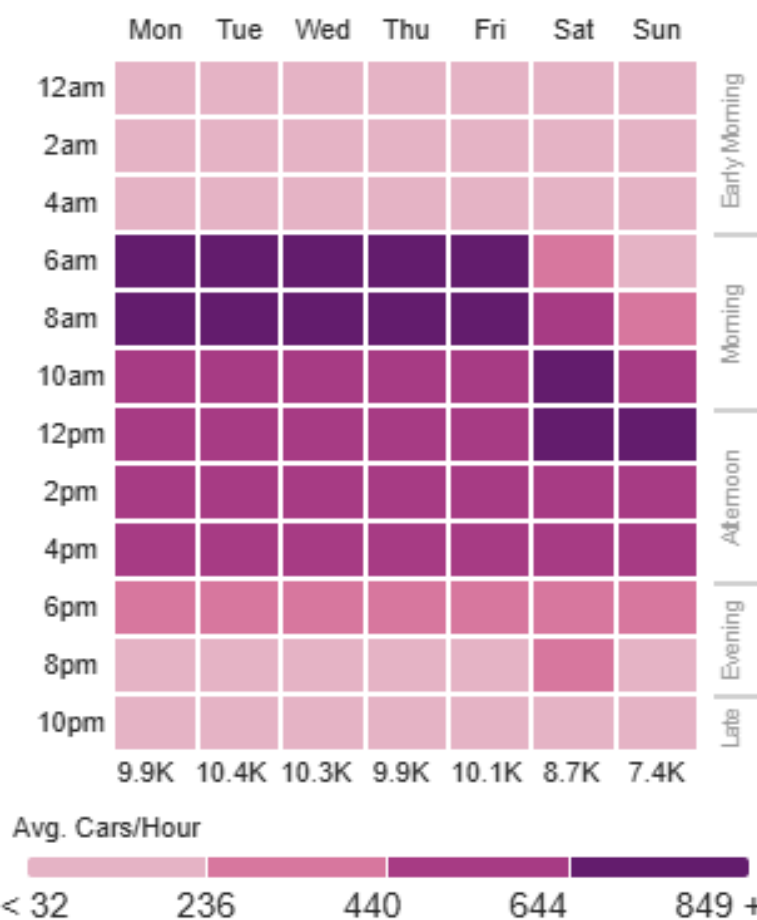


9,504 Cars | Average Daily Volume  
Benson Road, NC 50

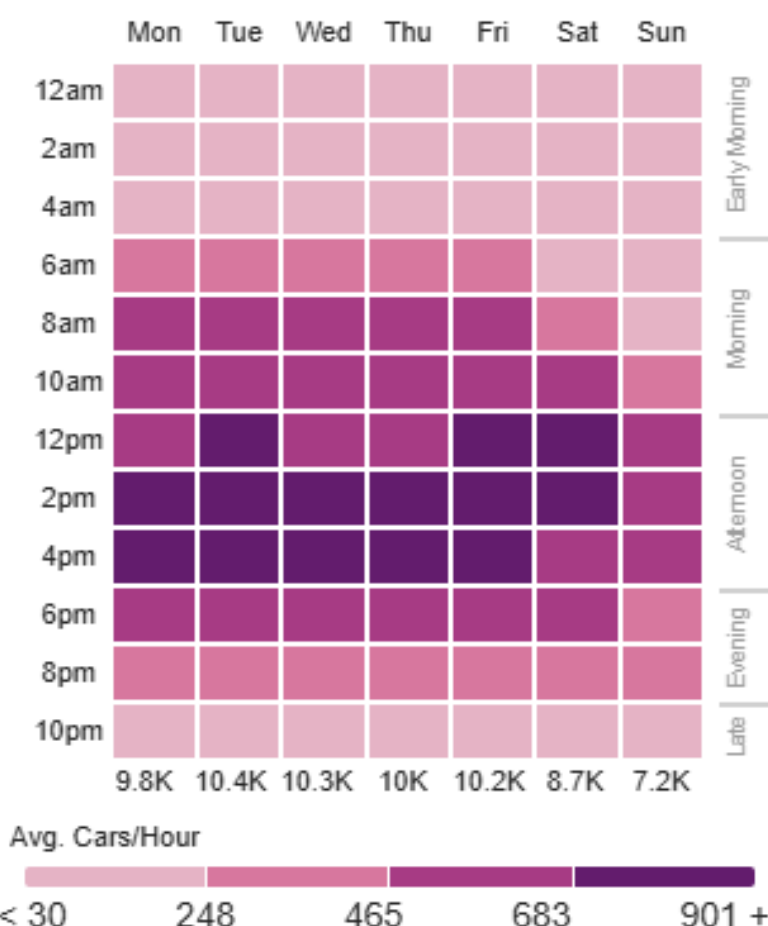


9,484 Cars | Average Daily Volume  
Benson Road, NC 50

#### Northbound



#### Southbound



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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