



TRADEMARK
PROPERTIES

3725 BENSON ROAD

GARNER, NC 27529

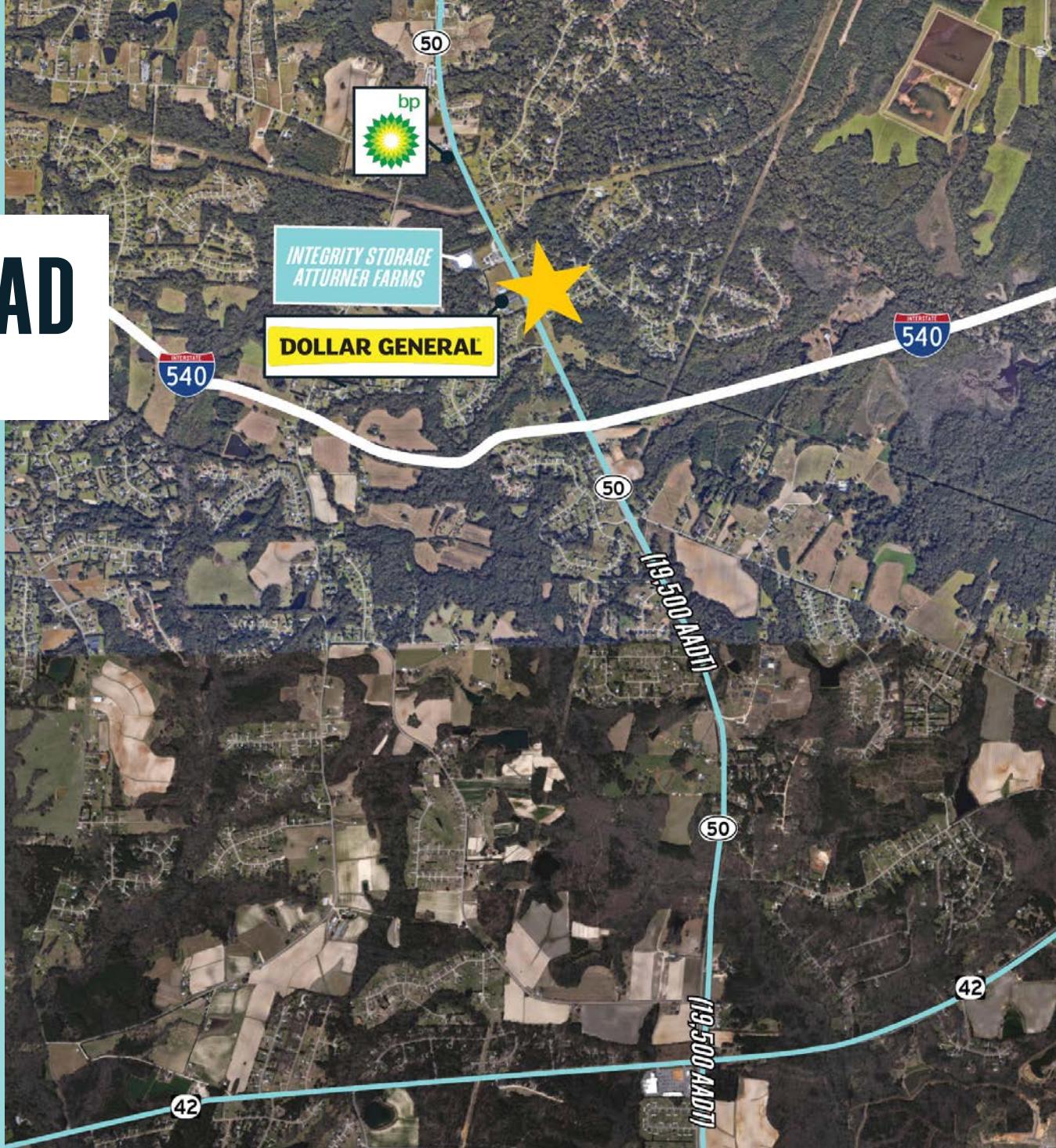
1.08 ACRES FOR SALE

LISTING BROKER:

MIKE KEEN

919.573.1392 (O) | 919.795.1944 (M)

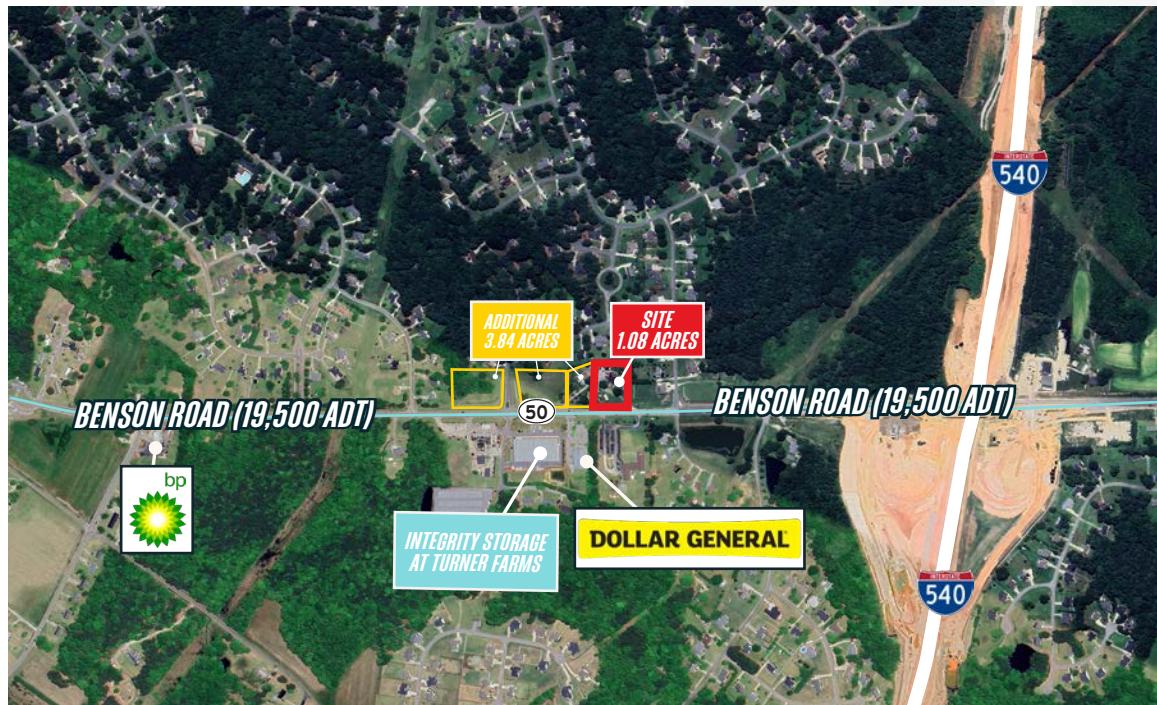
MKEEN@TRADEMARKPROPERTIES.COM



1001 WADE AVENUE SUITE 300, RALEIGH, NC 27605
TRADEMARKPROPERTIES.COM | 919-782-5552

PROPERTY DESCRIPTION

- Commercially zoned 1.08-acre parcel located in a highly visible and accessible area
- Additional adjoining parcels are available, providing up to 3.84 total acres if needed
- The property is currently used by a landscape contractor
- Within the Wake County Planning Jurisdiction with Highway District zoning (HD)
- The Highway District is a low-density residential district comparable to the R-30 District
- Allows a wide range of nonresidential uses with a Special Use Permit
- Uses include:
 - Neighborhood/convenience-oriented retail (with gas sales), Child Daycare, Financial Services (S), Office (S), Outdoor Recreation(S)
- Average Daily Traffic (ADT): 19,500 (2023) — prior to the opening of I-540
- The property is positioned at the I-540 and NC-50 interchange, a growing corridor with several large developments currently in design
- Public water and sewer infrastructure is in active planning for this area, enhancing future development potential



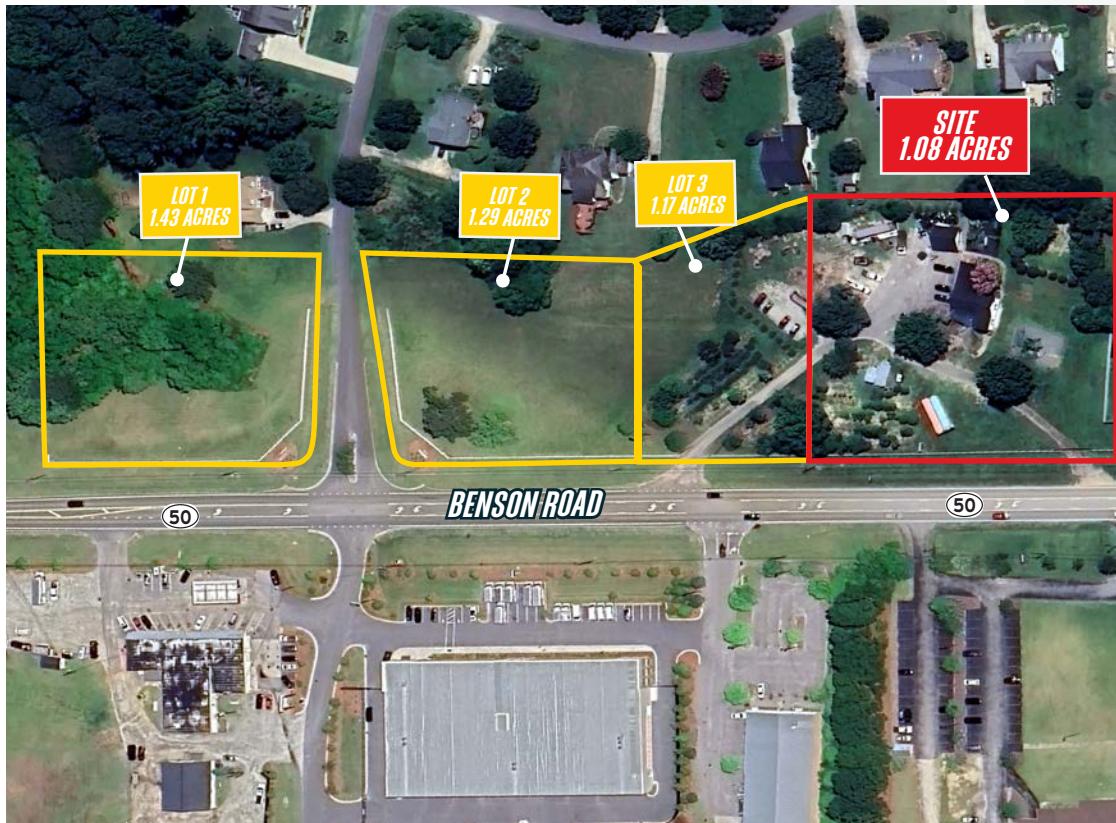
SALE PRICE: \$554,715

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ADDITIONAL ACREAGE OPPORTUNITY

- › **LOT 1 - 0 Turner Farms Road (PIN# 1618548763)**
 - › 1.43 Acres
 - › HD zoning
 - › Well with designed septic system (Cromaflow)
- › **LOT 2 - 0 Turner Farm Road (PIN#1618549493)**
 - › 1.29 Acres
 - › HD zoning
 - › Well with designed septic system (Cromaflow)
- › **LOT 3 - 0 Benson Road (PIN#1618641157)**
 - › 1.17 Acres
 - › HD zoning
 - › Well with designed septic system (Cromaflow)
 - › Wraps around existing Lot 4

LOT #	SALE PRICE
1	\$250,000
2	\$387,000
3	\$350,000

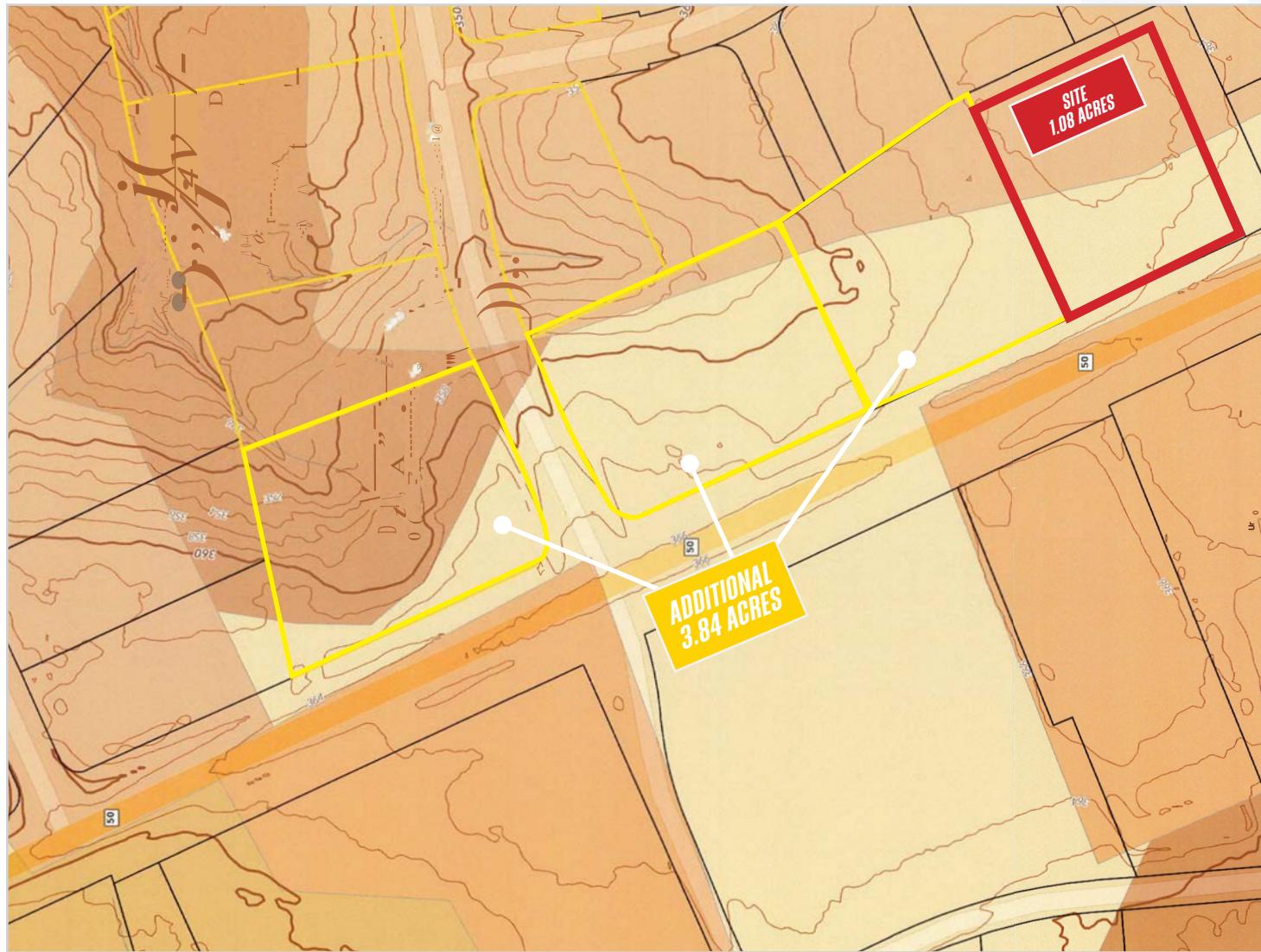


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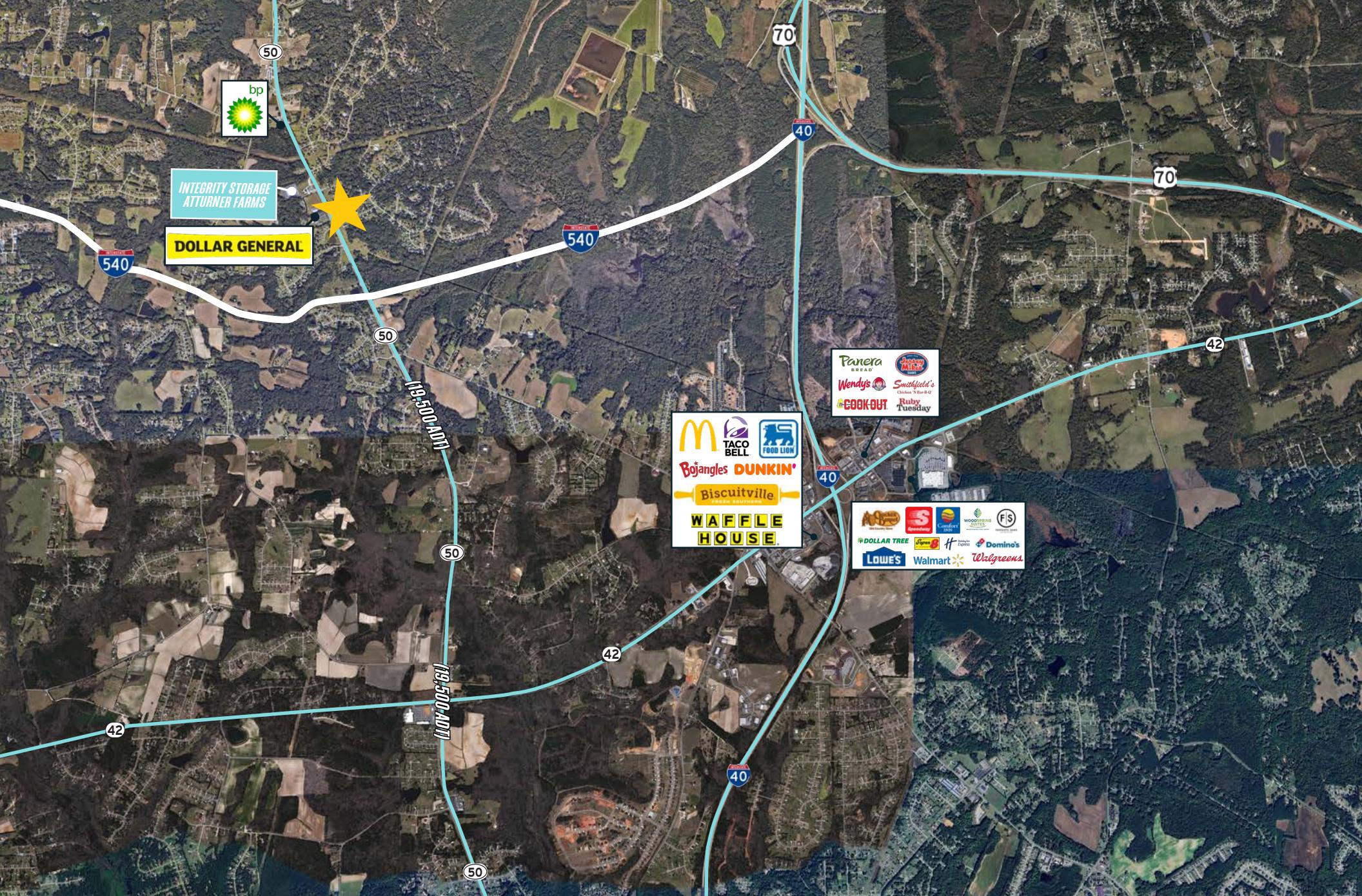
SOILS MAP



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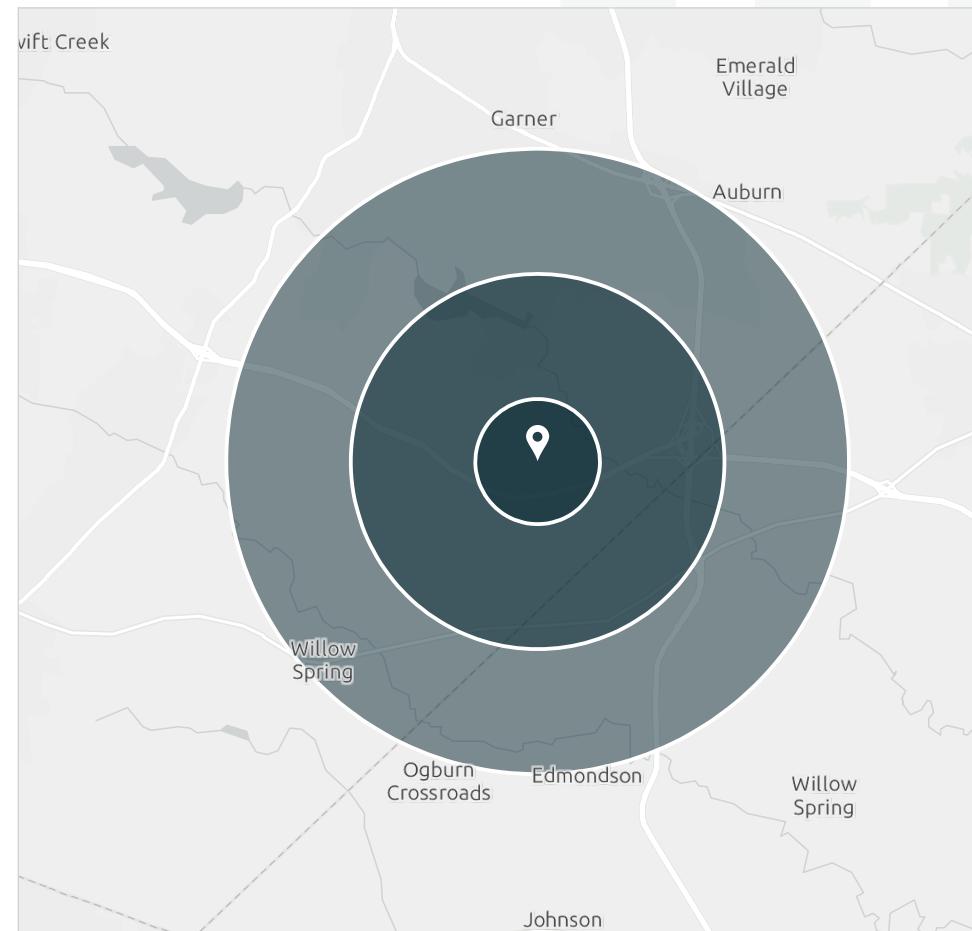
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DEMOGRAPHICS

	1 Mile	3 Miles	5 Miles
2025 POPULATION	1,522	25,002	71,708
2030 POPULATION (PROJECTED)	1,513	27,176	77,529
2025 HOUSEHOLDS	578	9,587	27,771
2030 HOUSEHOLDS (PROJECTED)	584	10,591	30,456
OWNER-OCCUPIED HOUSING UNITS	487	7,960	21,622
RENTER-OCCUPIED HOUSING UNITS	91	1,627	6,149
2025 AVERAGE HOUSEHOLD INCOME	\$126,664	\$128,984	\$127,916
2030 AVG HOUSEHOLD INCOME (PROJECTED)	\$138,474	\$142,853	\$141,812



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THIS IS OUR TRADEMARK

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