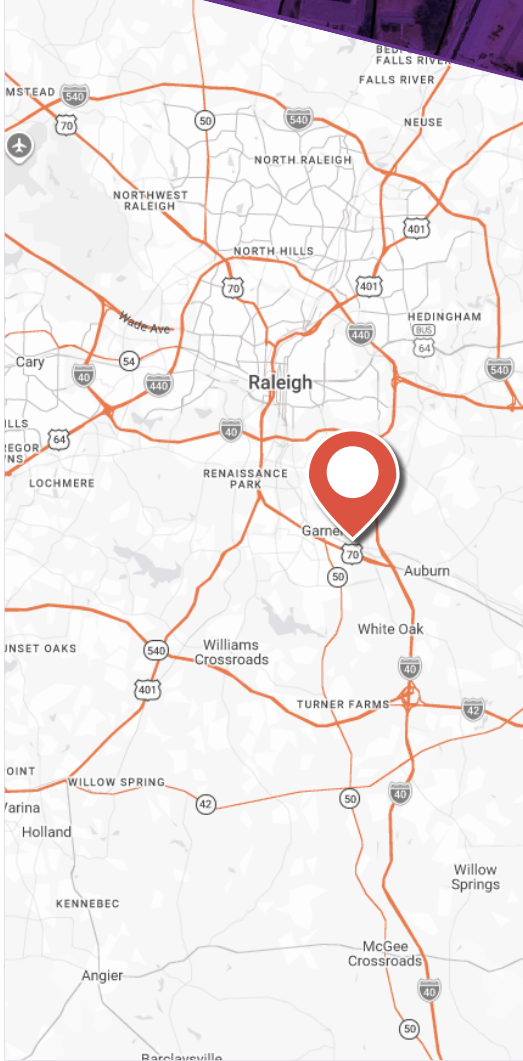


FOR SALE

MIXED MEDICAL & RETAIL OPPORTUNITY

±21.99-ACRE ASSEMBLAGE

0 Jones Sausage Road
Garner, NC



HIGHLIGHTS

- ±21.99-acre corner assemblage
- Strong visibility and access
- Location within a growing Garner submarket
- Flexibility for medical, retail, and complementary commercial uses
- Proximity to I-40 interchange and regional transportation corridors
- Positioned near new office, industrial, and mixed-use development
- Significant frontage along Jones Sausage Rd and E. Garner Rd
- Ideal for phased development or multi-tenant commercial projects



±21.99 Acres
SITE SIZE



CMX (Town Of Garner)
ZONING



Approximate water & sewer locations available
UTILITIES



Bryson White
919-414-2470
bwallinrealty@gmail.com



Kyle White
919-422-8840
kw4allinrealty@gmail.com

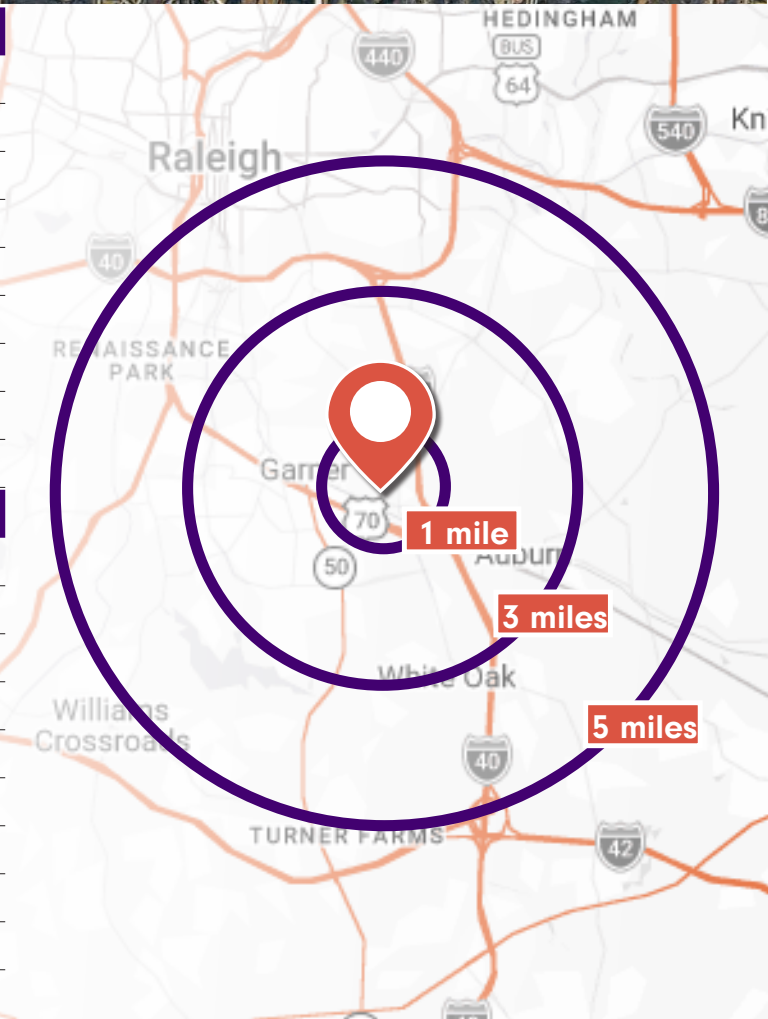


ALL IN REALTY, LLC



2025 SUMMARY	1 MILE	3 MILES	5 MILES
Population	2,282	43,705	115,140
Households	913	17,318	42,986
Families	552	10,851	27,890
Average Household Size	2.49	2.50	2.62
Owner Occupied Housing Units	530	10,646	26,958
Renter Occupied Housing Units	383	6,672	16,028
Median Age	39.0	37.9	36.7
Median Household Income	\$83,787	\$79,132	\$80,807
Average Household Income	\$111,374	\$105,132	\$104,765

2030 SUMMARY	1 MILE	3 MILES	5 MILES
Population	2,320	45,421	124,970
Households	940	18,235	47,358
Families	563	11,269	30,331
Average Household Size	2.46	2.47	2.58
Owner Occupied Housing Units	558	11,326	29,315
Renter Occupied Housing Units	381	6,909	18,043
Median Age	40.6	39.1	37.8
Median Household Income	\$107,490	\$93,013	\$96,009
Average Household Income	\$129,466	\$117,678	\$118,793

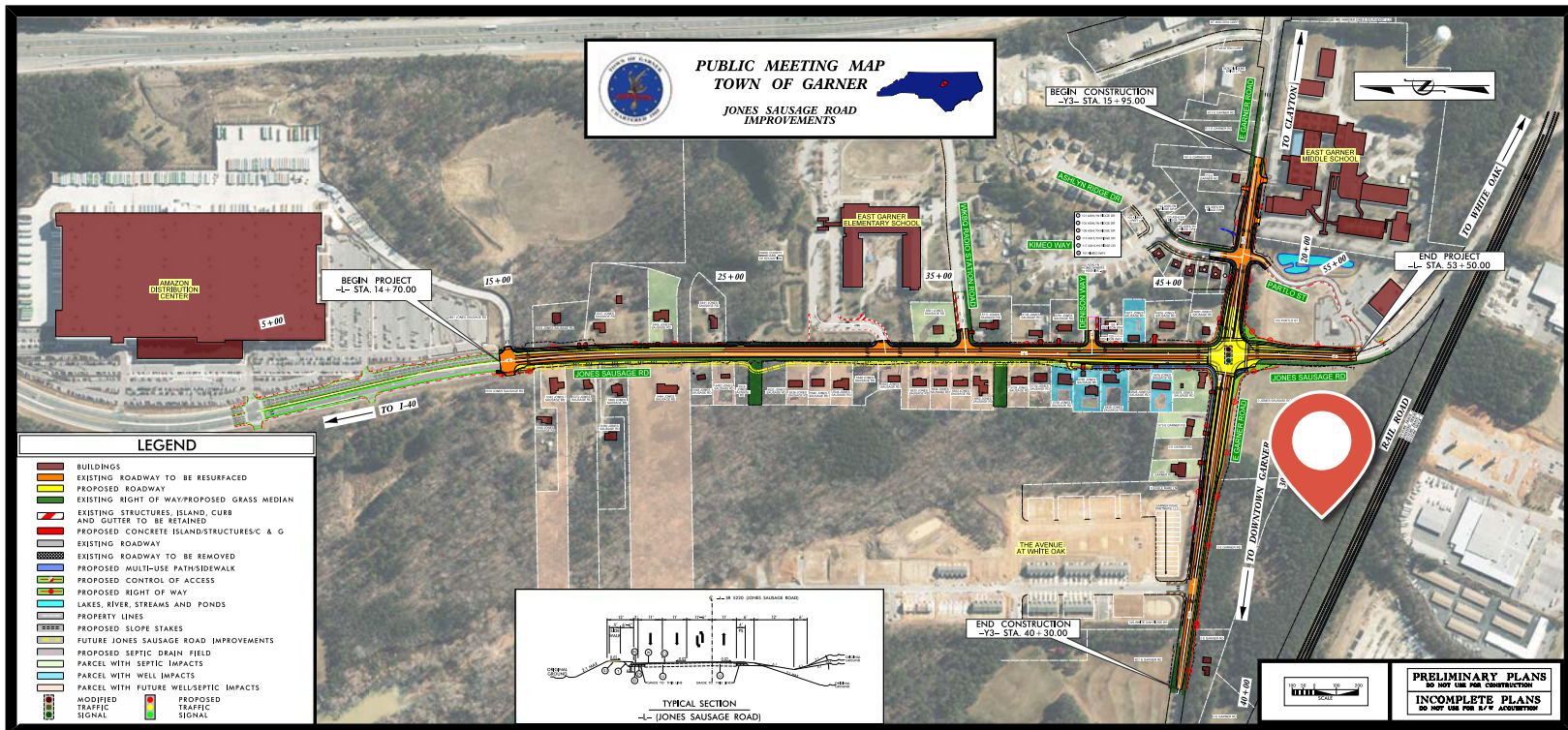


Bryson White
 919-414-2470
 bwallinrealty@gmail.com



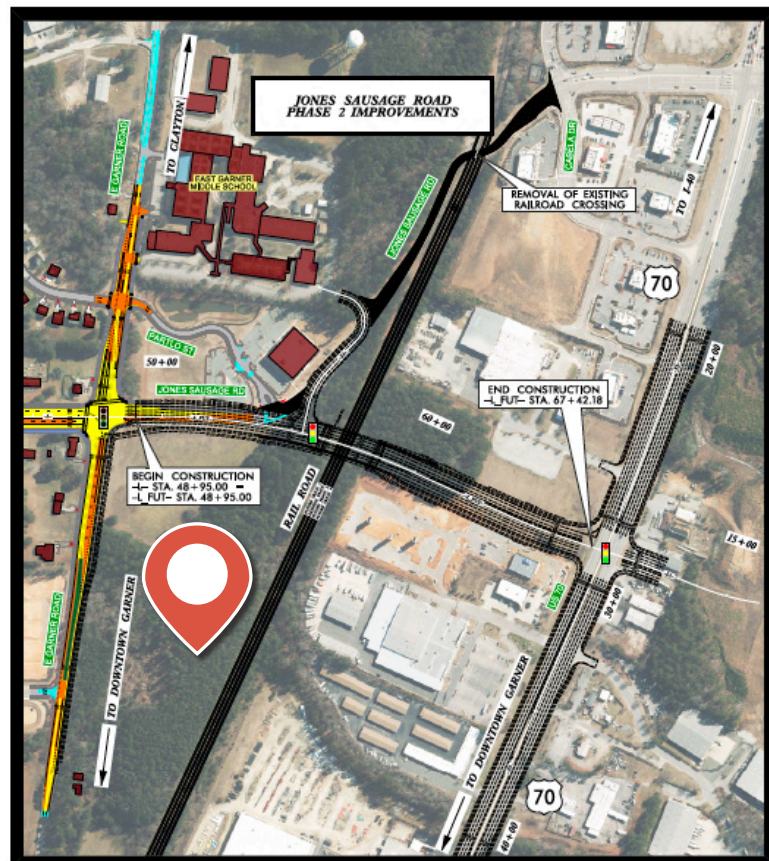
Kyle White
 919-422-8840
 kw4allinrealty@gmail.com





JONES SAUSAGE ROAD NORTH IMPROVEMENT PROJECT

- Major corridor upgrade along Jones Sausage Road between East Garner Road and the Amazon distribution area, supporting rapid growth in the region
- Expansion from a two-lane road to a multi-lane divided roadway, increasing traffic capacity and improving overall flow
- Intersection enhancements at East Garner Road including turn lanes, signal upgrades, and improved access
- Addition of sidewalks, multi-use paths, and modern infrastructure (curb, gutter, drainage) to support future residential and commercial development
- Strategic public investment designed to reduce congestion, improve connectivity to I-40, and



Bryson White
 919-414-2470
 bwallinrealty@gmail.com



Kyle White
 919-422-8840
 kw4allinrealty@gmail.com



NEARBY DEVELOPMENTS

US-70 / White Oak Tier 1 Growth Corridor

- Designated Priority Investment Area by the Town of Garner
- Targeted for mixed-use, higher-density residential, and commercial development

The Villages at Garner Station

- 97-acre master planned community
- ~900-1,000 planned residential units along with commercial space

Yeargan Park

- 70+ acre public park
- Phase 1 under construction includes athletic fields, playground, trails and greenway connections
- Planned delivery ~2026

White Oak Road Corridor Improvements

- Ongoing road widening, intersection upgrades, and new roundabout infrastructure
- Improving traffic flow, accessibility, and development readiness

WakeMed Garner Healthplex Expansion / Medical Park

- Existing high-volume ER and outpatient facility along the US-70 corridor
- Planned transition into a medical office and outpatient services hub supporting the new hospital

UNC Health Proposed Emergency Department

- \$24M planned freestanding emergency department and urgent care facility
- Designed to serve rapid population growth in southern Wake County

E District

- 225-acre, large scale, mixed-use project including residential and commercial use

WakeMed Whole Health Campus

- New 200+ bed hospital campus including mental health and acute care facilities
- Anchors a 220+ acre mixed-use wellness district integrating healthcare, residential, and commercial uses



Bryson White

919-414-2470

bwallinrealty@gmail.com



Kyle White

919-422-8840

kw4allinrealty@gmail.com



ALL IN REALTY, LLC