

FOR SALE > IMPROVED LAND

Colliers
INTERNATIONAL

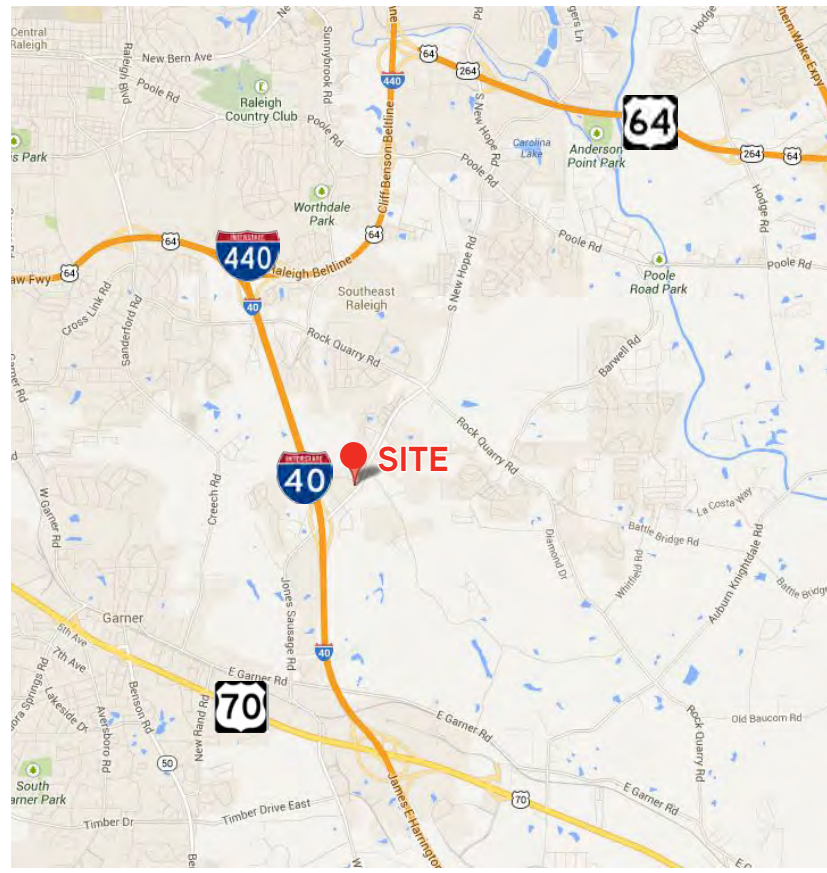
40 East Business Park

3900 Jones Sausage Road Garner, NC 27529

PRICE REDUCED!

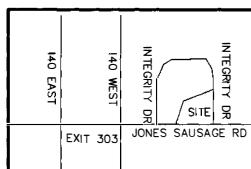


- LOCATION** > 3900 Jones Sausage Road
> Lot 18, 40 East Business Park Garner, NC
> Corner location, adjacent to Smithfield Chicken 'n Bar-B-Q, Bojangles, Wilco Hess
- ACREAGE** > 3.18 Acres
- PRICING** > \$850,000 **\$750,000**
- FEATURES** > Power, Gas, Water, and Sewer
- ZONING** > Current: CUD-Ind 1
> Anticipated 2/14/2016: CUD-IX-5
- TRAFFIC** > 15,000 AADT on Jones Sausage Rd.
> 104,000 AADT on I-40
- BEST USES** > Retail, Office, Hotel, Flex
- 2015 DEMOGRAPHICS (3 MI. RADIUS)**
> Population: 46,414
> Avg. HH Income: \$57,466



Duke Boykin
Vice President
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COLLIERS INTERNATIONAL
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www.colliers.com/rdu



VICINITY MAP (NOT TO SCALE)

REFERENCES:
BOM 1998 PG 843
ZONED Z-33-88 (ORD# 209 ZC 233)
PIN #S
LOT 17 17221.18-40-5130
LOT 18 17221.18-40-8050
LOT 19 17221.06-49-6728
LOT 20 17221.06-49-4632

THIS SURVEY:

- ☐ 1) CREATES A SUBDIVISION OF LAND WITHIN THE AREA OF A COUNTY OR MUNICIPALITY THAT HAS AN ORDINANCE THAT REGULATES PARCELS OF LAND.
- ☐ 2) IS LOCATED IN A PORTION OF A COUNTY OR MUNICIPALITY THAT IS UNREGULATED AS TO AN ORDINANCE THAT REGULATES PARCELS OF LAND.
- ☐ 3) IS OF ONE OF THE FOLLOWING:
 - a) IS OF AN EXISTING PARCEL OR PARCELS OF LAND AND DOES NOT CREATE A NEW STREET OR CHANGE AN EXISTING STREET.
 - b) IS OF AN EXISTING BUILDING OR OTHER STRUCTURE OR NATURAL FEATURE, SUCH AS A WATERCOURSE.
 - c) IS A CONTROL SURVEY.
- ☒ 4) IS OF ANOTHER CATEGORY SUCH AS THE RECOMBINATION OF EXISTING PARCELS, A COURT-ORDERED SURVEY OR OTHER EXCEPTION TO THE DEFINITION OF SUBDIVISION.
- ☐ 5) FROM THE INFORMATION AVAILABLE, THE SURVEYOR IS UNABLE TO MAKE A DETERMINATION OF PROVISIONS (1) THRU (4).

4/13/00 *Ethan N. Stauffer*
DATE SURVEYOR

SURVEYORS STATEMENT:

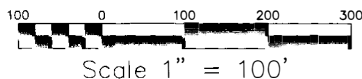
THIS PLAT IS A CORRECT REPRESENTATION OF THE LAND PLATTED, BUT A NORTH CAROLINA LICENSED ATTORNEY-AT-LAW SHOULD BE CONSULTED CONCERNING CORRECT OWNERSHIP, WITH AND LOCATION OF EASEMENTS; ANY CEMETERIES OR FAMILY BURYING GROUNDS NOT SHOWN ON RECORDED MAPS OR DEEDS MADE AVAILABLE TO THE SURVEYOR BY THE PRESENT OWNERS AT TIME OF THIS SURVEY AND OTHER TITLE QUESTIONS REVEALED BY TITLE EXAMINATION. NO RESPONSIBILITY OF ANY OTHER NATURE IS ASSUMED BY THE SURVEYOR FOR ANY CONDITIONS WHICH MAY PRESENTLY EXIST BUT ARE UNKNOWN SUCH AS WETLANDS, FAMILY BURYING GROUNDS, TOXIC OR HAZARDOUS WASTE MATERIALS, ETC.

Wake County, NC 118
Laura R. Riddick, Register of Deeds
Presented & Recorded 05/02/2000 10:17:16
Book : 070888 Page : 88748

STATE OF NORTH CAROLINA, WAKE COUNTY
LETHAN N. STAUFFER, DO HEREBY CERTIFY THAT THIS PLAT WAS DRAWN UNDER MY SUPERVISION FROM AN ACTUAL SURVEY MADE UNDER MY SUPERVISION USING REFERENCES SHOWN HEREON; THAT THE BOUNDARIES NOT SURVEYED ARE SHOWN AS BROKEN LINES PLOTTED FROM INFORMATION SHOWN HEREON; THAT THE RATIO OF PRECISION AS CALCULATED IS 1:10,000; THAT THIS PLAT WAS PREPARED IN ACCORDANCE WITH G.S. 47-30 AS AMENDED. WITNESS MY ORIGINAL SIGNATURE, REGISTRATION NUMBER, AND SEAL THIS 13TH DAY OF APRIL, A.D. 2000.



Ethan N. Stauffer
SURVEYOR
L - 3839
REGISTRATION NUMBER



STATE OF NORTH CAROLINA, WAKE COUNTY

THIS INSTRUMENT WAS PRESENTED FOR REGISTRATION AND RECORDING THIS DAY OF 20 AT

REGISTER OF DEEDS DEPUTY REG. OF DEEDS
RECORDED IN BOM PG

METES AND BOUNDS FOR NEW PRIVATE STORM DRAIN AND COMMON CROSS ACCESS EASEMENT.

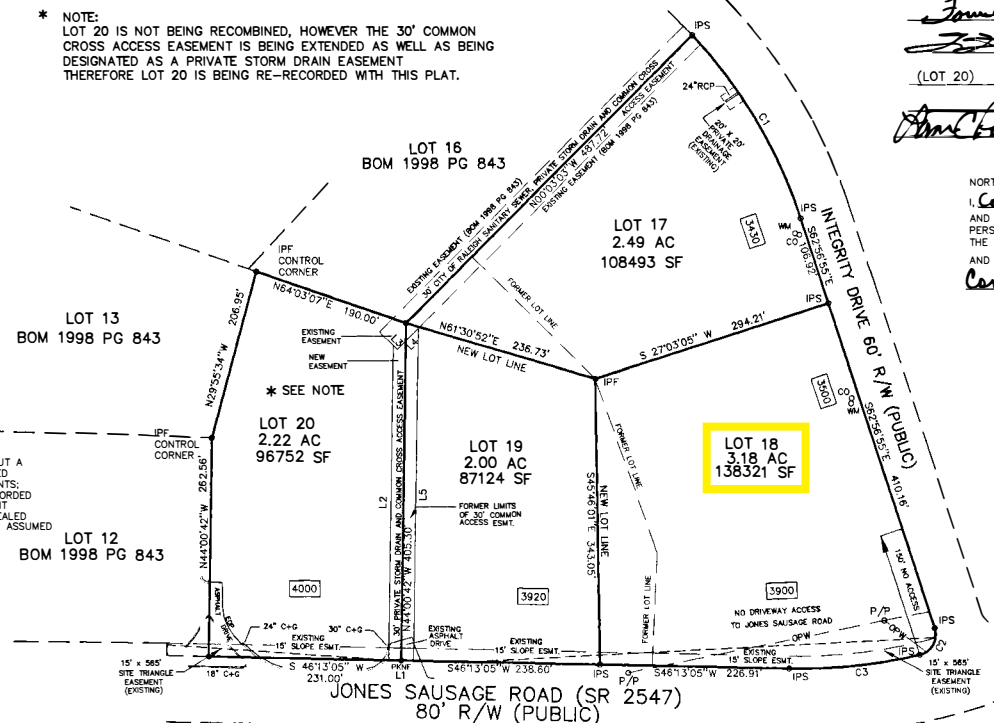
NUMBER	DIRECTION	DISTANCE
L1	S46°13'05"W	30.00'
L2	N44°00'42"E	378.02'
L3	N89°56'57"E	6.90'
L4	N00°03'03"W	36.06'
L5	S44°00'42"E	399.30'



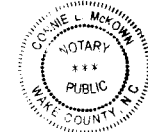
NORTH CAROLINA, WAKE COUNTY
I, *Cathy B. Ruckley*, A NOTARY PUBLIC FOR SAID COUNTY AND STATE HEREBY CERTIFY THAT *Forrest H. Ball, T.F. Crowder* PERSONALLY APPEARED BEFORE ME THIS DAY AND ACKNOWLEDGED THE EXECUTION OF THE FOREGOING INSTRUMENT. WITNESS MY HAND AND SEAL THIS 19 DAY OF April, 2000. MY COMMISSION EXPIRES

Cathy B. Ruckley
NOTARY PUBLIC

* NOTE:
LOT 20 IS NOT BEING RECOMBINED, HOWEVER THE 30' COMMON CROSS ACCESS EASEMENT IS BEING EXTENDED AS WELL AS BEING DESIGNATED AS A PRIVATE STORM DRAIN EASEMENT THEREFORE LOT 20 IS BEING RE-RECORDED WITH THIS PLAT.



NORTH CAROLINA, WAKE COUNTY
I, *Connie L. McKenna*, A NOTARY PUBLIC FOR SAID COUNTY AND STATE HEREBY CERTIFY THAT *Laurie C. Poole et al* PERSONALLY APPEARED BEFORE ME THIS DAY AND ACKNOWLEDGED THE EXECUTION OF THE FOREGOING INSTRUMENT. WITNESS MY HAND AND SEAL THIS 13 DAY OF APRIL, 2000 MY COMMISSION EXPIRES 5/5/03
Connie L. McKenna
NOTARY PUBLIC



RECOMBINATION MAP OF LOTS 17, 18 AND 19 AND RE-RECORDING OF LOT 20
40 EAST BUSINESS PARK
ST. MARY'S TOWNSHIP, WAKE COUNTY, NORTH CAROLINA
DATE: APRIL 13, 2000

ZONED Z-33-88 (ORD# 209 ZC 233)

OWNER: CMC-R F PROPERTIES
1027 HWY 70 WEST
GARNER, N.C. 27529
(919) 772-0170

OWNER: LOT 20
ST. FORTY ASSOC.
PO BOX 20368
RALEIGH, N.C. 27619

R-63-00
S-57-96



STAUFFER AND ASSOCIATES
SURVEYORS, P.A.

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