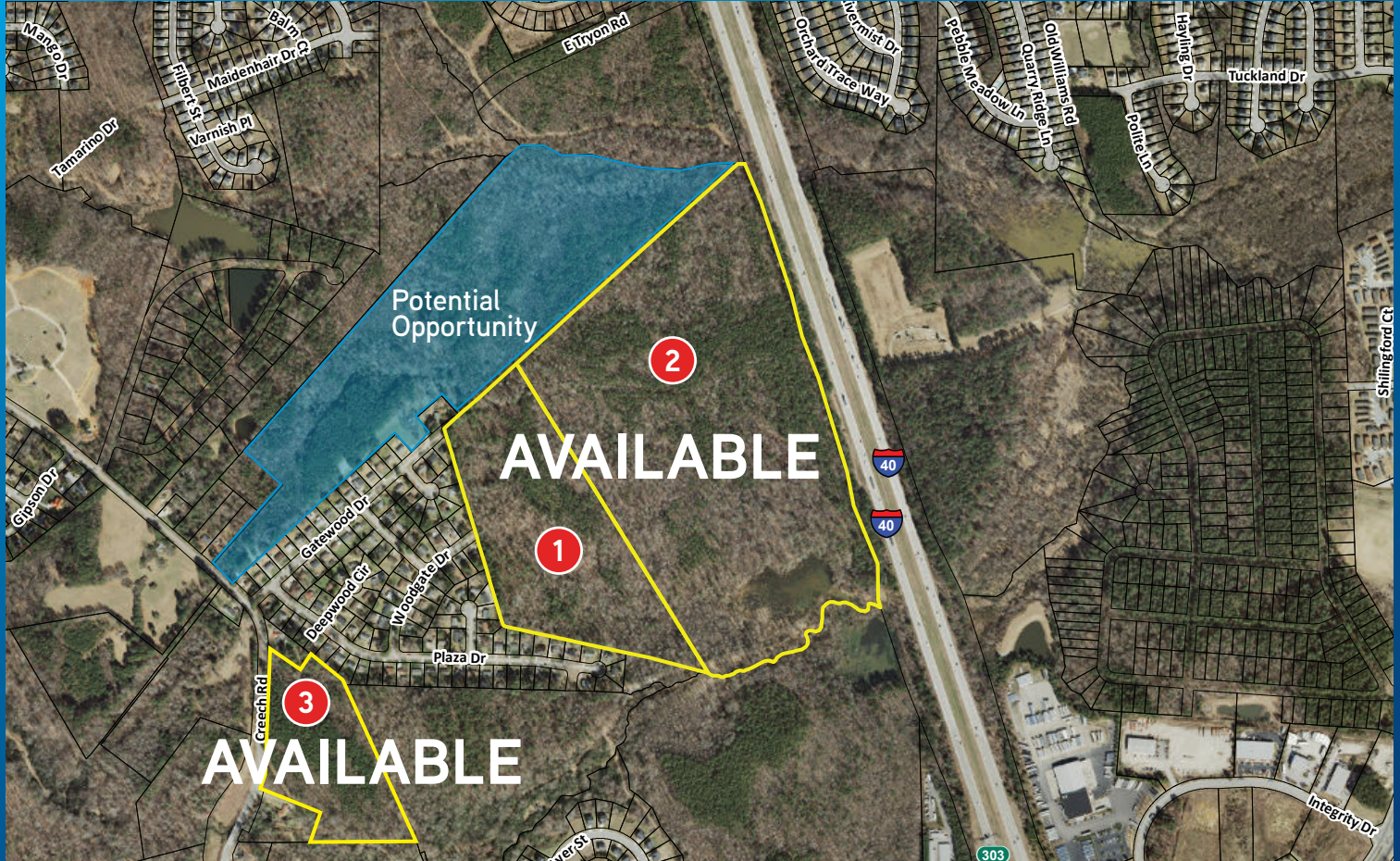


FOR SALE > RESIDENTIAL LAND

Jones Sausage Rd. Development

Garner, NC 27529



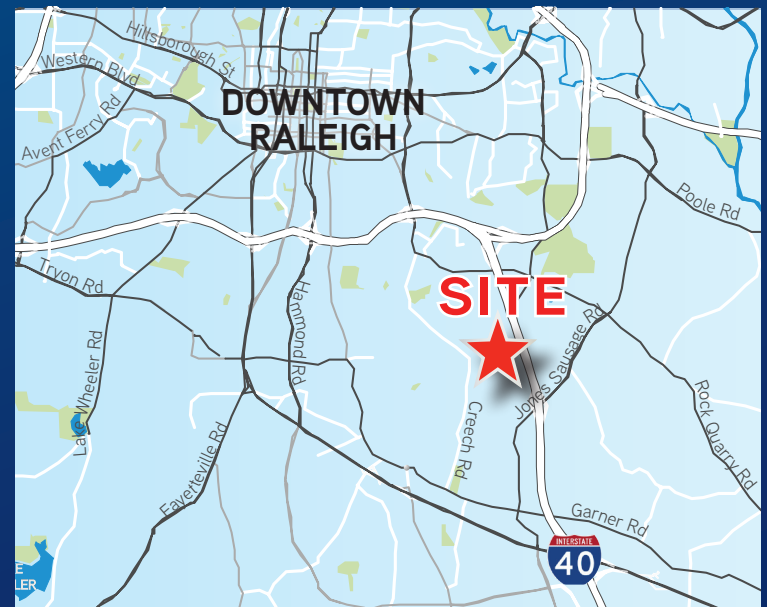
SINGLE-FAMILY DEVELOPMENT SITE IN IDEAL LOCATION

112.72 ACRES AVAILABLE; ±47.13 ACRES POTENTIALLY AVAILABLE

AVAILABLE

#	Address	Price/Acre	Acres
1	0 Creech Rd. (R-20)	\$35,000	25.25
2	0 Jones Sausage Rd. (R-12)	\$20,000	74.46
3	0 Creech Rd. (R-9)	\$45,000	13.01
TOTAL AVAILABLE ACRES:			112.72
Potential Opportunity: 405 Gatewood Dr.			47.13

HIGH GROWTH	Easy access to I-40
BEST USE	Residential Development
ZONING	R-20, R-12, R-9
AVAILABILITY	IMMEDIATE
UTILITIES	Water & Sewer Available to Site



Jim Anthony

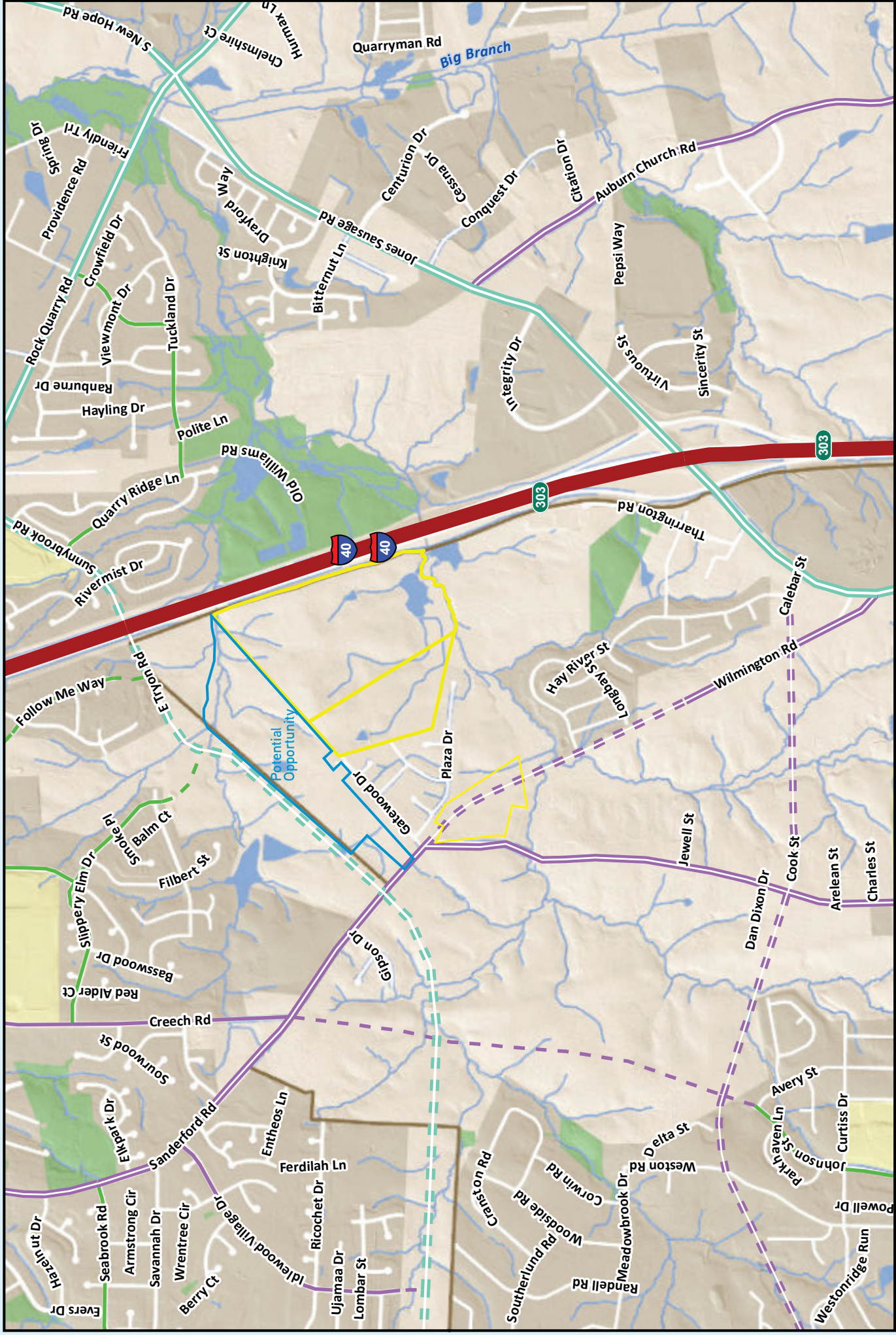
Principal/CEO
919 582 3100
jim.anthony@colliers.com

David Batten

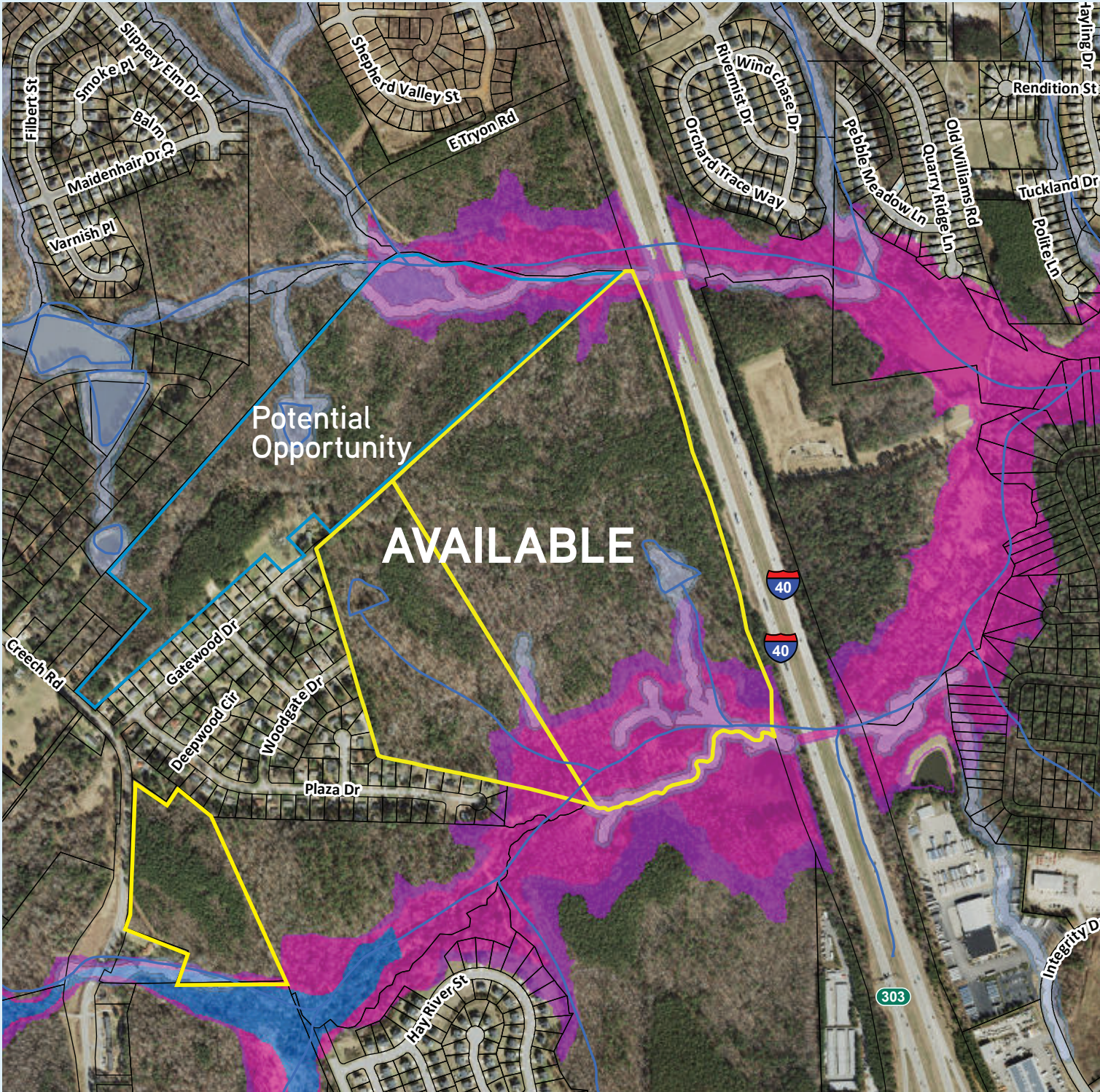
Vice President
919 582 3117
david.batten@colliers.com

COLLIERS INTERNATIONAL
702 Oberlin Road, Suite 400
Raleigh, NC 27605
www.colliers.com

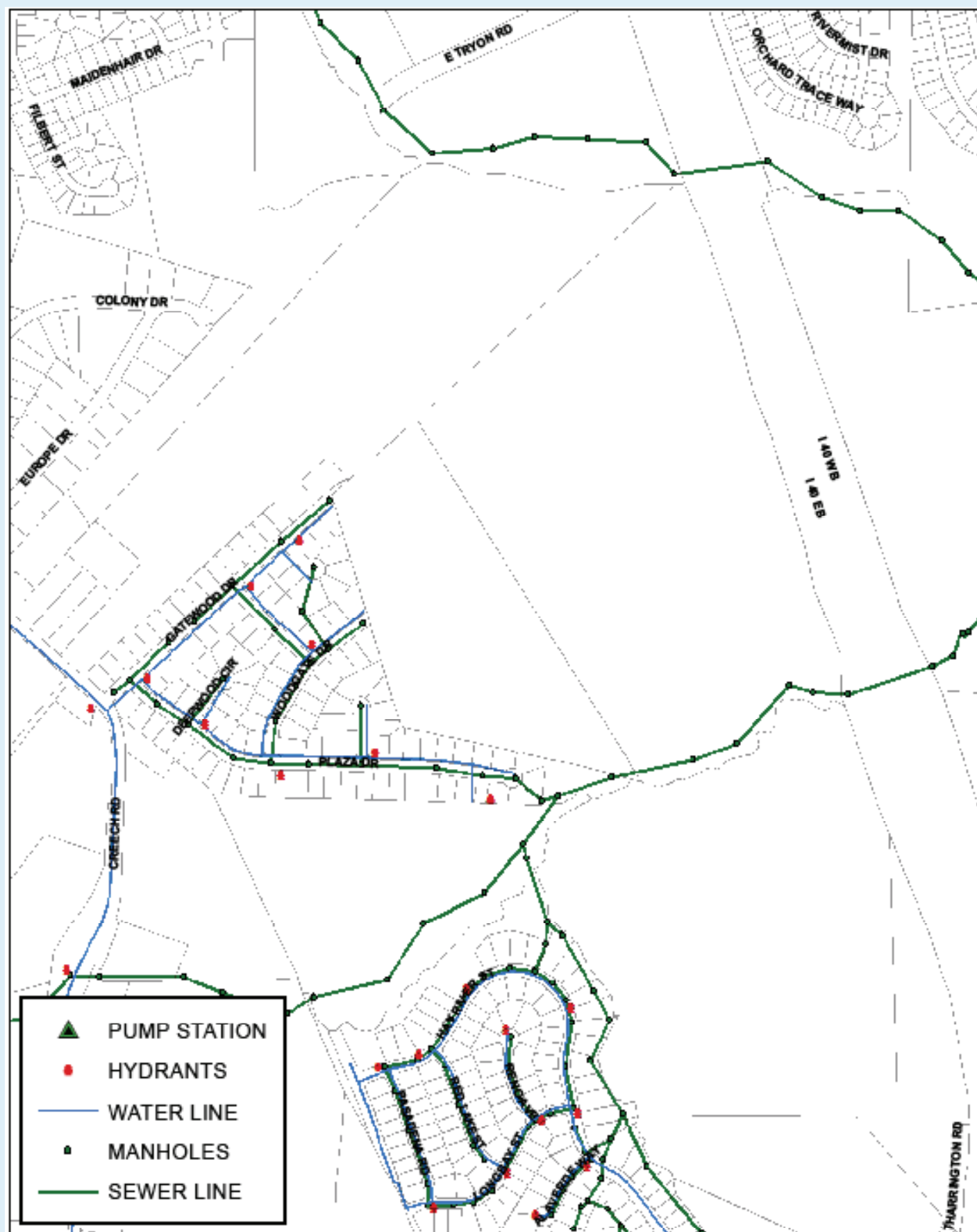
Transportation



Water Features



Sewer



Zoning



R-9 Single-Family Residential

Description: This district allows single-family structures on lots of at least 9,000 square feet (0.20 acres). Properties zoned R-9 are typically found in urban areas inside the Town's corporate limits and are primarily single-family residential neighborhoods.

Permitted Uses: Single-family site built and modular homes*; Residential Cluster Developments*; Family Care home*; Group care home*; Intermediate care home*; Community center; Child day care up to 3 as home occupation*; Family child day care up to 8 in home*; School public or private; Public safety facilities (fire, police, rescue, ambulance); Cemetery*; Public parks, swimming pools, tennis and golf courses; Religious institutions*; Minor utility and elevated water tank*; Private golf course or country club; and Bed and breakfast

(Uses with a * have special development standards which are found in Article 5.3).

Minimum Lot Size: 9,000 Square Feet (0.20 acres)

Gross Density: 4.8 dwelling units per acre

Maximum height: 35 feet

Minimum Lot Width: 60 feet

Setbacks:

Front: 25 feet

Side: 10 feet

Corner Side: 20 feet

Rear: 25 feet

R-12 Single-Family Residential

Description: This district allows single-family structures on lots of at least 12,000 square feet (0.27 acres). Properties zoned R-12 are typically found in urban areas inside the Town's corporate limits and are primarily single-family residential neighborhoods.

Permitted Uses: Single-family site built and modular homes*; Residential Cluster Developments*; Family Care home*; Group care home*; Intermediate care home*; Community center; Child day care up to 3 as home occupation*; Family child day care up to 8 in home*; School public or private; Public safety facilities (fire, police, rescue, ambulance); Cemetery*; Public parks, swimming pools, tennis and golf courses; Religious institutions*; Minor utility and elevated water tank*; Private golf course or country club; and Bed and breakfast

(Uses with a * have special development standards which are found in Article 5.3).

Minimum Lot Size: 12,000 Square Feet (0.27 acres)

Gross Density: 3.6 dwelling units per acre

Maximum height: 35 feet

Minimum Lot Width: 70 feet

Setbacks:

Front: 30 feet

Side: 10 feet

Corner Side: 25 feet

Rear: 25 feet

R-20 Single-Family Residential

Description: This low-density district allows single-family structures on lots of at least 20,000 square feet (0.46 acres). Properties zoned R-20 are typically found in both urban and rural areas inside or outside the Town's corporate limits.

Permitted Uses: Single-family site built and modular homes*; Residential Cluster Developments*; Family Care home*; Group care home*; Intermediate care home*; Community center; Child day care up to 3 as home occupation*; Family child day care up to 8 in home*; School public or private; Public safety facilities (fire, police, rescue, ambulance); Cemetery*; Public parks, swimming pools, tennis and golf courses; Religious institutions*; Minor utility and elevated water tank*; Private golf course or country club; Bed and breakfast; and Agriculture or silvi-culture uses*

(Uses with a * have special development standards which are found in Article 5.3).

Minimum Lot Size: 20,000 Square Feet (0.46 acres)

Gross Density: 2.17 dwelling units per acre

Maximum height: 35 feet

Minimum Lot Width: 90 feet

Setbacks:

Front:	35 feet
Side:	10 feet
Corner Side:	25 feet
Rear:	25 feet

R-9 Single-Family Residential

Description: This district allows single-family structures on lots of at least 9,000 square feet (0.20 acres). Properties zoned R-9 are typically found in urban areas inside the Town's corporate limits and are primarily single-family residential neighborhoods.

Permitted Uses: Single-family site built and modular homes*; Residential Cluster Developments*; Family Care home*; Group care home*; Intermediate care home*; Community center; Child day care up to 3 as home occupation*; Family child day care up to 8 in home*; School public or private; Public safety facilities (fire, police, rescue, ambulance); Cemetery*; Public parks, swimming pools, tennis and golf courses; Religious institutions*; Minor utility and elevated water tank*; Private golf course or country club; and Bed and breakfast

(Uses with a * have special development standards which are found in Article 5.3).

Minimum Lot Size: 9,000 Square Feet (0.20 acres)

Gross Density: 4.8 dwelling units per acre

Maximum height: 35 feet

Minimum Lot Width: 60 feet

Setbacks:

Front:	25 feet
Side:	10 feet
Corner Side:	20 feet
Rear:	25 feet

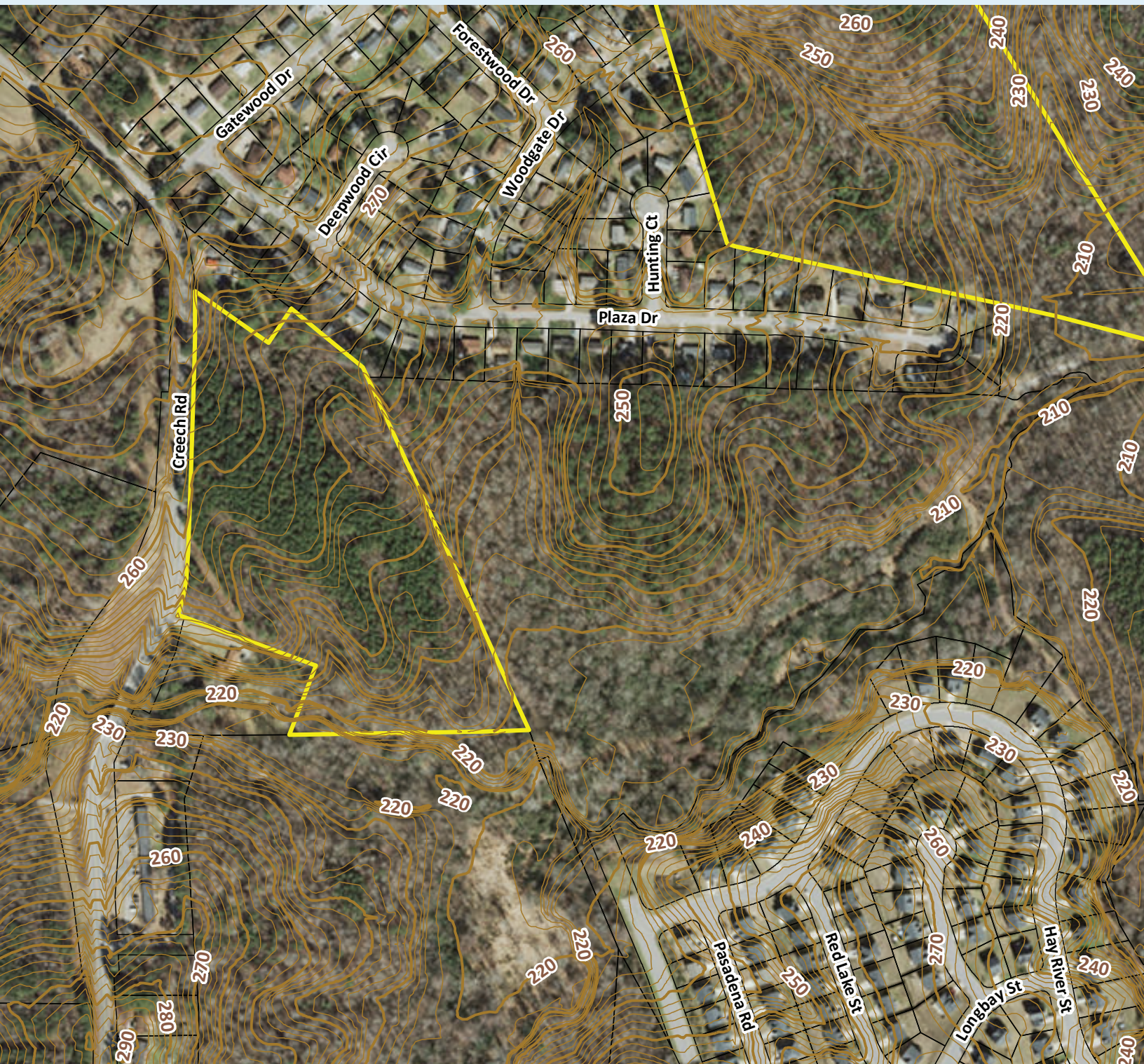
Topography



Topography



Topography



Topography



Demographics



Executive Summary

2820 Rock Quarry Rd, Raleigh, North Carolina, 27610
Rings: 1, 3, 5 mile radii

Latitude: 35.74724
Longitude: -78.6008

	1 mile	3 mile	5 mile
Population			
2000 Population	4,417	45,257	118,079
2010 Population	8,249	57,844	149,350
2014 Population	8,897	60,853	158,217
2019 Population	9,465	65,560	172,565
2000-2010 Annual Rate	4.48%	2.46%	2.58%
2010-2014 Annual Rate	1.25%	1.08%	1.37%
2014-2019 Annual Rate	1.71%	1.60%	1.78%
2014 Male Population	46.3%	47.4%	48.9%
2014 Female Population	53.7%	52.6%	51.1%
2014 Median Age	29.8	32.2	32.0

In the identified area, the current year population is 158,217. In 2010, the Census count in the area was 149,350. The rate of change since 2010 was 1.37% annually. The five-year projection for the population in the area is 172,565 representing a change of 1.78% annually from 2014 to 2019. Currently, the population is 48.9% male and 51.1% female.

Median Age

The median age in this area is 29.8, compared to U.S. median age of 37.7.

Race and Ethnicity

2014 White Alone	9.9%	19.3%	39.8%
2014 Black Alone	74.7%	65.8%	46.4%
2014 American Indian/Alaska Native Alone	0.0%	0.7%	0.0%
2014 Asian Alone	1.3%	1.0%	2.3%
2014 Pacific Islander Alone	0.0%	0.0%	0.0%
2014 Other Race	10.9%	10.6%	8.2%
2014 Two or More Races	2.7%	2.0%	2.0%
2014 Hispanic Origin (Any Race)	19.2%	18.6%	14.9%

Persons of Hispanic origin represent 14.9% of the population in the identified area compared to 17.5% of the U.S. population. Persons of Hispanic Origin may be of any race. The Diversity Index, which measures the probability that two people from the same area will be from different race/ethnic groups, is 72.0 in the identified area, compared to 62.5 for the U.S. as a whole.

Households

2000 Households	1,491	15,983	43,166
2010 Households	2,727	19,641	55,232
2014 Total Households	2,849	20,456	58,608
2019 Total Households	3,095	22,245	64,357
2000-2010 Annual Rate	4.22%	2.06%	2.50%
2010-2014 Annual Rate	1.04%	0.96%	1.41%
2014-2019 Annual Rate	1.67%	1.69%	1.89%
2014 Average Household Size	3.05	2.75	2.48

The household count in this area has changed from 55,232 in 2010 to 58,608 in the current year, a change of 1.41% annually. The five-year projection of households is 64,357, a change of 1.89% annually from the current year total. Average household size is currently 2.48, compared to 2.47 in the year 2010. The number of families in the current year is 33,161 in the specified area.

Demographics



Executive Summary

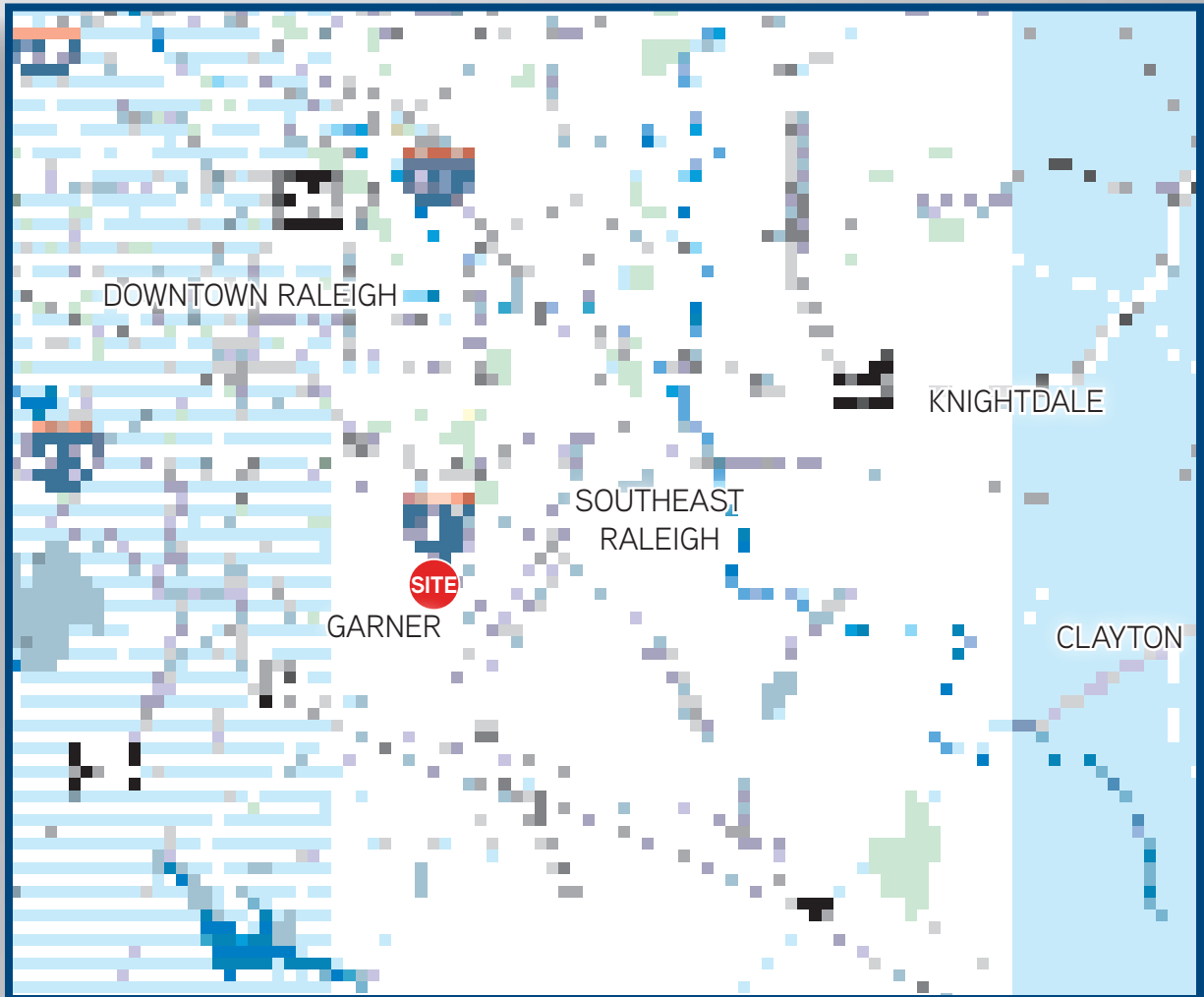
2820 Rock Quarry Rd, Raleigh, North Carolina, 27610
Rings: 1, 3, 5 mile radii

Latitude: 35.74724
Longitude: -78.6008

	1 mile	3 mile	5 mile
Median Household Income			
2014 Median Household Income	\$42,809	\$34,087	\$41,692
2019 Median Household Income	\$50,417	\$39,537	\$49,108
2014-2019 Annual Rate	3.33%	3.01%	3.33%
Average Household Income			
2014 Average Household Income	\$51,401	\$46,002	\$56,645
2019 Average Household Income	\$56,541	\$51,298	\$62,838
2014-2019 Annual Rate	1.92%	2.20%	2.10%
Per Capita Income			
2014 Per Capita Income	\$16,321	\$15,946	\$21,475
2019 Per Capita Income	\$17,903	\$17,806	\$23,925
2014-2019 Annual Rate	1.87%	2.23%	2.18%
Households by Income			
Current median household income is \$41,692 in the area, compared to \$52,076 for all U.S. households. Median household income is projected to be \$49,108 in five years, compared to \$59,599 for all U.S. households.			
Current average household income is \$56,645 in this area, compared to \$72,909 for all U.S. households. Average household income is projected to be \$62,838 in five years, compared to \$83,937 for all U.S. households.			
Current per capita income is \$21,475 in the area, compared to the U.S. per capita income of \$27,871. The per capita income is projected to be \$23,925 in five years, compared to \$32,169 for all U.S. households.			
Housing			
2000 Total Housing Units	1,573	17,140	44,539
2000 Owner Occupied Housing Units	804	7,702	23,316
2000 Renter Occupied Housing Units	668	8,282	19,853
2000 Vacant Housing Units	83	1,156	3,370
2010 Total Housing Units	2,969	21,823	60,962
2010 Owner Occupied Housing Units	1,691	9,976	30,087
2010 Renter Occupied Housing Units	1,038	9,668	25,145
2010 Vacant Housing Units	231	2,182	5,750
2014 Total Housing Units	3,099	22,918	64,634
2014 Owner Occupied Housing Units	1,673	9,898	30,368
2014 Renter Occupied Housing Units	1,178	10,588	28,240
2014 Vacant Housing Units	250	2,459	6,026
2019 Total Housing Units	3,363	24,924	71,046
2019 Owner Occupied Housing Units	1,830	10,826	33,239
2019 Renter Occupied Housing Units	1,268	11,419	31,118
2019 Vacant Housing Units	268	2,681	6,689

Currently, 47.0% of the 64,634 housing units in the area are owner occupied; 43.7% are renter occupied; and 9.3% are vacant. Currently, in the U.S., 65.0% of the housing units in the area are owner occupied; 32.4% are renter occupied; and 11.6% are vacant. In 2010, there were 60,962 housing units in the area - 49.3% owner occupied, 41.2% renter occupied, and 9.4% vacant. The annual rate of change in housing units since 2010 is 2.62%. Median home value in the area is \$177,382, compared to a median home value of \$190,791 for the U.S. In five years, median value is projected to change by 1.99% annually to \$195,739.

Area Overview

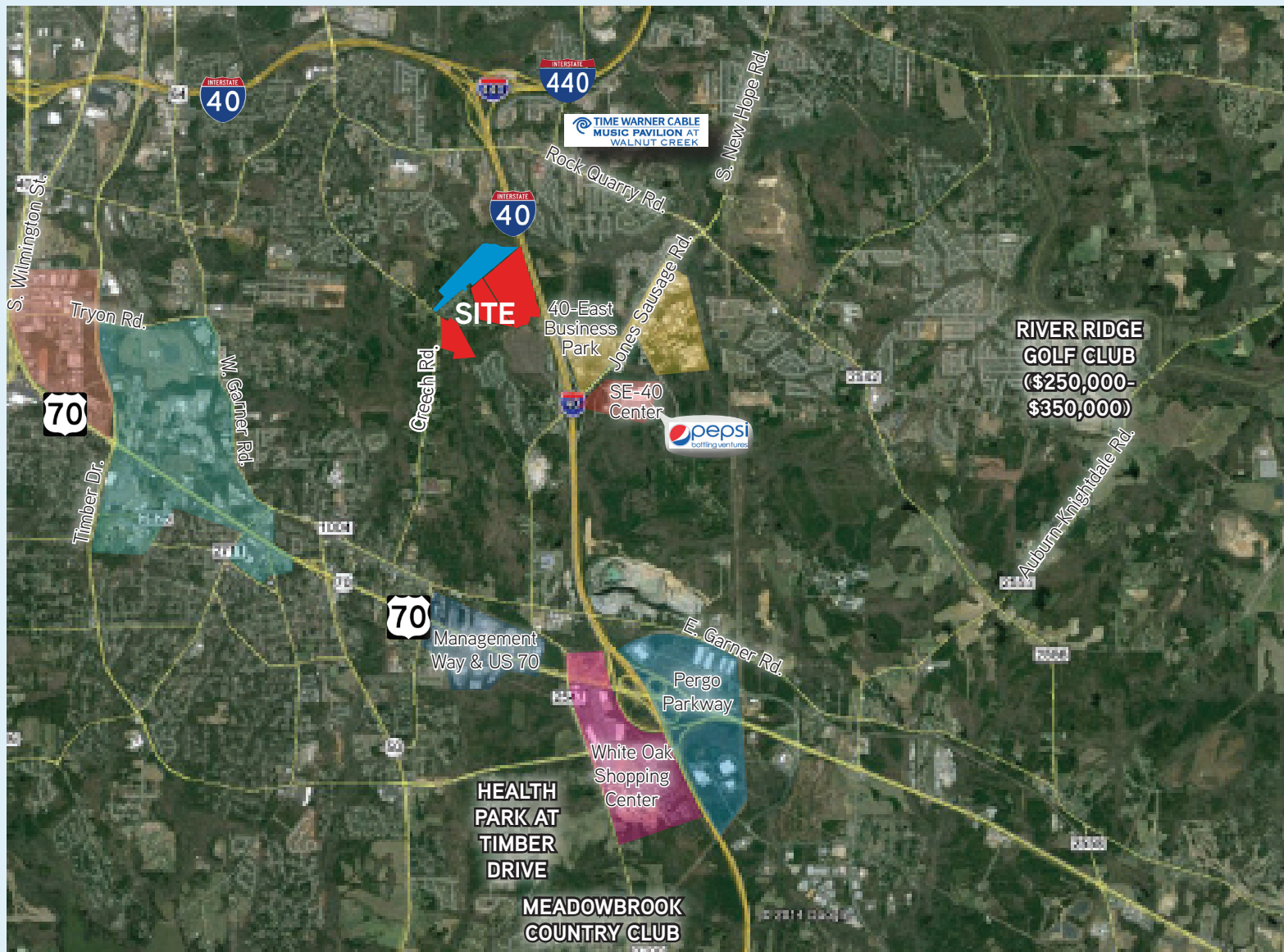


Over the past five years, Raleigh and surrounding areas have witnessed tremendous growth due to the expansion of residential home ownership offerings, the continuous attraction of urban and suburban employment centers, convenient high-end shopping and the lure of a high quality of life. With the promotion of a supportive business environment and an atmosphere that fosters the entrepreneurial spirit, Raleigh and surrounding areas continue to receive national recognition and numerous accolades.

Garner, a fast-growing community neighboring Raleigh, is no exception to this rule. In 2013, The National Civic League named Garner an “All-American City”, and national real estate brokerage firm, Movoto, named it one of the “Top Five Cities or Towns in North Carolina”. Movoto also designated Garner as “One of the State’s Most Affordable Places to Live”. With its outstanding parks, vibrant cultural arts scene and nationally recognized schools, it’s no surprise that Garner is receiving these coveted accolades.

White Oak Crossing is a rapidly expanding power retail center located on the corner of I-40 & Hwy 70. The shopping center is continually expanding and will offer the only *Cabela’s* — national, outdoor mega-store — in North Carolina. This could spur rapid transformation in the area, since Cabela’s puts 3.6 million people in White Oak’s potential market, given the lengths people will drive to the chain. The predicted traffic has inspired attention from additional retailers; Drury Inn Hotel & Carolina Ale House have been announced and seven lease negotiations would fill the northeast quadrant at U.S. 70 and Jones Sausage Road. Garner’s leaders have worked to expand the infrastructure to accommodate the predicted growth. A \$35.7 million bond, passed in 2013, will build a new police station, town hall, and multigym recreation center and other infrastructure improvements.

Area Overview



40-East Business Park



Gregory Poole Equipment Co., United Rentals, Carrier Transicold Mid-Atlantic, Carolina Glass & Mirror, C.R.T.S., Hockaday Mechanical Corp., FleetPride Truck Parts, Poole's Plumbing, Whaley FoodService Repairs, Wrights Building Specialists, Atlantic Irrigation South, ASC Construction Equipment, E-Z Glass, Vermeer MidAtlantic

White Oak Shopping Center



Management Way & US-70

Garner Ice House, Ditch Witch, Public Storage, Agri-Supply, Langdon & Co., Morris & Associates, Stone Truck Parts, Trans Axle

Pargo Parkway



Papa Johns International, PJ Food Service, Martin Marietta Aggregates

S. Wilmington St. & Tryon Rd



In Town Suites Extended Stay, NCSU Dairy Records Management, NC Division of Development & Early Education, Public Safety Education Center, Cashwell Appliance Parts, Civil Air Patrol, Triangle Rent-A-Car, Esco Corporation, AA Self Storage, Public Storage, Salvation Army, Allen Kelly & Company, Carolina Trucking Academy, Elite Auto Sales. U-Haul, Hunt Electric Supply Co., Foster Lake and Pond Management, Occupational Health Partners, BAF Contracting

Tryon Rd., W. Garner Rd. & US 70



21st Century Distributing, Garner Rd. Heliport, AAMCO Transmissions & Total Car Care, Watco Service Corporation, Johnson & Johnson Import Specialists, Chason Diesel Services, SAPPs Welding & Radiator, TT & E Iron & Metal, Amerigas, Hamlin Co., RW Moore Equipment Co., NAPA Auto Parts, Auto Performance Center