



FOR SALE

5.62 Acres Commercial Land

1951 US Hwy 70E

Garner, NC 27529

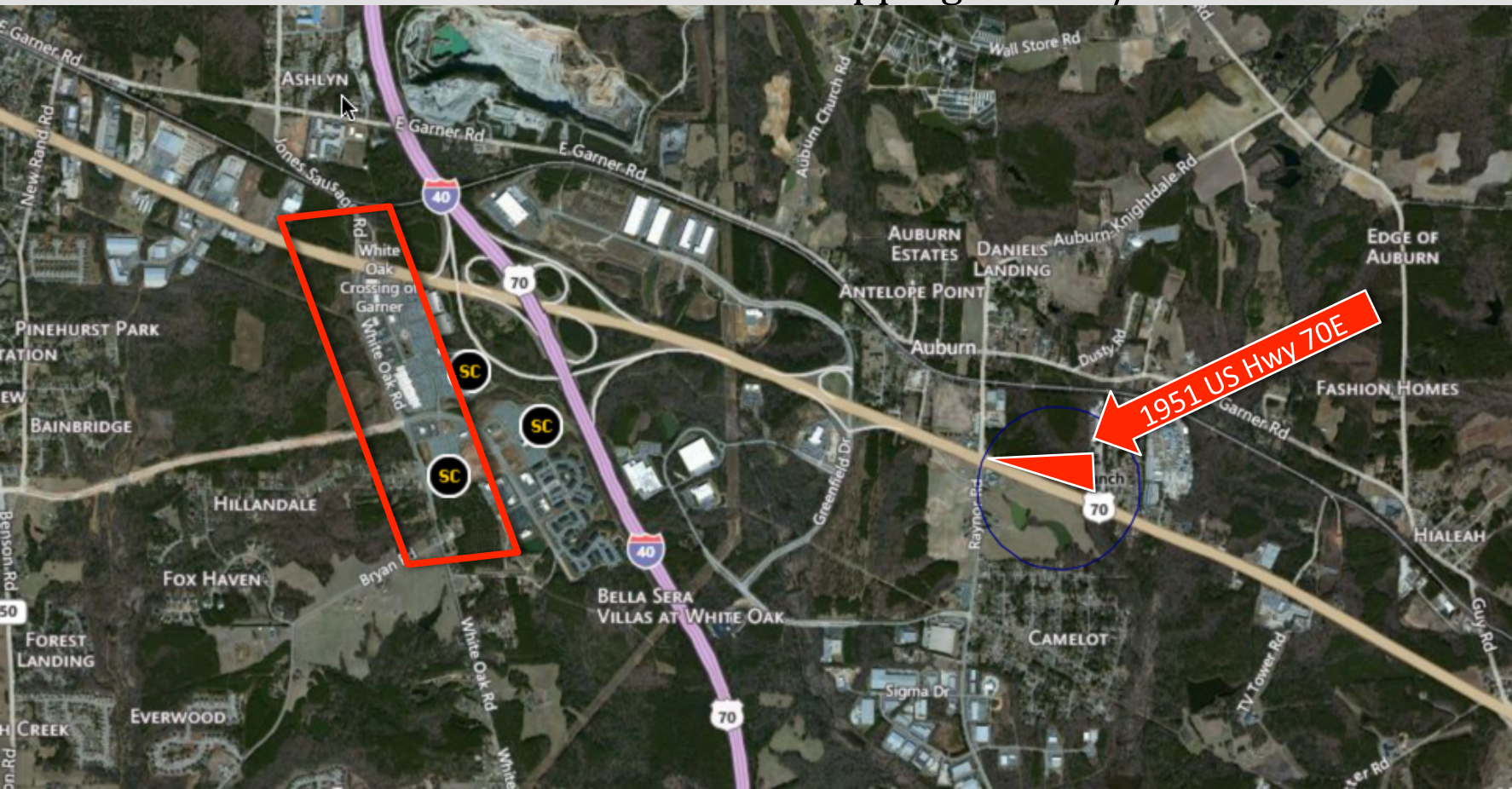


Offered at \$800,000



Aerial of Subject Property MSA

2.38 miles from Retail Power Shopping Center / Corridor



White Oak Crossing is a 710,000 SF Power Retail Shopping Center anchored by: Cabela's (opening 2014), BJ's, Kohl's, PetSmart, Dick's Sporting Goods, Pier 1 Imports, Target, Best Buy, TJ Maxx, Burlington Coat Factory, Party City, Staples, Michael's, Regal White Oak Stadium 14 Movie Theater, numerous restaurants, and ancillary retail.

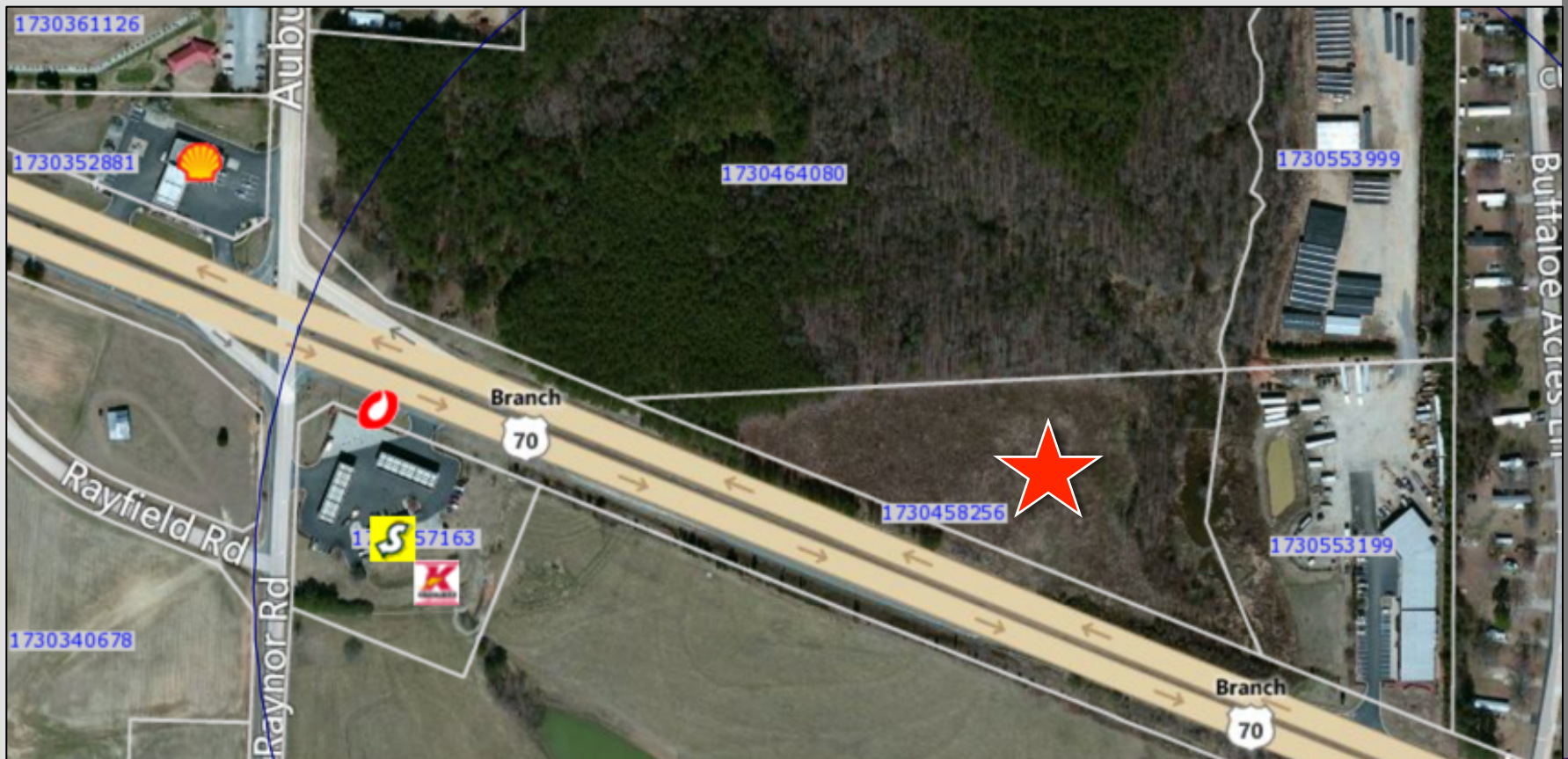


Basic Site Information

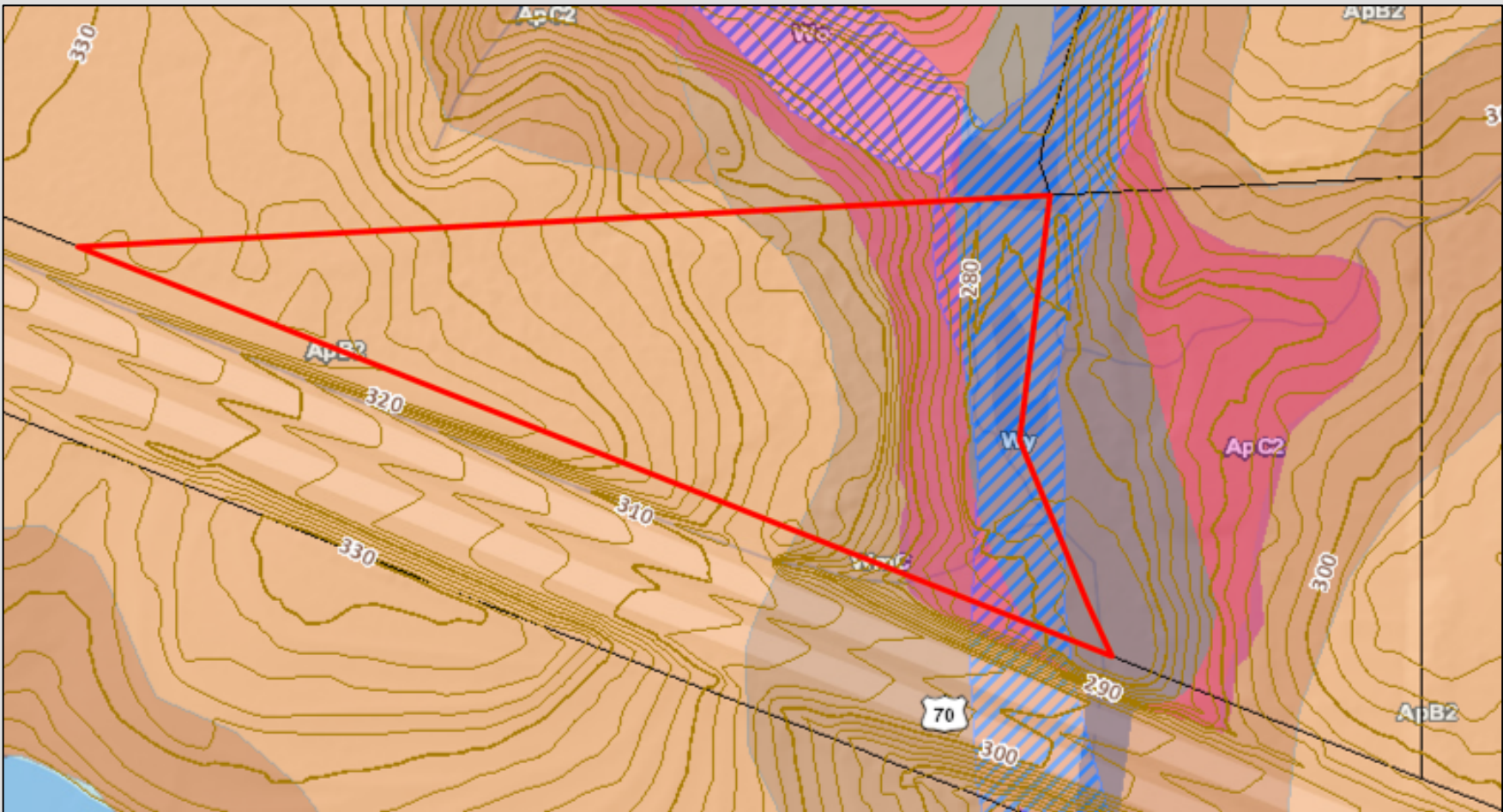
- ◆ 5.62 Acres Commercial Land
- ◆ 1,000' Road Frontage on US Hwy 70
- ◆ 56,728 VPD (Source ERSI)
- ◆ Zoned I-2 (Heavy Industrial)
- ◆ Water/Sewer & Utilities on or near Site
- ◆ Phase I / NCDENR ~ Previously Bank Approved
- ◆ Offered at \$800,000



Proposed Site



Topography



Special Flood Hazard Areas (Floodplain)

- Floodway - No encroachment
- 1% annual chance of flood
- 0.2% chance OR 1% (future conditions)

Flood Prone Soils



Soils

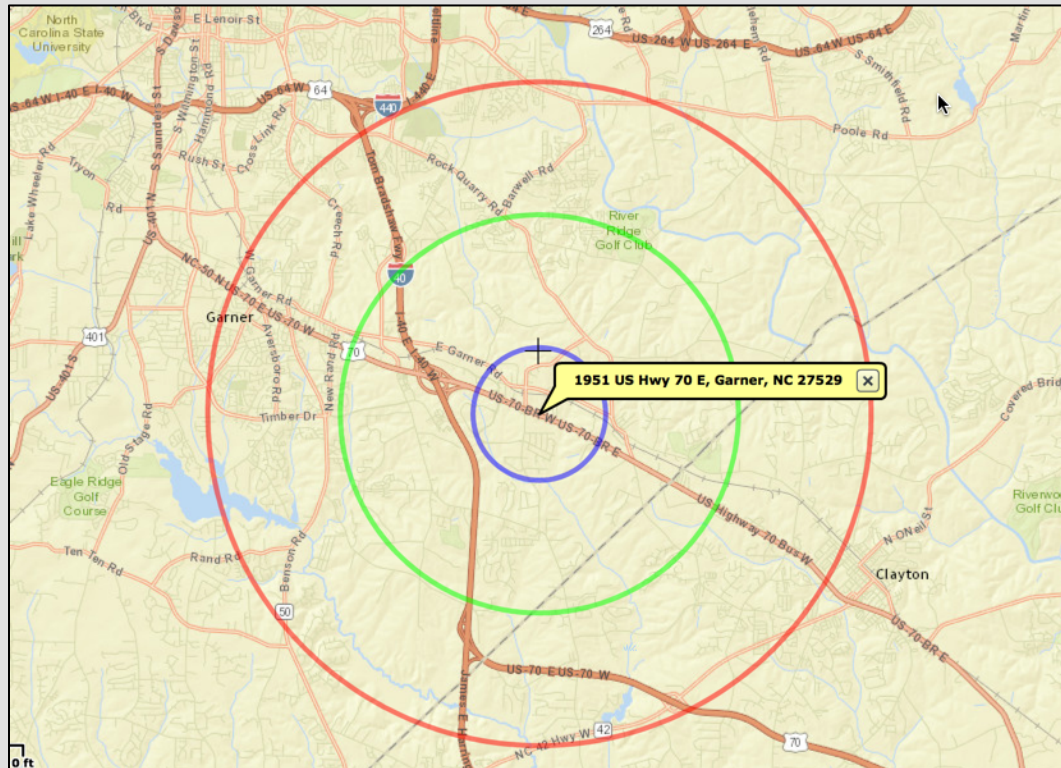
■ AfA	■ AgB	■ AgB2	■ AgC
■ AgC2	■ ApB	■ ApB2	■ ApC

Wake County Topo (2 foot)

Wake County Topo (10 foot)



Demographics (1,3,5 mile rings)



1951 US Highway 70 E, Garner, North Carolina, 27529,
Rings: 1, 3, 5 mile radii

Latitude: 35.686516619
Longitude: -78.54639208

	1 mile	3 miles	5 miles
Population			
2000 Population	852	6,371	34,932
2010 Population	1,292	13,469	59,031
2013 Population	1,486	14,809	63,177
2018 Population	1,797	17,100	71,099

Average Household Income			
2013 Average Household Income	\$55,503	\$65,587	\$66,590
2018 Average Household Income	\$61,820	\$72,952	\$73,617



Area Traffic Counts



Retail MarketPlace Profile

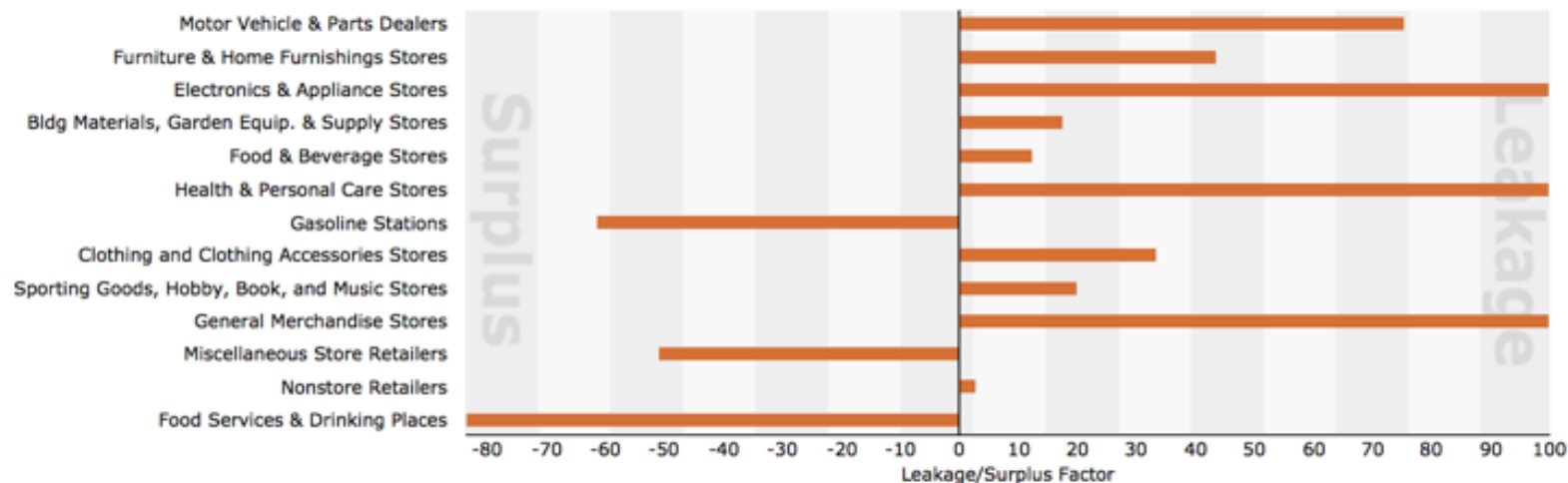
1951 US Hwy 70 E, Garner, NC 27529
1951 US Highway 70 E, Garner, North Carolina, 27529,
Ring: 1 mile radius

Prepared by Johnny CorbettMelinda Hall

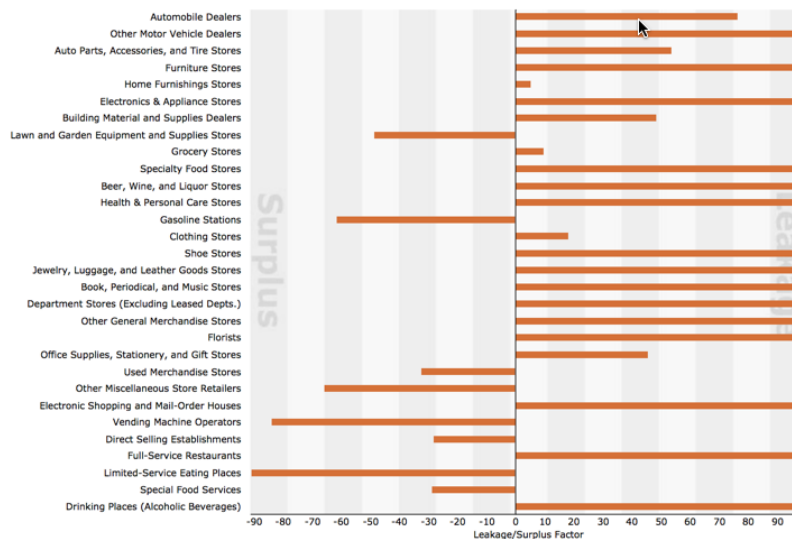
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Leakage/Surplus Factor by Industry Subsector



Leakage/Surplus Factor by Industry Group





PLATINUM COMMERCIAL REALTY

Sales • Leasing • Property Management

Established in 2011, Platinum Commercial Realty, LLC is a full service real estate firm locally owned and managed by Johnny Corbett. Platinum brokers are dedicated to providing exceptional brokerage services to every client.

We are building on relationships formed with trust, integrity and commitment. Our mission is to understand our clients needs and formulate a strategy to translate those objectives into reality. We have the resource base to make it happen!

To accomplish this mutual goal we employ our market knowledge, hard work and *passion*. We add value, deliver results and are truly there for our clients from beginning to end! We value the opportunity to *earn* your business! Thank you!

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