

# LAND FOR SALE I-40/HWY. 42

Garner, NC 27529



## PROPERTY DESCRIPTION

Parcel is flat with water/sewer and utilities to the site or nearby. Easy and quick access to I-40 with various uses permitted.

## PROPERTY HIGHLIGHTS

- 1.45 Acres
- Water and sewer to site
- Quick access to I-40
- PIN# 163700-05-5987
- \$725,000

## LOCATION DESCRIPTION

1.45-acre parcel located in Johnston County at the I-40/Hwy. 42 interchange. This immediate market has seen tremendous growth within retail, flex and single family development. NCDOT has plans to redesign the I-40/42 interchange along with creating a new access point off I-40 at Cleveland Road. Hwy. 42 has a traffic count of 32,000 cars per day with various national retailers located nearby.

Hunter Stewart, MBA  
hstewart@lee-associates.com  
O: 919.576.2507  
C: 919.548.3172

All information furnished regarding property for sale, rental or financing is from sources deemed reliable, but no warranty or representation is made to the accuracy thereof and same is submitted to errors, omissions, change of price, rental or other conditions prior to sale, lease or financing or withdrawal without notice.  
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**SITE**

**ALCOVE GARNER APARTMENTS**

**DISTANCES**

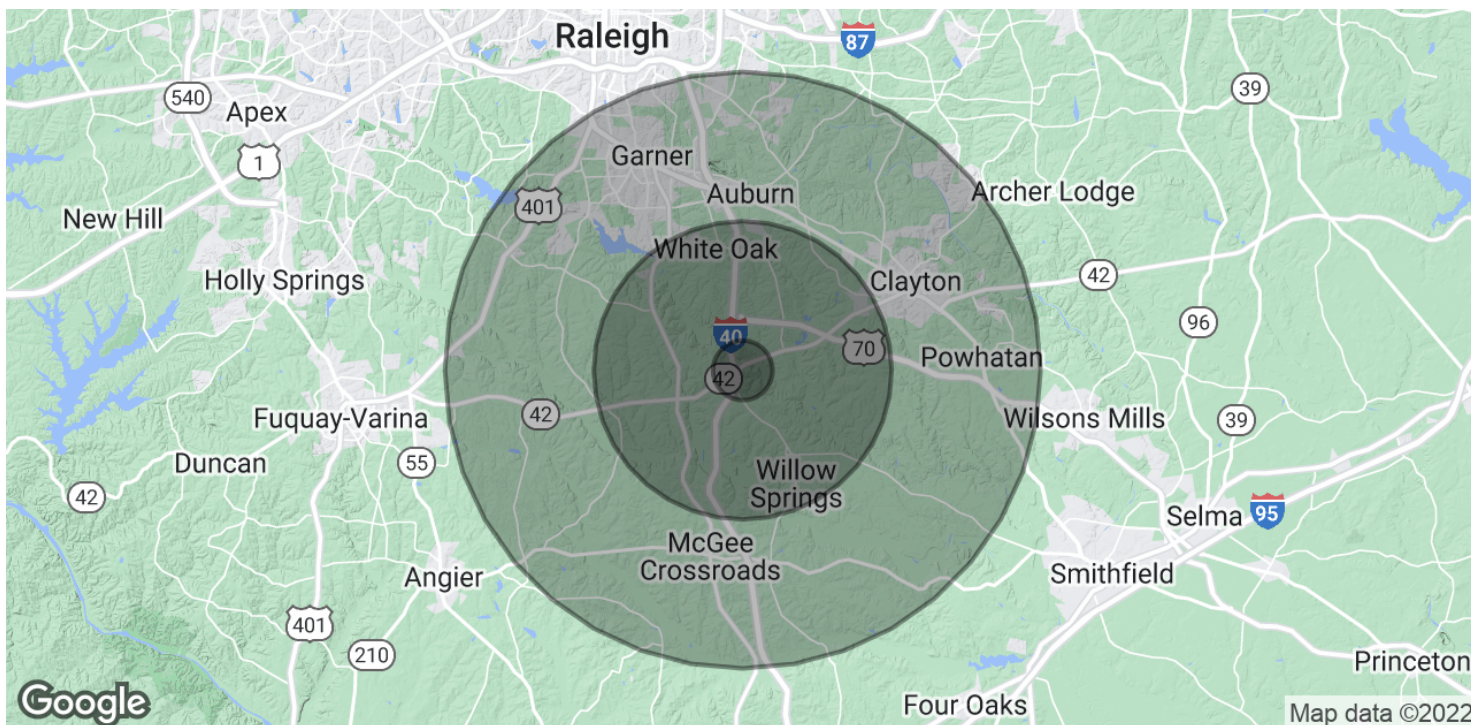
Downtown Raleigh:	14.3 miles
RDU International Airport:	29.8 miles
Research Triangle Park:	33.4 miles
Downtown Durham:	40.6 miles

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## POPULATION

	1 MILE	5 MILES	10 MILES
Total Population	1,561	37,975	160,715
Average age	35.1	34.9	34.6
Average age (Male)	35.9	34.8	33.4
Average age (Female)	34.4	35.5	35.5

## HOUSEHOLDS & INCOME

	1 MILE	5 MILES	10 MILES
Total households	546	13,554	58,517
# of persons per HH	2.9	2.8	2.7
Average HH income	\$74,367	\$71,991	\$67,124
Average house value	\$174,386	\$173,397	\$171,720

\* Demographic data derived from 2020 ACS - US Census

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