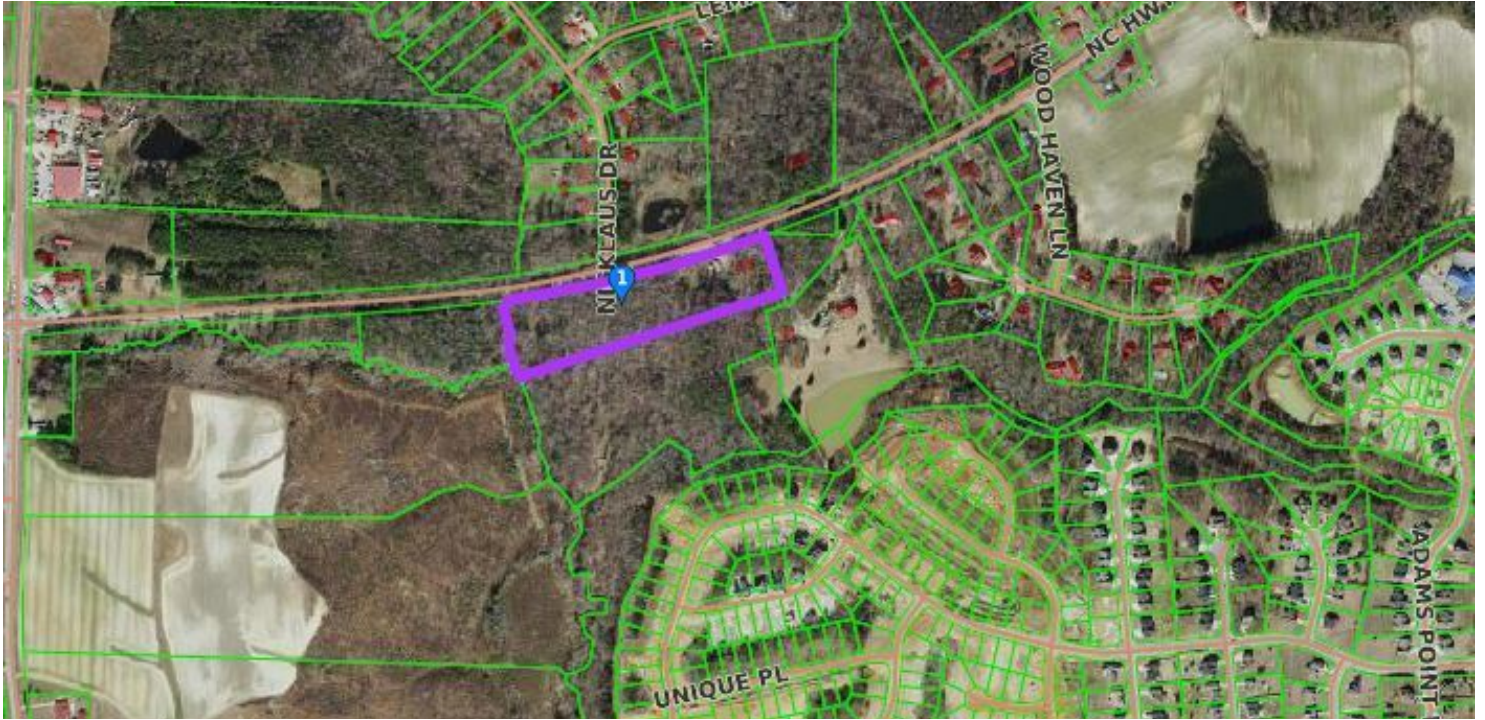


## LAND FOR SALE

# 8.5 ACRES FOR DEVELOPMENT - NC HWY 42

6695 NC Hwy 42, Garner, NC 27529



### OFFERING SUMMARY

<b>SALE PRICE:</b>	\$550,000
<b>AVAILABLE SF:</b>	
<b>LOT SIZE:</b>	8.5 Acres
<b>ZONING:</b>	AR: Agricultural and Residential
<b>MARKET:</b>	Garner
<b>PRICE / SF:</b>	\$1.49

### PROPERTY OVERVIEW

8.5 Acres Up to ± 24 Acres Available for Future Development in Prime Location in an area of residential development. This 8.5 acre parcel with extensive frontage on Hwy 42 is parcel is being offered for sale separately for \$550,000 or together with three adjoining parcels for \$1,550,000. Direct access to Hwy 42 with easy access to Hwy 50 and I-40E.

### PROPERTY HIGHLIGHTS

- 8.5 Acres (up to ± 24 Acres) with Frontage on NC-42
- Adjoining Parcels Also Available
- Easy Access to Hwy 50, I-40E, and Hwy 42
- Fast Growing Area of Residential Development
- Prime Location

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NC #247850

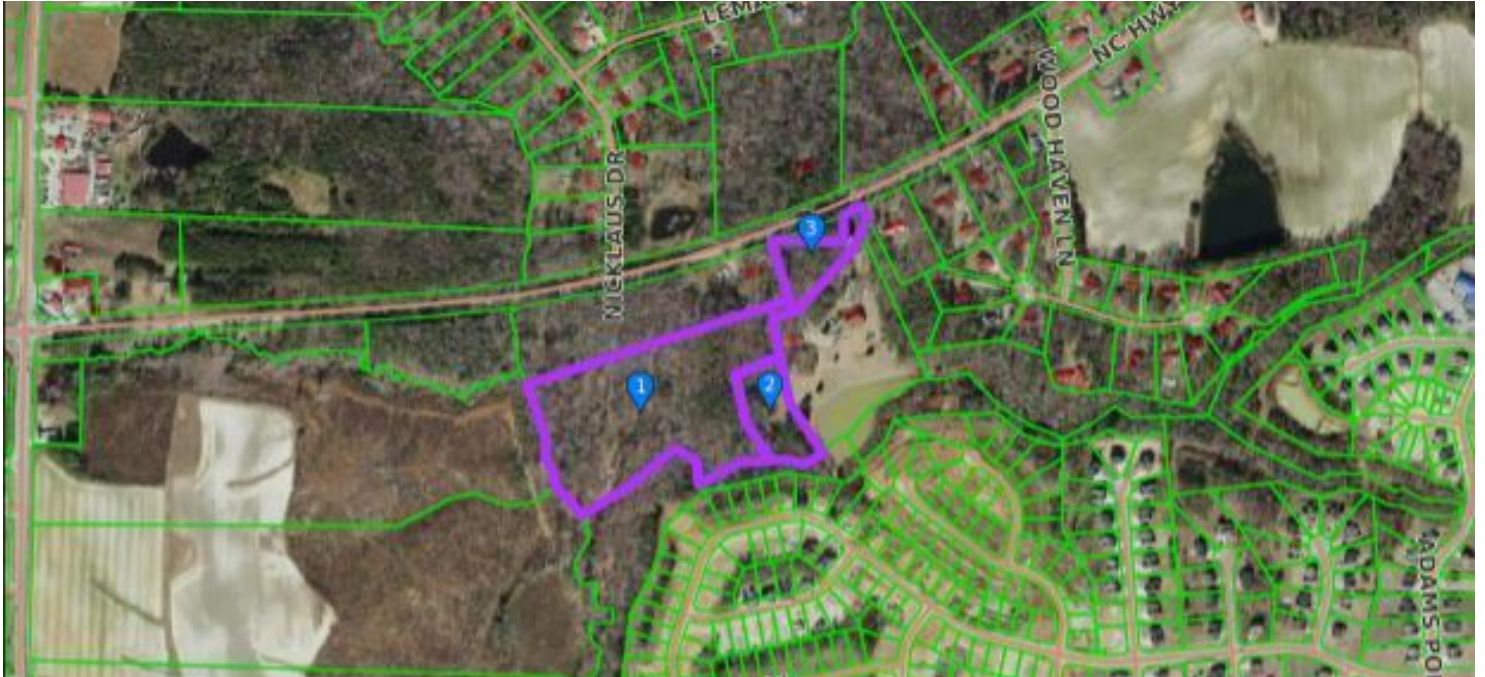
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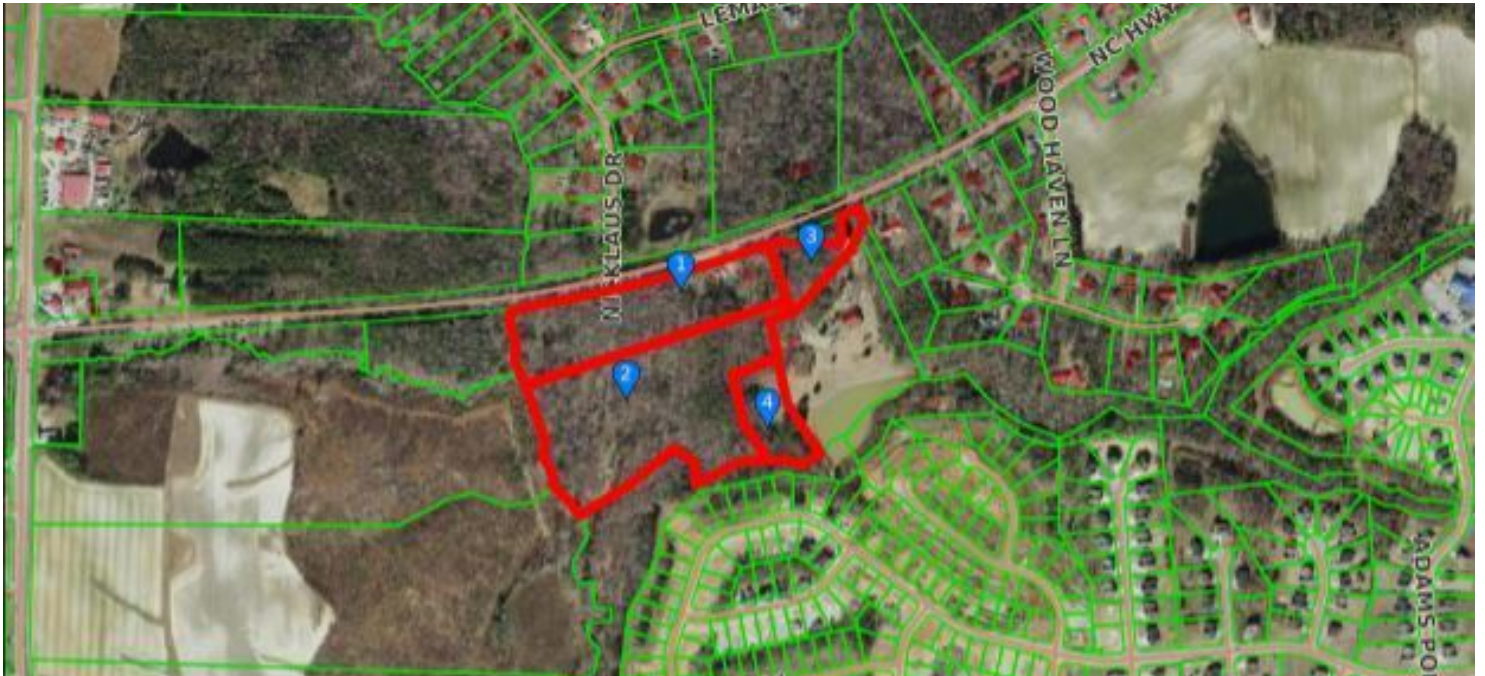
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3 Adjoining Parcels - Available



± 24 Acres - Including 4 Parcels

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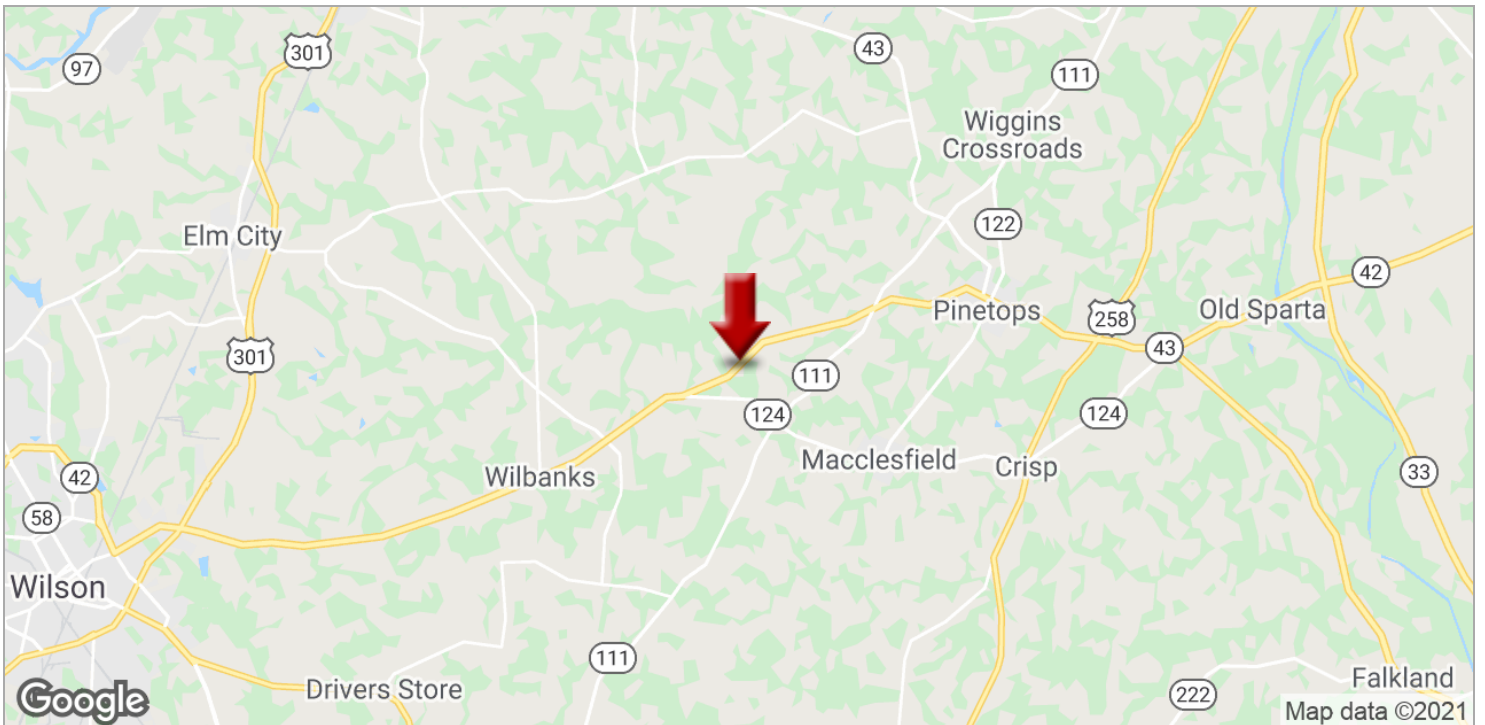
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**LAND FOR SALE**

**8.5 ACRES FOR DEVELOPMENT - NC HWY 42**

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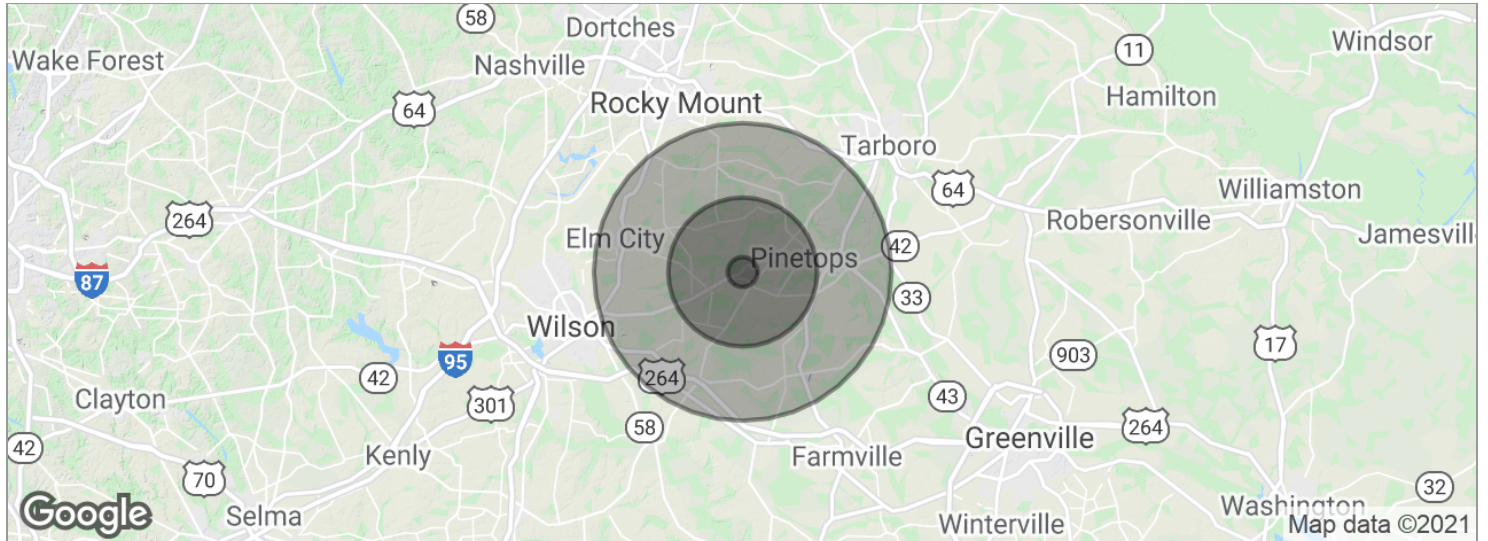
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# LAND FOR SALE

6695 NC Hwy 42, Garner, NC 27529



<b>POPULATION</b>	<b>1 MILE</b>	<b>5 MILES</b>	<b>10 MILES</b>
Total population	118	3,163	19,939
Median age	41.1	40.7	40.2
Median age (male)	41.5	41.0	39.3
Median age (Female)	40.7	40.2	41.1

<b>HOUSEHOLDS &amp; INCOME</b>	<b>1 MILE</b>	<b>5 MILES</b>	<b>10 MILES</b>
Total households	47	1,283	7,872
# of persons per HH	2.5	2.5	2.5
Average HH income	\$50,712	\$50,021	\$50,228
Average house value	\$128,208	\$132,707	\$137,330

\* Demographic data derived from 2010 US Census

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