



FOUNDRY  
COMMERCIAL

SITE

WILMINGTON ROAD

JONES SAUSAGE ROAD

FUTURE  
**amazon**  
DISTRIBUTION  
FACILITY

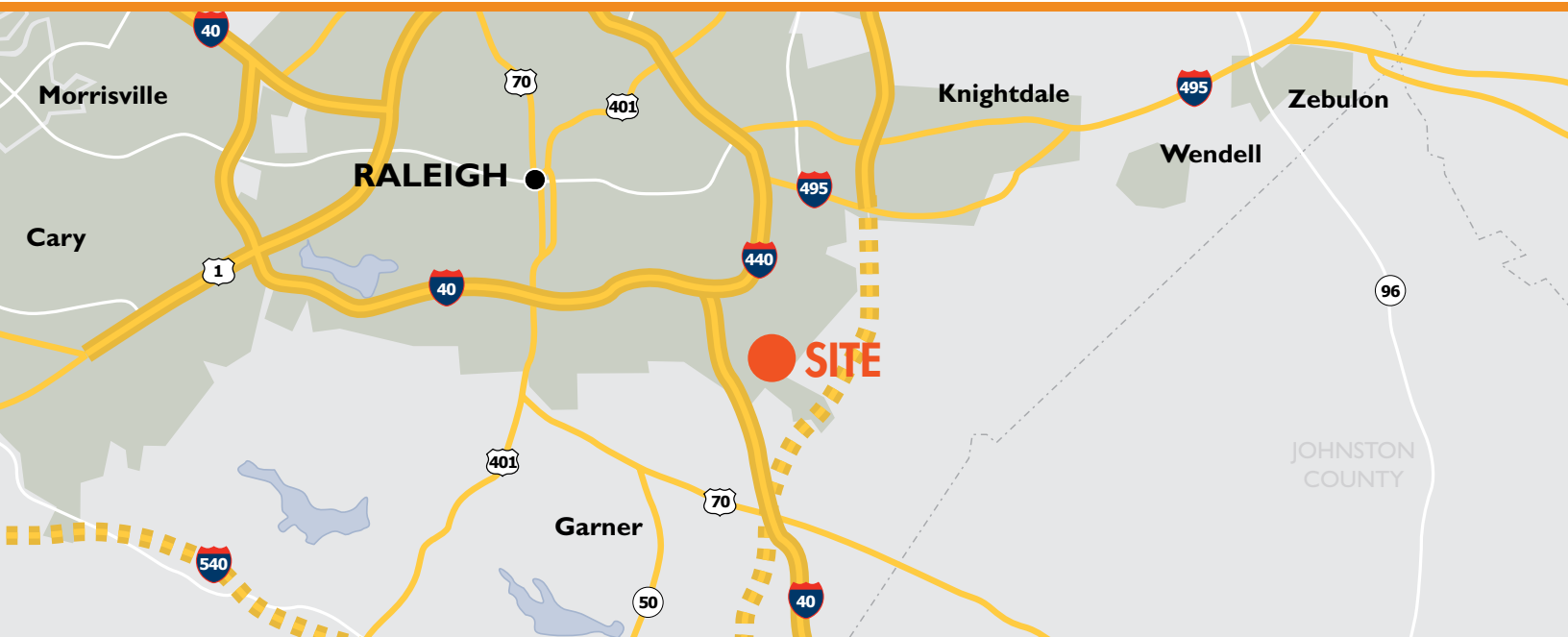
WILMINGTON ROAD

GARNER, NORTH CAROLINA 27529

COMMERCIAL LAND FOR SALE  
±11.82 ACRES

# WILMINGTON ROAD

## COMMERCIAL LAND FOR SALE



### PROPERTY FEATURES

Foundry Commercial is pleased to present approximately 11.82 acres of highly desirable Flex/Industrial land in close proximity to I-40 and the under construction 2.6 million square foot state of the art Amazon Distribution facility.

The land features in-place zoning for the high-demand Flex/Industrial users seeking an opportunity in this less than 4% vacant submarket with access to convenient transportation and logistics corridors. In addition to logistical conveniences, the area is also served by housing and retail amenities to serve the local workforce.

A conceptual site plan yields 66,000 leasable square feet in two buildings with ample parking, truck courts, and access.

### PROPERTY FEATURES

LAND SIZE	±11.82 acres
PIN #	1721085631, 172107952, and 1721087219
ZONING	I-2 HEAVY INDUSTRIAL
UTILITIES	Municipal Water and Sewer
LIST PRICE	\$945,600 (\$80,000 per acre)

### DEMOGRAPHICS

	1 MILE	3 MILES	5 MILES
2018 ESTIMATED POPULATION	1,565	50,257	125,781
2023 PROJECTED POPULATION	1,766	55,897	140,302
EST. HOUSEHOLD INCOME	\$71,235	\$67,020	\$68,385

### TRAFFIC COUNTS

I-40	104,000 VPD
JONES SAUSAGE ROAD	13,000 VPD

For more information, please contact:

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## LOCATION OVERVIEW



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### AREA AMENITIES



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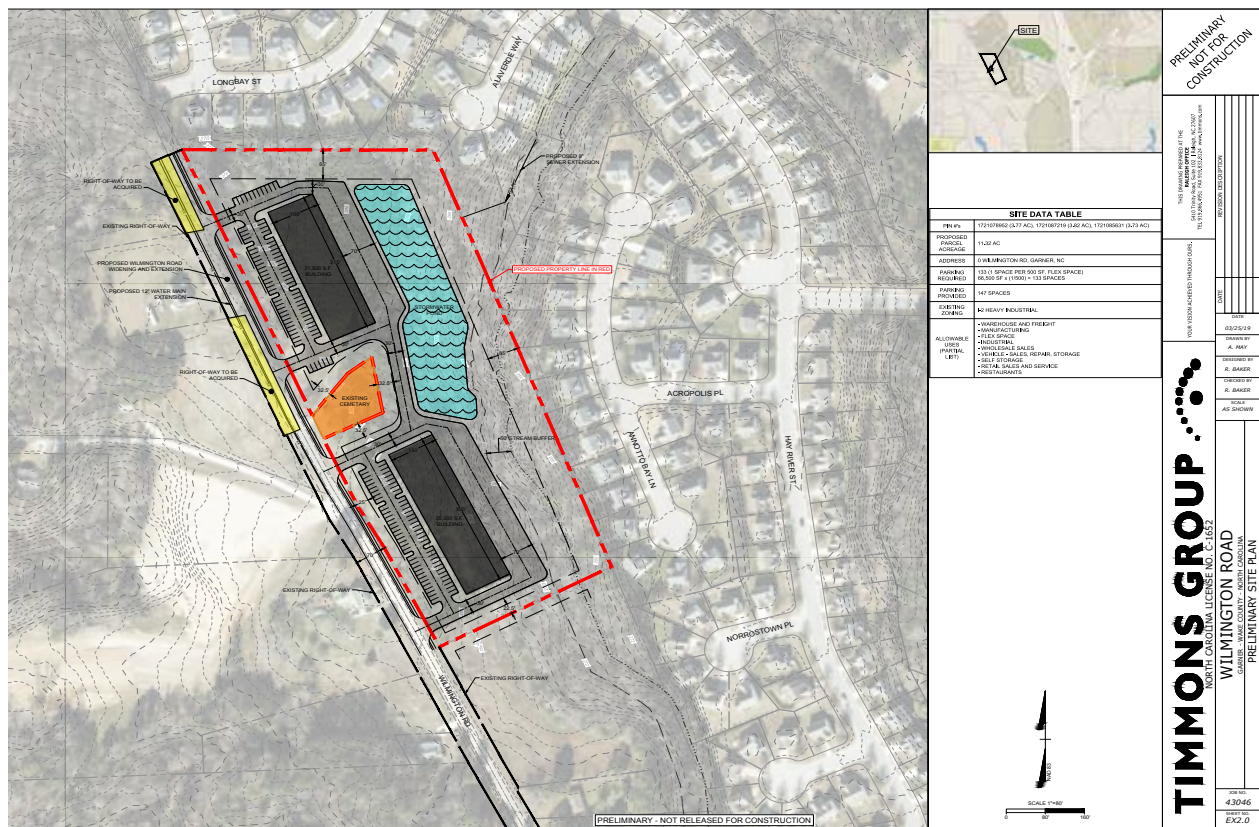
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## CONCEPT SITE PLAN



### SITE DATA TABLE

PIN #	1721078952 (3.77 acres) 1721087219 (3.82 acres) 1721085631 (3.73 acres)	
PROPOSED PARCEL ACREAGE	11.32 acres	
ADDRESS	0 Wilmington Road, Garner, NC	
PARKING REQUIRED	133 (1 space per 500 SF, flex space) 66,500 SF x (1/500) = 133 spaces	
PARKING PROVIDED	147 spaces	
EXISTING ZONING	I-2 Heavy Industrial	
ALLOWABLE USES (PARTIAL LIST)	<ul style="list-style-type: none"> <li>Warehouse and freight</li> <li>Manufacturing</li> <li>Flex space</li> <li>Industrial</li> <li>Wholesale sales</li> <li>Vehicle - sales, repair, storage</li> <li>Self storage</li> <li>Retail sales and service</li> <li>Restaurants</li> </ul>	

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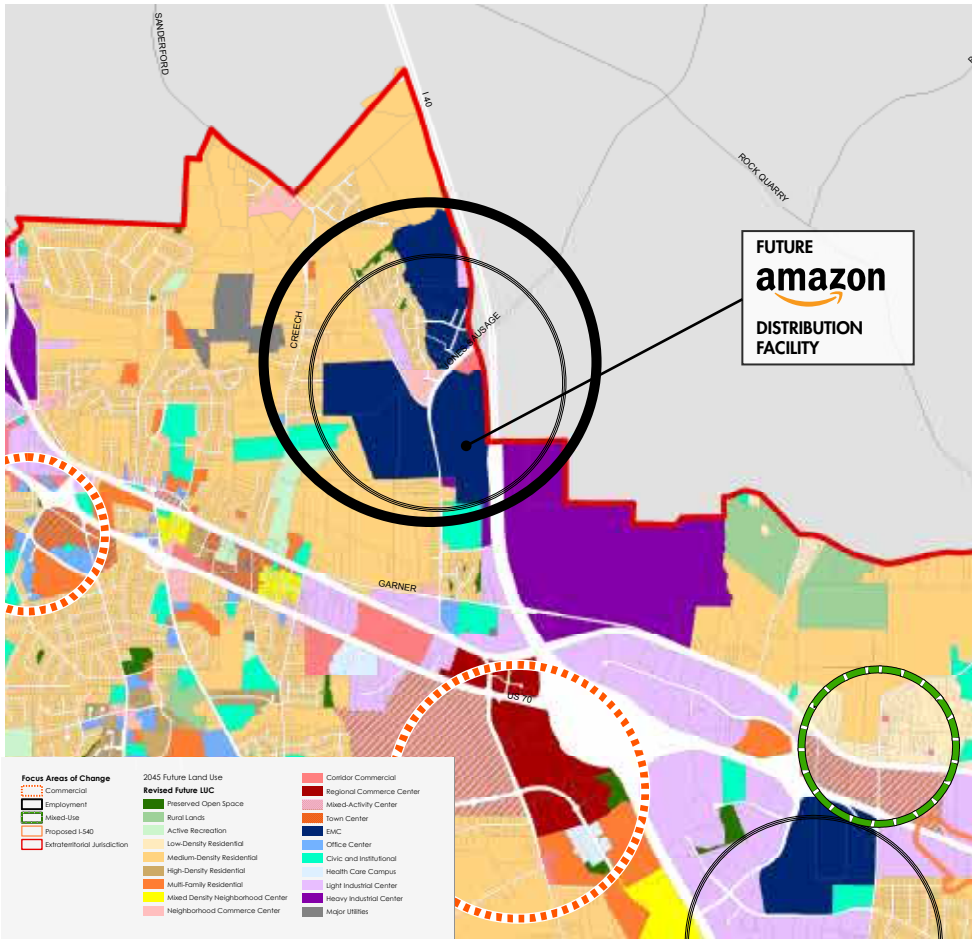
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## LOCATION OVERVIEW



## IMMINENT GROWTH: THE JONES SAUSAGE ROAD CORRIDOR

The Jones Sausage Road corridor is designated as "Employment Center" (EMC) in the future land use plan. This corridor is slated to become one of the region's most sought-after business destinations due to the convenient access to transportation and shipping thoroughfares, as well as amenities and housing to serve the workforce.



## AMAZON

- 2.6 million square foot state of the art distribution center
- \$200+ million investment into the Jones Sausage Road corridor
- 1,500 jobs

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