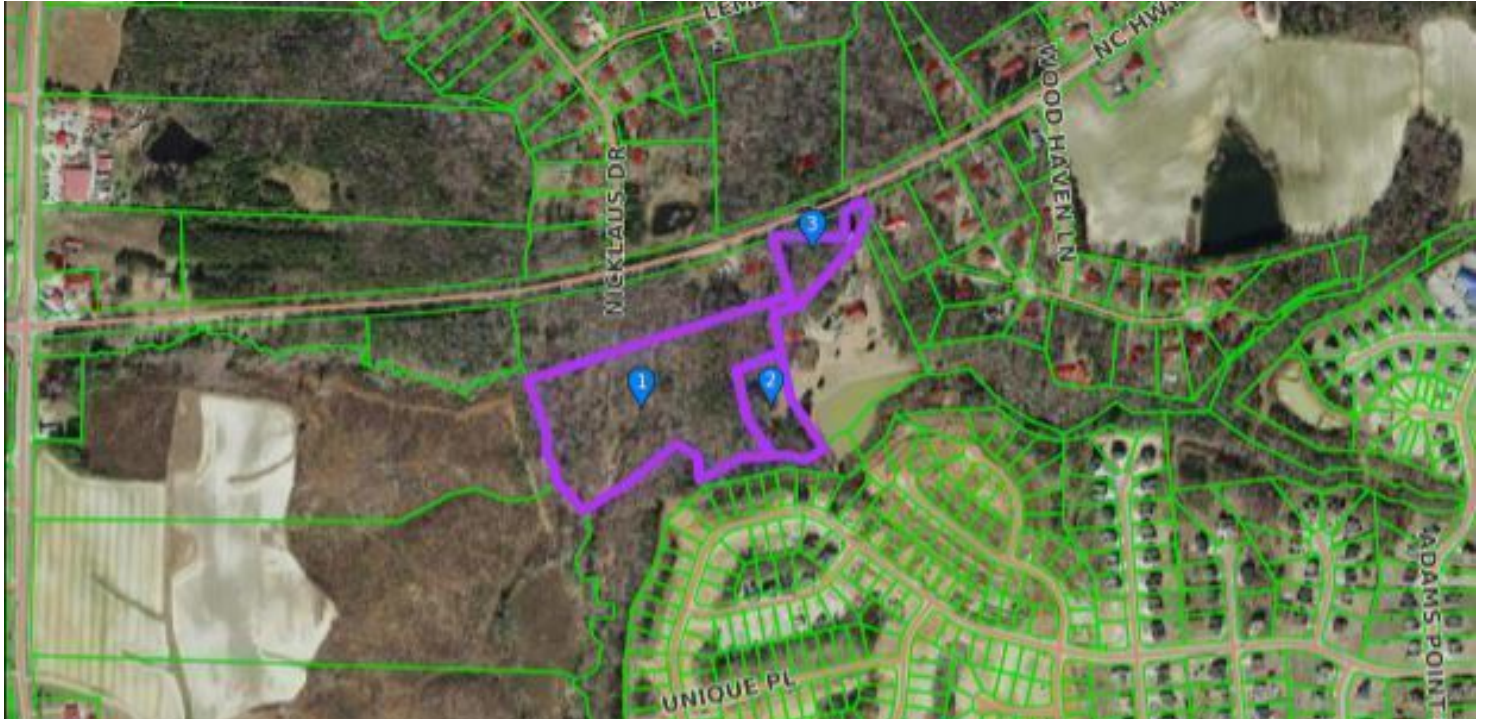


LAND FOR SALE

±15-24 ACRES FOR DEVELOPMENT - FRONTAGE ON NC HWY 42

6631 NC Hwy 42, Garner, NC 27316



OFFERING SUMMARY

SALE PRICE:	\$1,000,000
LOT SIZE:	15.31 Acres
ZONING:	AR: Agricultural and Residential
MARKET:	Garner
PRICE / SF:	\$1.50

PROPERTY OVERVIEW

15 Acres Up to ± 24 Acres Available for Future Development in Prime Location. Located in an area of residential development. This 15.31 acre property consists of three adjoining parcels with frontage on NC-42. This property is being offered separately for \$1,000,000 or together with adjoining 8.5 acre with additional frontage on Hwy 42 for \$1,550,000. Easy access to Hwy 50 & I-40.

PROPERTY HIGHLIGHTS

- 15.31 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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IAN VELING
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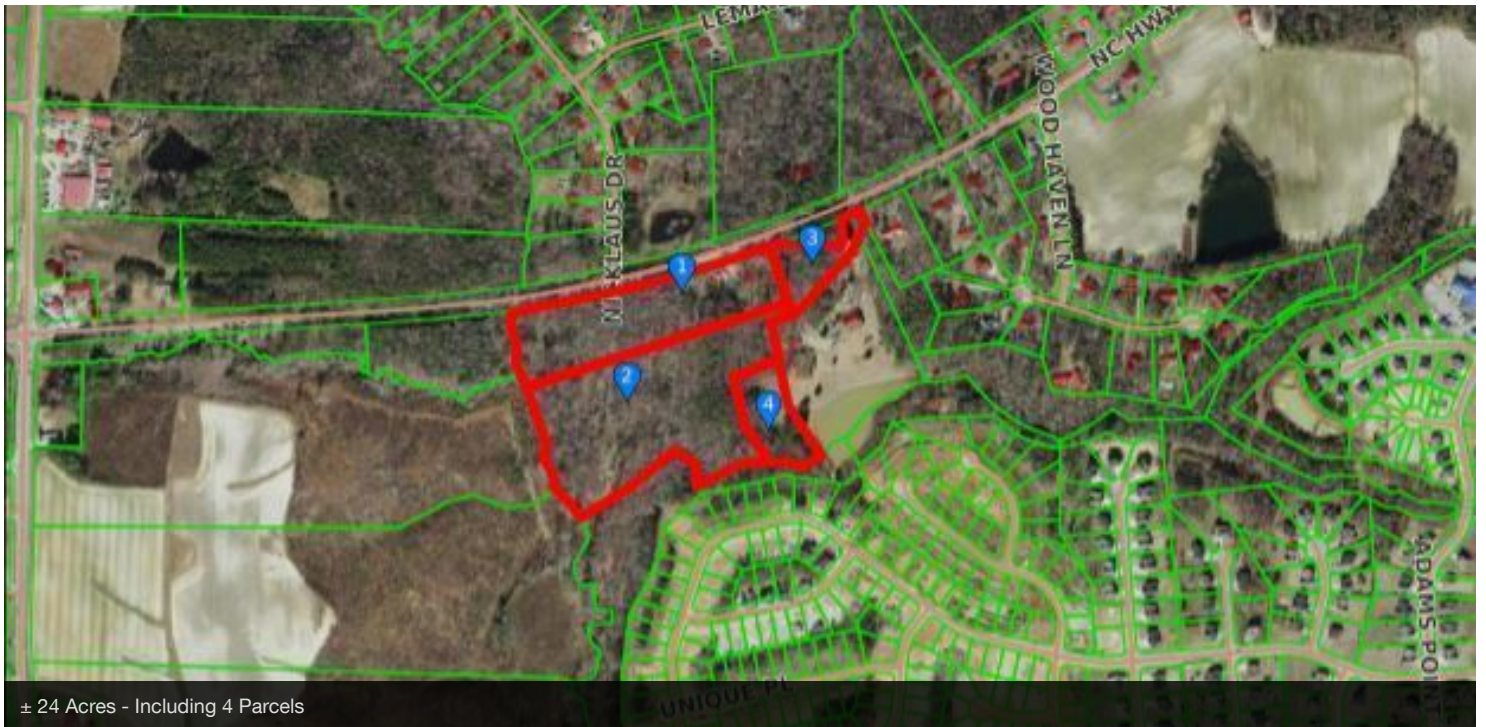
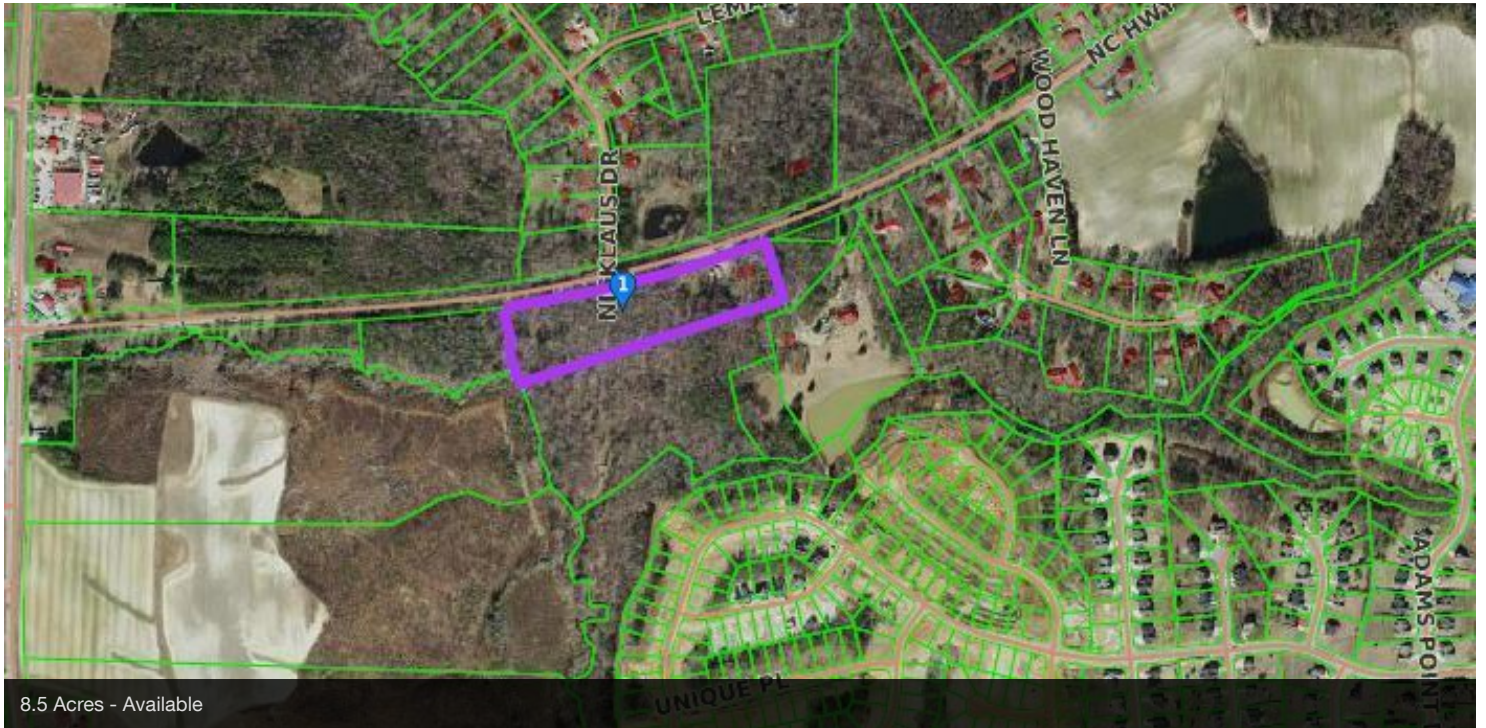
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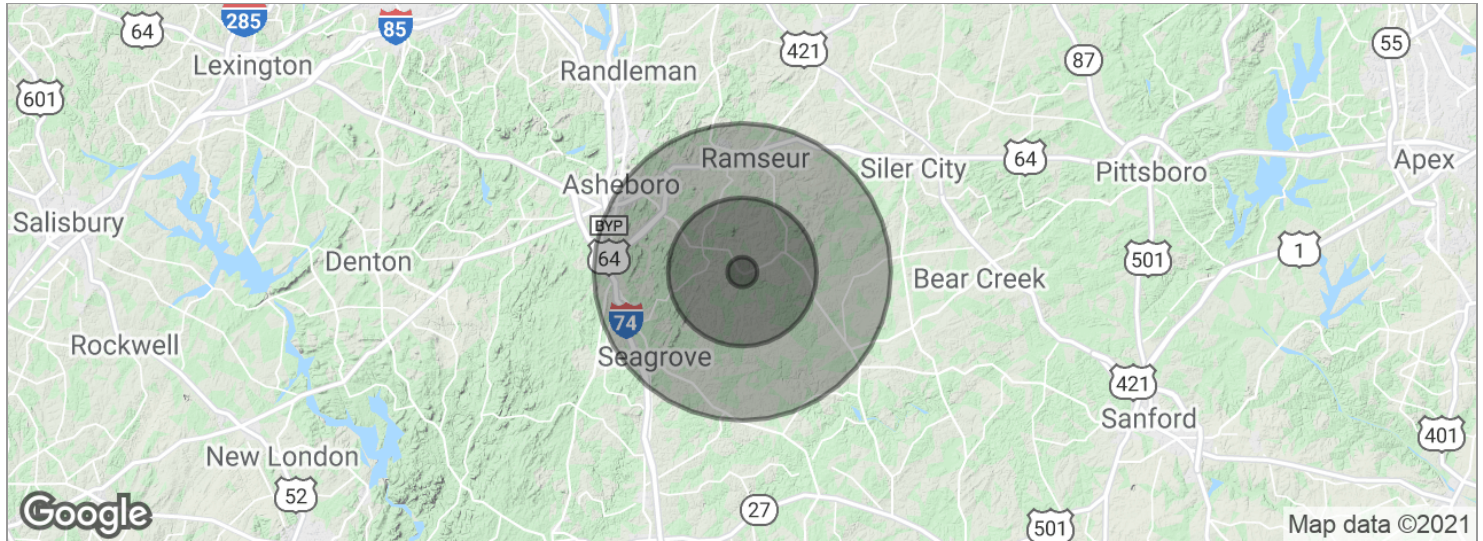
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LAND FOR SALE

6631 NC HWY 42

6631 NC Hwy 42, Garner, NC 27316



POPULATION	1 MILE	5 MILES	10 MILES
Total population	185	5,778	29,233
Median age	40.4	39.8	39.5
Median age (male)	40.0	38.6	38.1
Median age (Female)	40.8	41.4	41.1

HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
Total households	72	2,248	11,204
# of persons per HH	2.6	2.6	2.6
Average HH income	\$54,030	\$53,491	\$51,972
Average house value	\$128,663	\$128,627	\$136,421

* Demographic data derived from 2010 US Census

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