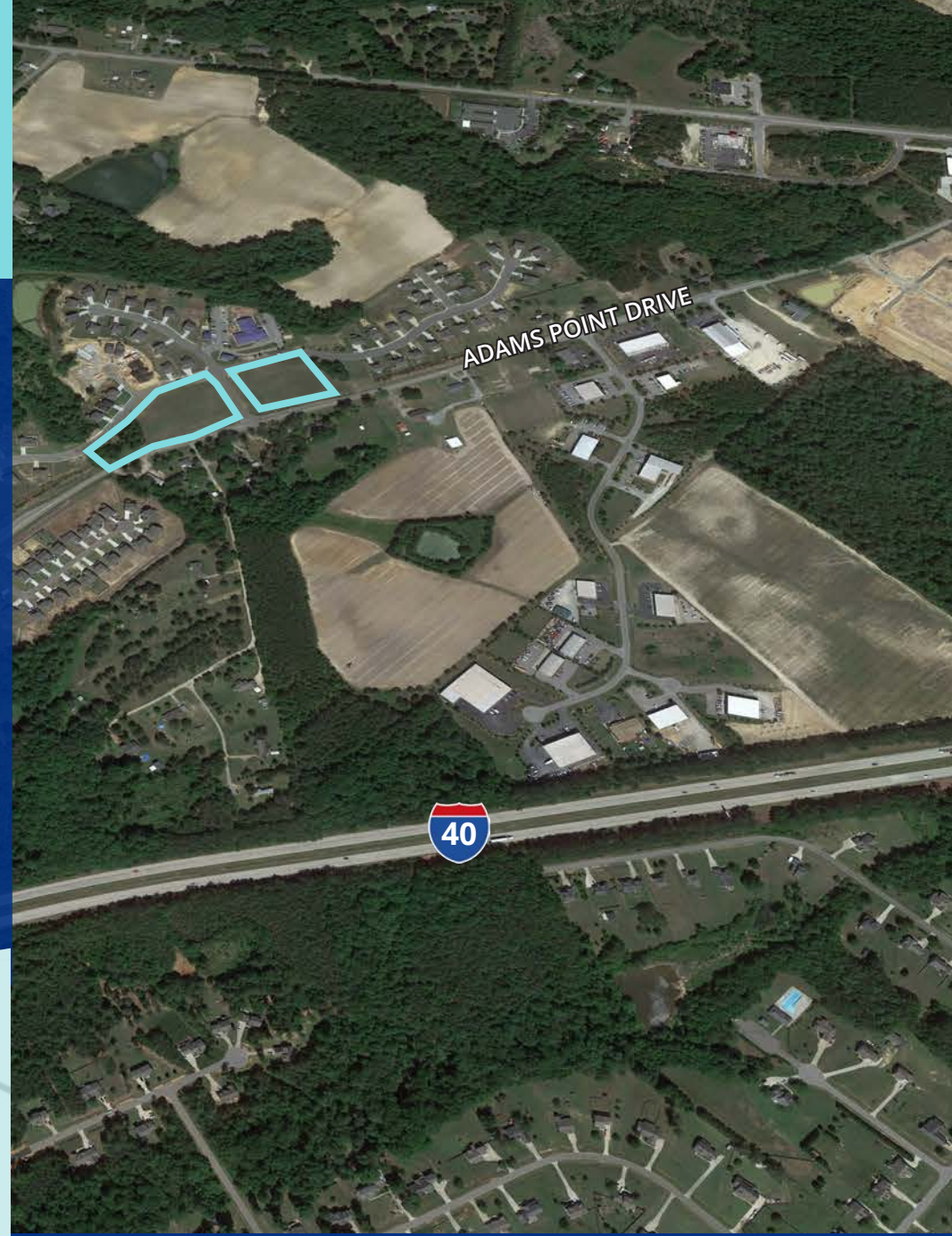
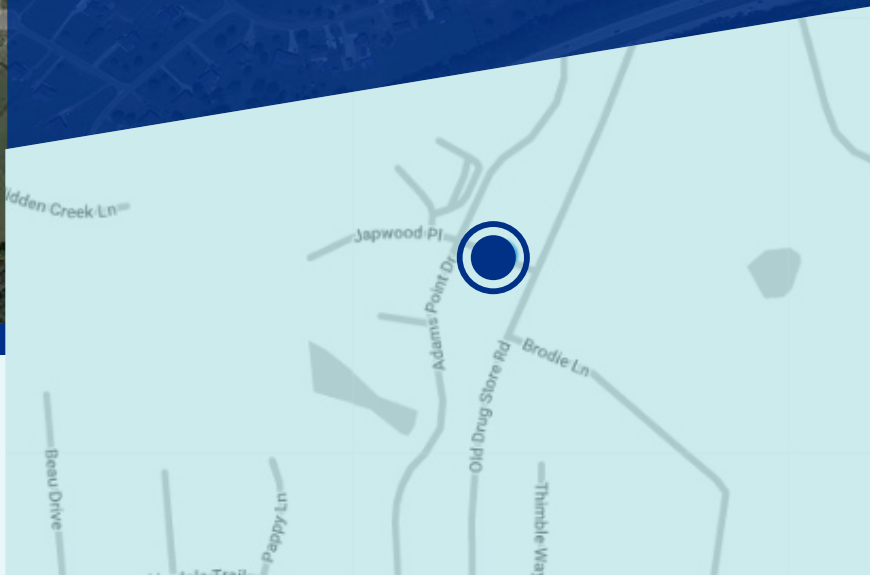




**TRADEMARK**  
PROPERTIES

25 JAPWOOD PLACE  
870 ADAMS POINT DRIVE  
**GARNER, NC 27529**

—  
2.49 & 1.5 ACRES  
FOR SALE



1001 Wade Avenue, Suite 300, Raleigh, NC 27605  
trademarkproperties.com • 919.782.5552

# 25 JAPWOOD PLACE & 870 ADAMS POINT DRIVE GARNER, NC 27529

LAND FOR SALE

## PROPERTY DESCRIPTION

- Two pad-ready commercial sites located at the entrance of Johnston County's most desirable subdivision with great demographics and visibility
- 1.5-acre and 2.49-acre tracts available with public utilities at site
- Located in Johnston County

**2.49 ACRES**

\$470,610

**1.50 ACRES**

\$289,500

## 25 JAPWOOD PLACE

- 2.49 Acres
- PIN # 162700-50-4501
- Corner lot
- Public sewer along north and west boundary and public water along front and rear
- Ideal for residential within office/commercial building or adult care facility
- Sales Price: \$470,610

## 870 ADAMS POINT DRIVE

- 1.50 Acres
- PIN # 162700-50-5952
- Corner lot
- Public sewer at rear and public water along front and rear
- Ideal for office, retail, physical fitness center and service station
- Sales Price: \$289,500



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# 25 JAPWOOD PLACE & 870 ADAMS POINT DRIVE GARNER, NC 27529

LAND FOR SALE

## ABOUT THE ZONING & ADAMS POINT PUD

- Zoned General Business (GB): Permitted uses include automotive repairs beauty shop, medical/business office, service station, adult care facility, mini-storage, school, physical fitness center, retail center, veterinary, and residential within office/commercial building
- Part of the Adams Point PUD, one of Johnston County's most desirable subdivisions
- Adams Point PUD started development in 2006 and has over 500 homes; home prices range from \$250,000 to over \$375,000

DEMOGRAPHICS	1 MILE	3 MILES
Population	2,191	18,589
Households	754	6,444
Average Age	36.90	36.80
Median Household Income	\$65,380	\$73,840
Daytime Employees	2,939	4,729
Population Growth '17-'22	13.7%	11.9%
Household Growth '17-'22	13.4%	11.7%

## ABOUT JOHNSTON COUNTY

- Average commute time is 29 minutes. The national average is 25 minutes.
- As of 2016, the total Johnston County population is 191,450 which has grown 38.46% since 2000. The population growth rate is much higher than the state average rate of 18.46% and is much higher than the national average rate of 9.71%.
- The median home cost in Johnston County is \$143,500. Johnston County median house value is \$143,500 in 2008-2012 and has grown by 29.32% since 2000.
- Johnston County's cost of living is 7.20% lower than the U.S. average. Johnston County median household income is \$50,132 in 2008-2015 and has grown by 22.66% since 2000. The income growth rate is higher than the state average rate of 18.54% and is lower than the national average rate of 26.32%.
- Johnston County Public Schools spend \$9,215 per student. The average school expenditure in the U.S. is \$12,435. There are about 15.6 students per teacher in Johnston County. On average, the public school district that covers Johnston County is better than the state average in quality.
- The unemployment rate in Johnston County is 4.30 percent (U.S. average is 6.30%). Johnston County job growth has increased by 3.71%.

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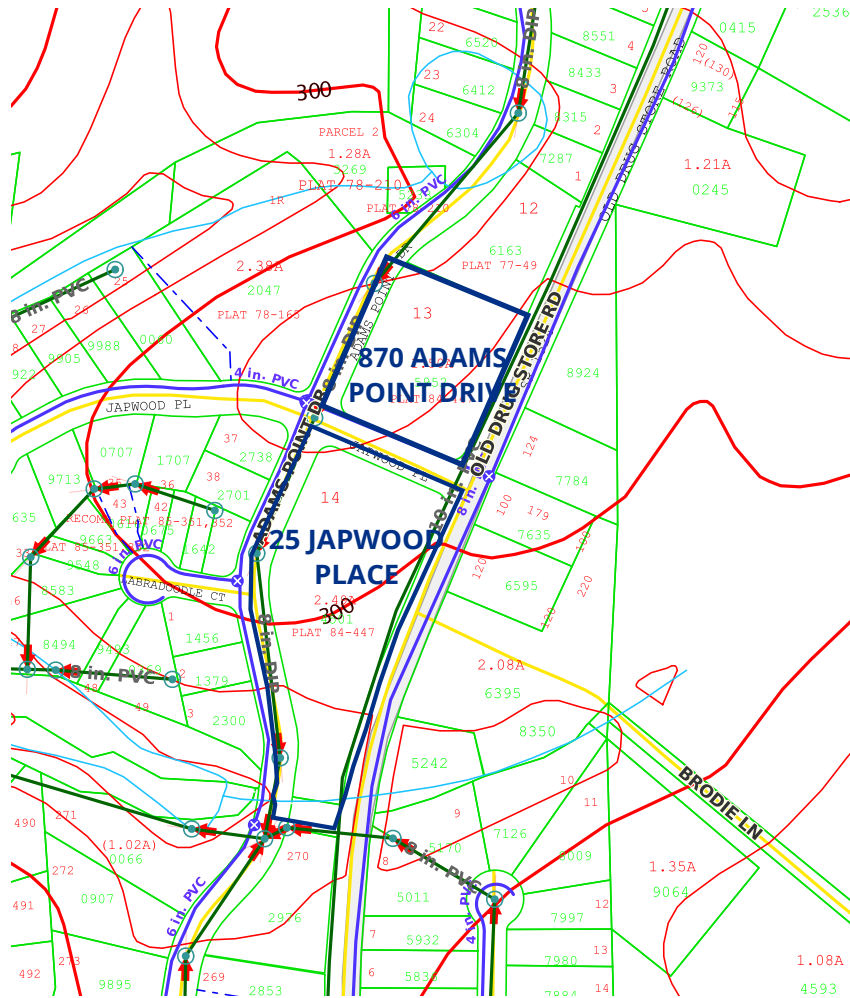
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LAND FOR SALE

GIS MAP



GIS AERIAL



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