

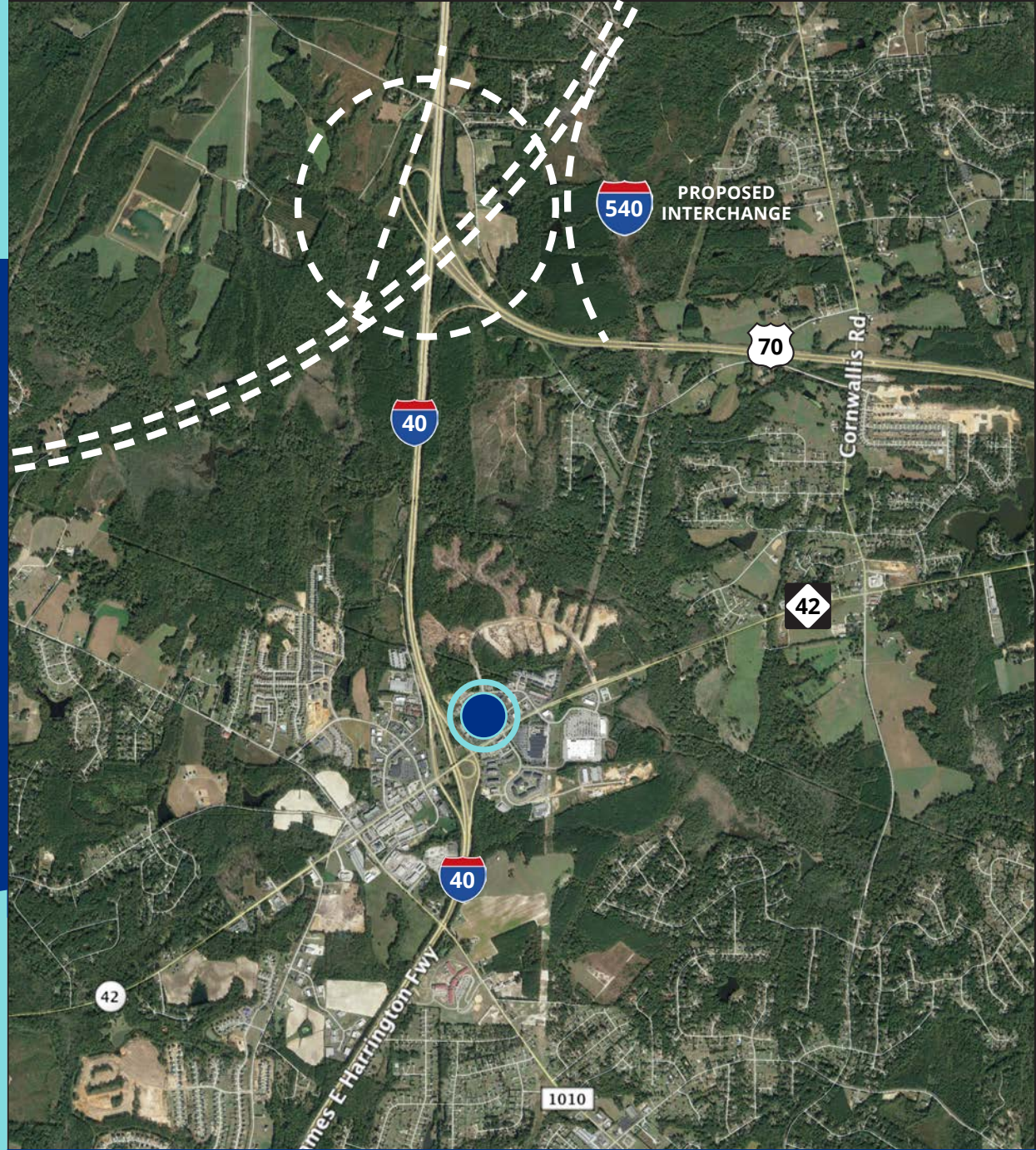


RIVER OAKS

PARKWAY & NC-42

GARNER, NC 27529

—
28 ACRES
FOR SALE



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

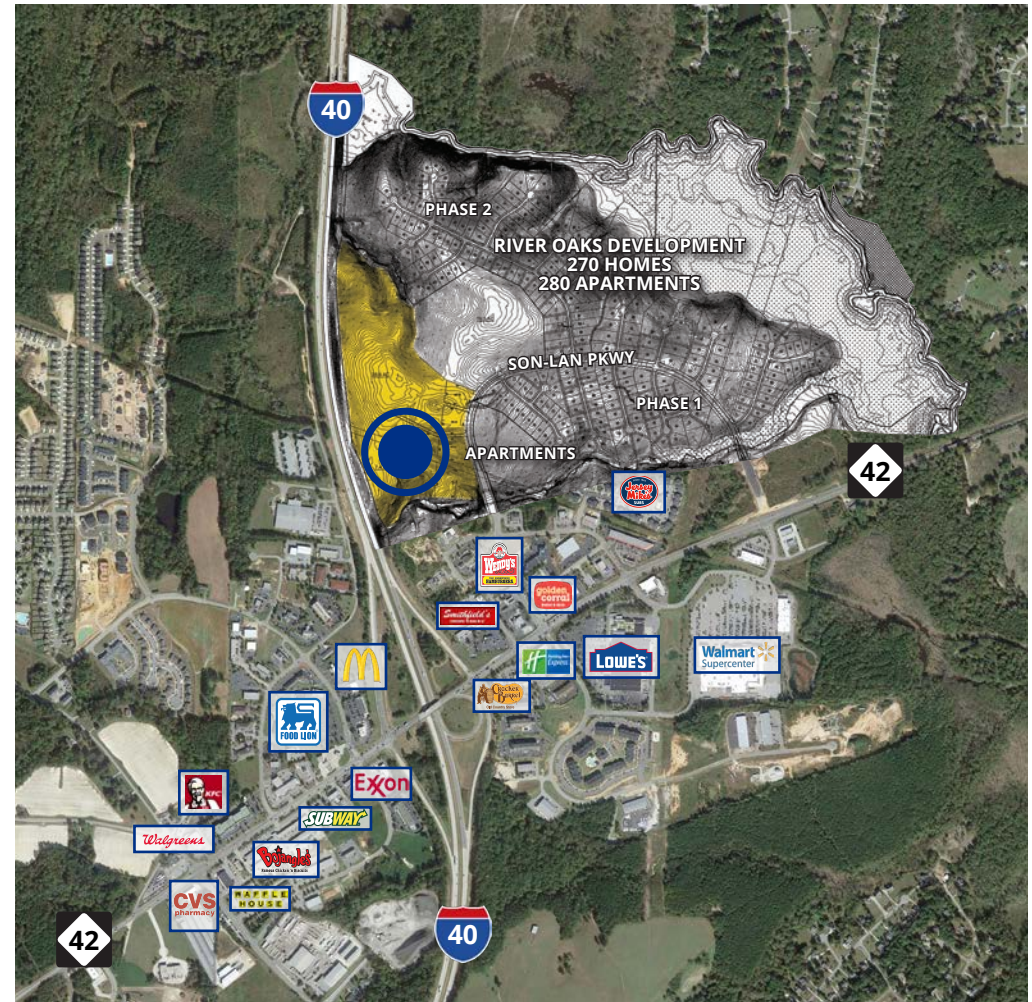
RIVER OAKS PKWY & NC-42

GARNER, NC 27529

LAND FOR SALE

PROPERTY DESCRIPTION

- 28 acres, can be divided
- Located in River Oaks Business Park
- River Oaks Business Park is part of the River Oaks PUD, a 300-acre mixed-use development consisting of 270 single-family homes (Phase 1) and 280 apartments
- Developer will build-to-suit site improvements or purchase raw land
- Strategically located in the logistical heart of the Triangle area
- Interstate Highway Interstate (IHI) zoning
- Permitted uses include building materials and supplies, retail sales, contractor's office with storage yard, group care facility, masonry product sales, nursing home, open storage, pharmaceutical manufacturing and distribution, plumbing and heating supply offices with storage area, research/development facility, warehouse facility wholesale establishment and lumber yard



SALES PRICE

Call for Pricing

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RIVER OAKS PKWY & NC-42

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LAND FOR SALE

ABOUT THE LOCATION

- Park located just off I-40
- Proposed I-540 interchange just one mile away, scheduled to start construction in year 2020
- US-70 Bypass interchange just one mile away. US-70 has been designated to be the future I-42 connecting I-40 to the Morehead City Port
- I-95 located 16 miles south (via I-40) and 23 miles east (via US 70)
- I-440 is 10 miles north
- Major metro markets within one day drive include Raleigh, Charlotte, Atlanta, Cincinnati, Nashville, Washington DC, Columbia, Louisville, Orlando, Pittsburgh, Baltimore, Philadelphia, and New York

ABOUT JOHNSTON COUNTY

- 210,000 skilled workers within a hour drive
- Area colleges include NC State University, Wake Technical Community College, Johnston Community College, Campbell University, St. Augustine College, Shaw University, William Peace University, and Meredith College
- Leading employers include Grifols Therapeutics Inc., Johnston Memorial Hospital Authority, Novo Nordisk Pharmaceutical, Caterpillar Inc, Sysco Raleigh LLC, Asplundh Tree Expert Co., Flanders Airpure NC Division, Tri-Arc Food Systems Inc, Thyssenkrupp Precision Forge Inc., Nike Retail Service Trade, Saber Healthcare Holding LLC, and Airflow Products Company Inc.
- Johnston County Economic Development can provide incentives and assistance, reduction in real and personal property taxes and workforce development for employers that qualify

| Demographics | 1 Mile | 3 Miles | 5 Miles |
|----------------|----------|----------|-------------|
| Population | 2,527 | 18,223 | 48,297 |
| Avg. HH Income | \$83,619 | \$80,743 | \$78,490 |
| Households | 953 | 6,278 | 17,055 |
| Traffic Count | | | |
| I-40 | | | 55,000 VPD |
| NC-42 | | | 226,000 VPD |

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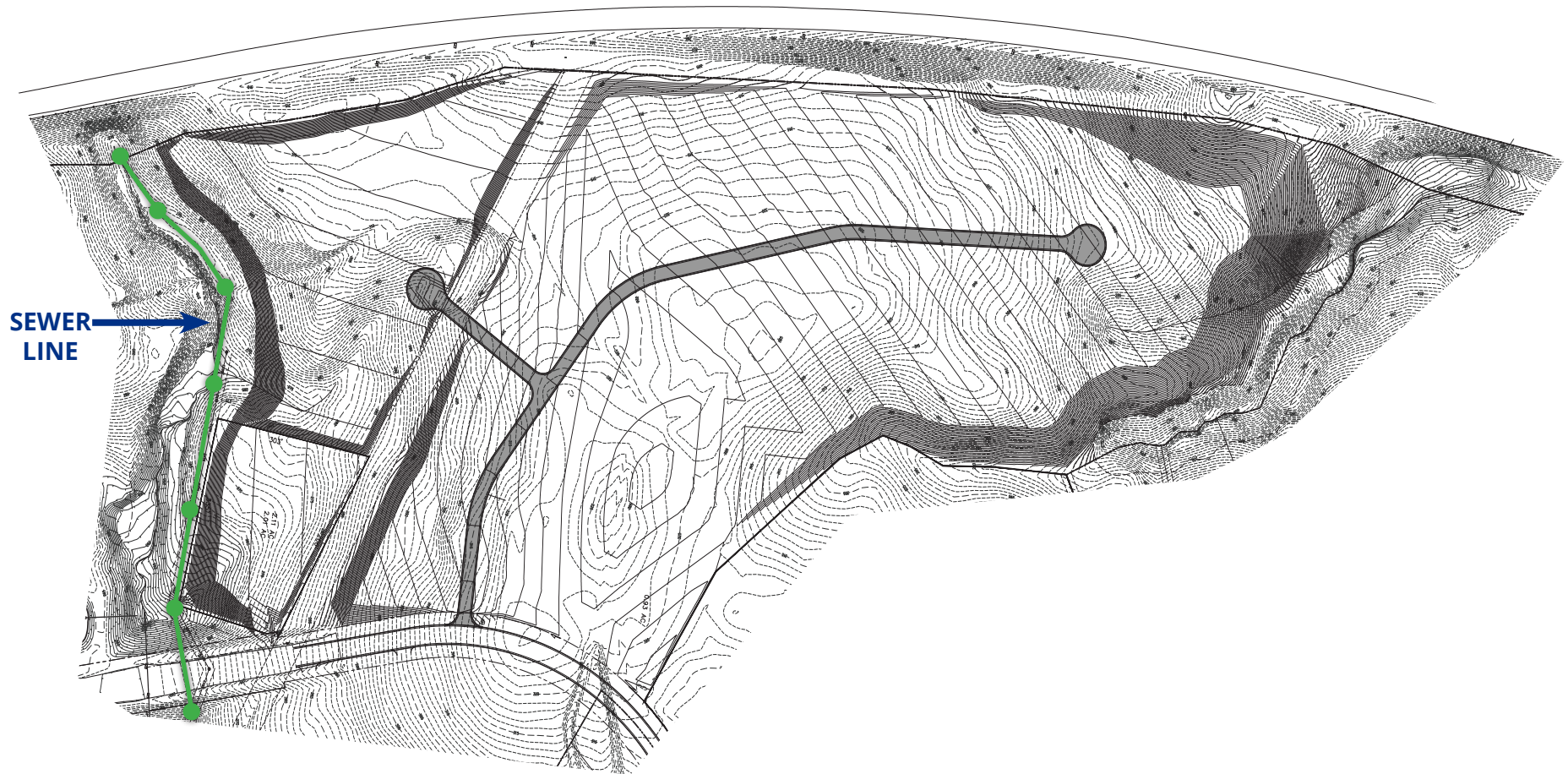


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RIVER OAKS PKWY & NC-42
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LAND FOR SALE

SITE PLAN



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LAND FOR SALE

GIS AERIAL



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