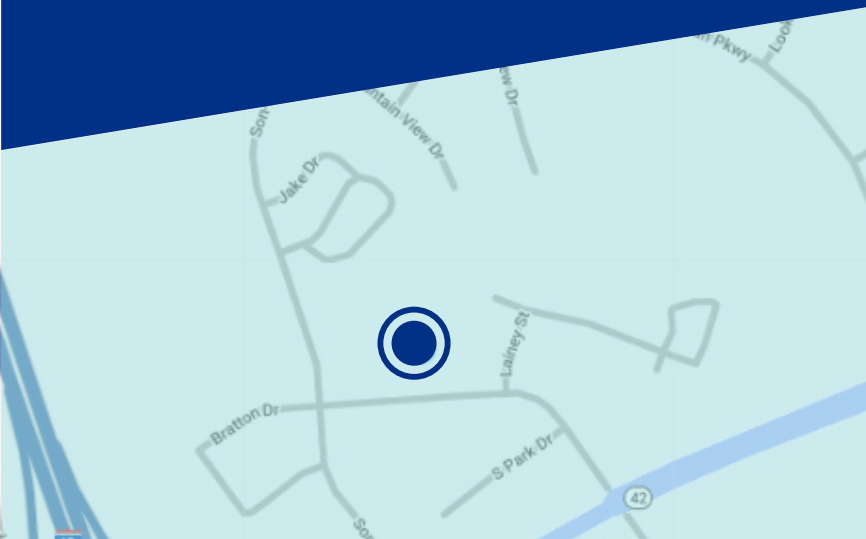
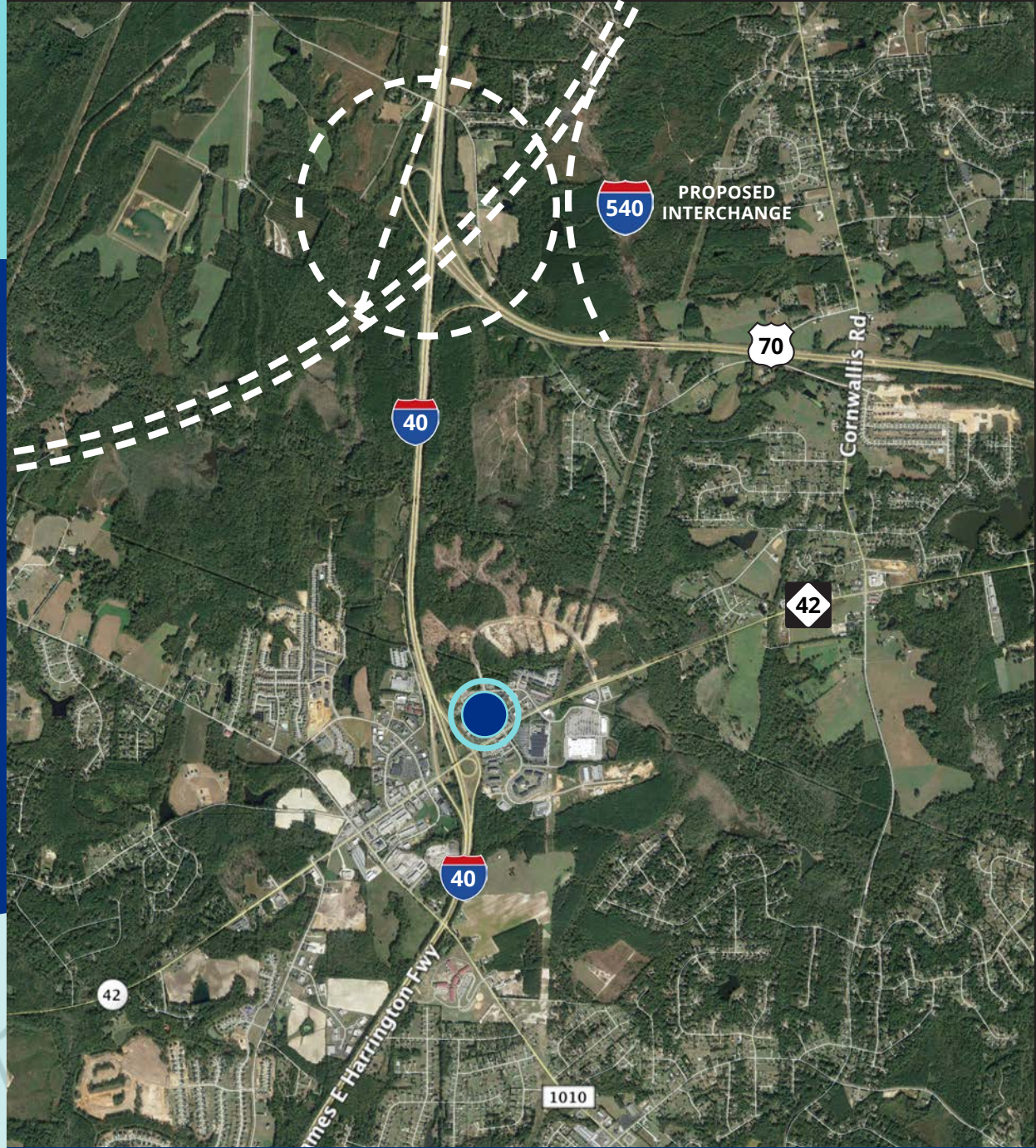




176 BRATTON DRIVE
GARNER, NC 27529

THREE PAD-READY SITES
FOR SALE



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

PROPERTY DESCRIPTION

- Three pad-ready commercial sites located at the high growth I-40/NC-42 area with easy access to I-40, future I-540, US-70 Bypass, and I-95
- Public sewer at rear and front on all parcels
- Public water along front on all parcels
- River Oaks Development, 280 apartments (2018) and 270 single homes (2017), is located directly behind the parcels
- Zoned: Interstate Highway Interchange (IHI)
- Permitted uses include automotive repairs/sales, bank, bar/club, building materials and supplies, office, contractor's office with storage yard, adult or child care facility, hotel, medical clinic, mini-storage, nursing home, pharmaceutical manufacturing, distribution, pharmacy, physical fitness center, retail center, and warehousing
- Lot 1: 5.25 acres - \$1,837,000
- Lot 2: 1.94 acres - \$877,500
- Lot 3: 1.66 acres - \$622,500



JIM HARRIS

jharris@trademarkproperties.com

919.227.5513 direct 919.649.6114 mobile

MIKE KEEN

mkeen@trademarkproperties.com

919.573.1392 direct 919.795.1944 mobile



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176 BRATTON DRIVE GARNER, NC 27529

LAND FOR SALE

LOT 1: 5.25 ACRES

- Part of PIN # 162700-98-4155
- Quiet end lot visible from I-40
- Ideal for office, retail, wholesale storage, adult or day care facility, hotel, mini-storage, fitness center, or warehousing
- Sales Price: \$1,837,500

LOT 2: 1.94 ACRES

- Part of PIN # 162700-98-4155
- Corner lot on Bratton Drive and Son-Lan Parkway
- Great access and visible for River Oaks Development
- Ideal for office, retail, adult or child care facility, hotel, fitness center, or pharmacy
- Sales Price: \$877,500

LOT 3: 1.66 ACRES

- 176 Bratton Drive
- PIN # 163700-07-4885
- Ideal for: retail, office and adult or child care facility
- Sales Price: \$622,500



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176 BRATTON DRIVE

GARNER, NC 27529

LAND FOR SALE

ABOUT THE LOCATION

- 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			26,000 VPD

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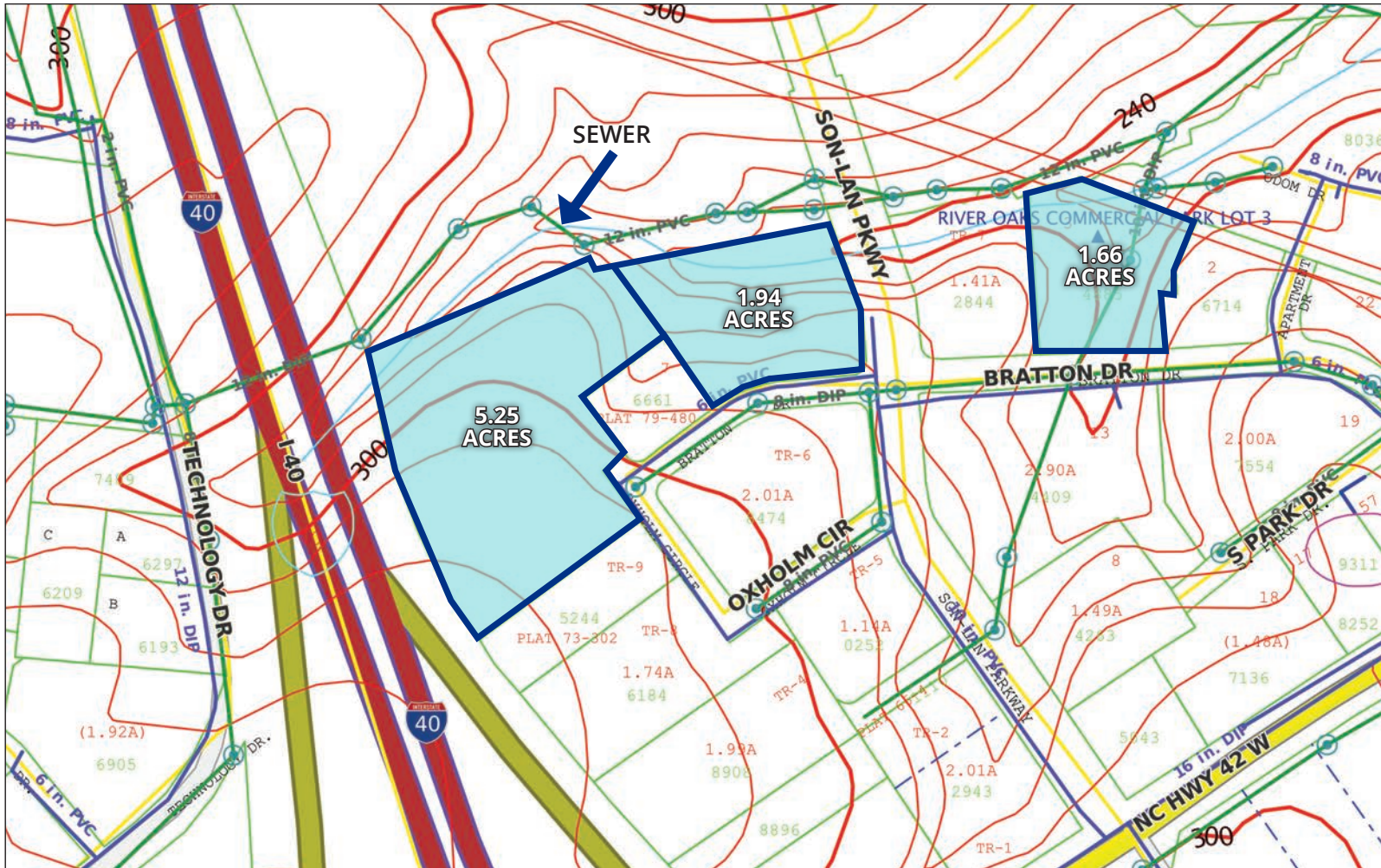


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GIS MAP



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