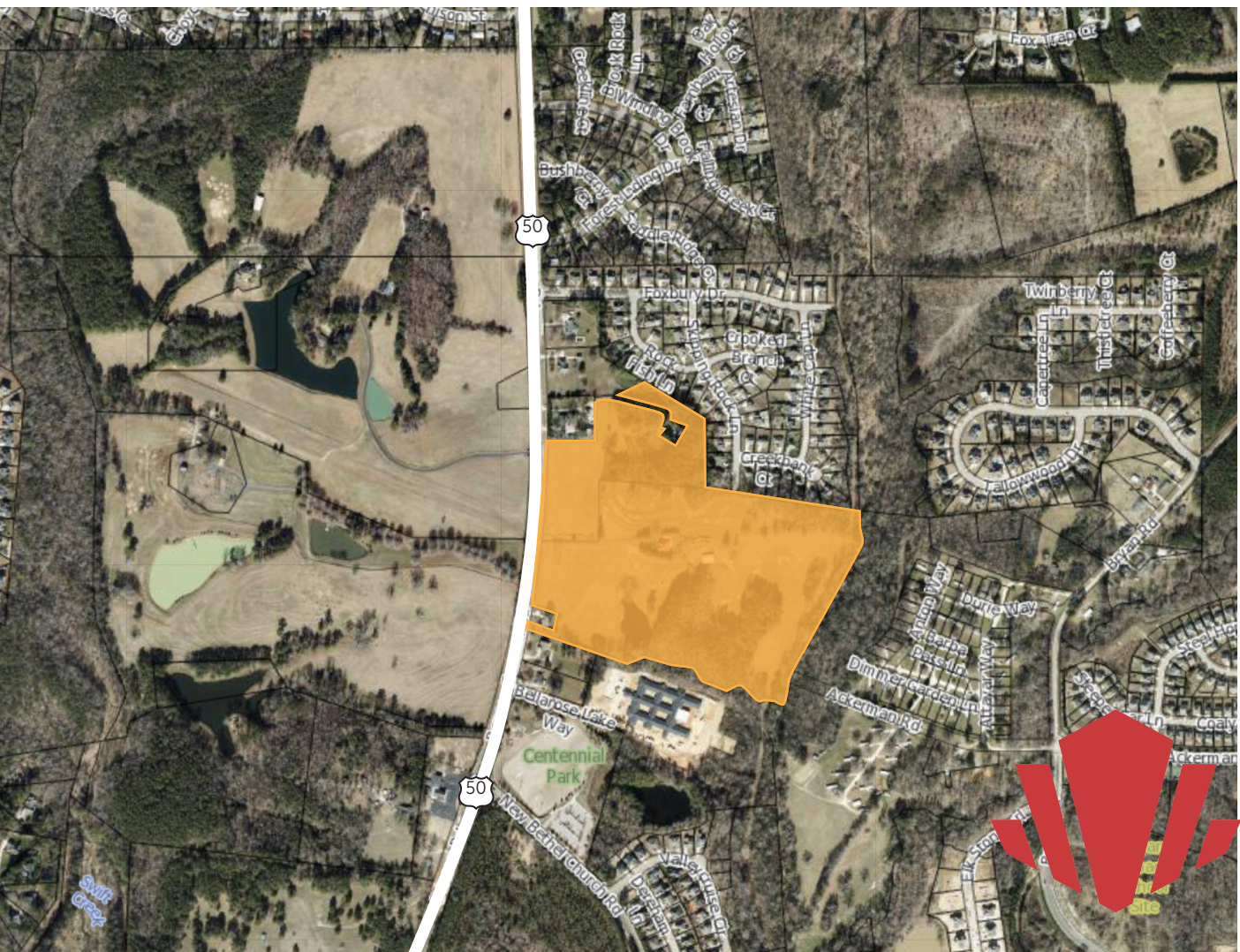


FOR SALE +/- 50 ACRES

RESIDENTIAL LAND - US HWY 50

1965 Benson Road | Garner, NC 27529
Wake County



BACK ON MARKET



CAPITAL ASSOCIATES®

RESIDENTIAL LAND - US HWY 50

1965 Benson Road | Garner, NC 27529

RESIDENTIAL TRACTS IN WAKE COUNTY

APPROXIMATELY 50 ACRES OF PRIME LAND AVAILABLE WITH
EASY ACCESS TO HWY 50, HWY 70 AND FUTURE I-540 EXPANSION

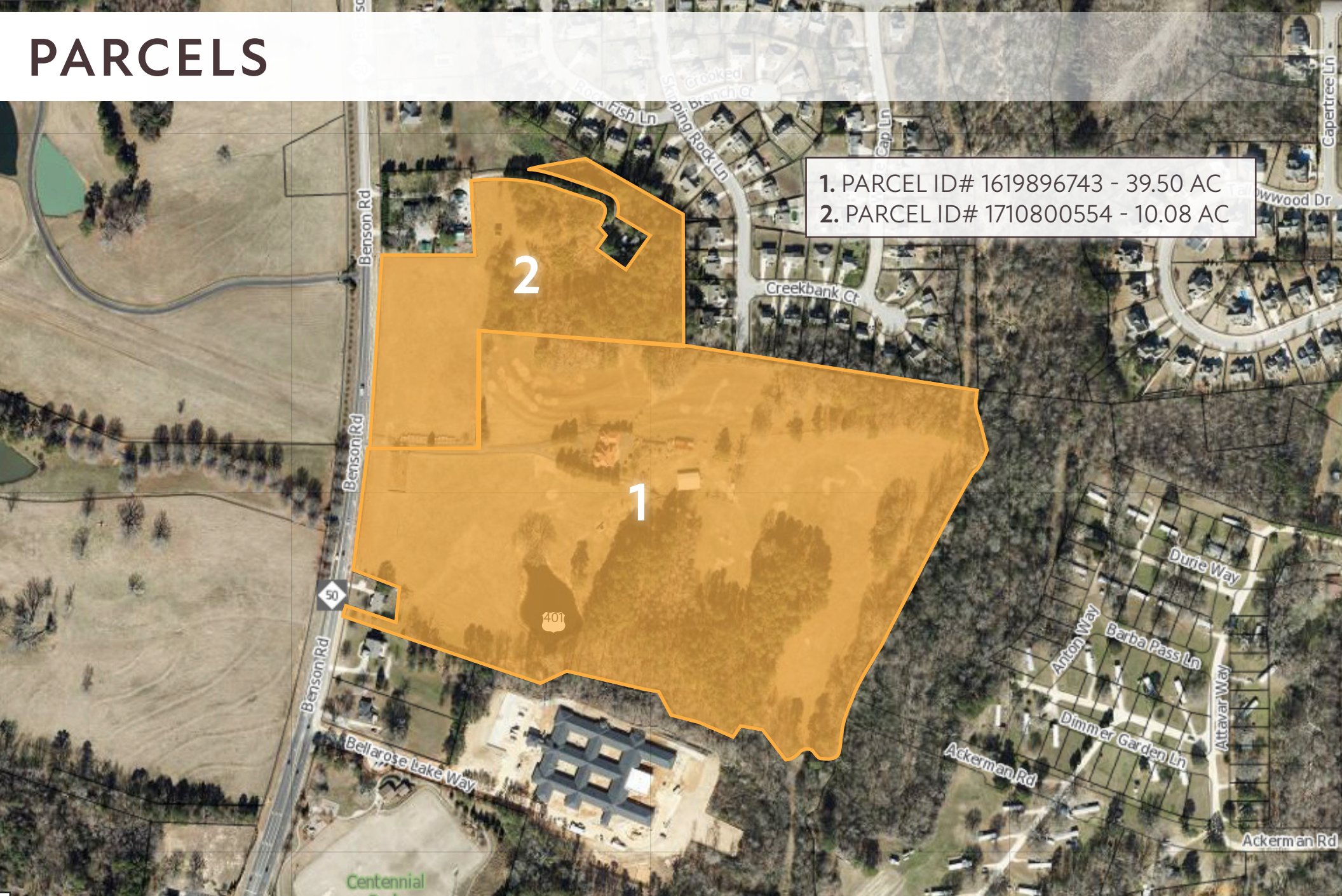
- Zoned Agricultural Land - Great Opportunity for Single Family, Townhome, and Apartment Rezoning
- High Growth Corridor
- Two Separate Parcels totaling 49.58 AC
- NCDOT is widening I-540 South of Lake Benson
- Pin# 1619896743 - 39.50 AC
- Pin# 1710800554 - 10.08 AC
- Purchase Price: Negotiable
- Adequate due diligence information available upon request



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ASSOCIATES.**

FRANK BAIRD
919.622.8773
fbaird@capitalassociates.com
capitalassociates.com

PARCELS



- 1. PARCEL ID# 1619896743 - 39.50 AC
- 2. PARCEL ID# 1710800554 - 10.08 AC

NEARBY DEVELOPMENTS



BEACON COMMERCE PARK
~ 700K SF INDUSTRIAL PARK



FARMINGTON SQUARE II
20K SF RETAIL



PENNINGTON GROVE PHASE II
200K SF MULTIFAMILY



WHITE OAK INNOVATION PARK
90K SF OFFICE



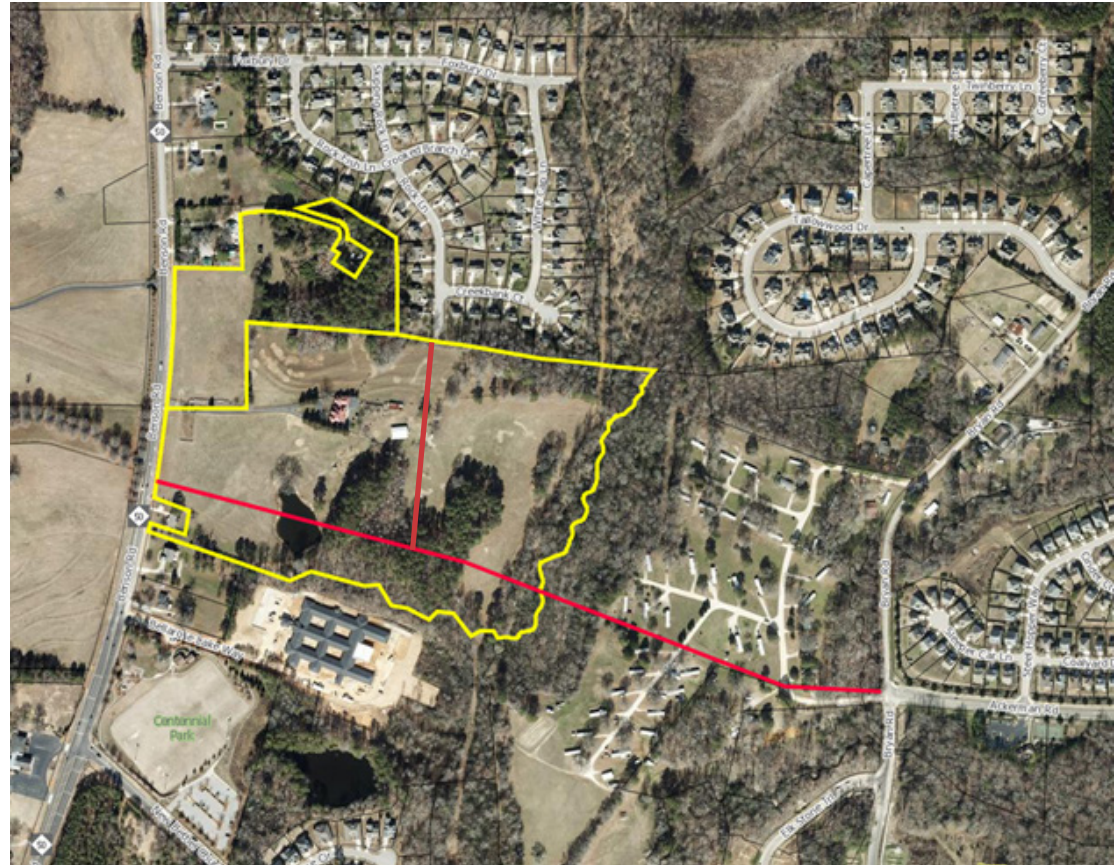
TREELINE TIMBER CREEK
250K SF MULTIFAMILY

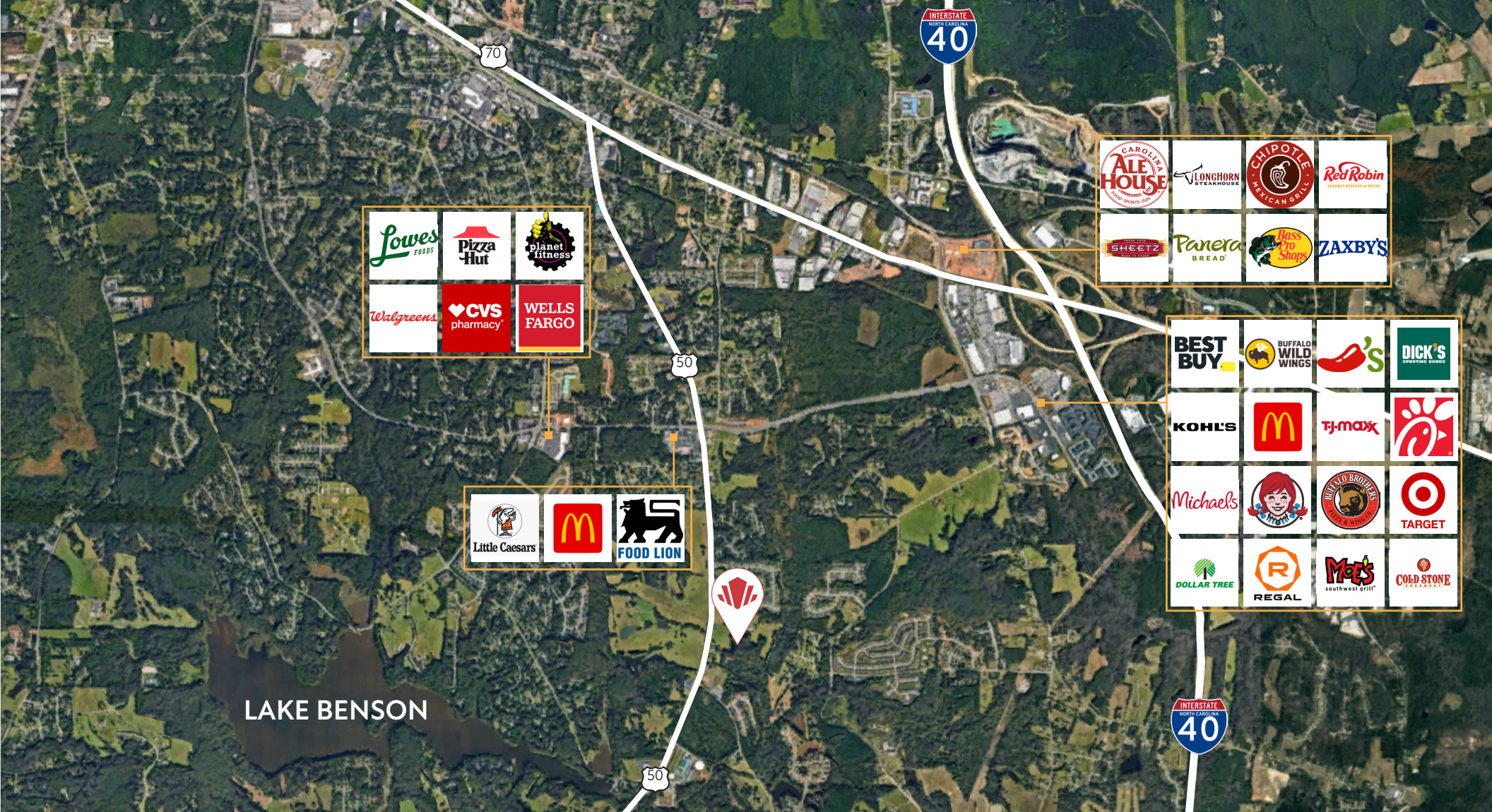
ADDITIONAL INFORMATION

GARNER THOROUGHFARE PLAN



ROAD EXTENSION REQUIRED BY TOWN OF GARNER





POINTS OF INTEREST

DINING

- PIZZA HUT
- MCDONALDS
- LITTLE CEASARS PIZZA
- CAROLINA ALE HOUSE
- LONGHORN STEAKHOUSE
- CHICK FILA
- CHIPOTLE
- RED ROBIN
- PANERA BREAD
- ZAXBY'S
- BUFFALO WILD WINGS
- CHILI'S
- MOE'S
- BUFFALO BROTHERS
- WENDY'S

CONVENIENCE

- LOWE'S FOODS
- PLANET FITNESS
- WALGREENS
- TARGET
- DOLLAR TREE
- FOOD LION
- CVS
- WELLS FARGO
- MICHAELS
- KOHLS

GARNER, NC



- Located in a region consistently ranked among America's best places to live, work, raise a family and earn a quality education, Garner is an idyllic suburban community that offers something for everyone
- In addition to being known for its **hometown character**, historic downtown area, **top-rated schools** and quiet neighborhoods, Garner also offers an excellent climate for new, relocating or expanding businesses
- Located **minutes from Downtown Raleigh**
- Numerous local parks and trails connected to neighborhoods and schools
- World-class performing arts, museums, and cultural festivals
- Access to **cutting-edge healthcare, education and technology**



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