

DEVELOPMENT OPPORTUNITY

2200 E GARNER RD | RALEIGH, NC 27610



MOSS WITHERS, SIOR, MBA
CEO, Principal
O 919.576.2501
mwITHERS@lee-associates.com

KARAH JENNINGS MCCONNELL
Executive Vice President, Principal
O 919.576.2502
C 919.817.0705
kjennings@lee-associates.com

ALYSSA STEPUSIN BYRD
Broker
O 919.576.2512
C 919.482.0660
abyrd@lee-associates.com

 **LEE &
ASSOCIATES**
COMMERCIAL REAL ESTATE SERVICES
RALEIGH • DURHAM • WILMINGTON

PROPERTY SUMMARY

±15.5-acre development opportunity located at the intersection of East Garner Road and Auburn Knightdale Road in Garner. The property consists of three parcels totaling ±15.5 acres and is zoned R2 within the Town of Garner. The site is designated Mixed Use Center in the Town of Garner Future Land Use Plan, supporting a range of residential, commercial, office, and mixed-use development opportunities.

HIGHLIGHTS

- » ±15.5 acres total across three parcels
- » Zoned R2 (Town of Garner)
- » Future Land Use is Mixed Use Center
- » Sewer on site
- » Water nearby
- » 1/4 mile to US 70 and less than 2 miles to I-40, White Oak Crossing, and the future 540
- » Ideal commercial and flex/industrial uses
- » Southern property boundary adjacent to the NCRR corridor operated by Norfolk Southern
- » Wake County PINs 1730376174, 1730464914, 1730367917
- » Sale Price: \$2,092,500 (\$135,000 per acre)

LOCATION DESCRIPTION

Located at the intersection of East Garner Road and Auburn Knightdale Road in Garner, the property offers convenient access to major transportation corridors and retail amenities. The site is approximately 1/4 mile from US 70 and less than 2 miles from I-40 and White Oak Crossing. Surrounding uses include residential development, retail, commercial services, and growing employment corridors.



ASSEMBLAGE BREAKDOWN



#	ADDRESS	PIN	ACRES
1	2200 E GARNER RD	1730376174	±0.43
2	2220 E GARNER RD	1730464914	±14.07
3	4709 AUBURN KNIGHTDALE RD	1730367917	±1.0
TOTAL ACRES			±15.5

FOR SALE | 2200 E GARNER RD | RALEIGH, NC 27610

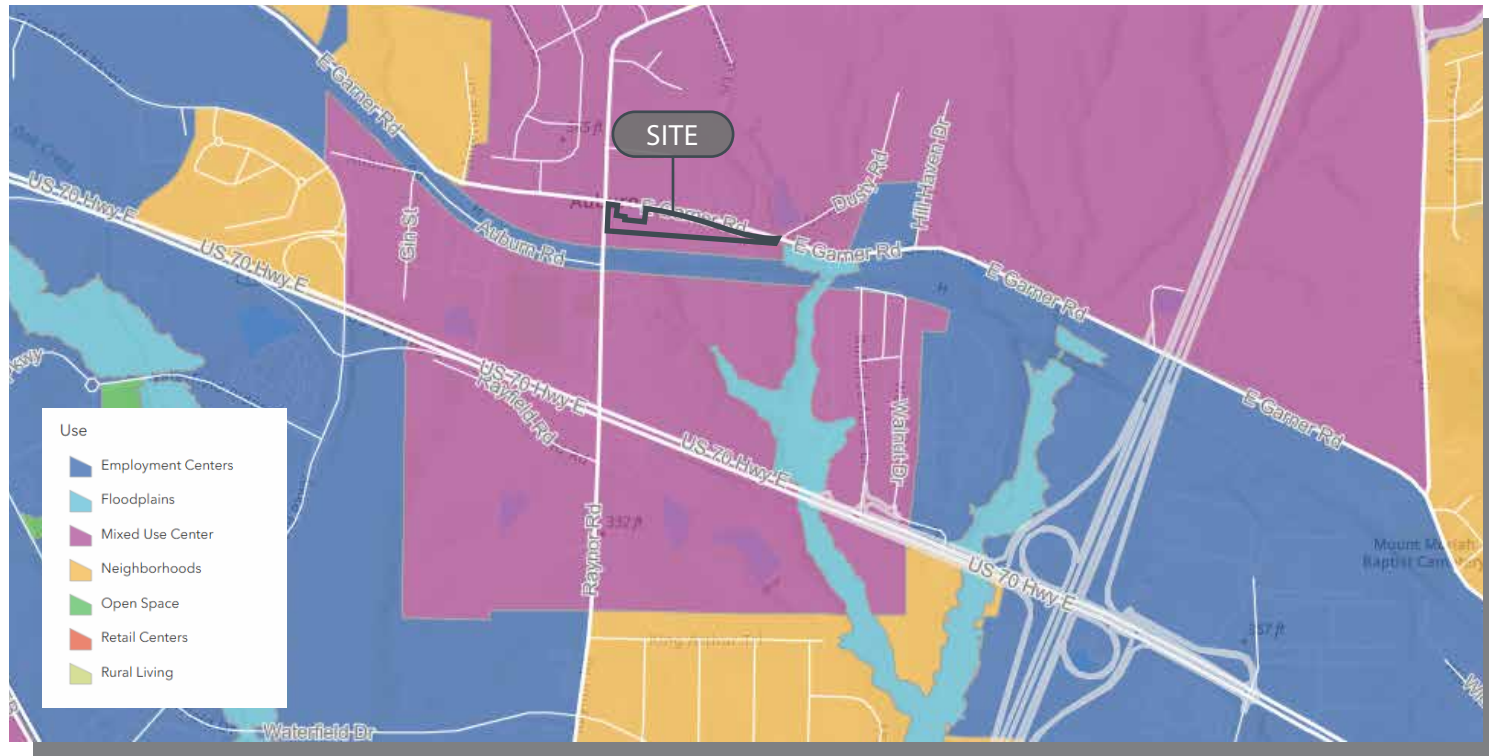
ZONING / FUTURE LAND USE

ZONING: R2 (Town of Garner)

FUTURE LAND USE: Mixed Use Center

The site's Mixed Use Center designation supports a diverse mix of residential, retail, office, commercial, and employment uses within a walkable, interconnected development environment. The designation allows for a variety of housing types and higher-intensity development patterns designed

to serve the growing Garner and Raleigh markets. This flexibility creates opportunities for mixed-use, residential, commercial, medical office, research and development, and innovation-focused projects.



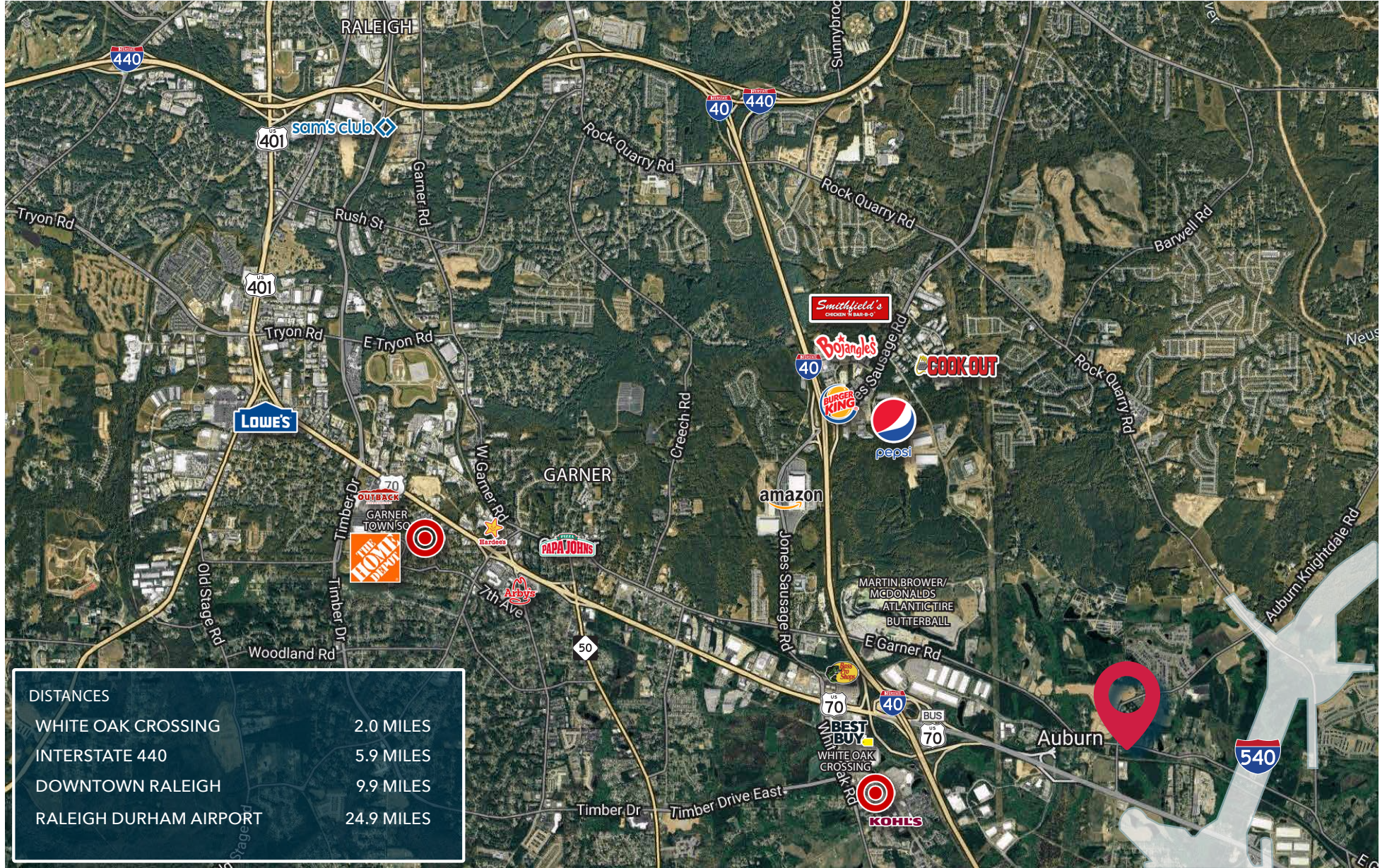
FOR SALE | 2200 E GARNER RD | RALEIGH, NC 27610

FUTURE 540



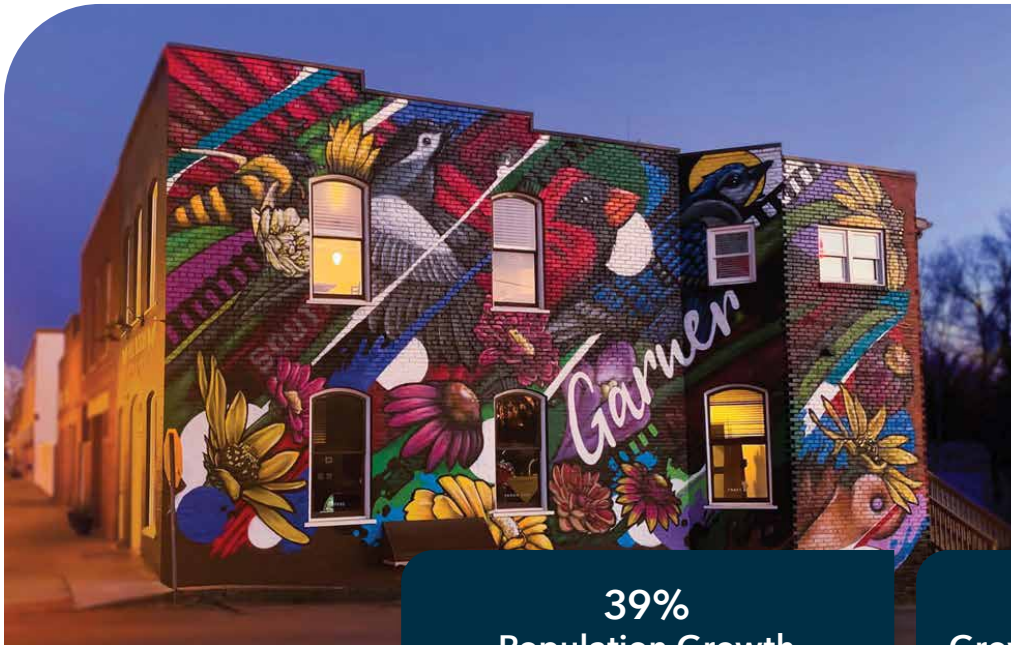
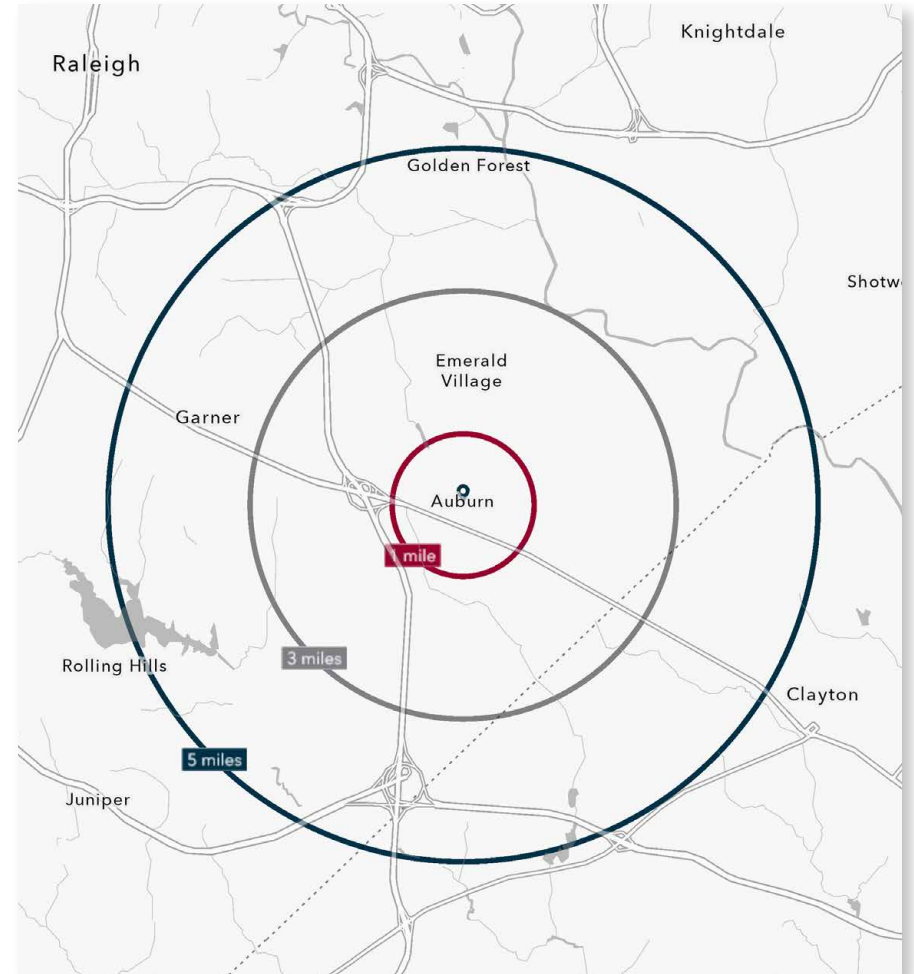
FOR SALE | 2200 E GARNER RD | RALEIGH, NC 27610

AREA OVERVIEW



DEMOGRAPHICS

	1 MILE	3 MILES	5 MILES
Population (2025)	2,009	26,937	79,472
Daytime Population	1,756	24,093	76,838
Average Home Value	\$477,564	\$544,537	\$607,790
Average Household Income	\$106,478	\$109,225	\$106,043
Median Age	37.5	36.3	37.0
Bachelor's Degree or Higher	39.1%	38.2%	37.9%



39%
Population Growth
2020-2025
Wake County Economic Development

#10
Growth Among Cities Over
200,000
US Census Bureau

#1 TOP Metro
for Best Business Climate
(Raleigh MSA)
Business Facilities, 2026

FOR SALE | 2200 E GARNER RD | RALEIGH, NC 27610

FOR INQUIRIES, CONTACT:

MOSS WITHERS, SIOR, MBA
CEO & Principal
O: 919.576.2501
mwithers@lee-associates.com

KARAH JENNINGS MCCONNELL
Executive Vice President, Principal
O: 919.576.2502
C: 919.817.0705
kjennings@lee-associates.com

ALYSSA STEPUSIN BYRD
Broker
O 919.576.2512
C 919.482.0660
abyrd@lee-associates.com



All information furnished regarding property for sale, rental or financing is from sources deemed reliable, but no warranty or representation is made to the accuracy thereof and same is submitted to errors, omissions, change of price, rental or other conditions prior to sale, lease or financing or withdrawal without notice. No liability of any kind is to be imposed on the broker herein.

100 WALNUT STREET | CARY, NC 27511 | 919.576.2500 | LEERALEIGH.COM