

**RESIDENTIAL DEVELOPMENT OPPORTUNITY
±227.36 ACRES OFF US-401 S**



Fayetteville Road

401

FOREST AT SWIFT CREEK
Raleigh, NC 27603

Property Details

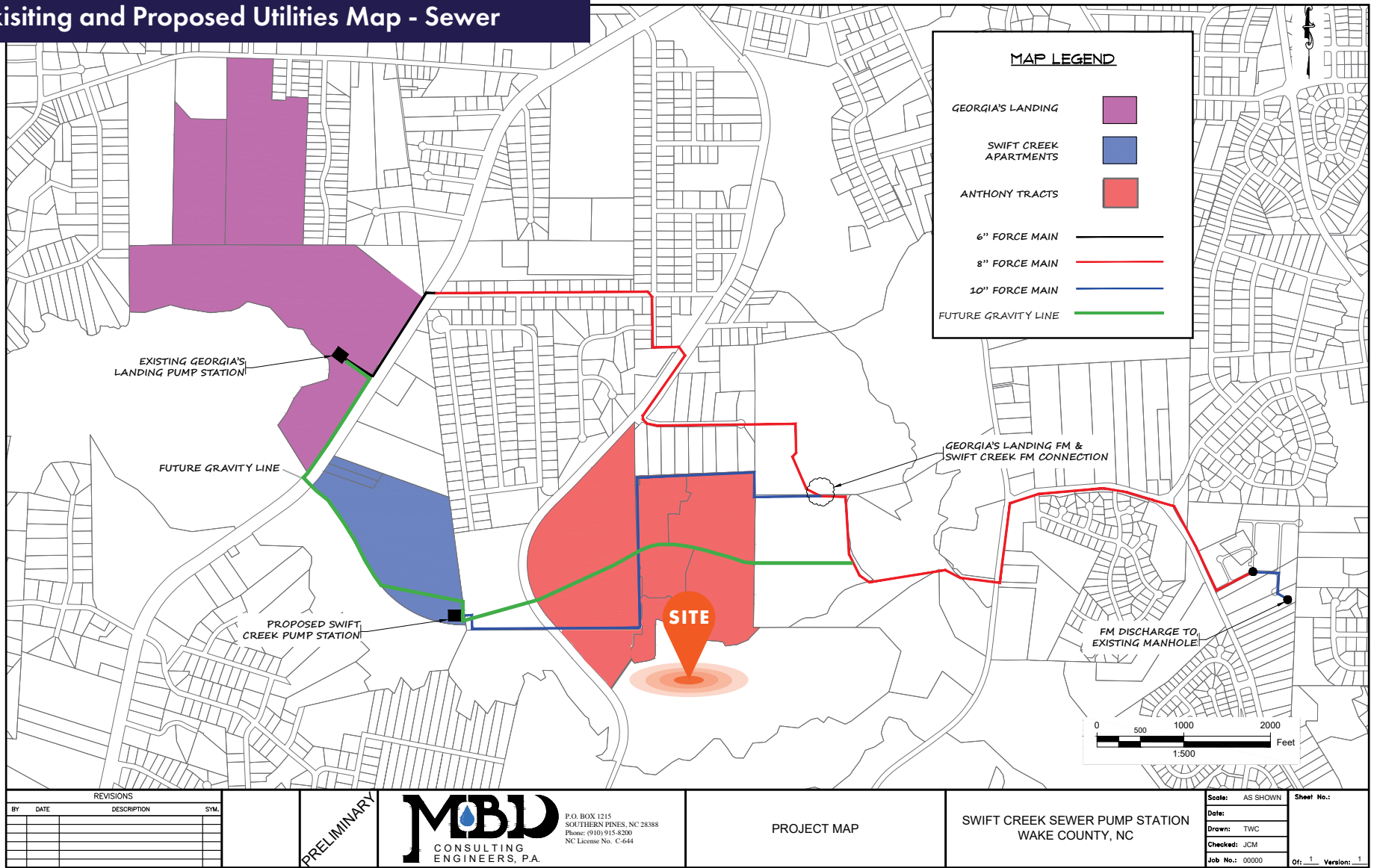
ADDRESSES:	0 Auman Rd and 0 Old Stage Rd Raleigh, NC 27603	
PROPERTY ENTITY:	Forest at Swift Creek LLC	
REID:	0049871:	±46.57 acres
	0368170:	±8.96 acres
	0368169:	±26.93 acres
	0368171:	±0.32 acres
	0368168:	±23.36 acres
	0269031:	±121.22 acres
TOTAL ACREAGE:	±227.36 acres	
COUNTY:	Wake	
MUNICIPALITY:	Town of Garner	
OPPORTUNITY ZONE:	Yes	
CURRENT ZONING:	R4-C	
PLANNING JURISDICTION:	Garner	
LAND CLASS:	Vacant	
PRICING:	Contact Broker	



DISCLAIMER: No warranty or representation, express or implied, is made to the accuracy of the information contained herein, and same is submitted subject to errors, omissions, change of price, rental or other conditions, withdrawal without notice, and to any special listing conditions imposed by principals.



Existing and Proposed Utilities Map - Sewer



Area Information

Area Details

The Triangle, home to Raleigh, Cary, Durham, and Chapel Hill, is one of the most dynamic regions in the country. Anchored by world-renowned Research Triangle Park, the area thrives as a center of innovation, education and opportunity. With a highly skilled workforce, expanding infrastructure, and a favorable cost of living, The Triangle offers an ideal environment for both business and lifestyle. Residents enjoy access to top-ranked universities, advanced healthcare, vibrant cultural experiences, and a rich historical backdrop. Whether you're building, growing or relocating, The Triangle is where opportunity and quality of life converge.

Garner offers the ideal location to enjoy everything the Triangle has to offer—Raleigh, Durham, and Chapel Hill are all just a short drive away. From cheering on your favorite sports teams and attending lively festivals and concerts, to exploring world-class museums, you'll find it all within reach.

Schools

Garner places a high value on education and the success of its youth. Families benefit from excellent public schools right in town, along with a variety of magnet, private and charter school options across the Triangle. Top-tier universities, including Duke University, University of North Carolina at Chapel Hill and North Carolina State University, are all a short drive away from Garner.

Convenience

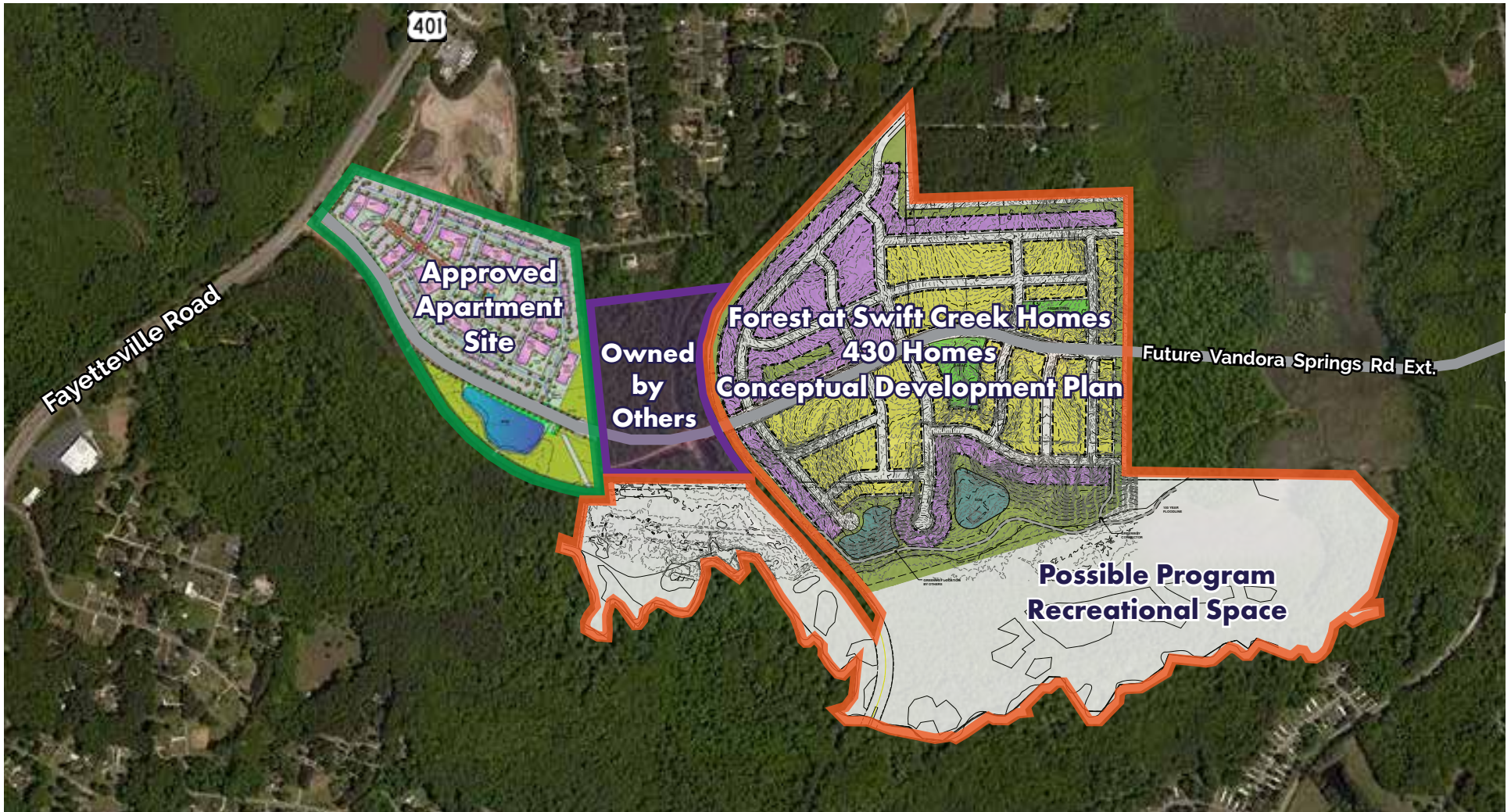
Situated in southwest Garner, this parcel offers quick access to downtown while also benefiting from nearby highways and interstates—connecting you seamlessly to major employment hubs, healthcare facilities, schools, dining and retail destinations.

- [Click Here](#) for Garner Fast Facts
- [Click Here](#) for Garner Economic Development
- [Click Here](#) for Garner UDO
- [Click Here](#) for Garner Transportation
- [Click Here](#) for Garner Planning Department

- [Click Here](#) for Raleigh Fast Facts
- [Click Here](#) for Raleigh Economic Development
- [Click Here](#) for Raleigh Zoning
- [Click Here](#) for Raleigh Transportation Planning
- [Click Here](#) for Raleigh Planning & Development
- [Click Here](#) for Raleigh Utilities



Master Plan



* Master plan is subject to change.

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Visit our website for more information.

Swift Creek Greenway



WAKE COUNTY, NORTH CAROLINA

SWIFT CREEK GREENWAY

PROJECT DESCRIPTION:

12' WIDE GREENWAY FROM LAKE WHEELER PARK ALONG SWIFT CREEK TO BUFFALO ROAD WITH 10' WIDE GREENWAY CONNECTIONS

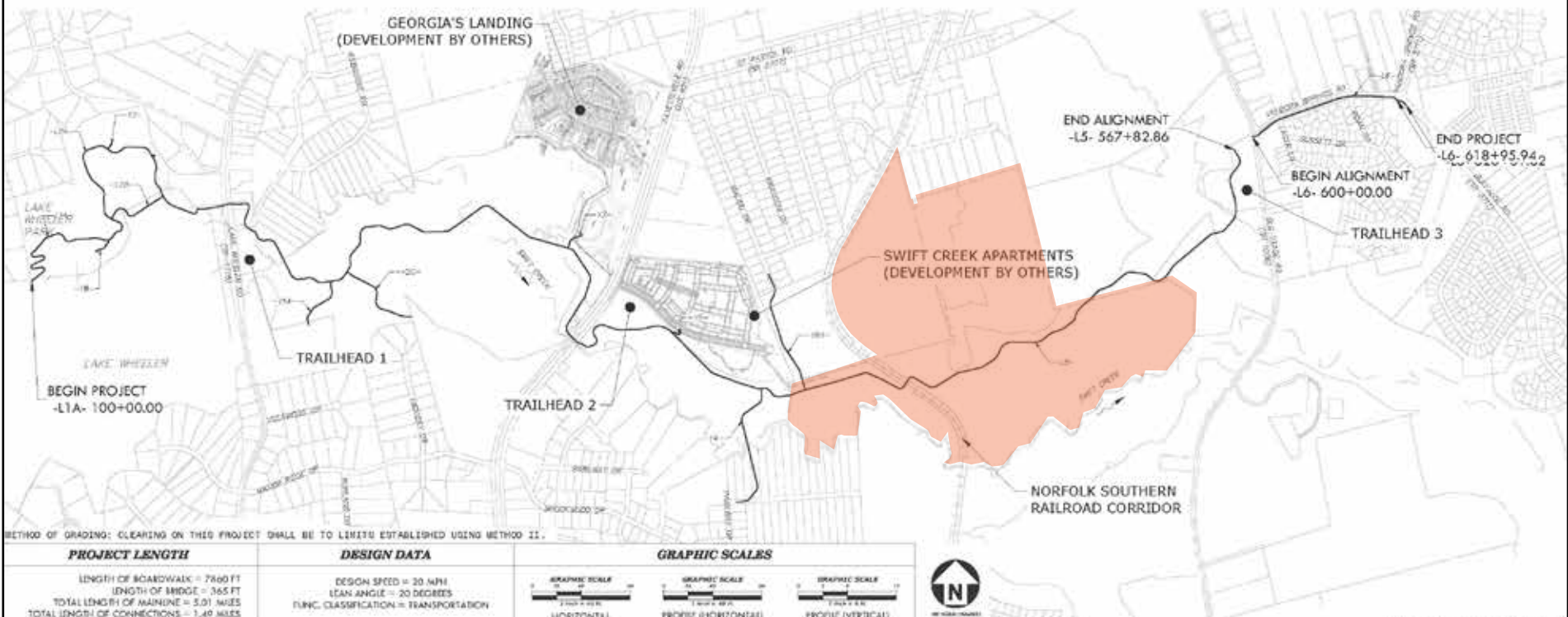
TYPE OF WORK:

GRADING, PAVING, DRAINAGE, STRUCTURES, PAVEMENT MARKING, SIGNAGE, SIGNALS, TRAILHEAD, & EROSION CONTROL



Know what's below.
Call before you dig.

CONTRACTOR SHALL NOTIFY 811 (1-800-800-4848) AT LEAST 3 BUSINESS DAYS PRIOR TO RECEIVING CONSTRUCTION OR EXCAVATION TO HAVE EXISTING UTILITIES LOCATED. CONTRACTOR SHALL CONTACT ANY LOCAL UTILITIES PROVIDE THEIR OWN LOCATOR SERVICES (DEPENDENT ON "811") PRIOR TO ANY EXCAVATIONS TO THE EXPOSED UTILITIES.



METHOD OF GRADING: CLEARING ON THIS PROJECT SHALL BE TO LIMITS ESTABLISHED USING METHOD 21.

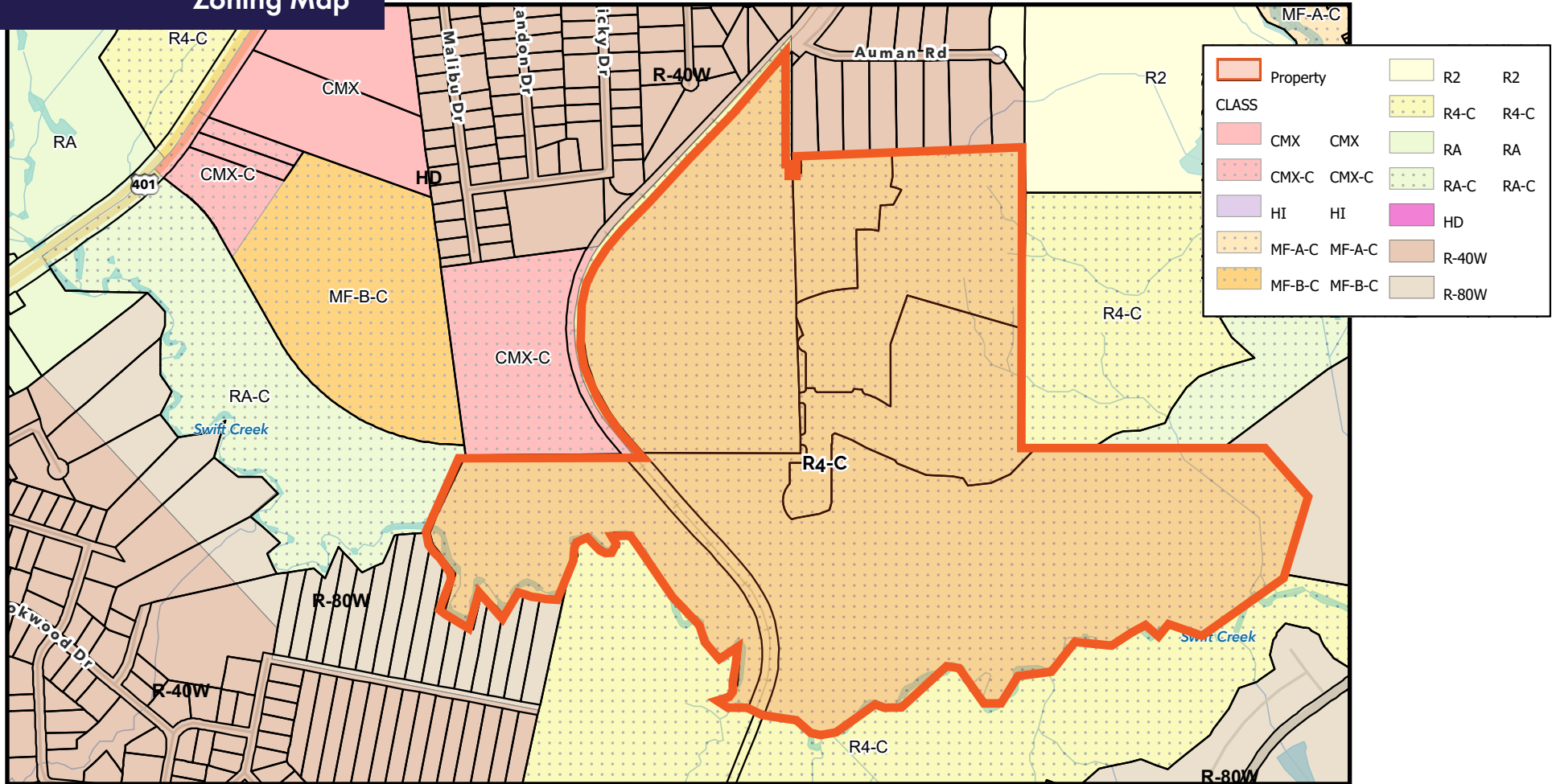
PROJECT LENGTH	DESIGN DATA	GRAPHIC SCALES
LENGTH OF BOARDWALK = 7860 FT LENGTH OF BRIDGE = 365 FT TOTAL LENGTH OF MAINLINE = 5.01 MILES TOTAL LENGTH OF CONNECTIONS = 1.48 MILES	DESIGN SPEED = 20 MPH LEAN ANGLE = 20 DEGREES FURC. CLASSIFICATION = TRANSPORTATION	GRAPHIC SCALE HORIZONTAL GRAPHIC SCALE FRONT (HORIZONTAL) GRAPHIC SCALE REAR (VERTICAL)



Aerial Photos



Zoning Map

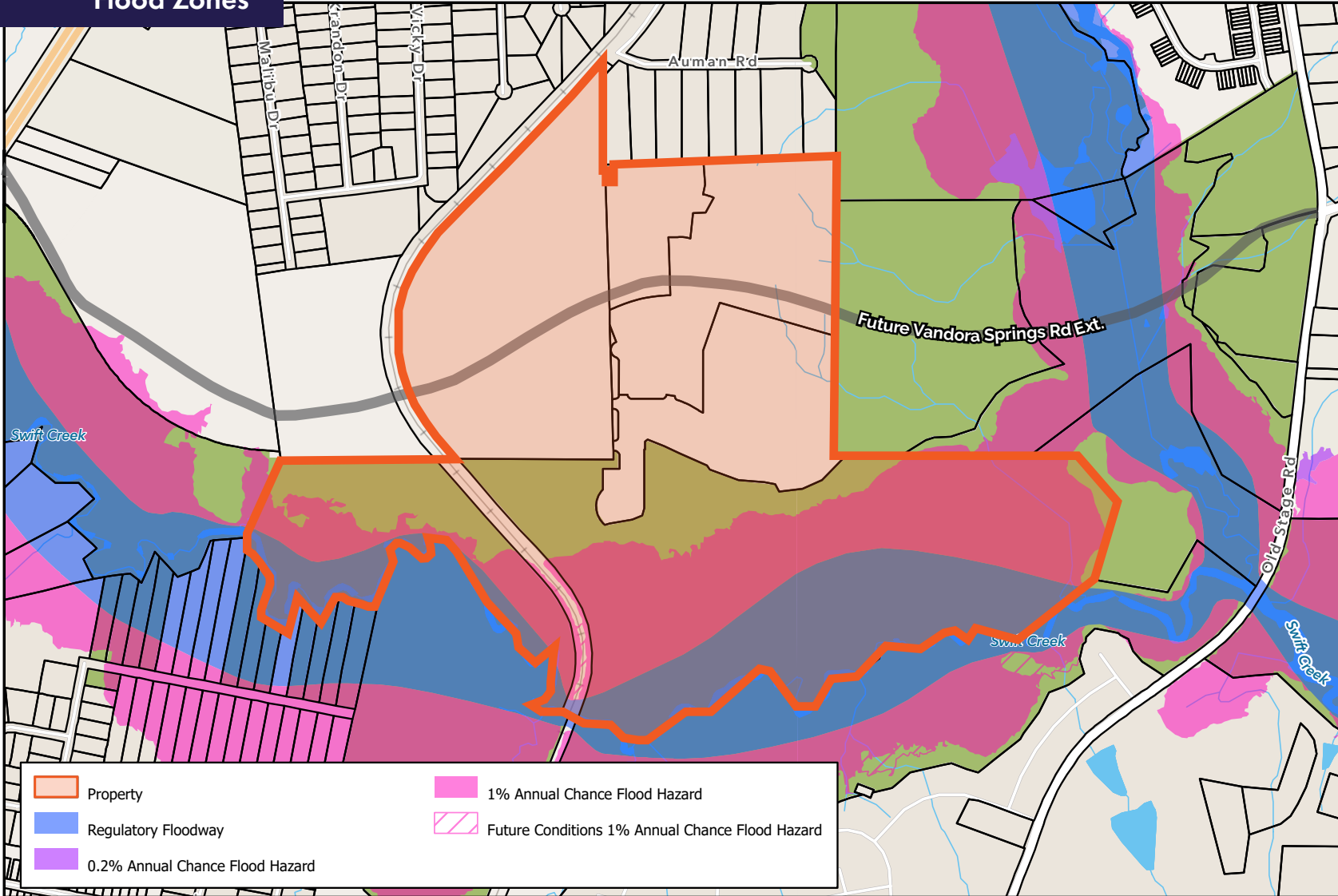


R4-C, Residential 4-Conditional

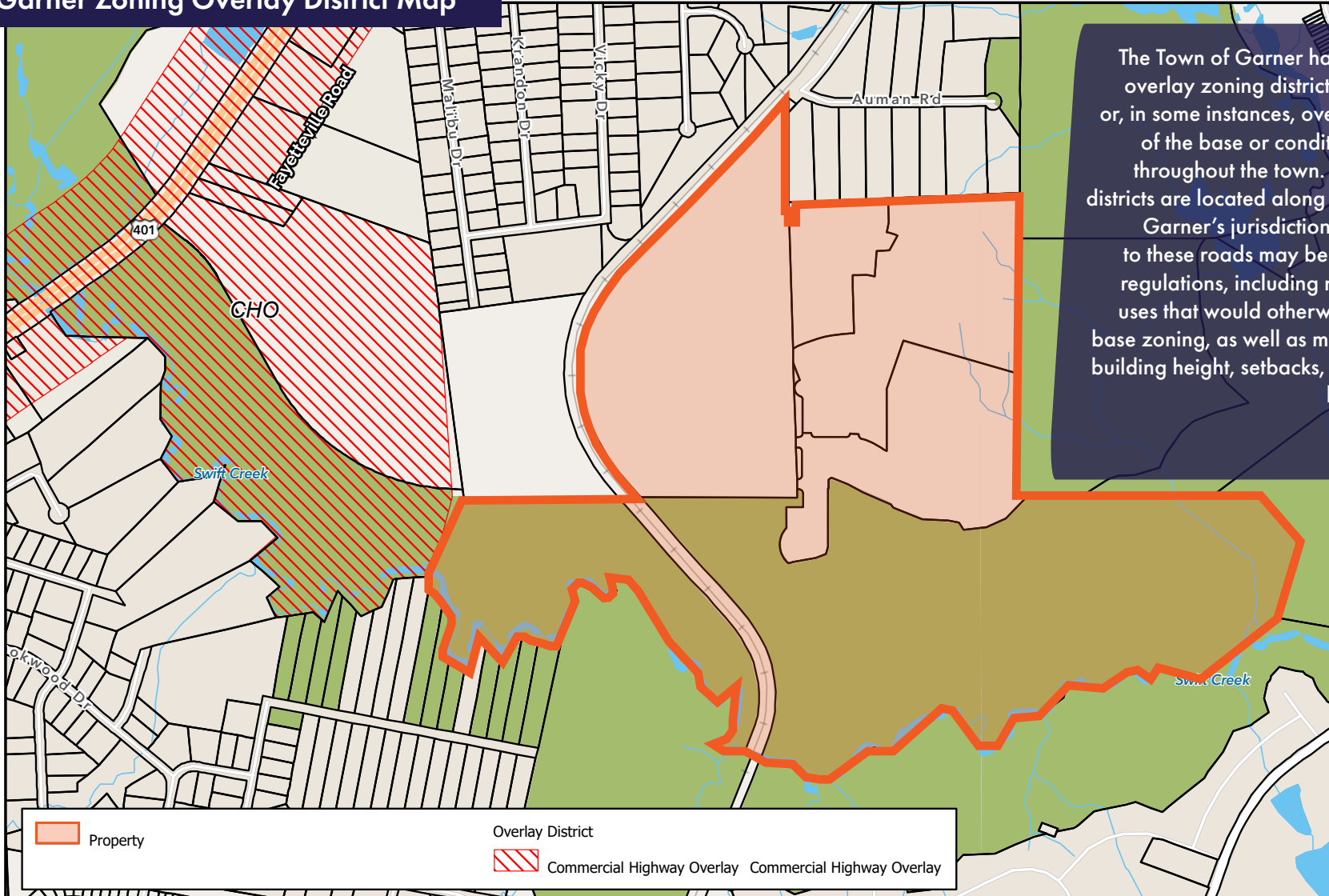
The R4 district accommodates suburban residential development at a moderate density. These neighborhoods primarily consist of detached single-family structures or duplexes and require public water and sewer service as well as infrastructure to support walking and outdoor recreation.



Flood Zones






Garner Zoning Overlay District Map



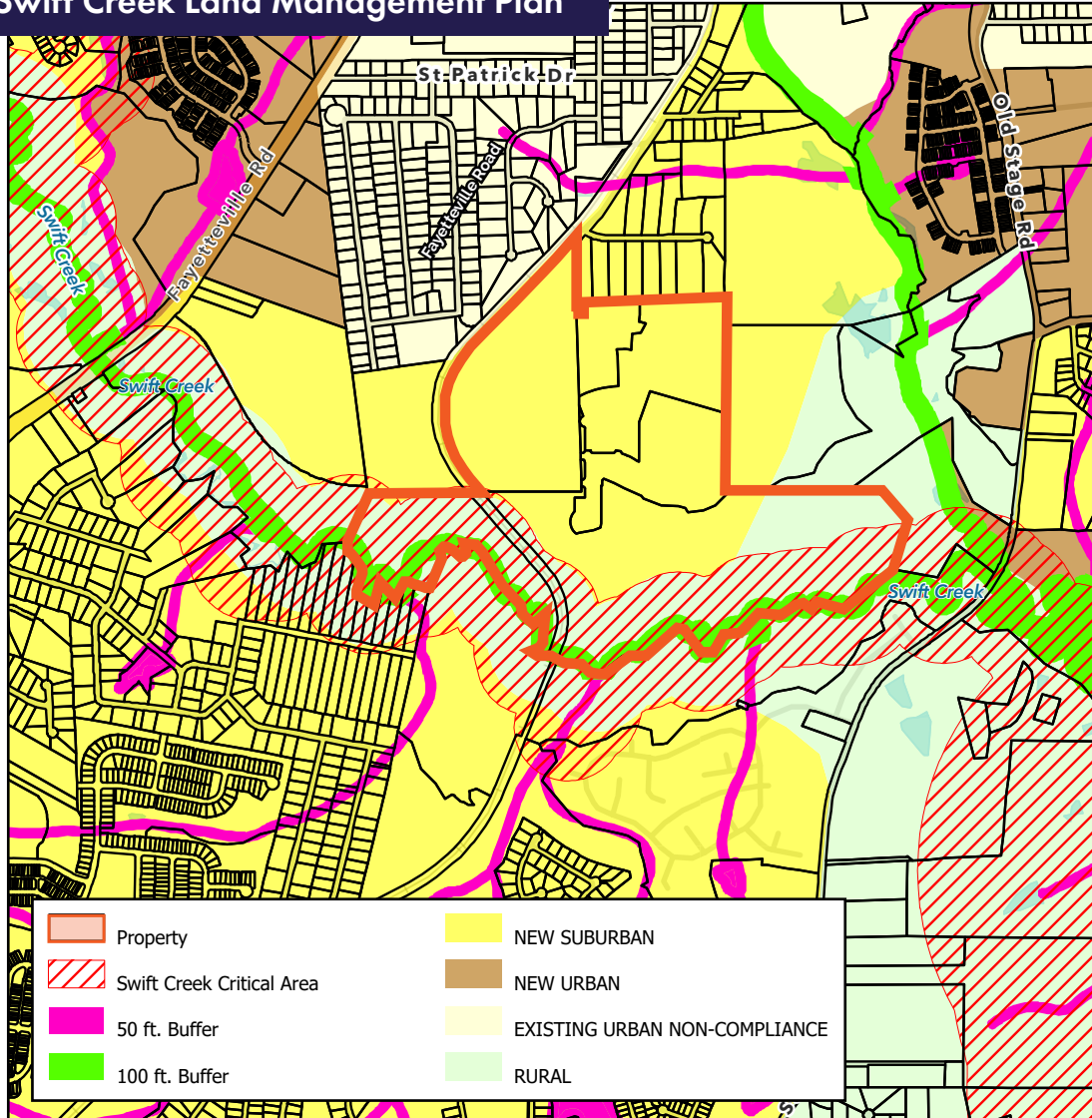
The Town of Garner has established several overlay zoning districts that either enhance or, in some instances, override the regulations of the base or conditional zoning districts throughout the town. Five of these overlay districts are located along key roadways within Garner's jurisdiction. Properties adjacent to these roads may be subject to additional regulations, including restrictions on certain uses that would otherwise be allowed in the base zoning, as well as modified standards for building height, setbacks, design, landscaping, lighting and signage.

Source: [Town of Garner](#)

 Property	 Overlay District
	 Commercial Highway Overlay Commercial Highway Overlay



Swift Creek Land Management Plan



Swift Creek, located in southern Wake County, NC, is part of the Neuse River basin and supplies drinking water to Garner and Raleigh. Its 66-square-mile watershed includes suburban development, natural habitats, and critical water resources.

Due to rising development and water quality concerns in the 1980s–1990s, Apex, Cary, Garner, Raleigh and Wake County created the Swift Creek Land Management Plan (SCLMP), later formalized by state legislation in 1998 and 2005. The plan sets land use standards and environmental protections, including stream buffers, impervious surface limits and stormwater controls.

Key regulations:

- Impervious surfaces: Generally limited to 12% per lot, or up to 70% with stormwater retention and treatment.
- Point source discharges: Prohibited.
- Development densities:
 1. Critical areas: Up to 2.5 units/acre and 35% impervious cover with runoff control.
 2. Non-critical areas:
 - a. New Suburban areas: 2.5 units/acre, 30% impervious.
 - b. New Urban areas (e.g., near Lake Benson and US 401): Up to 6 units/acre, 70% impervious.

In 2017, Garner and Wake County reclassified 1,464 acres to reduce density near Lake Benson and increase it along major corridors like US 401 and Ten-Ten Road, shifting growth toward more suitable areas.

Source: [Town of Garner](https://www.townofgarner.com/)



Southern Gateway Opportunity Zone

The **Southern Gateway Opportunity Zone** includes three census tracts at the southern entrance to the city. The southern section of downtown Raleigh is part of this zone. There are many community assets in this zone, including:

- Duke Energy Center for the Performing Arts
- Historic Chavis Park
- Shaw University

This zone is across from the Raleigh Convention Center and Red Hat Amphitheater. It also borders the 308-acre Dorothea Dix Park.

The Southern Gateway Corridor Study covers a large area south of downtown which focuses on improvements. These recommendations include Wilmington Street as a future Bus Rapid Transit (BRT) route. The Southern Gateway Opportunity Zone includes a variety of zoning uses. It also offers enhanced incentives for qualifying projects.

[View the Tax Cuts and Jobs Act of 2017](#)



22,144
Population

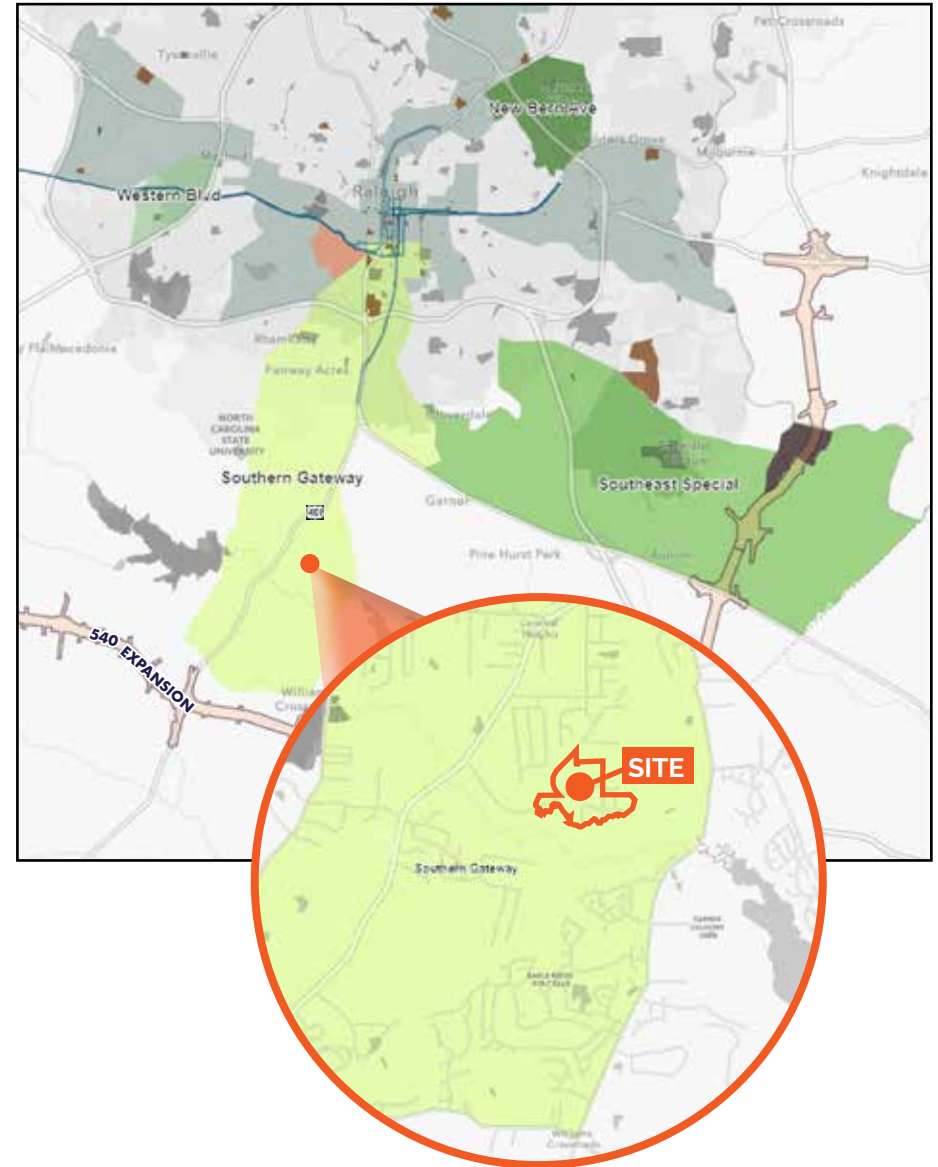


7,677
Total Households

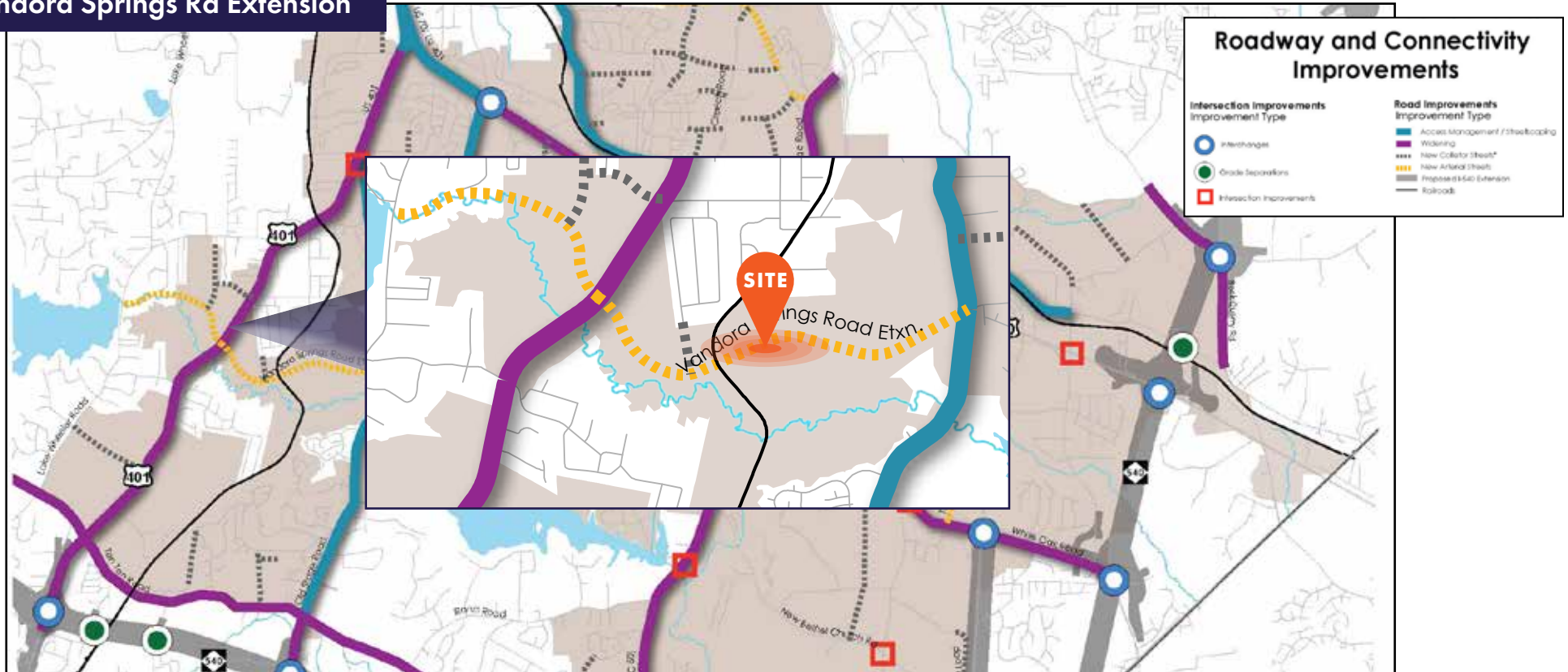


31.3
Median Age

Source: [City of Raleigh Interactive Opportunity Zone Map](#)



Vandora Springs Rd Extension



Garner's roadway infrastructure lacks east-west connectivity due to topographic and, now, development constraints. Recommendations for creating a collector system in less-developed areas of Town, extending arterials, and widening on surface streets are primary recommendations.

The Vandora Springs Rd extension (proposed 3-lane road) will:

- Allow direct access from property
- Connect property to Old Stage Rd and Lake Wheeler Rd
- Provide 3 exit points (with Malibu Rd) for property



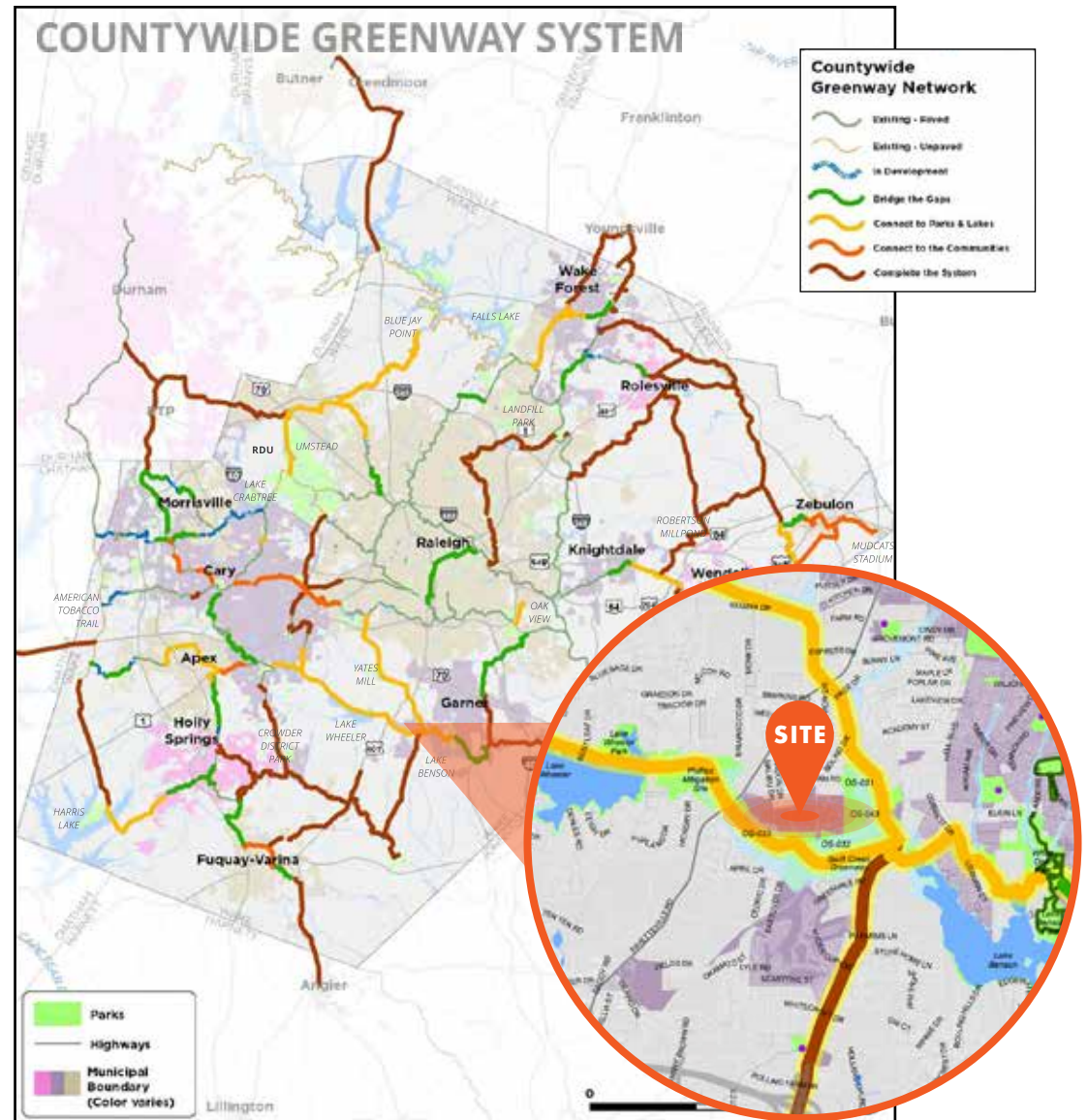
Wake County Greenway System Plan

The [Wake County Greenway System Plan](#) is a long-range initiative to create a connected network of multi-use greenway trails throughout Wake County. The plan is designed to link existing greenways, parks, neighborhoods, municipalities and major destinations into one cohesive system rather than isolated trail segments.

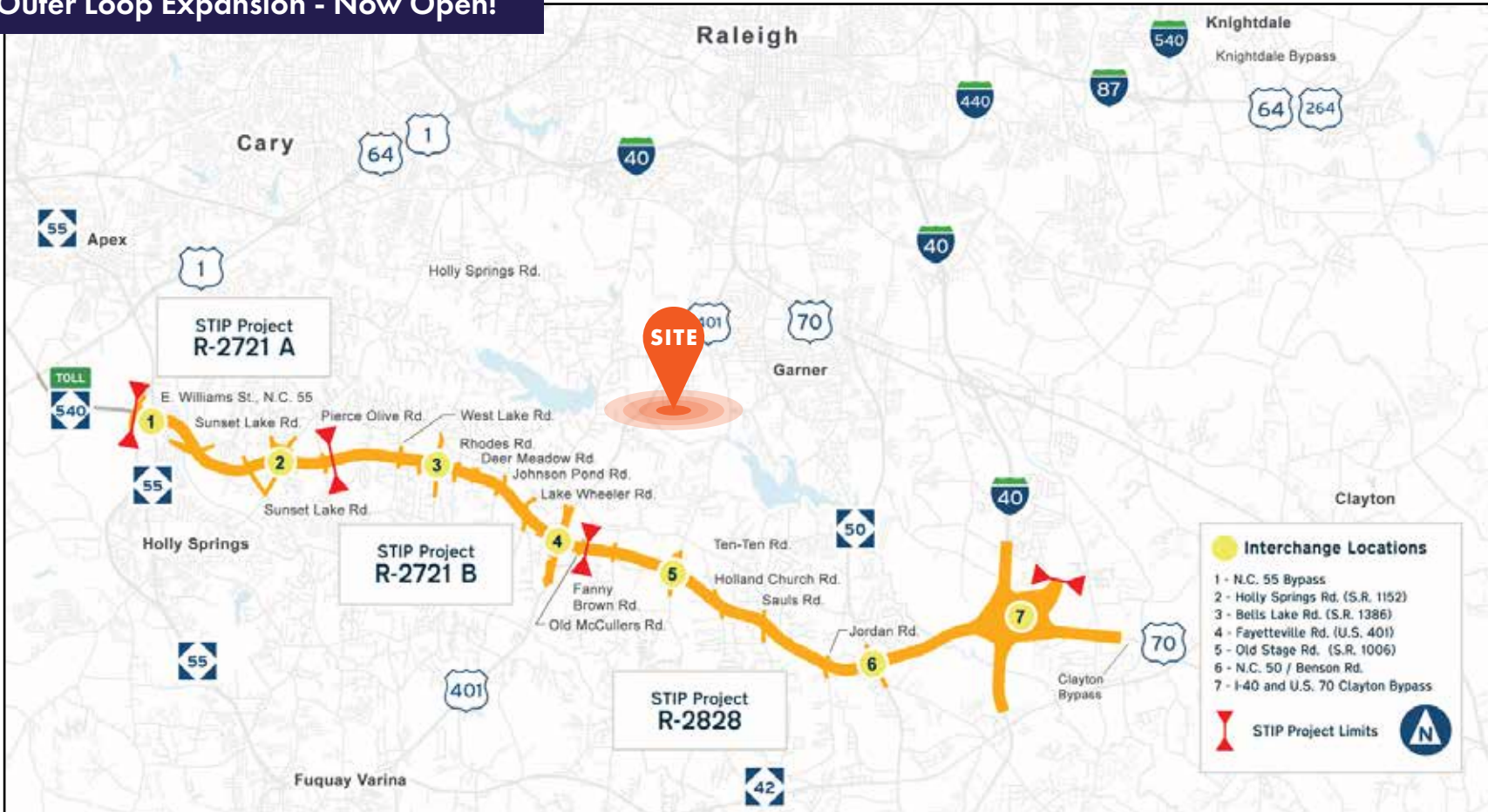
Key goals of the plan include:

- Identifying approximately 274 miles of proposed new greenways to improve connectivity
- Supporting walking, biking, recreation and alternative transportation
- Prioritizing corridors along creeks, rivers, parks and natural areas
- Promoting health, environmental preservation and economic development

As part of the Wake County Greenway System Plan, the Swift Creek Regional Greenway Corridor is currently in design with anticipated planning completion in Spring 2026. The planned corridor is intended to enhance regional trail connectivity throughout southern Wake County while supporting recreation, pedestrian and bicycle access and long-term quality of life amenities for surrounding residential communities.



I-540 Outer Loop Expansion - Now Open!

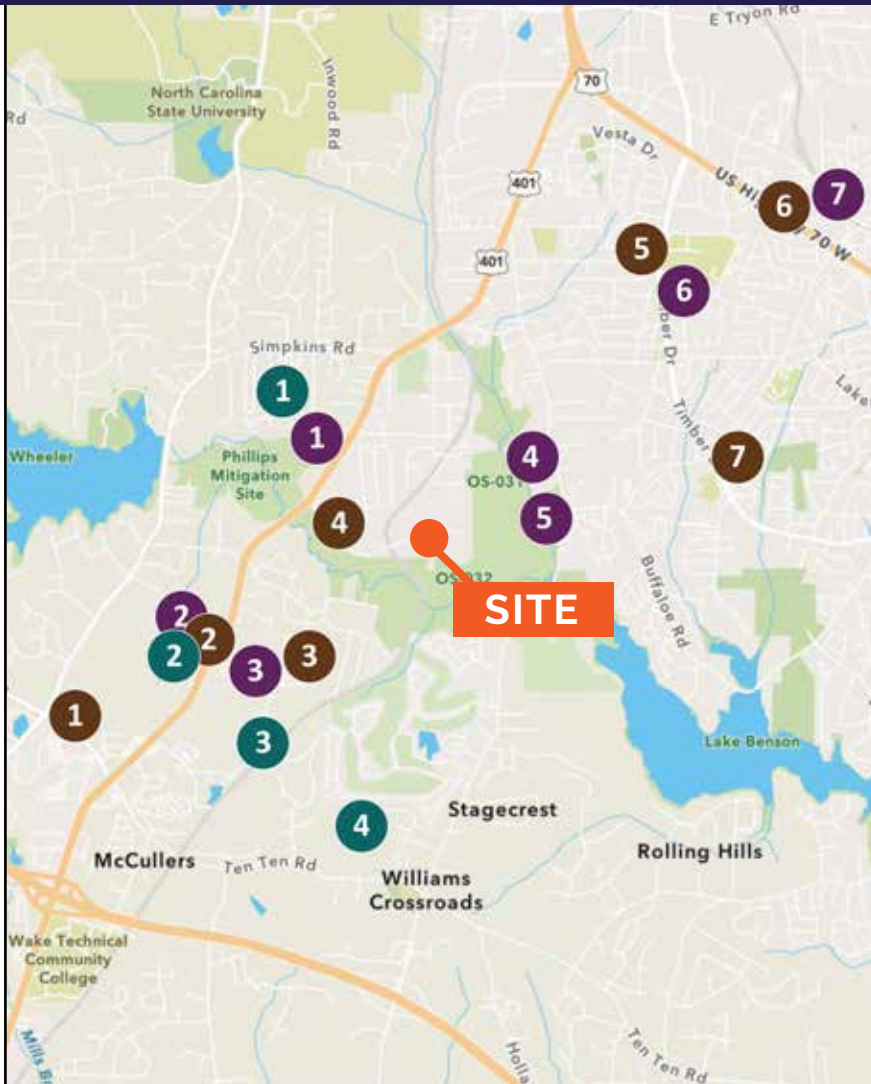


Complete 540: Triangle Expressway Southeast Extension Phase I: Triangle Expressway (Toll N.C. 540) from N.C. 55 Bypass to Interstate 40

The first phase of the Complete 540 project was completed in September 2024, extending the existing Triangle Expressway (N.C. Toll 540) from the N.C. 55 Bypass to I-40. This new 18-mile toll road improves connectivity across southern Wake County and is expected to reduce congestion on both local roads and I-40 by providing a more efficient east-west travel option.



Current Garner Residential Developments - 401 Corridor



Townhome Residential Developments

1. Georgia's Landing	227 Units (Recently Completed)
2. Bennett Assemblage Subdivision	96 Units (Under Construction)
3. Exchange at 401	455 Units (Under Construction)
4. Rollman Farms	318 Units (Under Construction)
5. Thompson Townhomes	44 Units (Under Review)
6. Spring Drive Townhomes	50 Units (Under Construction)
7. Buffalo Townhomes	66 Units (Under Construction)

Apartment Residential Developments

1. 7615 Ten Ten Rd (Senior Living)	450 Units (Under Review)
2. Bennett Assemblage Apartments North	177 Units (Recently Approved)
3. Exchange at 401	500 Units (Under Construction)
4. Swift Creek Apartments	613 Units (Under Construction)
5. Greenbrier Park	105 Units (Under Construction)
6. Yeargan Road Apartments	257 Units (Recently Approved)
7. Timber Drive Woodland Mixed Use	32 Units (Under Review)

Single Family Residential Developments

1. Georgia's Landing	193 Units (Under Construction)
2. Bennett Assemblage Subdivision	87 Units (Under Construction)
3. Exchange at 401	365 Units (Under Construction)
4. Arden Subdivision	136 Units (Under Review)



Local Retail Centers

1 King's Grant Commons



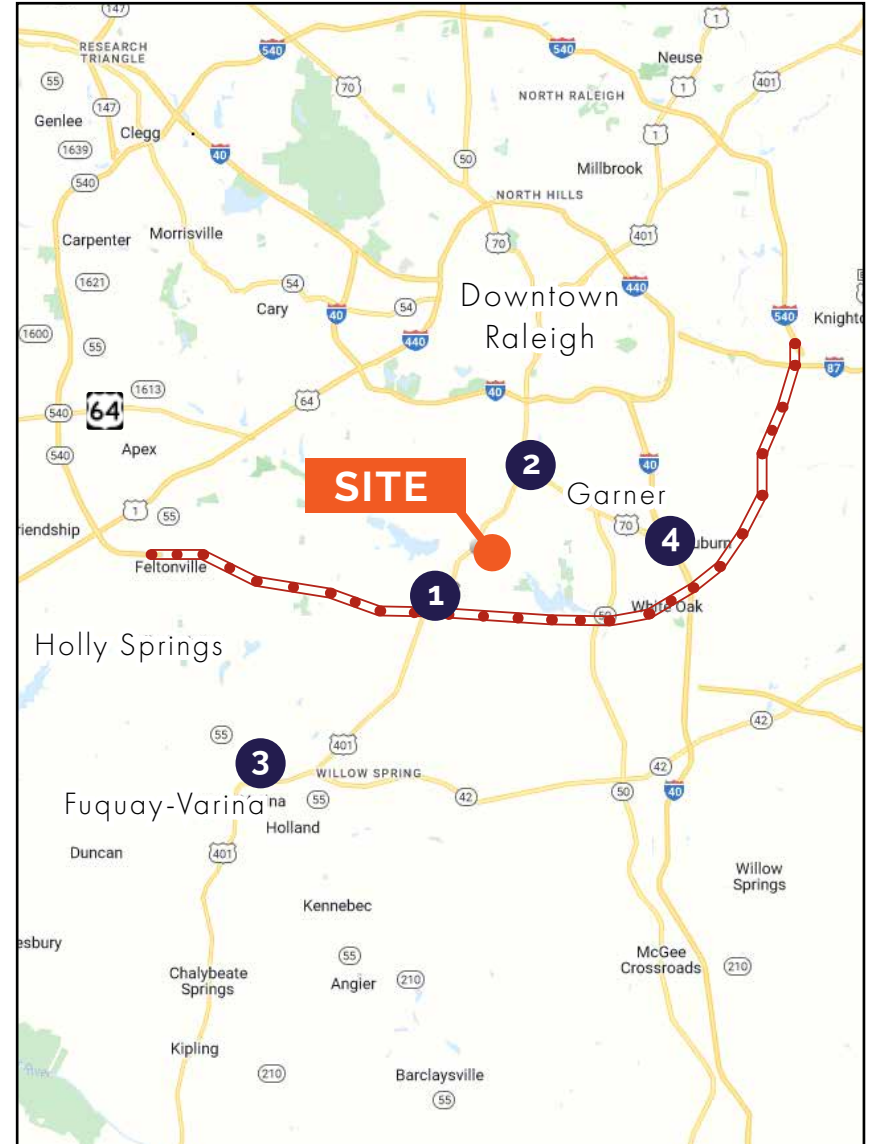
2 Garner Station



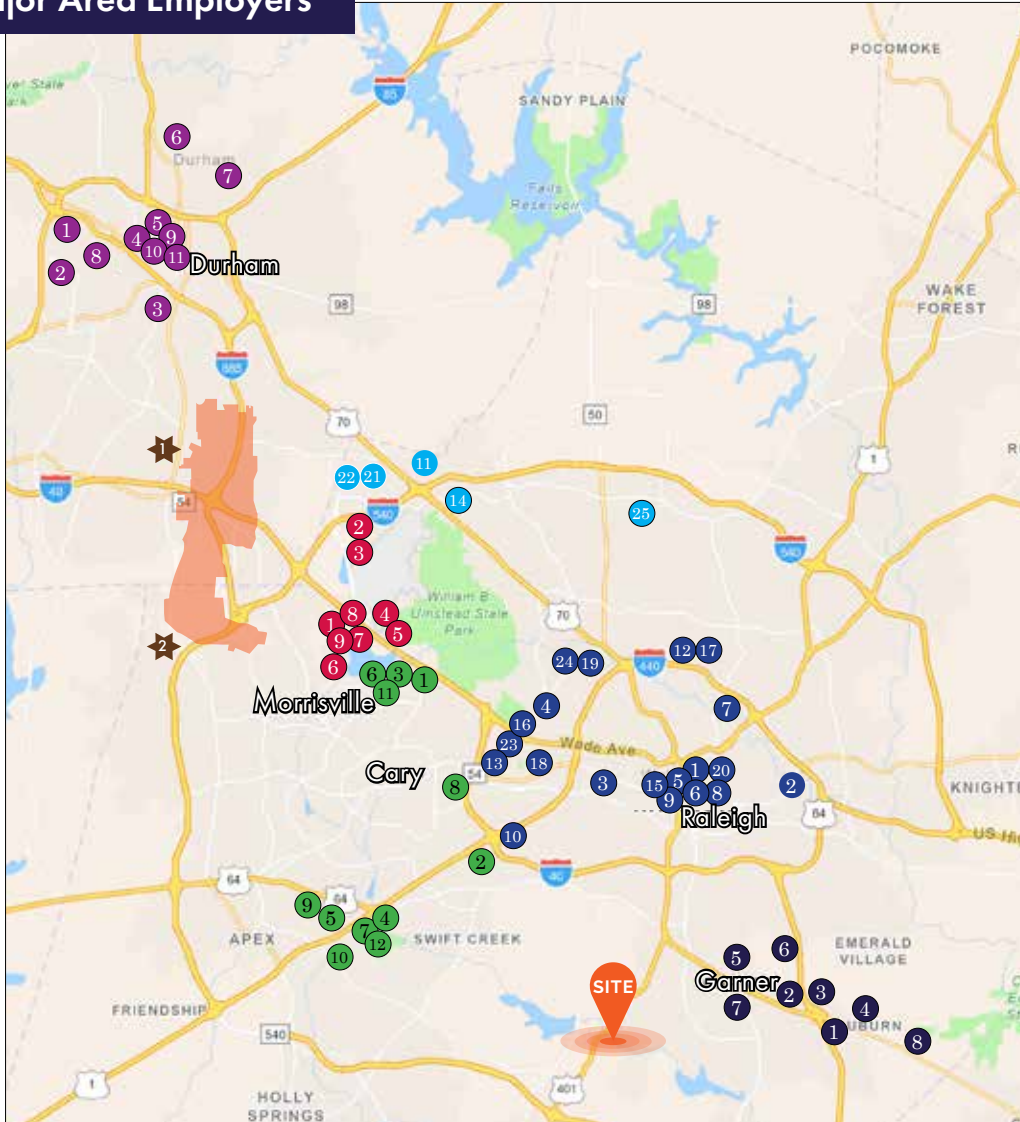
3 Fuquay Crossing



4 White Oak Crossing



Major Area Employers



Garner (Dark Blue)

1. PERGO
2. Morris and Associates
3. Martin Brower
4. Butterball Headquarters
5. Improved Nature Headquarters
6. Amazon
7. Wingspent
8. Konica Minolta Healthcare Americas

Durham (Cyan)

1. Duke/Duke Health
2. Blue Cross Blue Shield
3. NCCU
4. Google
5. Duke Clinical Research Institute
6. EmereOrtho
7. KBP BioPharma
8. M&F Bank Corporate Office
9. Net Power
10. Precision BioSciences
11. Velocity Clinical Research

Morrisville (Magenta)

1. Lulih Food Systems
2. Eaton
3. Burleson Research Technologies
4. Extreme Networks
5. NantHealth
6. Charles & Colvard
7. Pyxus International
8. Tenax Therapeutics
9. Veristat

Cary (Green)

1. SAS Institute
2. Epic Games
3. MetLife
4. Caterpillar
5. Siemens
6. Verizon Business
7. HCL Technologies
8. Precision Walls
9. ABB

Raleigh (Blue)

10. Global Knowledge Training
11. Allucent
12. Chiesi USA

Raleigh (Blue)

1. State of North Carolina
2. WakeMed
3. NC State
4. UNC Rex
5. Duke Energy
6. Wells Fargo
7. First Citizens
8. Red Hat
9. First Tennessee/Capital Bank
10. The Select Group
11. Infosys
12. Allscripts Healthcare
13. Sunstates Security
14. Southern Industrial Contractors
15. AT&T
16. Bandwidth
17. Advanced Auto Parts
18. Gregory Poole
19. Martin Marietta
20. Highwoods Properties
21. Catalyst Clinical Research
22. ErgoMed PLC
23. Vontier Corp.
24. Icon PLC
25. Travel Experts

Research Triangle Park (RTP)

RTP (highlighted in orange) is home to more than 375 companies with over 60,000 employees.

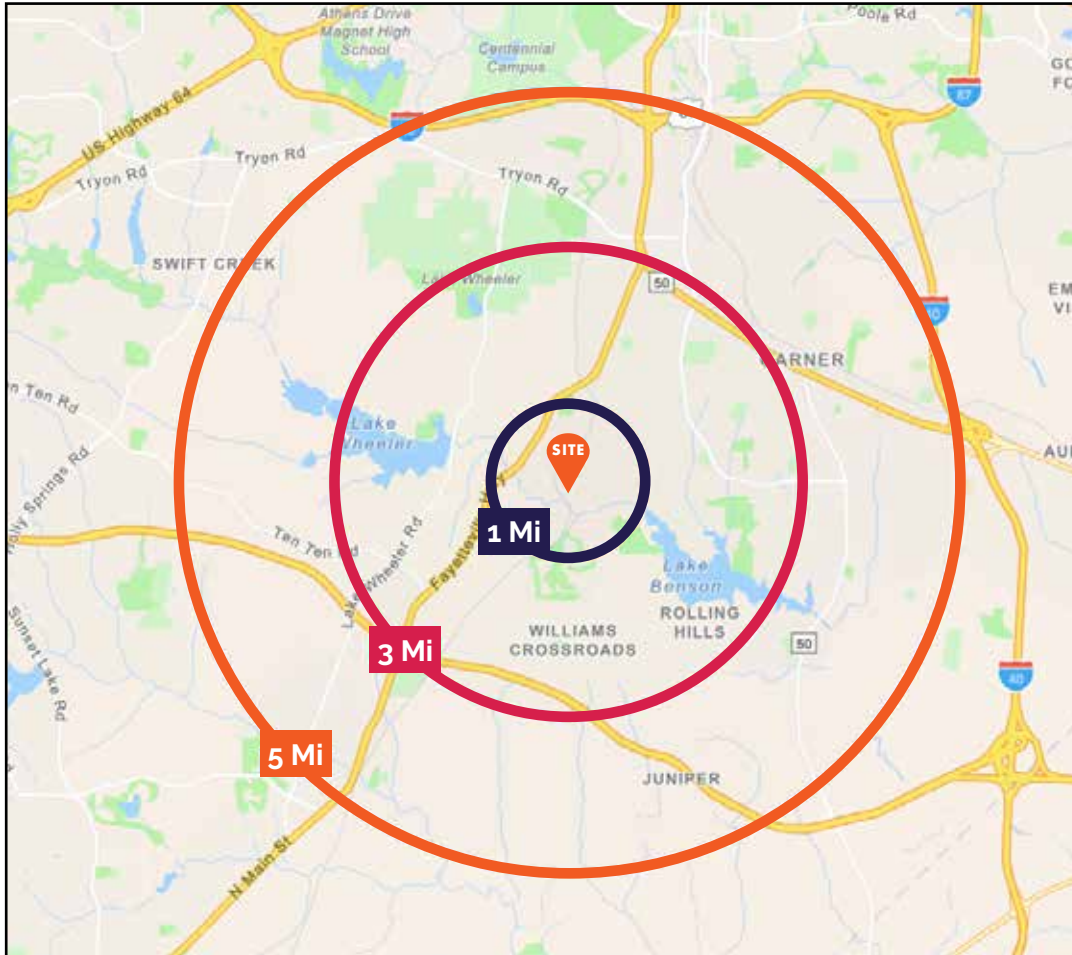
To learn more about the RTP area, visit rtp.org.

★ future Kempower Campus

★ future Apple Campus



Area Demographics



1-MILE	
Population	4,200
Households	1,506
Avg. HH Income	\$108,403
Daytime Population	1,856
18+ Age Population	80.3%

3-MILE	
Population	35,551
Households	14,317
Avg. HH Income	\$119,520
Daytime Population	30,231
18+ Age Population	79.9%

5-MILE	
Population	104,696
Households	41,037
Avg. HH Income	\$119,748
Daytime Population	85,764
18+ Age Population	80.0%

Information Provided by STDB, ESRI

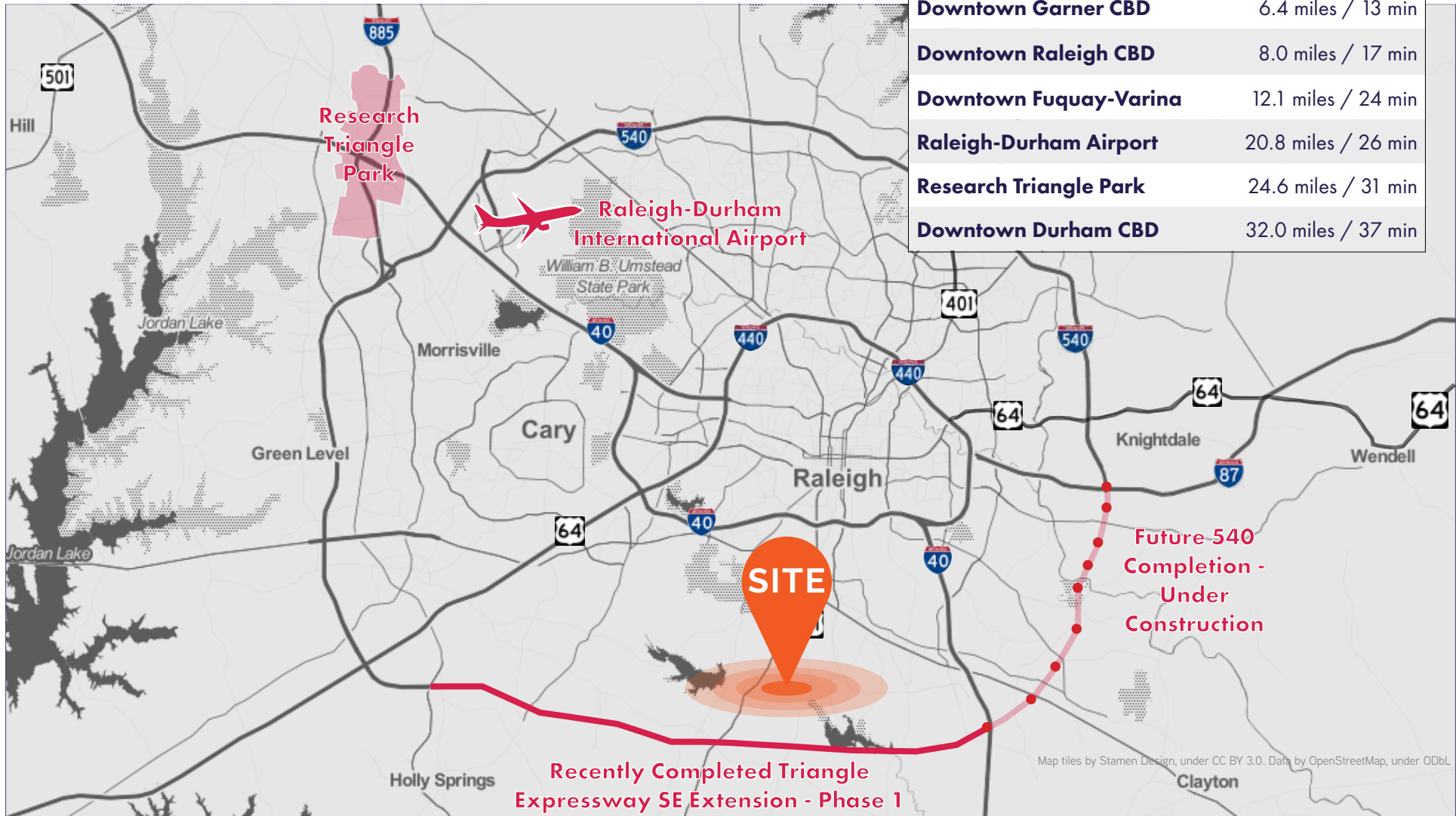
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Drive Time Map



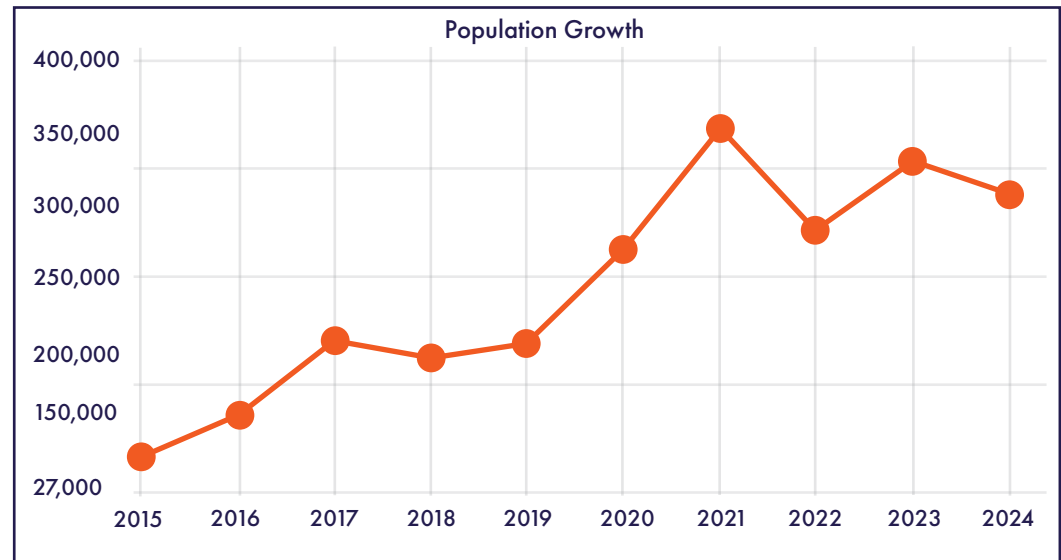
Garner Quick Facts

Community Profile

Garner, North Carolina is a growing town located just south of Raleigh in Wake County, offering a blend of small-town charm and big-city convenience. With easy access to I-40, US 70 and the new NC 540 extension, Garner is a popular choice for those working in Raleigh, Research Triangle Park or elsewhere in the Triangle, while enjoying a quieter, more suburban lifestyle. The town is known for its strong sense of community, expanding local economy and investment in public amenities like the Garner Performing Arts Center and Garner Recreation Center. Residents enjoy scenic greenways, walking trails and family-friendly parks such as Lake Benson and White Deer. Garner's historic downtown is undergoing revitalization, with new shops, dining and local businesses adding to its charm. Ongoing residential and commercial growth, supported by strategic planning and infrastructure improvements, continues to attract families and young professionals. Served by Wake County Public Schools and located near top colleges and universities, Garner offers a high quality of life while preserving the welcoming atmosphere that has long defined it.

Demographics

Labor Force	34,352
Unemployment Rate (2024)	2.9%
Total Business Establishments	2,050
Bachelors Degree or Higher	29.39%
Garner Land Area	15.14 Sq Miles
2024 Housing Units	19,260
Owner-Occupied Housing Units	58.7%
Renter-Occupied Housing Units	34.7%
Average Household Income	\$88,899
Average Work Commute Time	27 minutes



Sources: zoomprospector.com; choosegarnernc.org



About Us



DAVID BATTEN
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David serves as Senior Vice President in the Raleigh-Durham office of APG Advisors, specializing in land services and industrial properties. With more than ten years of experience, David has represented landowners in the sale of commercial sites to groups including Publix, Duke Health and Two Capital Management for a multifamily development exceeding 300 units.

Focused primarily on land and industrial assets, David represents landowners and landlords in marketing properties to the marketplace while also assisting buyers and tenants in identifying and acquiring new sites. His understanding of regional demographics and economic trends enables him to strategically position clients to maximize asset value and returns.



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Frank serves as Executive Vice President at APG Advisors. An investment and land specialist, Frank brings more than 40 years of experience as a dynamic entrepreneurial leader with expertise in sales, operations and financing throughout the Mid-Atlantic and Southeastern United States.

Frank's client-focused approach has contributed to the successful completion of more than \$2 billion in property financings, leases and sales along the East Coast, spanning markets from Philadelphia to Orlando.

