

LAND **FOR** SALE

ADDRESS

3631 Ardmore Drive +
3507, 3509, 3511, 3513 & 3517 Rockhurst Drive
Garner, NC 27529



2.16
acres



Zoned
NX-3



Located in
Growth Market



Close
to I-40

Listing Agent

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JONES SAUSAGE ROAD



PROPERTY

3517 ROCKHURST

3513 ROCKHURST

3511 ROCKHURST

3509 ROCKHURST

3507 ROCKHURST

3631 ARDMORE

22,269 CPD

Sale Price

\$375,000

PROPERTY DETAILS

- **Sale Price: \$375,000**
*subject to 10-day upset bid process
- **Zoned NX-3** (neighborhood mixed use)
- Property is **2.16 acres**
- Comprised of 6 adjacent lots
- Water along opposite side of Jones Sausage Rd*
- Sewer not currently at site*
*subject to buyer verification
- Adjacent to signalized intersection

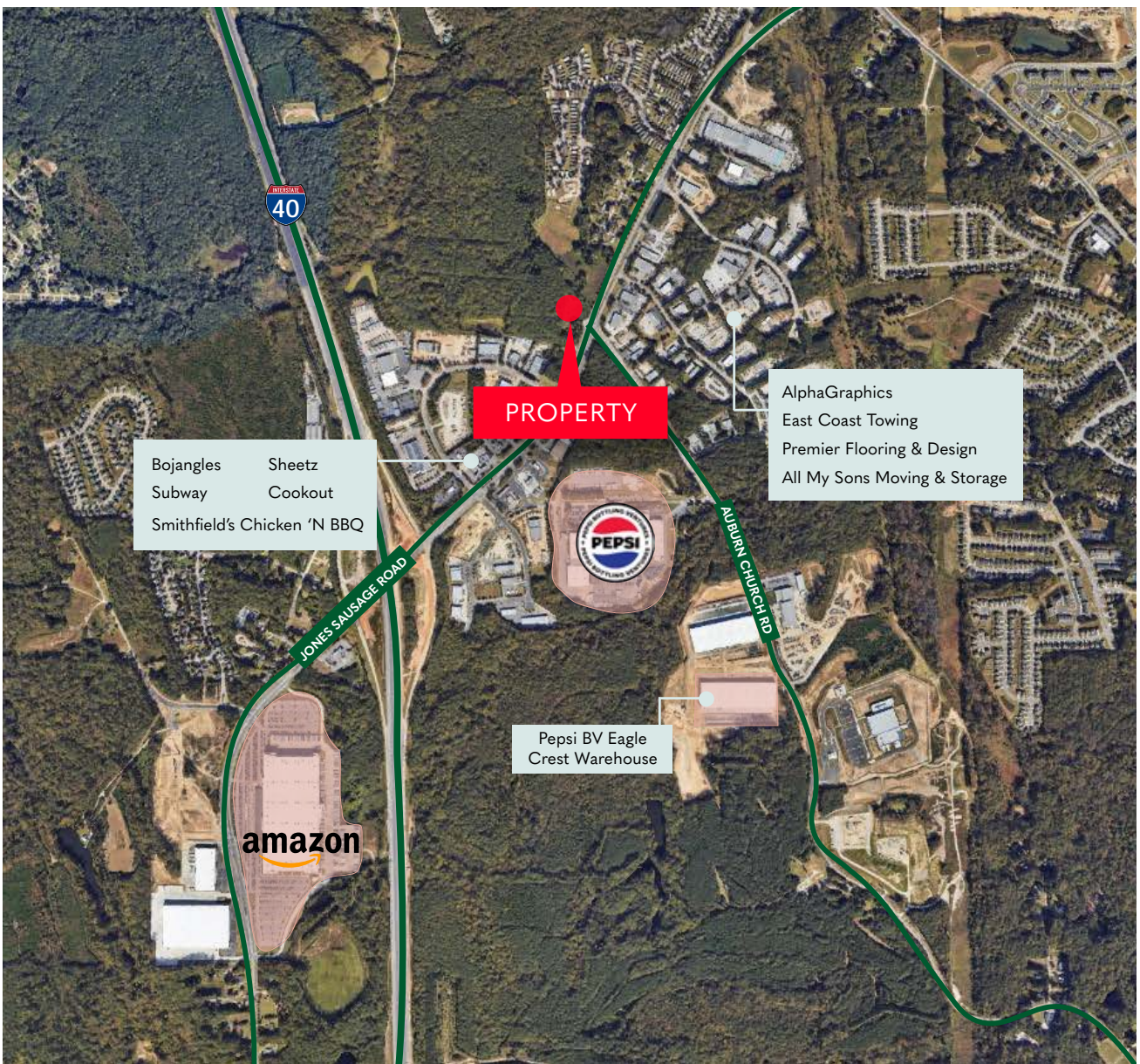


UTILITY AND ZONING MAPS



THE LOCATION

The property is located in **Garner** within the **City of Raleigh's** ETJ (extraterritorial jurisdiction). It is conveniently near **I-40**, a major transportation corridor throughout the area and region. Surrounded by dense residential and commercial developments, the location is both strategic and vibrant. The area has seen significant improvement in recent years, a trend that is expected to continue, making this property a promising opportunity for future growth and development.



Town of Garner

Located just south of Raleigh, the growing suburb of Garner is known for its small-town charm combined with easy access to the Triangle's economic and cultural opportunities. The town features a mix of established neighborhoods, new developments, parks, and greenways, with White Deer Park and Lake Benson being local highlights. In recent years, Garner has seen steady population and business growth, attracting families and companies while maintaining a strong community feel.

Demographics

December 2025

[3631 Ardmore Drive] [Garner, NC]		1 mi radius	3 mi radius	5 mi radius
POPULATION	2025 Estimated Population	6,593	61,280	150,473
	2030 Projected Population	7,293	68,206	164,275
	2020 Census Population	5,213	50,162	130,674
	2010 Census Population	4,718	43,906	114,739
	Projected Annual Growth 2025 to 2030	2.1%	2.3%	1.8%
	Historical Annual Growth 2010 to 2025	2.6%	2.6%	2.1%
2025 Median Age	33.1	34.0	34.7	
HOUSEHOLDS	2025 Estimated Households	2,227	21,569	57,834
	2030 Projected Households	2,510	24,511	64,911
	2020 Census Households	1,737	17,773	48,670
	2010 Census Households	1,575	15,252	40,969
	Projected Annual Growth 2025 to 2030	2.5%	2.7%	2.4%
	Historical Annual Growth 2010 to 2025	2.8%	2.8%	2.7%
EDUCATION	2025 Estimated Elementary (Grade Level 0 to 8)	6.9%	6.5%	5.3%
	2025 Estimated Some High School (Grade Level 9 to 11)	4.5%	5.4%	5.8%
	2025 Estimated High School Graduate	22.6%	26.3%	23.3%
	2025 Estimated Some College	17.1%	18.1%	17.9%
	2025 Estimated Associates Degree Only	7.7%	9.4%	7.8%
	2025 Estimated Bachelors Degree Only	25.8%	20.2%	25.0%
	2025 Estimated Graduate Degree	15.4%	14.2%	14.9%
INCOME	2025 Estimated Average Household Income	\$100,150	\$93,118	\$106,532
	2025 Estimated Median Household Income	\$82,437	\$79,554	\$86,791
	2025 Estimated Per Capita Income	\$33,832	\$32,801	\$41,101
BUSINESS	2025 Estimated Total Businesses	229	1,947	7,733
	2025 Estimated Total Employees	2,051	15,209	76,642
	2025 Estimated Employee Population per Business	8.9	7.8	9.9
	2025 Estimated Residential Population per Business	28.7	31.5	19.5