

E. GARNER RD PORTFOLIO

Raleigh, NC 27610

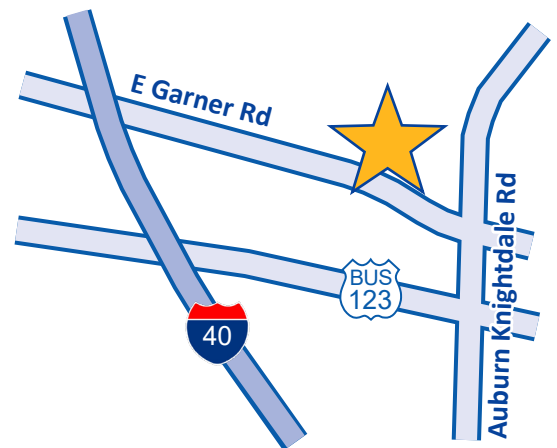
FOR SALE



13 acres with Development Potential in Opportunity Zone

HIGHLIGHTS

- Outstanding location minutes from I-540, I-40, US70, White Oak Shopping Center and new WakeMed campus
- Zoning: RA (Residential Agricultural)
- House on property sold as-is at no value. Good bones and has potential to be renovated for income producing duplex
- Prelim sketches show site can accommodate 20- 25 townhomes subject to rezoning and Town of Garner approvals
- Utilities: Water at street, Sewer via connection from Regency at Auburn Station (Toll Brothers) community
- Call for pricing



Rehab Hamad, MBA

919.971.4286 • rhamad@trilandcre.com

919.443.3034

trilandcre.com



E. GARNER RD PORTFOLIO

FOR SALE

Raleigh, NC 27610

PARCEL INFO



1.	1925 E Garner Rd	11.34 Acres
2.	1921 E Garner Rd	0.71 Acres
3.	2017 E Garner Rd	0.32 Acres
4.	2021 E Garner Rd	0.65 Acres

Rehab Hamad, MBA

919.971.4286 • rhamad@trilandcre.com

919.443.3034

trilandcre.com



ZONING INFO

Garner Zoning: RA (Residential Agricultural)

The RA district is designed for very low-density residential and agricultural preservation.

Allowed "By Right" (Permitted - P)

- **Single-Family Detached Dwellings**
(Traditional site-built)
- **Modular Homes**
(Meeting NC State Building Code)
- **Agriculture & Horticulture**
(Crops, greenhouses)
- **Forestry**
(Timber production and management)
- **Religious Assembly**
(Churches, subject to standards)
- **Parks & Open Space**
(Public or private)

Allowed with Standards (PS)/Special Use (S)

- **Campgrounds**
(Special Use Permit required)
- **Bed and Breakfasts**
(Subject to standards)
- **Cemeteries**
(Permitted with standards)
- **Animal Shelters**
(Special Use Permit required)
- **Secondary Dwellings**
(Accessory units, standards apply)
- **Child Care**
(Home-based) (Limited capacity)

E. GARNER RD PORTFOLIO

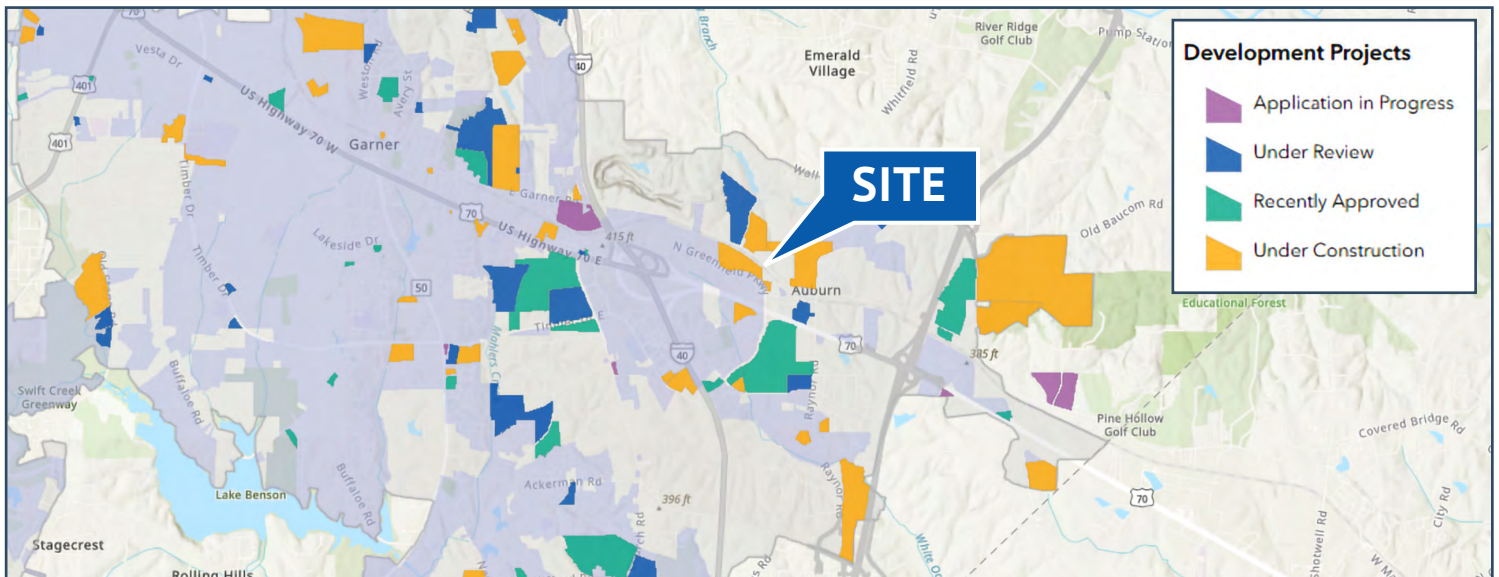
FOR SALE

Raleigh, NC 27610

LOCATION OVERVIEW



NEARBY DEVELOPMENT PROJECTS



Rehab Hamad, MBA

919.971.4286 • rhamad@trilandcre.com

919.443.3034

trilandcre.com



NEARBY DEVELOPMENT PROJECTS (CONT.)

Eagle Crest Park (Bagwell Properties Partnership)

- **Overview:** This is a premiere Class-A industrial development located on one of the largest remaining development parcels in Southeast Raleigh and Garner. The park is a partnership between Bagwell Properties, Inc., Foundry Commercial, and RWN Real Estate Partners.
- **Scale:** The master-planned park has the potential to deliver up to 4 million square feet of commercial, distribution, and life-science space.
- **Phase 1 Details:** Recently delivered approximately 353,750 square feet across two buildings featuring 32-foot clear heights and dedicated trailer parking.
- **Strategic Location:** Situated at 4100 and 4300 Auburn Church Road, the park is less than two miles from the Amazon Fulfillment Center and one mile from the I-40 interchange at Jones Sausage Road.

Regency at Auburn Station

- **Development Type:** A luxury 55+ active adult community developed by Toll Brothers.
- **Residential Collections:** Features three distinct product lines (Discovery, Journey, and Excursion Collections) with home designs ranging from 1,442 to over 2,900 square feet.
- **Resort-Style Amenities:** The community anchors include a private clubhouse, a resort-style pool, pickleball courts, a fitness center, and a dedicated lifestyle director for social programming.
- **Market Position:** As of early 2026, homes are actively under construction and selling, with many units slated for completion in May/June 2026. This development establishes a high-end residential anchor just two miles from your Garner properties.

Bagwell Farms & Industrial Portfolio

- **The Bagwell Legacy:** Bagwell Properties, Inc. (BPI) maintains a portfolio of over 400 acres of industrial-zoned land in the heart of Wake County, specifically concentrated along I-40 directly across from the Amazon facility.
- **Development Transition:** “Bagwell Farms” often refers to the historical agricultural tracts currently being transitioned into high-intensity uses like Eagle Crest Park. The continued development of these parcels signifies a permanent shift toward high-value logistics and flex-industrial use in the East Garner corridor.

NEARBY DEVELOPMENT PROJECTS (CONT.)

Project LIP

- **Transportation Focus:** In the context of professional civil engineering and local planning (NCDOT/CAMPO), Project LIP refers to the Local Input Points prioritization process for the 2024–2027 funding cycle.
- **Critical Improvements:** Major corridor projects near your site, such as the Garner Road Widening and Jones Sausage Road North Improvements, are currently being ranked for funding.
- **Marketing Impact:** These projects are designed to include new concrete sidewalks, multi-use paths (specifically connecting to the Walnut Creek Trail), and road capacity expansions to handle the increased traffic from the industrial and residential anchors nearby.

Additional Nearby Developments

- **Barwell Park (D.R. Horton):** A nearby residential community on Rock Quarry Road offering homes up to 2,500 square feet with direct access to the Barwell Road Community Center and Park.
- **Fertile Ground Food Co-op (Z-50-24):** A major proposed rezoning for a 5-story commercial mixed-use project at 2245 Garner Road, which will bring a community grocery store and walkable density to the area.
- **Yeargan Park:** A \$26-million-dollar municipal investment under construction on East Garner Road, featuring athletic fields and multi-use paths, scheduled to open in late 2026.
- **Park at Garner Station:** A flagship ±97-acre mixed-use development located at E Garner Rd and Wilmington Rd. It is approved for up to 950 residential units (350 single-family/townhomes and 600 multifamily units) plus 35,000 SF of commercial space.
- **WakeMed Development:** WakeMed is constructing an integrated, 56-acre Whole-Person Health Campus in Garner, NC, featuring a 150-bed mental health hospital connected to an acute care hospital. The project broke ground in late 2025 and is scheduled for completion in 2028.

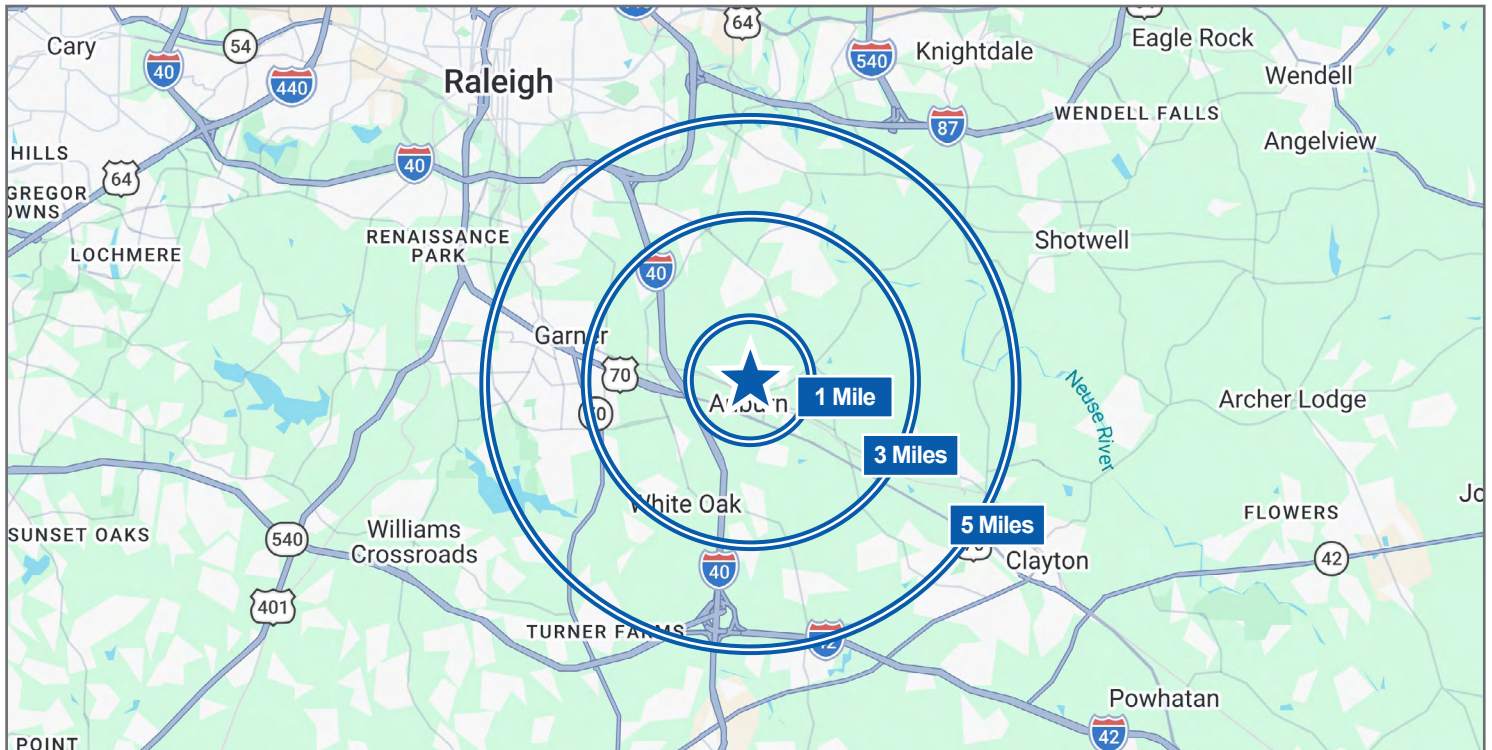
E. GARNER RD PORTFOLIO

FOR SALE

Raleigh, NC 27610

DEMOGRAPHICS

	<u>1 MILE</u>	<u>3 MILES</u>	<u>5 MILES</u>
2025 Population	1,328	29,331	93,979
2025 Households	689	11,265	35,379
2025 Avg Household Size	1.93	2.59	2.64
2025 Owner Occupied Housing Units	484	7,195	23,897
2025 Renter Occupied Housing Units	205	4,070	11,482
2025 Median Age	37.1	36.3	37.1
2025 Median Household Income	\$75,000	\$87,144	\$84,554
2025 Average Household Income	\$106,086	\$109,057	\$106,261



Rehab Hamad, MBA

919.971.4286 • rhamad@trilandcre.com

919.443.3034

trilandcre.com

