

LAND **FOR** SALE

DEVELOPMENT OPPORTUNITY

ADDRESS

327 US Hwy 70 E Garner, NC 27529



± 3.42
acres



Zoned
LI-CU



Located in
Growth Market



Close
to I-40

Listing Agent

Thomas Goodwin

Vice President, Brokerage

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york



PROPERTY DETAILS

ADDRESS

327 US Hwy 70 E Garner, NC 27529

LOCATION

Positioned along US Highway 70 E Garner, NC. This site offers exceptional visibility and access near a signalized intersection, making it ideal for development.

SALES PRICE

\$2,100,000

ZONING

LI-CU

PIN

#1711905657

SIZE

Approximately ± 3.42 acres

EXISTING BUILDING

Approximately ± 5,954

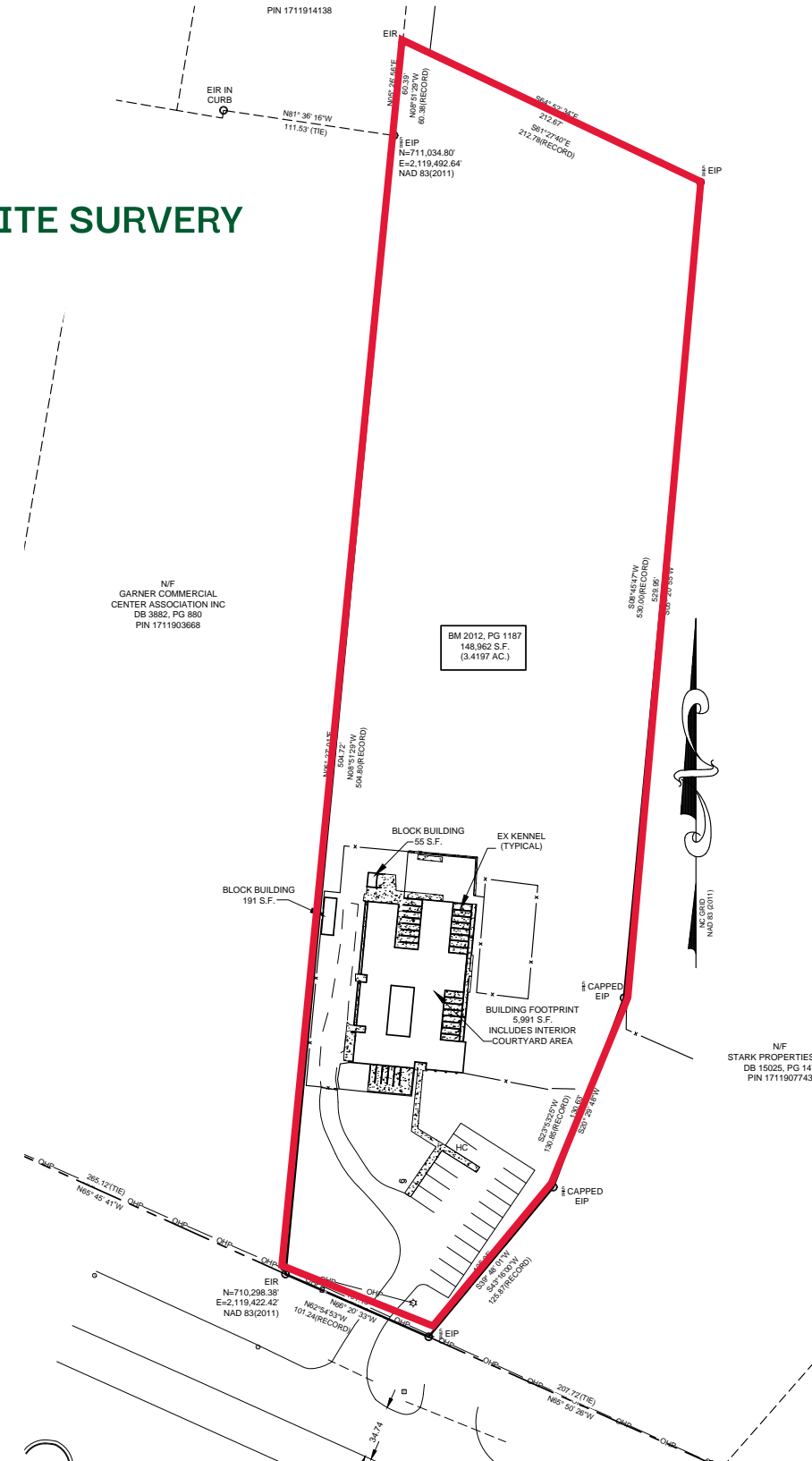
AVAILABLE DUE DILIGENCE

Clean Phase I, GeoTech, Survey, Title Commitment

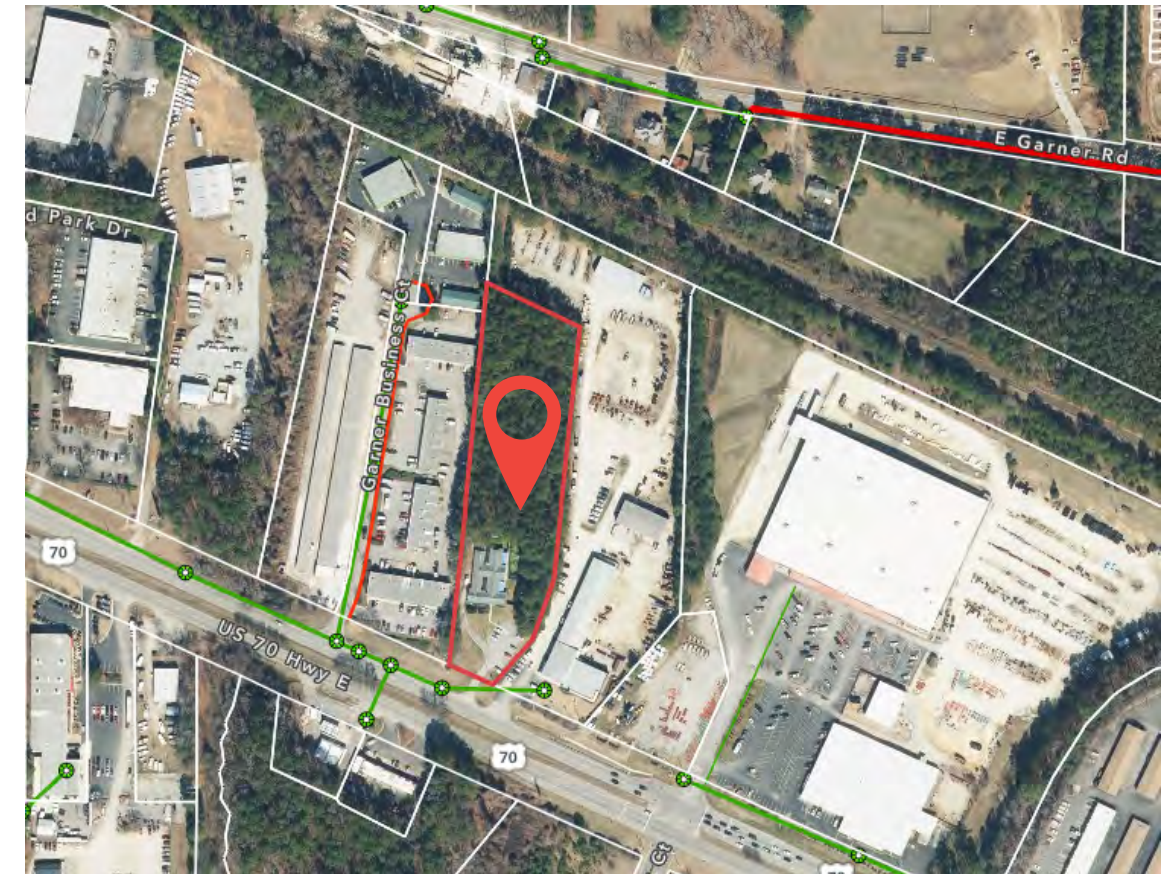
ADDITIONAL DETAILS

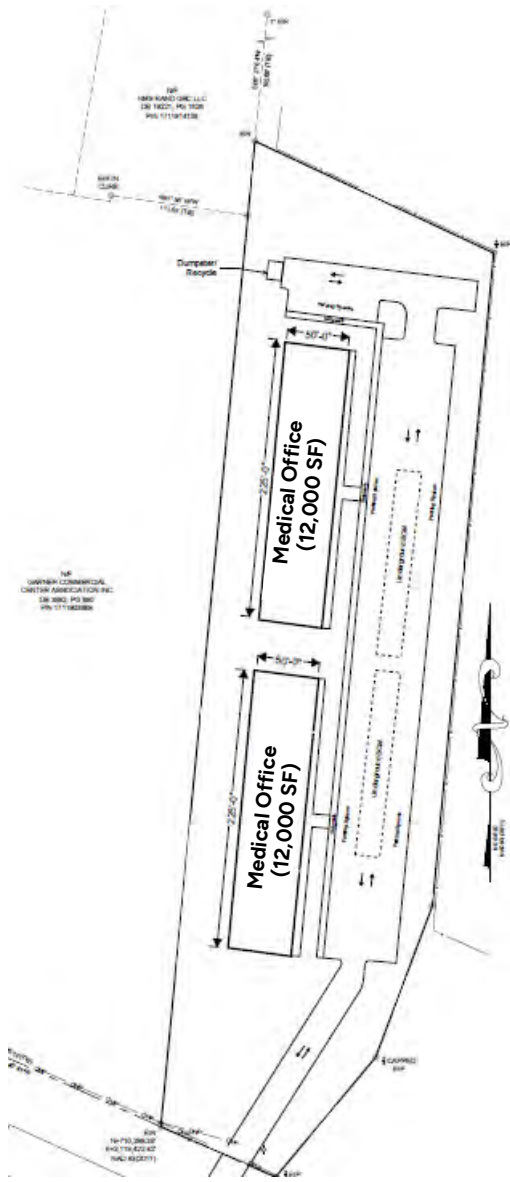
- Former SPCA Wake Pet Intake Center
- Exceptional visibility
- Near signalized intersection, ideal for future development

SITE SURVEY



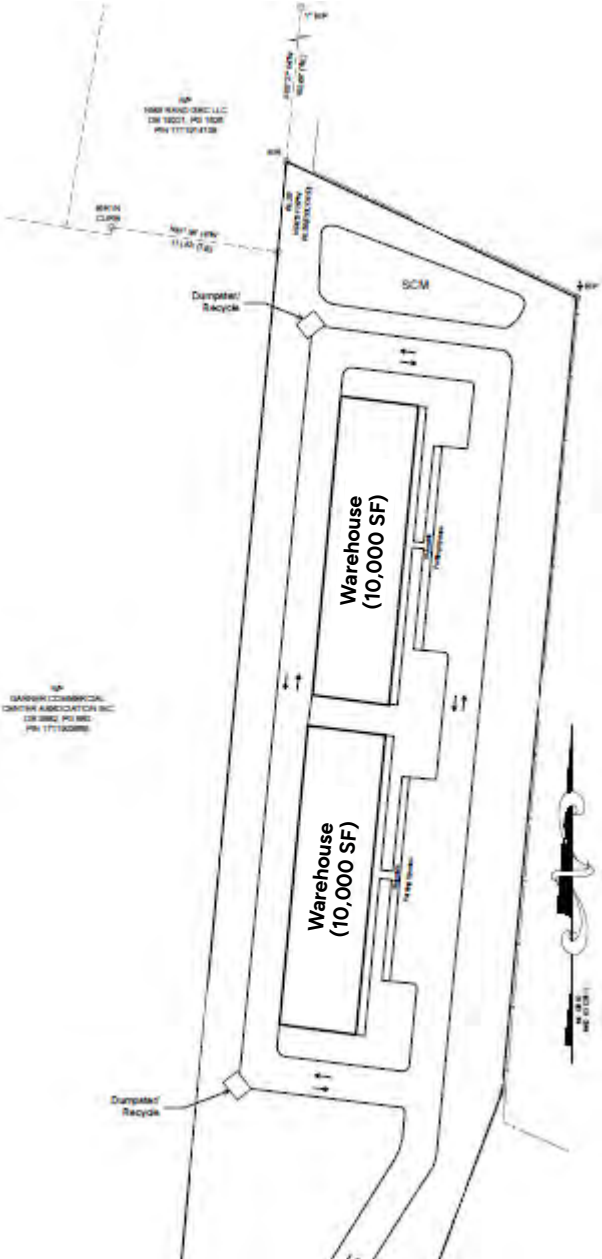
UTILITY MAP





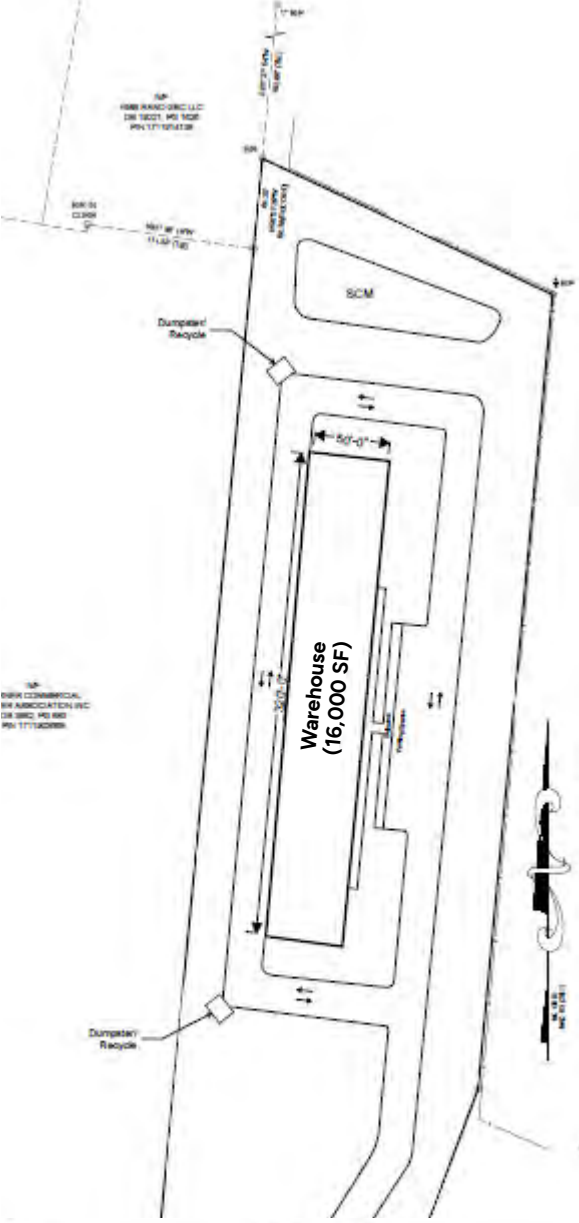
OPTION A

- Two (2) 12,000 sf Medical Office/Office (24,000 sf Total)
- Town of Gamer Parking (Med. Off. Required: 1/200 sf (120 sp.)
Town of Gamer Parking (Office Required: 1/500 sf (48 sp.))
- Approx. Parking Provided: 120 spaces



OPTION B

- Two (2) 10,000 sf Flex Space/Warehouse (20,000 sf Total)
- Town of Gamer Parking Required: 1/1,000 sf. (20 sp.)
- Approx. Parking Provided: 30 spaces



OPTION C

- One (1) 16,000 sf Flex Space/Warehouse
- Town of Gamer Parking Required: 1/1,000 sf. (16 sp.)
- Approx. Parking Provided: 30 spaces

East View



North View



Existing Bldg



South View



SW View



GARNER PROFILE

19,500

Number of
Employees, 2026

13,899

Number of
Households, 2026

\$88,899

Median Household
Income, 2026

46,218

Total Population,
2024

37.7

Median Age, 2024

\$415,000

Median Property
Value, 2024

25 MIN.






Average Commute
Time, 2024

ABOUT GARNER

"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. The town was named an All-America City in 2013 because of innovative, citizen-led projects that improve the quality of life and expand educational and cultural opportunities for citizens of all ages. And you can find this all just a few minutes from downtown Raleigh!"

<https://www.garnernc.gov/about-us>

2026 DEMOGRAPHICS

 MILE RADIUS	 POPULATION	 HOUSEHOLDS	 HOUSEHOLD INCOME	 DAYTIME POPULATION
1	4,299	1,918	\$101,917	2,308
3	41,233	17,077	\$106,519	17,880
5	120,084	45,328	\$108,614	36,023

327 US HWY 70 E

SALES

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MARKETING

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YORK PROPERTIES

Brokerage · Property Management · Security
Maintenance · Association Management · Construction
Landscaping · Accounting

ADDRESS

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