



**12700 CLEVELAND ROAD
GARNER, NC 27529**

**+/- 12.8 ACRES
LAND FOR SALE**

PROPERTY OVERVIEW:

White Oak Commercial is pleased to present +/-12.8 acres of commercial development land on Cleveland Rd. This property has excellent visibility on Cleveland Rd and is ideally located just off of Hwy 42 at the bustling 40/42 interchange. This area has seen an incredible amount of development over the past few years, both residential and commercial, making this roughly 13 acre parcel ripe with opportunity.

LOCATION:

This property has over 900 feet of road frontage on Cleveland Rd and sits just 500 feet away from the Cleveland Rd and NC Highway 42 intersection. The access ramp to I-40 is just half a mile away and access to I-540 is less than 2 miles away once that project is completed.

PARCEL ID: 06D01007B

William White, Broker

(919) 621-1745

wwhite@whiteoakcommercial.com

ETJ: The property has a Garner address but falls under the jurisdiction of Johnston County.

ZONING: The current zoning is Agricultural Residential (AR), but the property falls in the Interstate Highway Interchange (IHI) overlay district which allows for a wide variety of commercial uses. General retail and commercial, automotive, mini-storage, hotel, day care, education, certain industrial, medical and more are all allowed by right under the IHI overlay district.

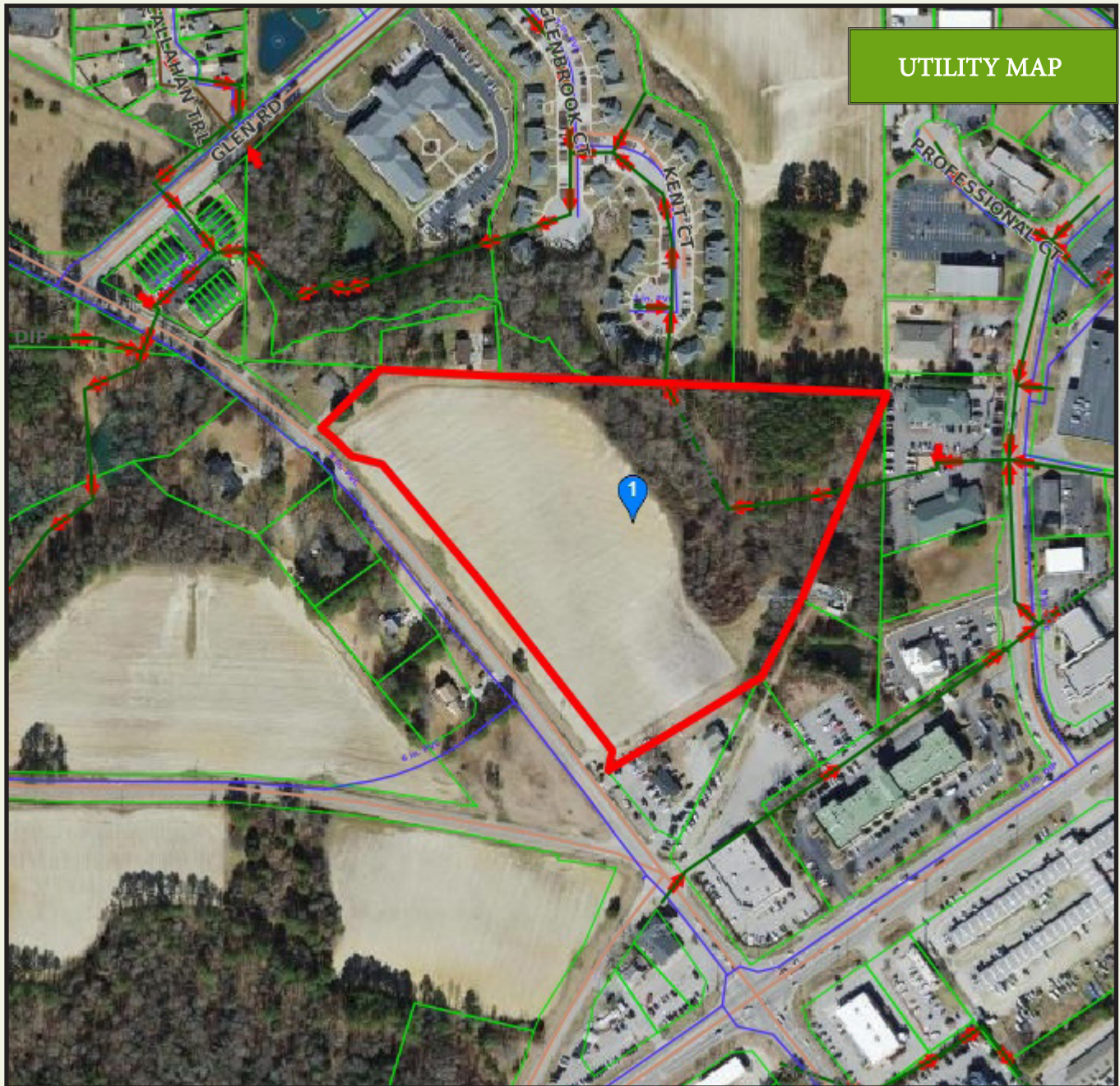
FUTURE LAND USE: The recently-approved Johnston County Comprehensive Plan classifies this property in the Regional Mixed-Use Center. The Comp Plan states this area should be a mix of retail, service, office, civic and institutional uses.

UTILITIES: Public water, sewer and electric are to the site. Sewer runs along the back corner of the property and capacity is available for commercial development.

PRICING: \$2,624,000 (\$205k/acre)

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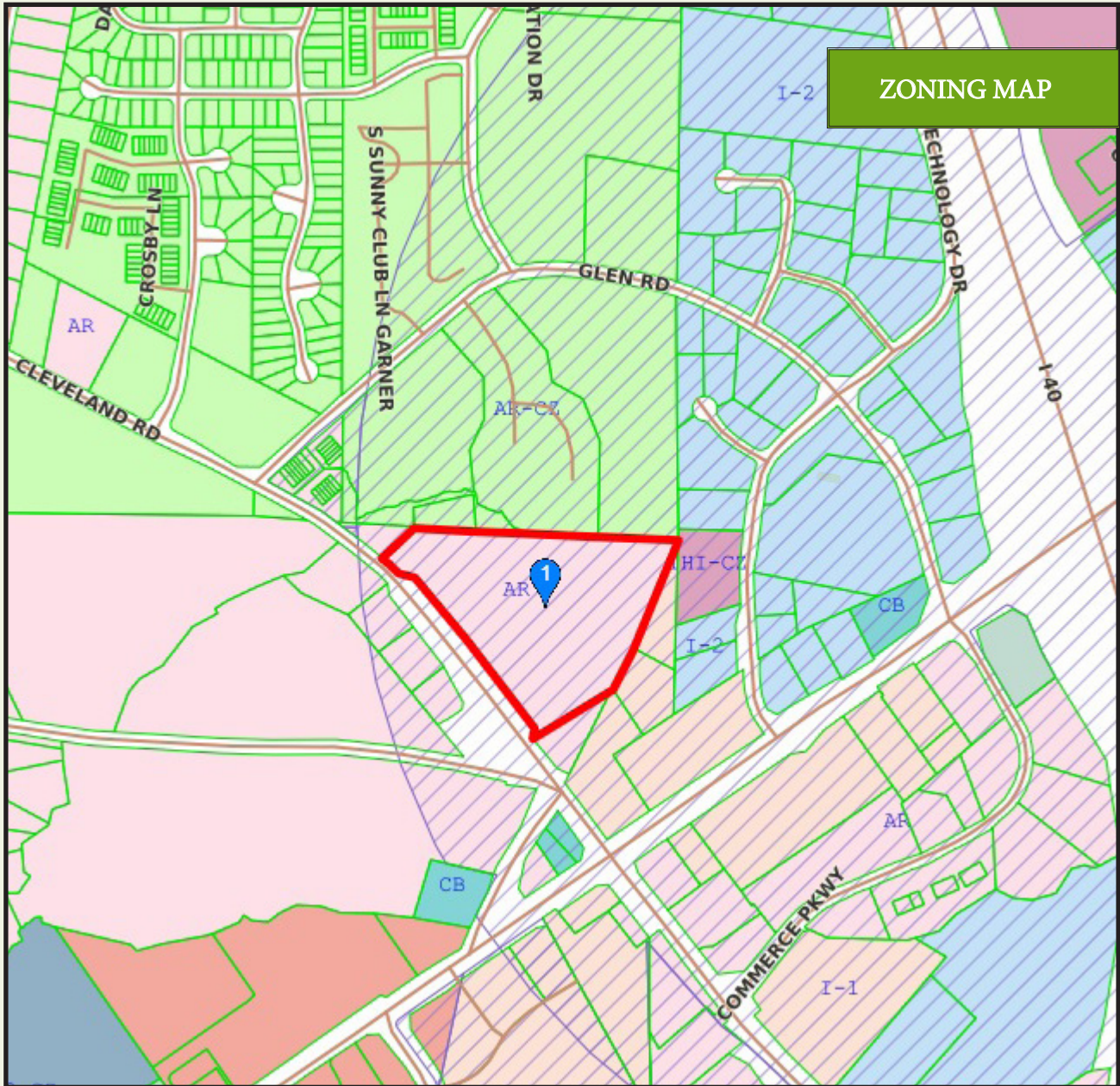
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403 E. Six Forks Road, Raleigh, NC 27609
919-832-6800 (phone) 919-832-8043 (fax)

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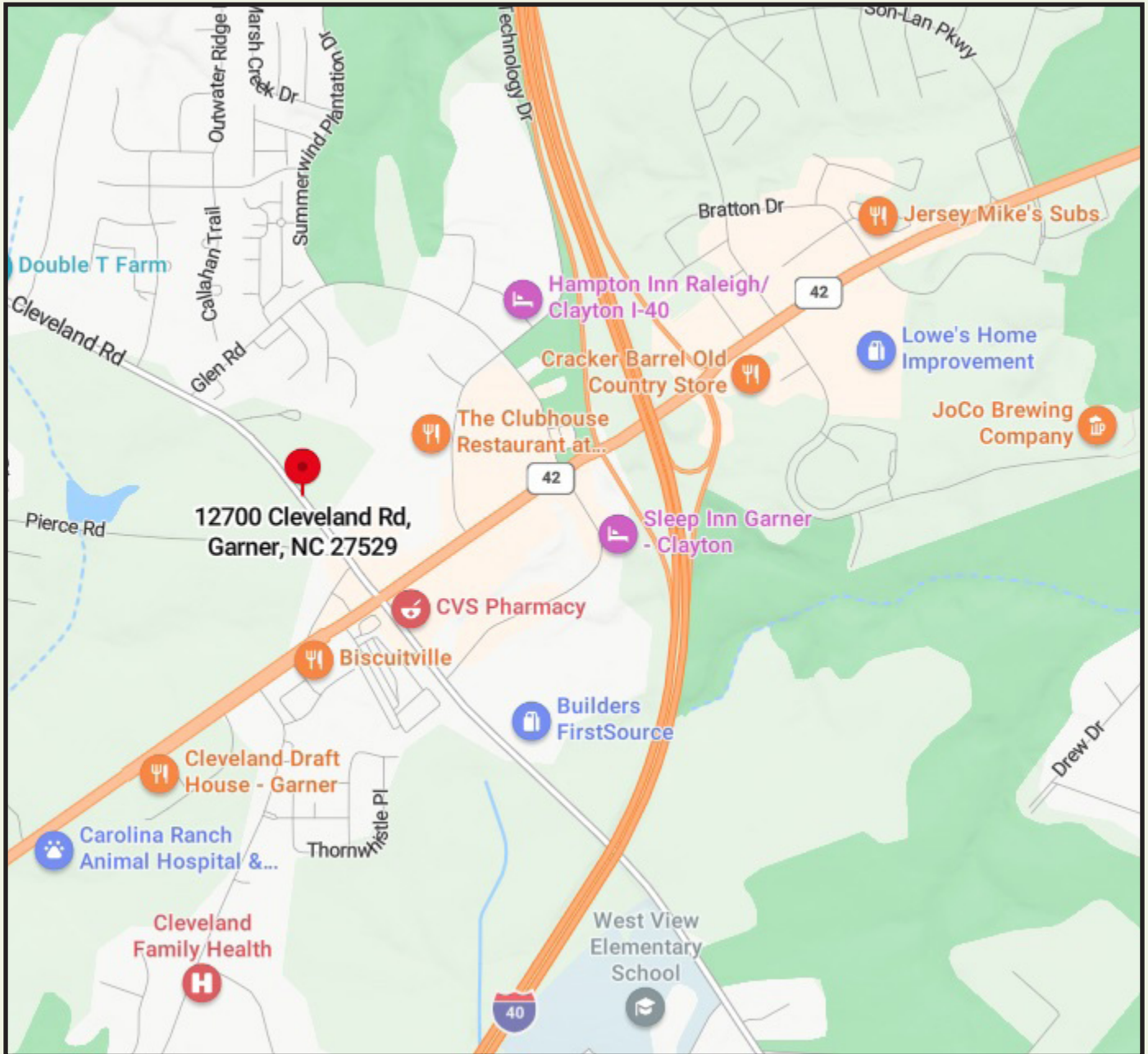
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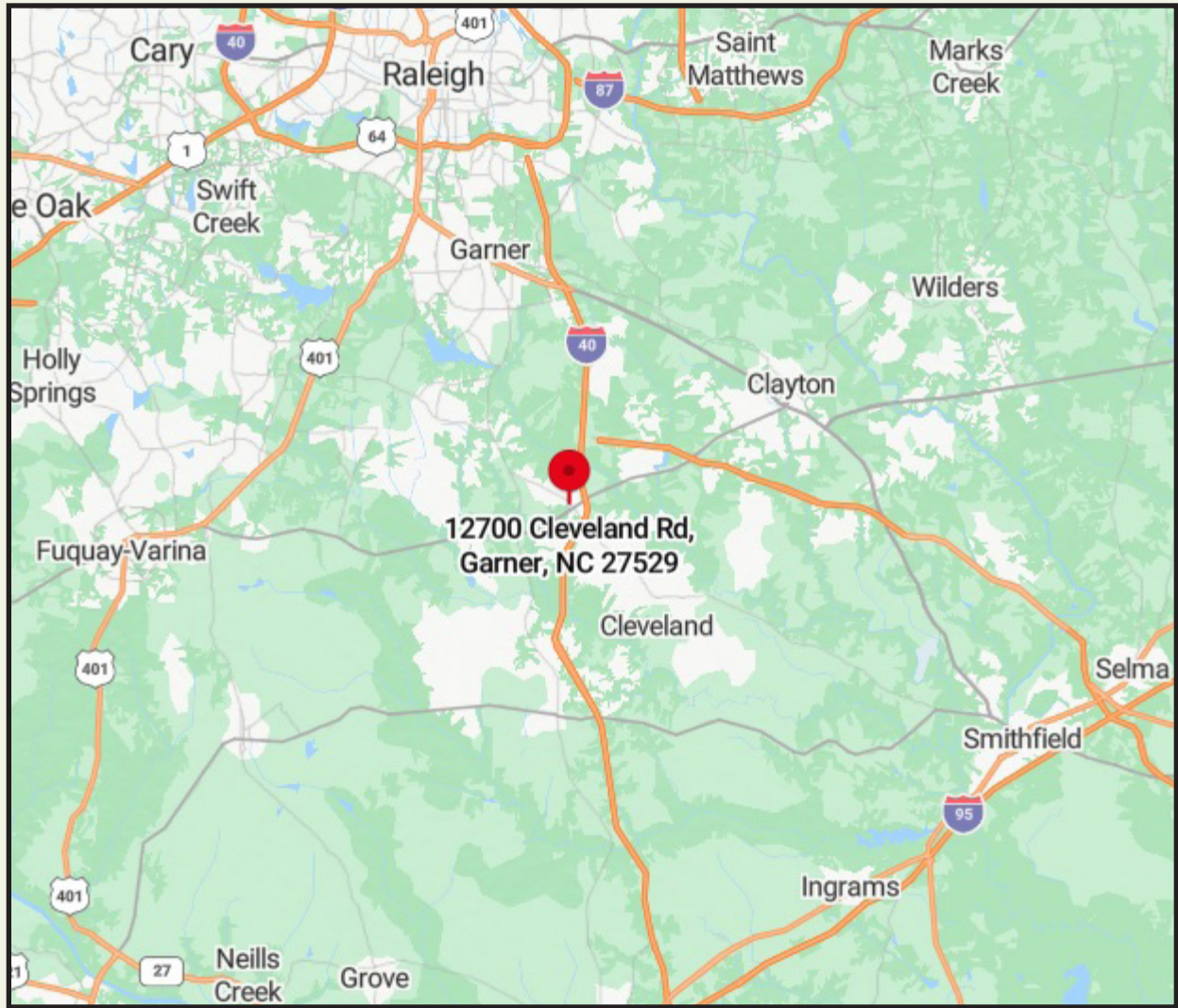
Regional Mixed-Use Center

These areas are intended to be centers of activity that include a mix of retail, restaurant, service, office, and civic and institutional uses. Residential units may be within and at the periphery of development

but are not the predominant use. Combined, the nonresidential space exceeds 125,000 square feet. The mix of uses can be horizontal as well as vertical where a change in use can occur between floors of the same building. Buildings of two or more stories are common. Designed to facilitate access via walking and biking, connected streets include short block lengths and pedestrian facilities. Open space is integrated in the form of community parks, large and small formal greens, plazas, courtyards, and pedestrian/bike paths.



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