

Call Broker for Pricing Guidance

4.84± acres, Land Development!

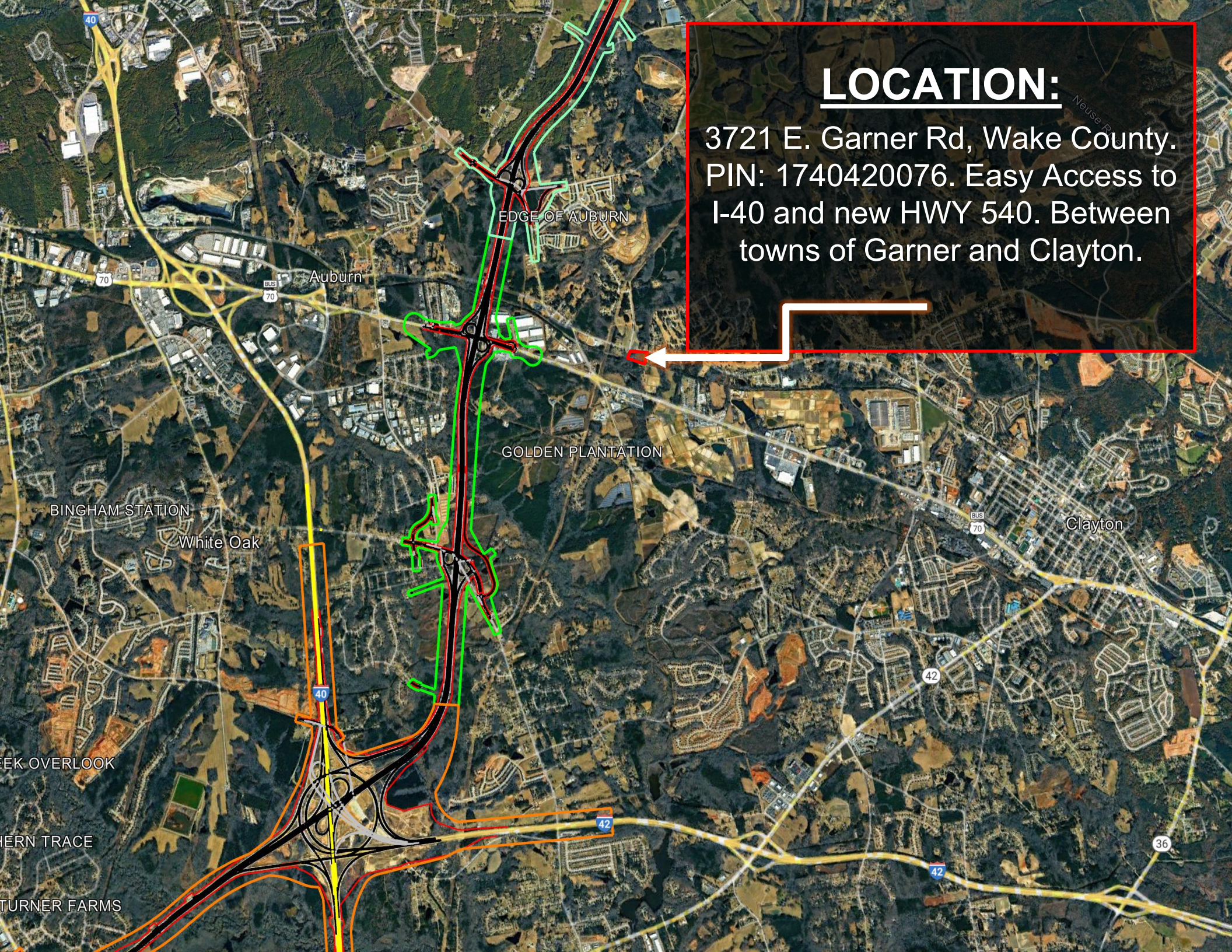


NASH PATTON
REAL ESTATE

(803)622-1585
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KW Greenville Central
NC & SC Commercial/Residential

kw GREENVILLE CENTRAL KELLERWILLIAMS

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Commercial Broker NC & SC


LOCATION:
3721 E. Garner Rd, Wake County. PIN: 1740420076. Easy Access to I-40 and new HWY 540. Between towns of Garner and Clayton.
EDGE OF AUBURN
Auburn
GOLDEN PLANTATION
BINGHAM STATION
White Oak
Clayton
Neuse R
40
70
BUS 70
42
36

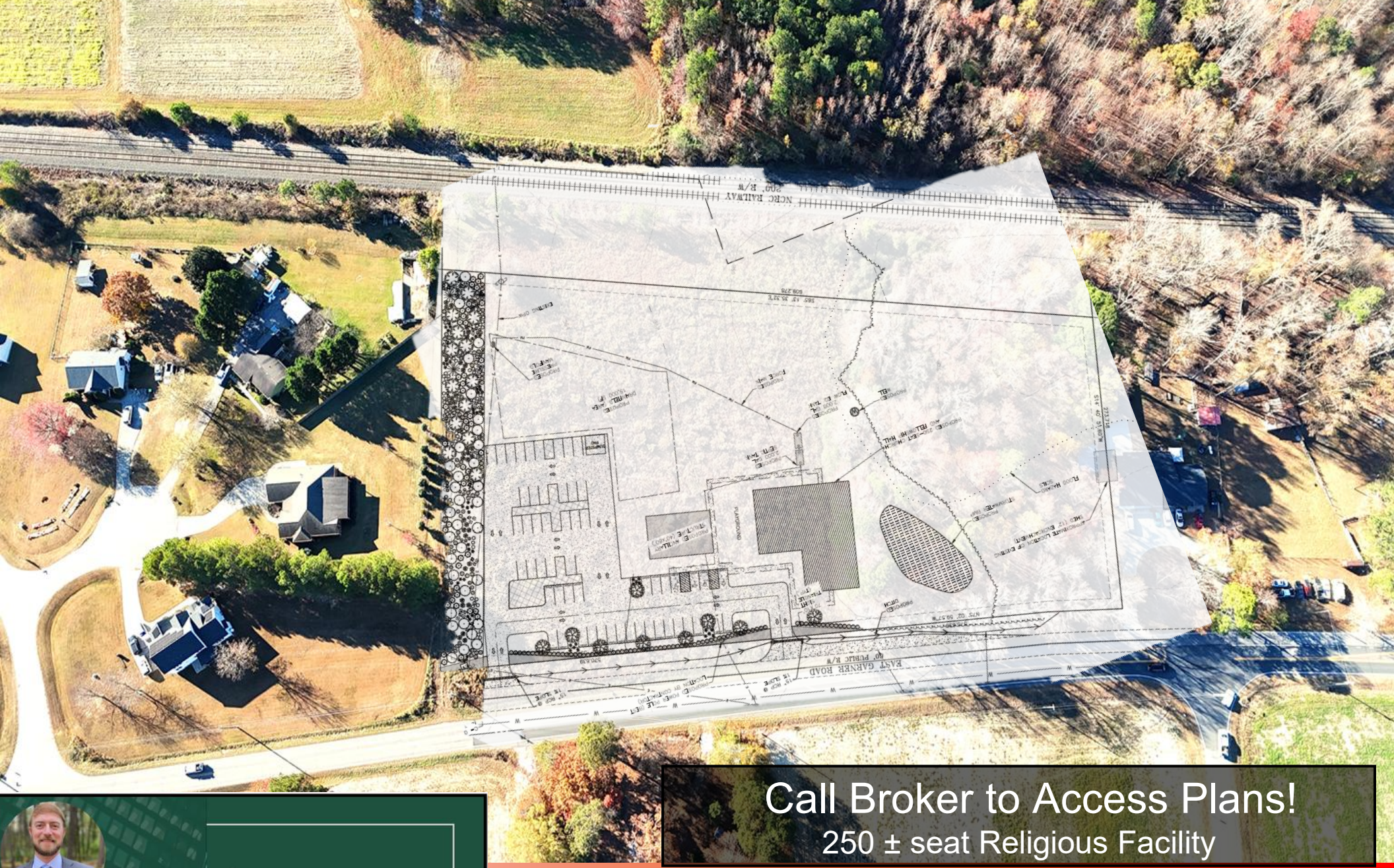
Property Highlights:

4.84 - acres
Religious facility allowed by right!
Pick up plans to build a 250-seat religious facility OR build on 0.69 acre lots
By right zoning: R-30
Future Land Use: Wake County, Community Framework



Commute:

3 ± miles to White Oak Shopping Center
3 ± miles to Clayton
12 ± miles to Raleigh



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Plans are ready for you to take over!

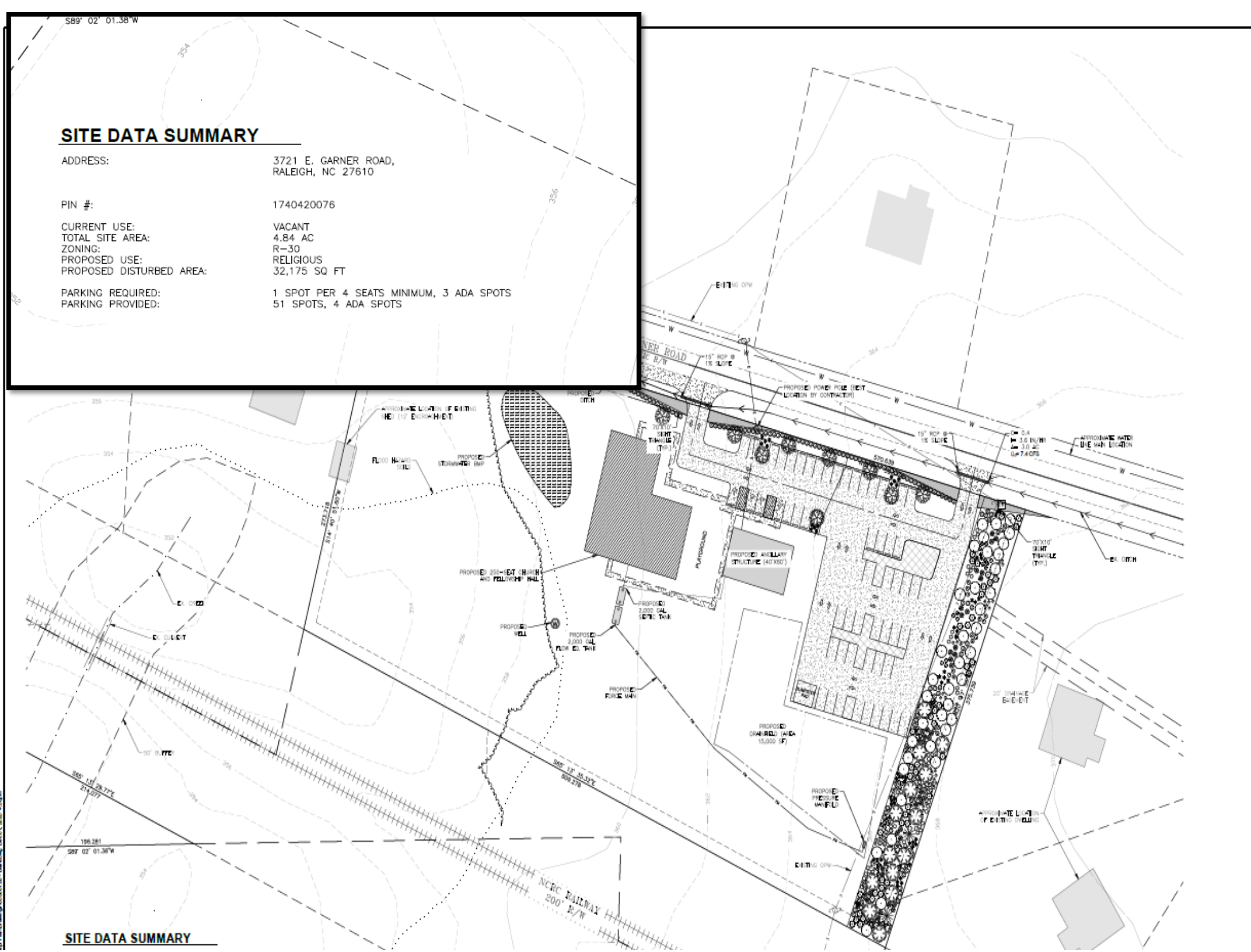
250-seat sanctuary

63 parking spaces

Site design and Engineered Option Package complete

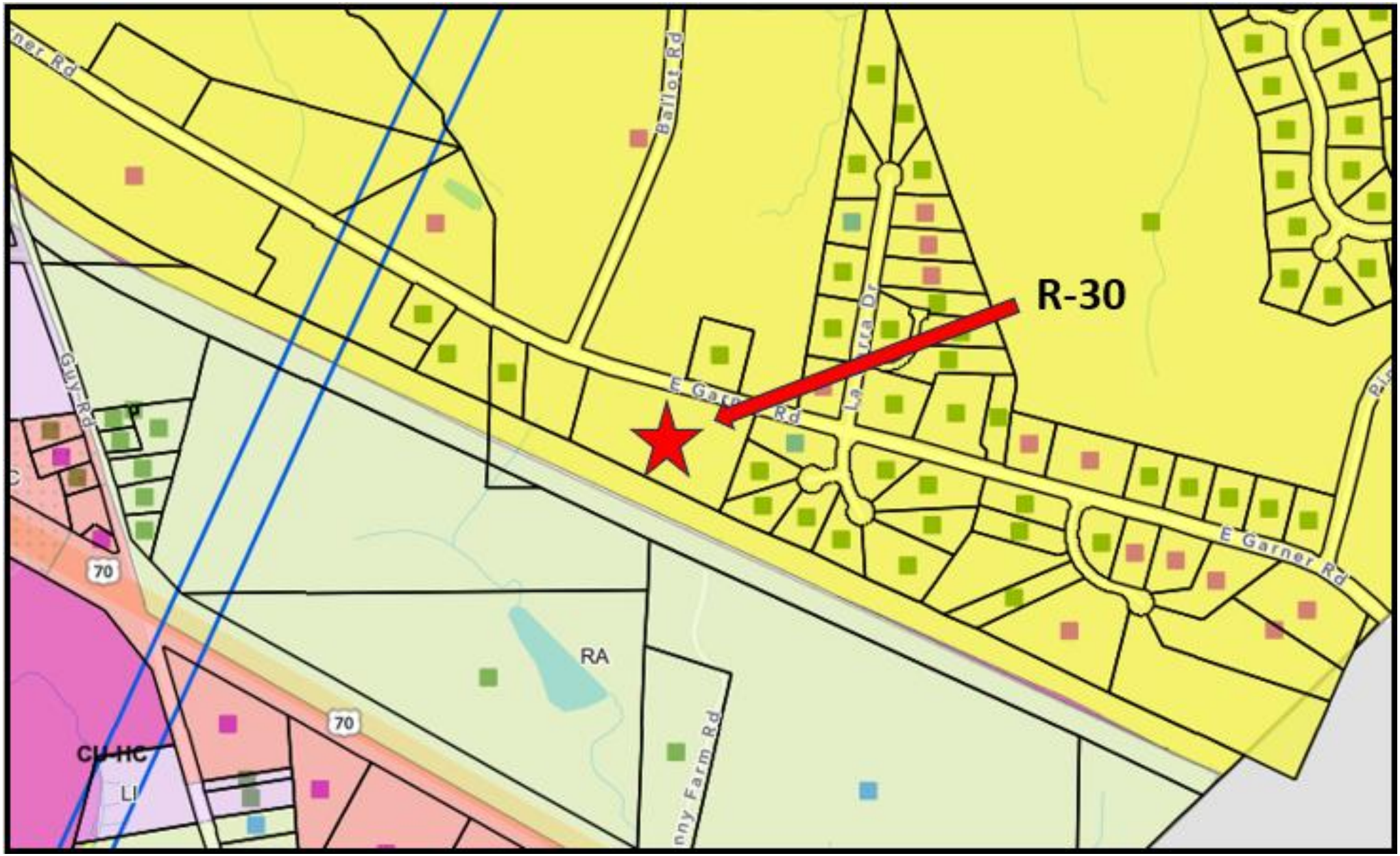
SITE DATA SUMMARY

ADDRESS:	3721 E. GARNER ROAD, RALEIGH, NC 27610
PIN #:	1740420076
CURRENT USE:	VACANT
TOTAL SITE AREA:	4.84 AC
ZONING:	R-30
PROPOSED USE:	RELIGIOUS
PROPOSED DISTURBED AREA:	32,175 SQ FT
PARKING REQUIRED:	1 SPOT PER 4 SEATS MINIMUM, 3 ADA SPOTS
PARKING PROVIDED:	51 SPOTS, 4 ADA SPOTS

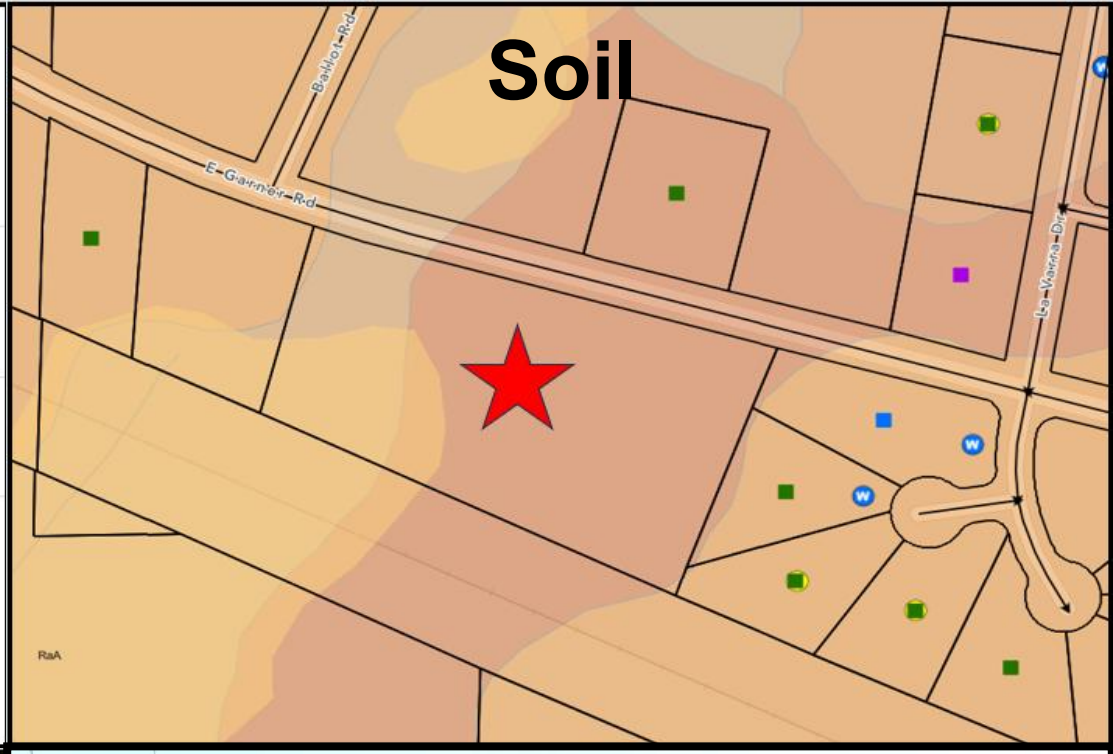


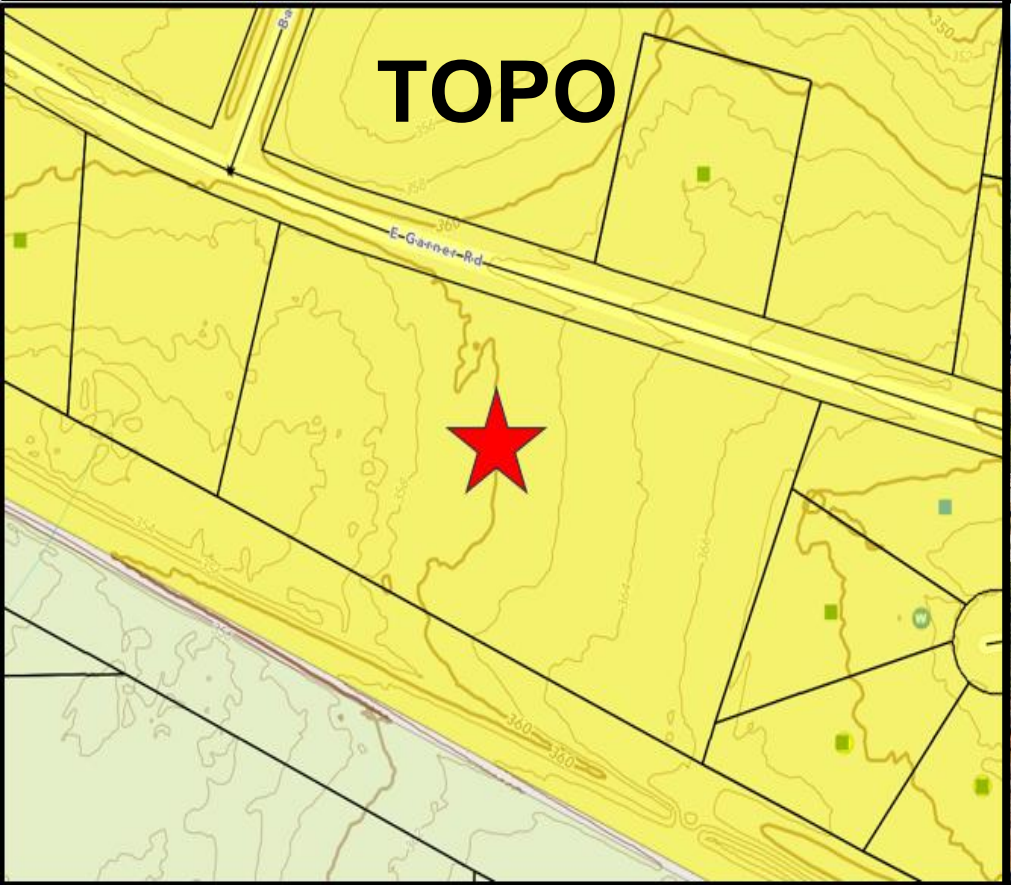
SITE DATA SUMMARY

Zoning Map




Flood Zones
Septic Points (incomplete)
Pump
Gravity
Off Site Disposal
Unknown
Wells
Estimated Location
GPS Verified Location
Flood Prone Soils
Flood Hazard Areas (Floodplains)
Regulatory Floodway
0.2% Annual Chance Flood Hazard
1% Annual Chance Flood Hazard
Future Conditions 1% Annual Chance Flood Hazard
E-Garner-Rd


Soil
E-Garner-Rd
RaA


TOPO
E-Garner-Rd


White Oak Shopping Center
New Office Space
New Development Coming
Pine Hollow Golf Club



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