

BOUTIQUE RESIDENTIAL DEVELOPMENT OPPORTUNITY

520 POWELL DR

Garner, NC 27529



TERRY EVANS
Broker
919.422.5626
terry@aspirenc.com

JAMIE DAWSON
Broker/Builder/Accredited Land Consultant
919.795.8776
jamie@aspirenc.com



PROPERTY SUMMARY

BOUTIQUE RESIDENTIAL DEVELOPMENT OPPORTUNITY

An exceptional opportunity to acquire approximately **2.86 acres** in one of Wake County's fastest-growing residential markets. Located just minutes from Downtown Garner and approximately 15 minutes from Downtown Raleigh, this unique property is being proposed as a **6-home boutique custom residential community**, with the entitlement process well underway through the Town of Garner.

Designed specifically for a **custom or semi-custom home builder**, this infill development offers the rare advantage of entering the project during the final stages of the approval process, reducing the time and uncertainty typically associated with residential land development.

The proposed six-home community features generously sized homesites that provide the flexibility to deliver distinctive floor plans, high-end finishes, and architectural character that today's buyers are seeking. Rather than competing with large production subdivisions, this project allows a builder to create an exclusive neighborhood that reflects quality craftsmanship and thoughtful design.

With strong demand for new construction throughout Wake County and limited opportunities for small-scale infill developments, 520 Powell Drive presents an outstanding opportunity to establish a signature community in one of the Triangle's most desirable growth markets.

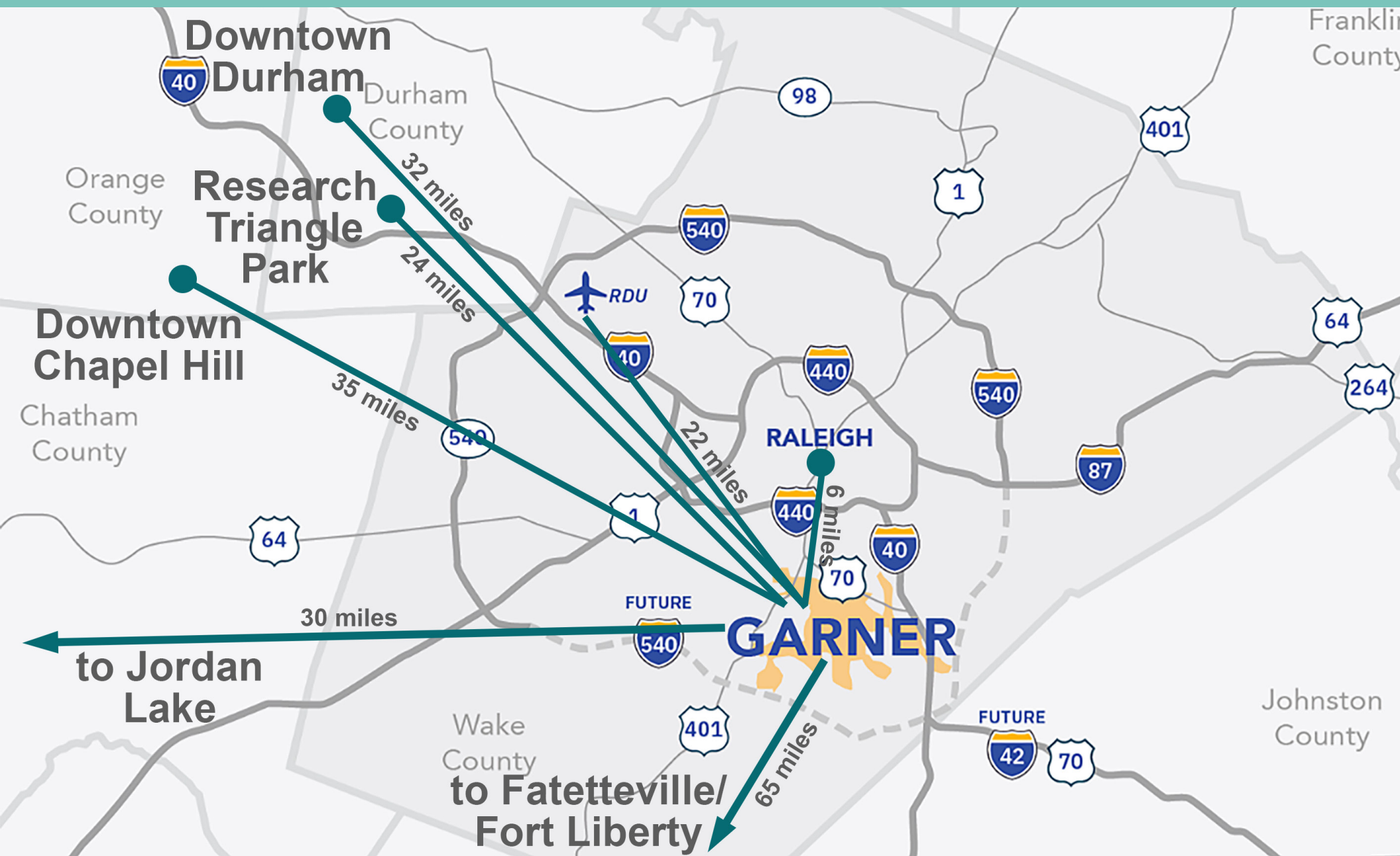
PROPERTY HIGHLIGHTS

- Approximately **2.86 Acres**
- Proposed **6 Individual Custom Single-Family Homes**
- Entitlement Process Well Underway with the Town of Garner
- Boutique Community Designed for Custom or Semi-Custom Construction
- Minutes to Downtown Garner
- Approximately 15 Minutes to Downtown Raleigh
- Convenient Access to I-40, US-70 & the Triangle Employment Centers
- Located in Wake County's Strong Residential Growth Market
- Estimated Horizontal Development Cost: **±\$450,000**
- Estimated Land Basis: **±\$395,000**
- Approximate Lot Basis: **±\$140,800 per Homesite**
- Opportunity for Quick Transition to Vertical Construction

INVESTMENT HIGHLIGHTS

- Rare infill residential development opportunity in Garner
- Boutique scale with only six premium homesites
- Entitlement process substantially underway, reducing development timeline
- Ideal project for a custom or semi-custom builder seeking a flagship community
- Strong demand for new construction in one of Wake County's fastest-growing markets
- Opportunity to deliver a differentiated product in a market dominated by larger production builders

AREA OVERVIEW



DEMOGRAPHICS



52%

of people age 25+ have at least a bachelor's degree — 2X the national average!



600+

Life Science companies call the region home



38,100

people live in Garner. And almost one million live within 20 miles.

36.8 Median Age in Garner

37.4 Median Age in Wake County

39.4 Median Age in North Carolina

Source: US Census Bureau, ACS 5-Year Estimates, 2016-2021, Table S0101

\$70,007

Median Household Income in Town of Garner

\$61,972

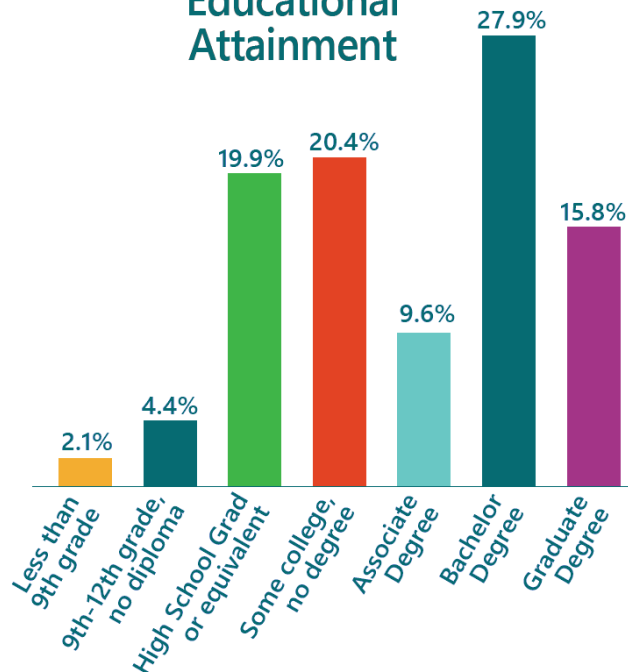
Median Household Income in North Carolina

\$91,299

Median Household Income in Wake County

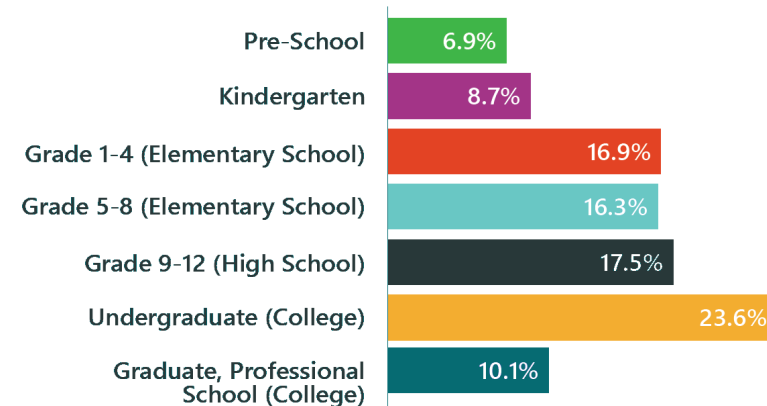
Source: US Census Bureau, ACS 5-Year Estimates, 2016-2021, Table DP03

Educational Attainment



Source: US Census Bureau, ACS 5-Year Estimates, 2016-2021, Table S1501

School Enrollment



Source: US Census Bureau, ACS 5-Year Estimates, 2016-2021, Table S1401

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AERIAL PHOTOS



FOR SALE INQUIRIES, CONTACT:

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Aspire

RE+DEV™