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HARTWELL REALTY
INCORPORATED

FOR SALE 44 +/- ACRE MIXED USE/COMMERCIAL SITE

Fayetteville Rd./ Hwy 401 S.
Raleigh, NC 27603



PROPERTY FEATURES

- 44.5+/- Prime Mixed-Use Development Site
- Opportunity Zone
- Centrally Located Along the Major Traffic Corridor of Fayetteville Rd (Hwy 401)
- Garner Future Land Use Map Zoning: Mixed Density Neighborhood Center
- Public Utilities: City of Raleigh & Proposed/Planned Sewer Lift Station North of Property
- Minutes to Major Traffic Connectors: US Hwy 70, I-40, 440 Beltline, I-40 & Under Construction 540 (Interchange at Fayetteville Rd /Hwy 401) to RDU, RTP, and Northern Wake Co.
- Town of Garner ETJ
- 1300+/- LF of High Visibility Rd Frontage along Fayetteville Rd (Hwy 401)
- Stream along the back western property line with a small farm pond on site
- Surrounded by New & Existing Residential, Commercial & Retail/Mixed Use Growth
- Suitable Development Options: Multi-Story Urban/Market Rate Apts, Condos, Townhomes, Retail Out Parcels, Neighborhood Support Services, Potential Strip/Retail Mixed Uses
- Contact Broker for Additional Information

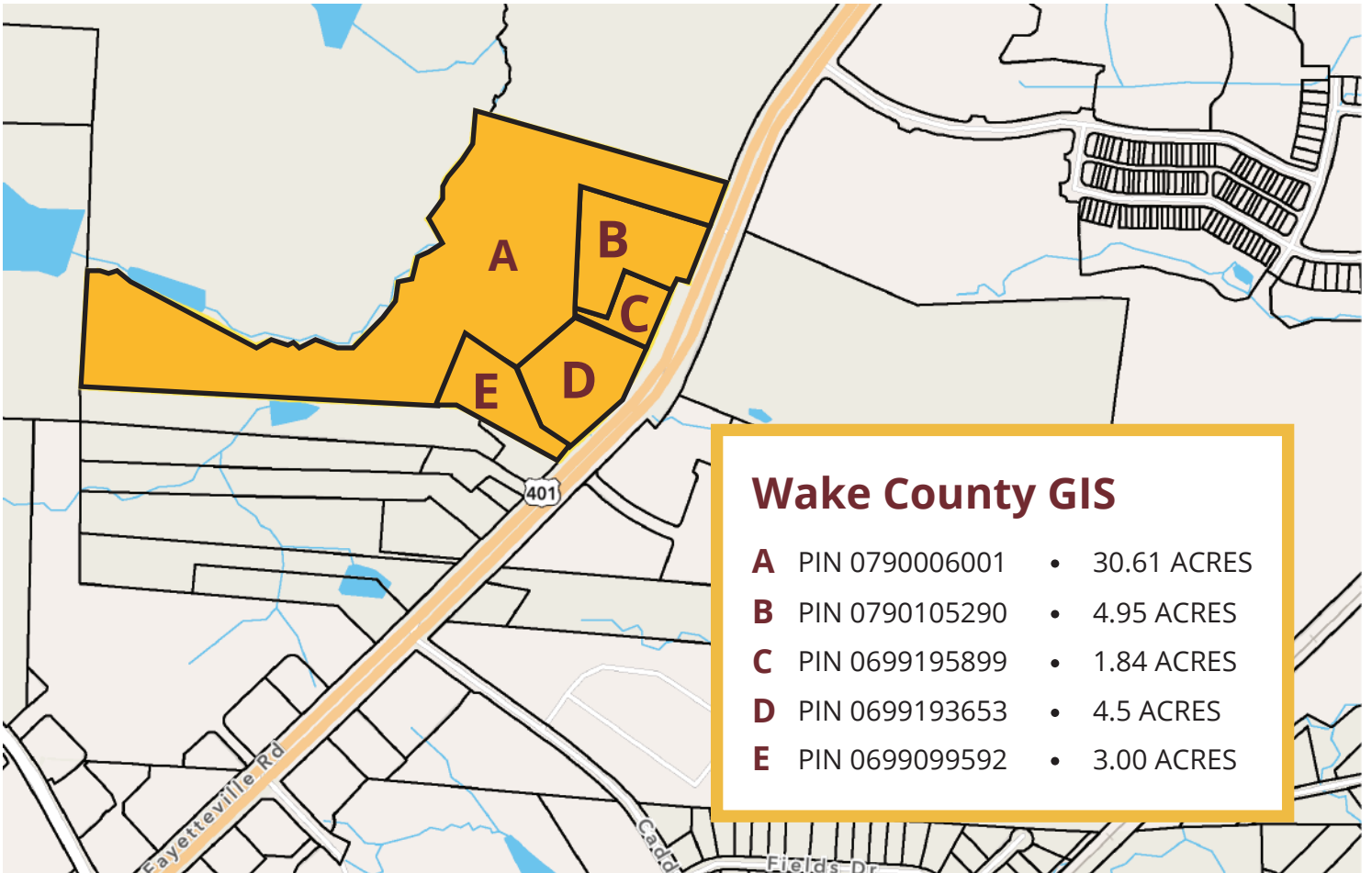


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PRELIMINARY AND CONCEPTUAL DESIGN
All preliminary and conceptual design sketches are subject to field verification of items including but not limited to: topographic and soil conditions, existing utilities, regulated stream buffers, wetlands and floodplain delineations. These items are verified during future design development phase of the project.



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REVISIONS:

PRELIMINARY SKETCH PLAN
MATHEWS ASSEMBLAGE
Fayetteville Road, Highway 401 Corner, NC

SCALE: 1"=100'
DRAWN BY:
PROJECT # 22126
DATE:
SHEET

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