

CALL FOR OFFERS

Friday, November 8, 2024 by 5:00 pm

54 Acres at I-40 and Cleveland Road

54 ACRES
ZONED: IHI

NEW I-40
INTERCHANGE
RAMPS

NEW I-40
INTERCHANGE
RAMPS

INTERSTATE 40
INTERNAL STREET

WEST VIEW
ELEMENTARY

12025 CLEVELAND ROAD

Garner, NC 27529



CAPITAL
ASSOCIATES®

12025 CLEVELAND ROAD

Garner, NC 27529

LAND AVAILABLE IMMEDIATELY

- Approximately **54 acres** of prime land available at the intersection of I-40 and Cleveland Road
- New “On/Off Ramp” to/from I-40 adjacent to site

COMMERCIAL TRACT NEAR WAKE COUNTY BORDER

- Zoned IHI
- Call for price
- High growth corridor
- **Average Daily Vehicle Traffic: 16,000**
- Utilities on site

STEPHEN PORTERFIELD

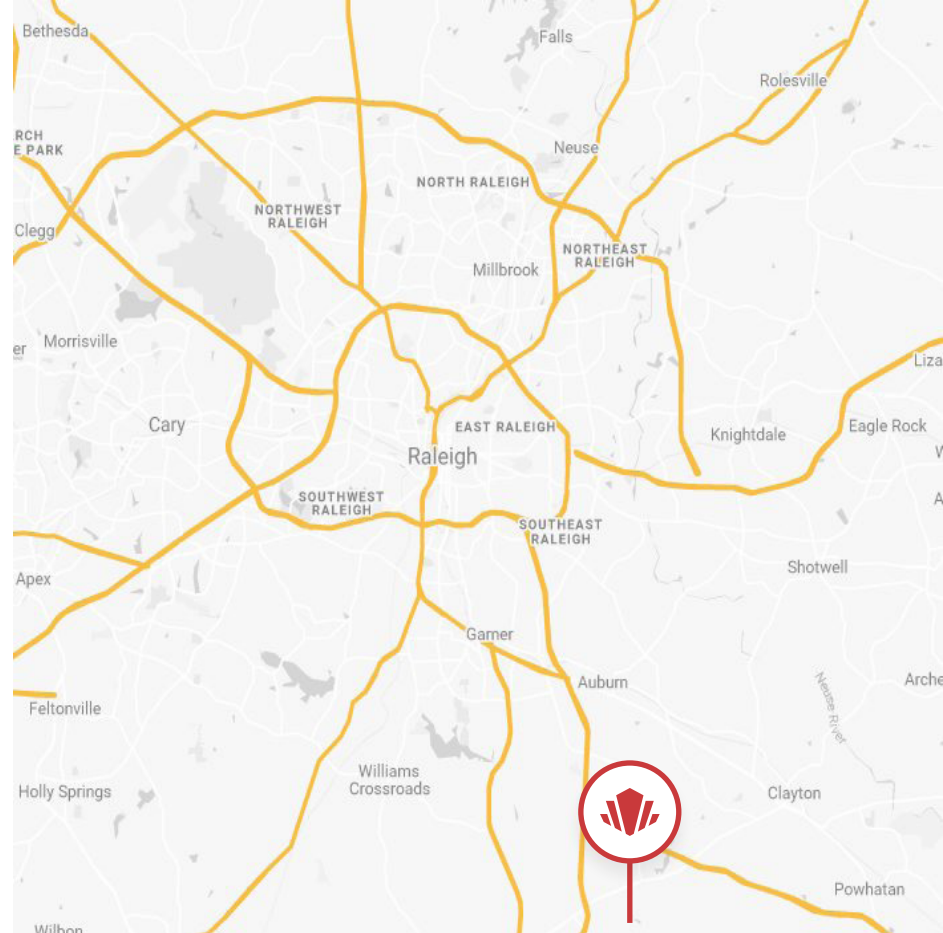
sporterfield@capitalassociates.com
919.233.9901

BRET MULLER

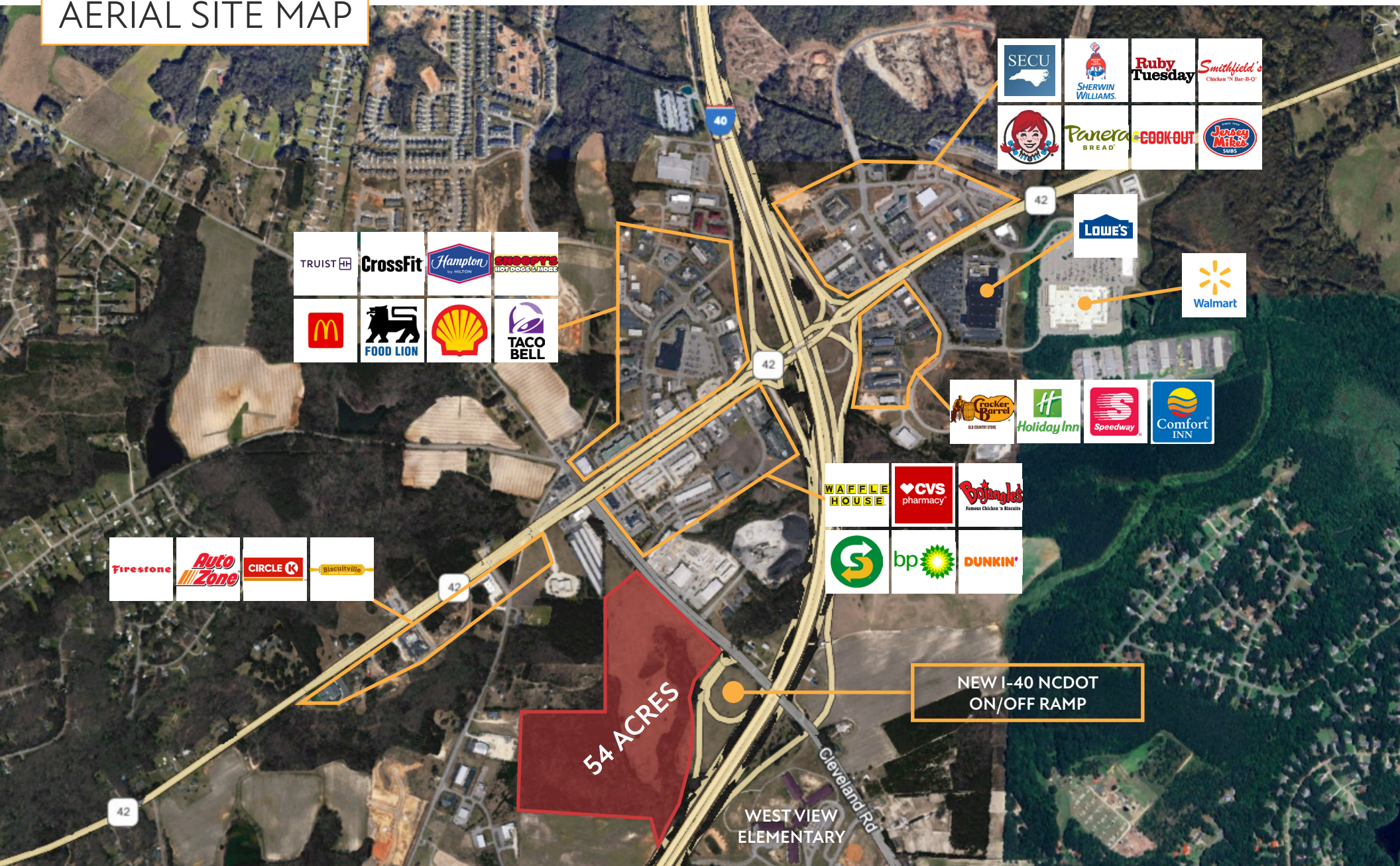
bmuller@capitalassociates.com
919.523.4200

WES JOHNSON

wjohnson@capitalassociates.com
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AERIAL SITE MAP



ACCESSIBILITY



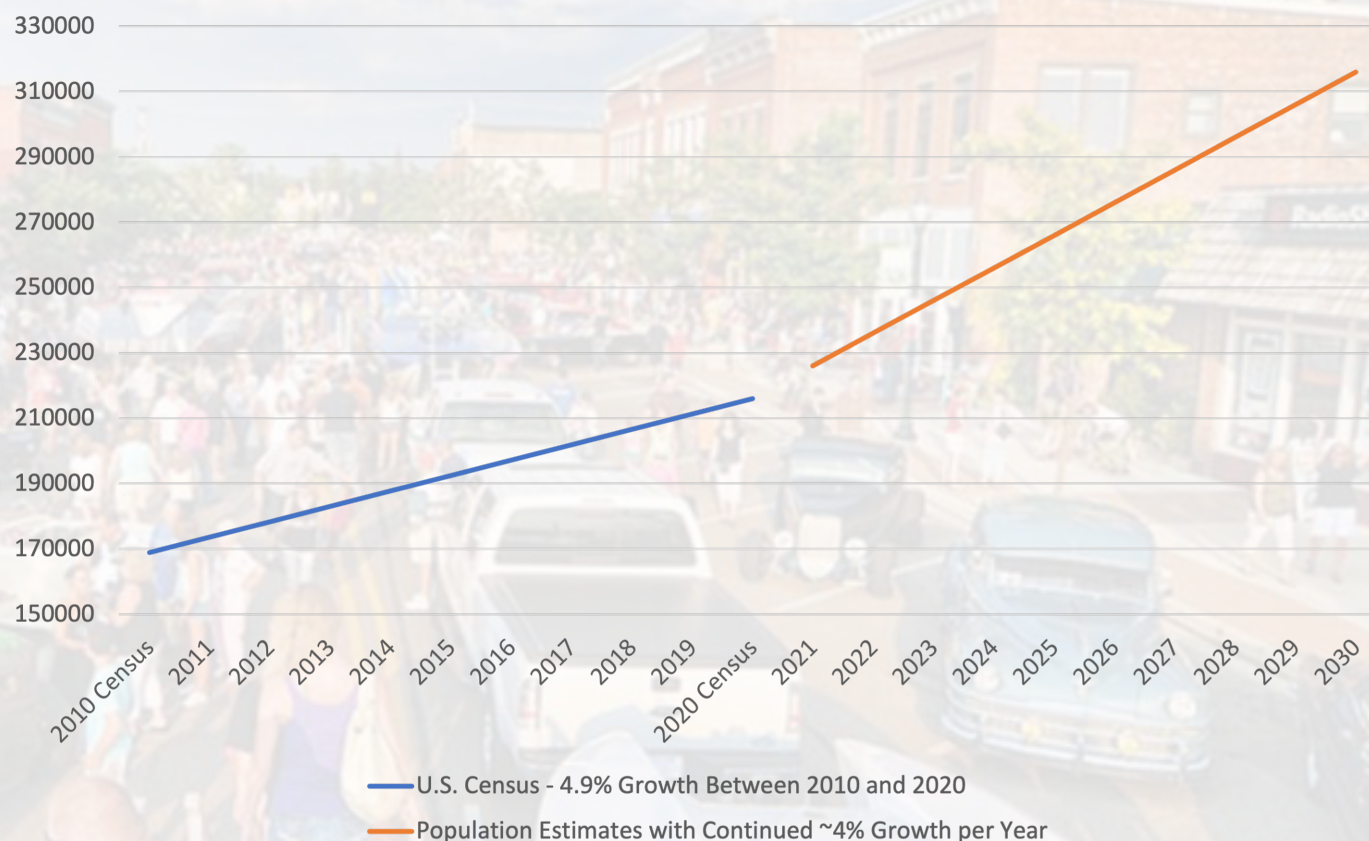
JOHNSTON COUNTY ON THE RISE



Johnston County is a dynamic and diverse place. Depending on where you look, you'll find small, close knit communities near fast-growing subdivisions.

It is not only among the fastest-growing regions of North Carolina, but the nation, with a **growth rate between 2.8% and 5.7%**, according to a county profile published by the NC Department of Commerce.

Johnston County Population Growth



SITE PLAN

NEW I-40 NCDOT ON/OFF RAMP

54 ACRES
ZONED: IHI



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