

# BRYAN FARM

±132-ACRE RESIDENTIAL DEVELOPMENT OPPORTUNITY

8912 WRENN RD GARNER NC 27529

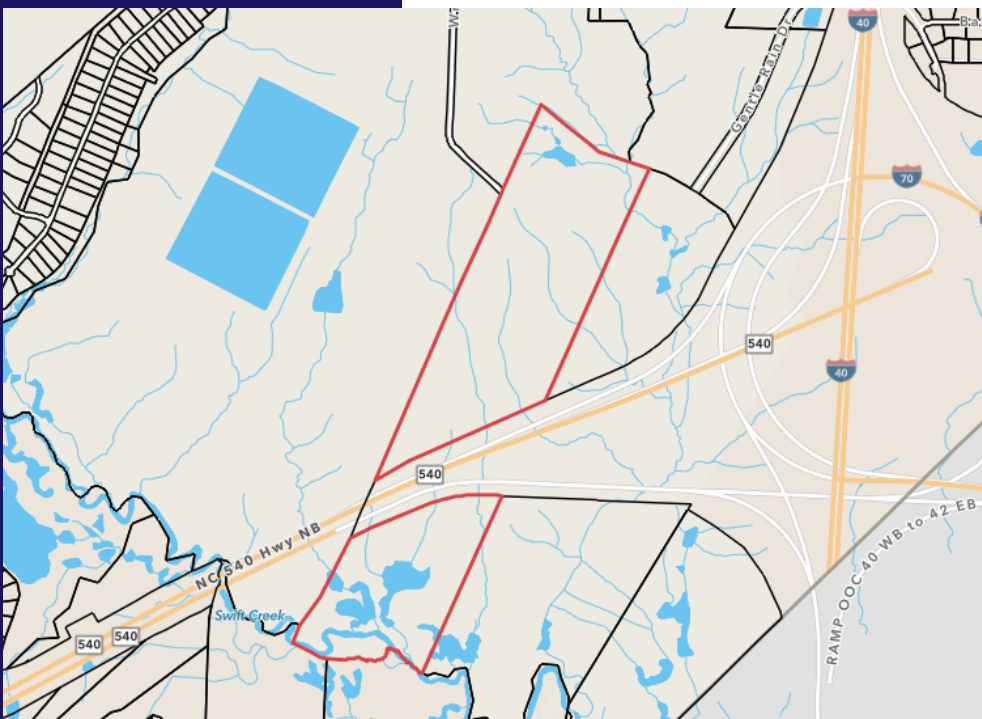
SOUTHERN WAKE EXPY



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PROPERTIES

# EXECUTIVE SUMMARY

Located in the Wake County region, 8912 Wrenn Road presents a rare ±132.35-acre land offering in Garner, NC. Situated just SE of Downtown Raleigh, the site benefits from convenient access to major highways, strong area demographics, and residential and commercial growth throughout the Triangle region. This expansive tract is zoned R-20 within Garner's jurisdiction, allowing for a wide range of residential development possibilities. Ideal for developers and builders seeking a large-scale community opportunity in one of the fastest-growing counties. With a history of zoning approvals and strategic placement near major employment hubs, the offering aligns with long-term regional housing demand.



<b>ADDRESS</b>	8912 Wrenn Rd, Garner, NC 27529
<b>COUNTY</b>	Wake
<b>ZONING</b>	R-20 (Residential)
<b>PIN NUMBER</b>	1628578153
<b>PRICING</b>	Call for pricing

## PROPERTY HIGHLIGHTS

- +/- 132.35 acres of contiguous land
- Located in Wake County within the Town of Garner's ETJ
- Zoned to R-20 in 2017 for residential development potential
- Easy access to US-70, I-40, and Downtown Raleigh
- Strong surrounding demographics and employment base
- Ideal for single-family or low-density residential subdivision
- Positioned within a high-growth area of the Triangle



# I DEMOGRAPHICS & EMPLOYERS

2024 Summary	3 MILES	5 MILES	10 MILES
Population	23,581	70,665	296,291
Households	8,661	27,206	108,488
Families	6,323	19,357	76,211
Average HH Size	2.71	2.58	2.69
Owner Occupied Housing Units	6,576	20,737	77,721
Renter Occupied Housing Units	2,085	6,469	30,767
Median Age	38.5	39.7	37.1
Median HH Income	\$98,553	\$99,338	\$86,269
Average HH Income	\$113,637	\$119,561	\$111,930

2028 Summary	3 MILES	5 MILES	10 MILES
Population	27,643	79,008	331,153
Households	10,233	30,527	122,172
Families	7,400	21,543	85,175
Average HH Size	2.69	2.58	2.67
Owner Occupied Housing Units	8,096	23,835	86,729
Renter Occupied Housing Units	2,137	6,692	35,444
Median Age	39.3	40.3	37.9
Median HH Income	\$108,358	\$109,592	\$102,290
Average HH Income	\$131,171	\$138,074	\$129,985

## TOP 5 EMPLOYERS

