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## Highway 42 & Old Drug Store Rd

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Garner, NC 27529

GIS: 35.601765, -78.572245

05.2018



Complete 540 Project  
3 Mile Radius - 6,7,8 Minute Drive Time

GIS: 35.601765, -78.572245



R-2828\_Start 2020-Finish 2023  
R-2829\_Start 2027

42 & 40 Interchange  
Upgrade  
STIP: I-4739

6-Min

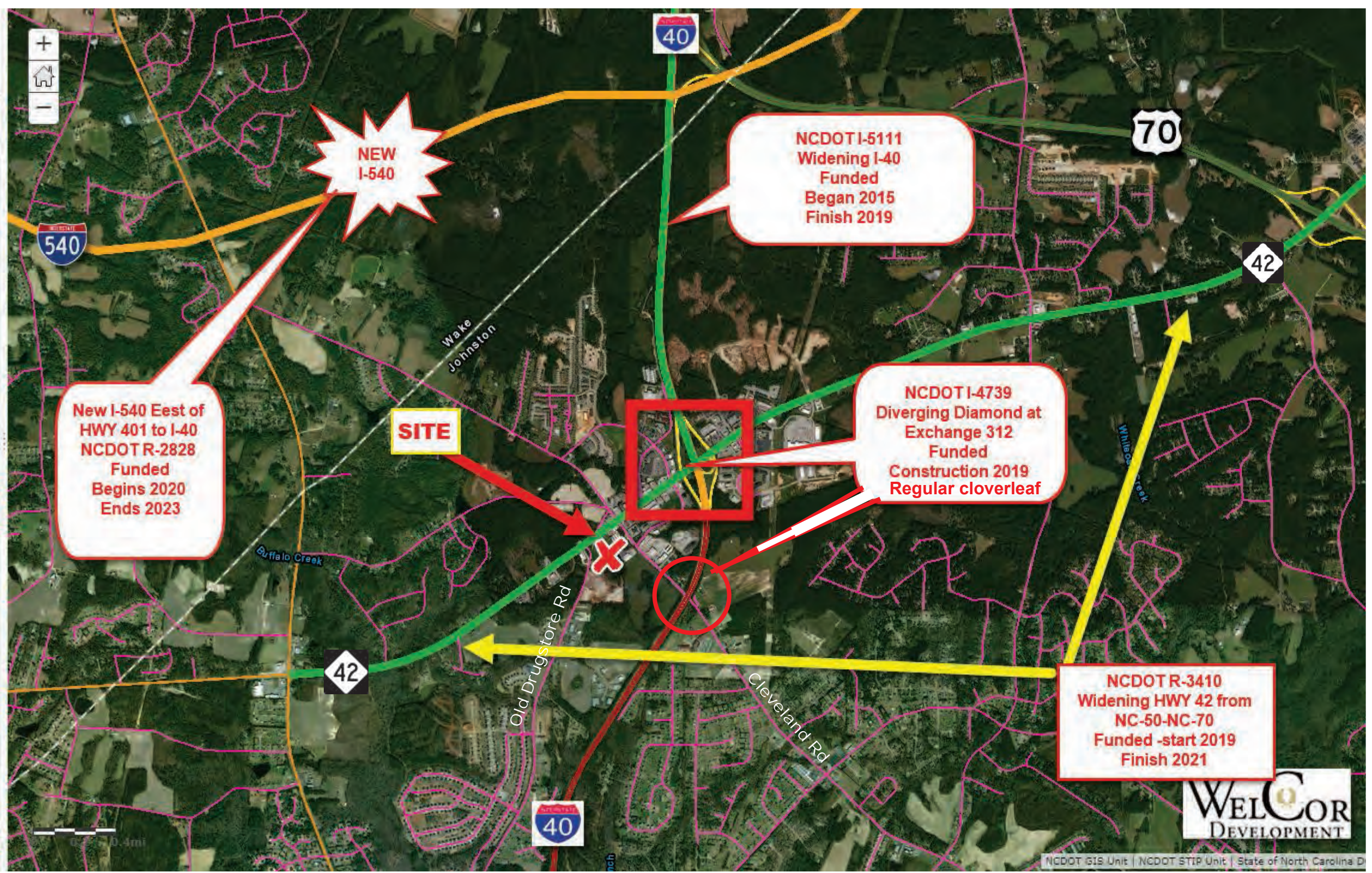
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Lat: 35.6106 Lon: -78.6031 Zoom: 17.05 mi





**NEW  
I-540**

**NCDOT I-5111  
Widening I-40  
Funded  
Began 2015  
Finish 2019**

**New I-540 East of  
HWY 401 to I-40  
NCDOT R-2828  
Funded  
Begins 2020  
Ends 2023**

**SITE**

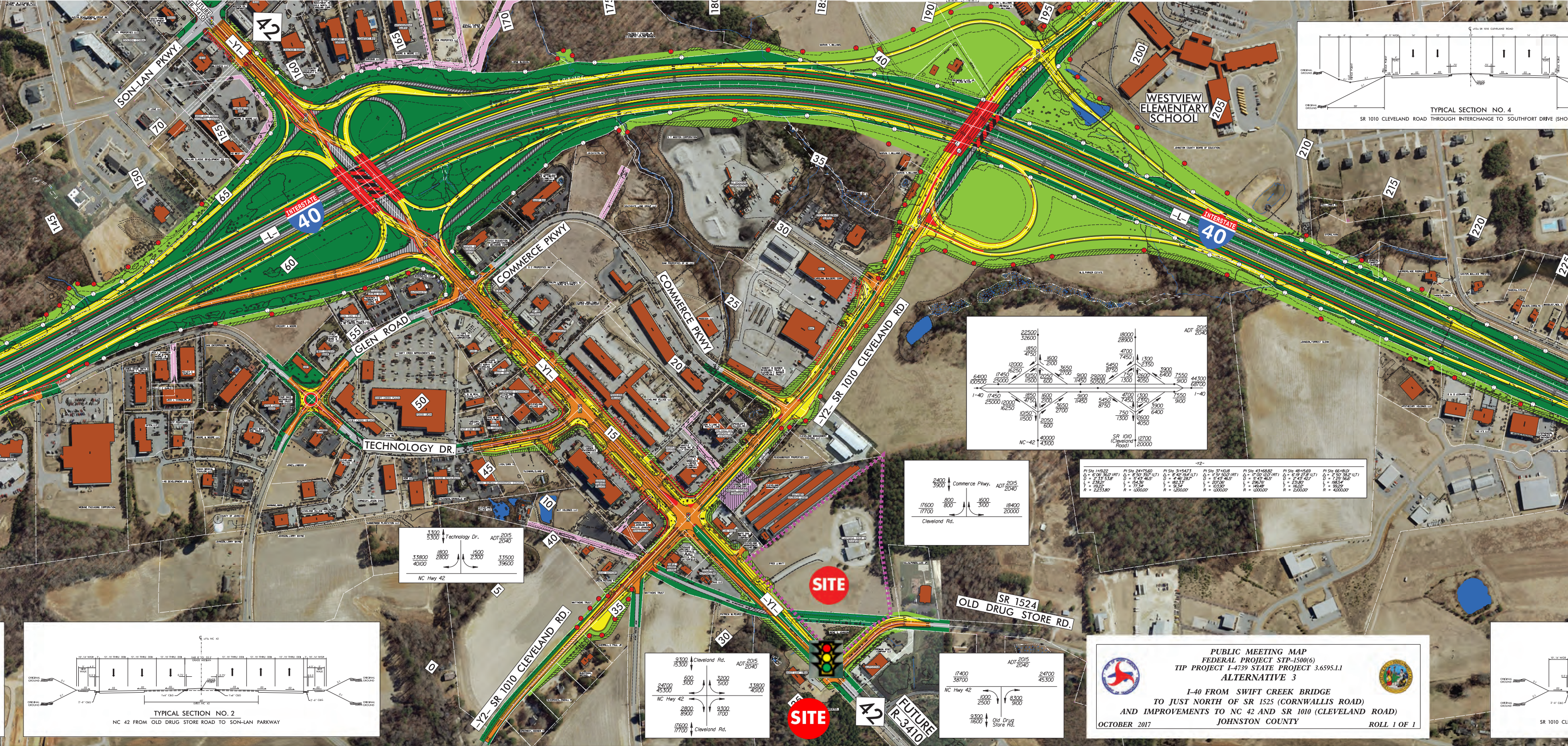
**NCDOT I-4739  
Diverging Diamond at  
Exchange 312  
Funded  
Construction 2019  
Regular cloverleaf**

**NCDOT R-3410  
Widening HWY 42 from  
NC-50-NC-70  
Funded -start 2019  
Finish 2021**





I-40 & NC-42 Interchange Upgrades



I-40 & NC-42 Interchange Upgrades  
Project - I-4739  
Start Date - Fall 2020  
Estimated Completion Date - 2022/2023

NC-42 Widening 2 to 4 lanes (from NC-50 to NC-70)  
Project - Future R-3410  
Status - Funded  
Start & Finish - Between 2022-2025



Hwy 42 & Old Drug Store Rd  
Garner, NC 27529

3 Mile Ring Retail

May 2018  
GIS: 35.601765, -78.572245



Jersey Mike's  
Ruby Tuesday  
SHOE SHOW  
Cookout  
Applebee's  
Smithfield's  
Badcock & more  
HWY 55 Burgers & Fries

TA.CO  
Shell  
McDonald's  
DQ  
BB&T  
Great Clips  
Walgreens  
FOOD LION  
first-citizens bank & trust company  
Tavern in the Grove

Future Food Lion Store

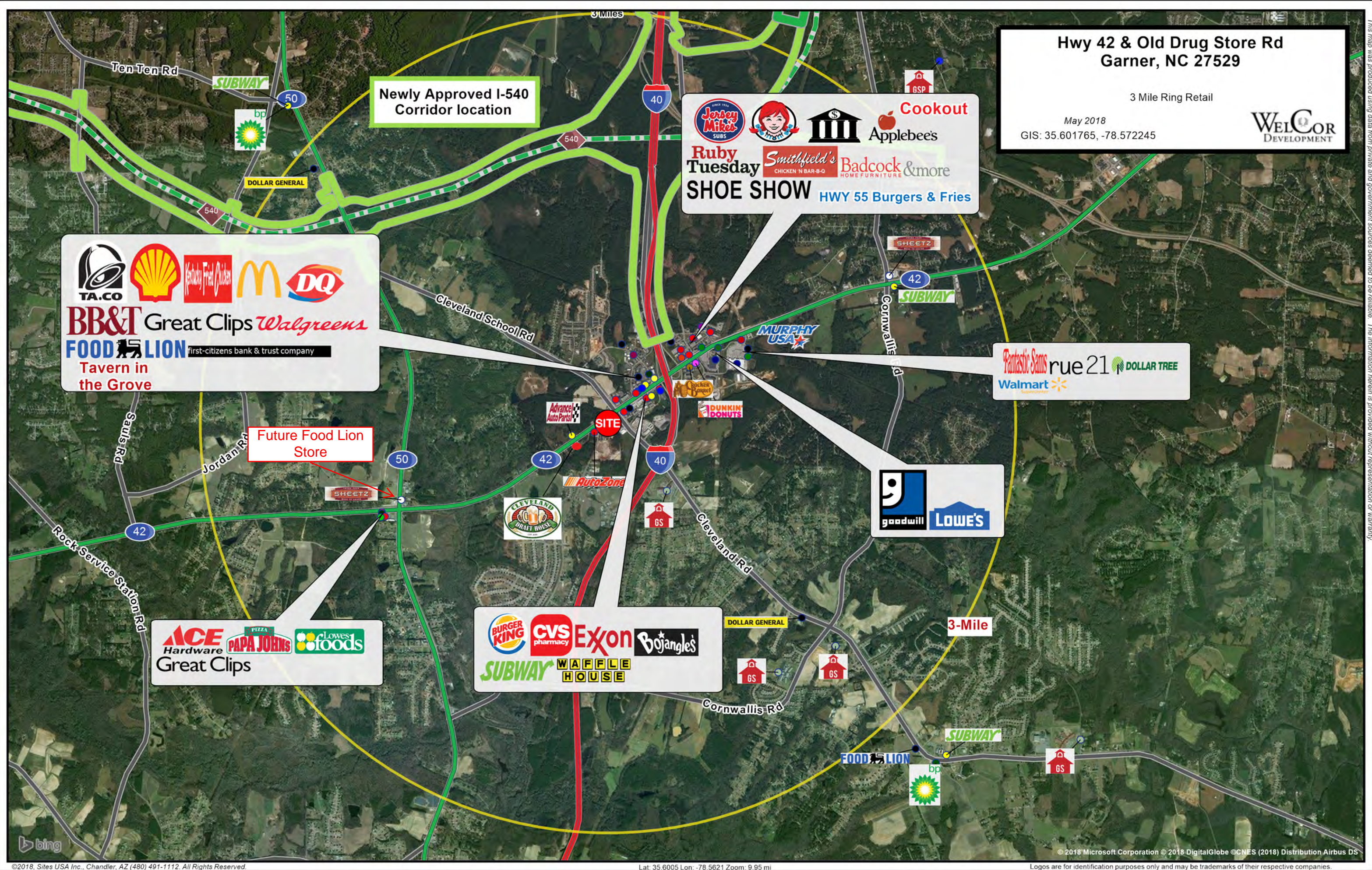
Fantastic Sams  
rue21  
DOLLAR TREE  
Walmart

goodwill  
LOWE'S

ACE Hardware  
PAPA JOHN'S  
Great Clips  
Lowe's foods

BURGER KING  
CVS pharmacy  
Exxon  
Bojangles  
SUBWAY  
WAFFLE HOUSE

Newly Approved I-540  
Corridor location











The Tapestry  
99 Age Targeted  
Villa Homes





**BOHLER**  
ENGINEERING NO, PLLC

SITE CIVIL AND CONSULTING ENGINEERING  
LAND ACQUISITION AND TRANSPORTATION SERVICES  
SUSTAINABLE DESIGN PERMITTING SERVICES

PHILADELPHIA, PA  
LEHIGH VALLEY, PA  
NEW ENGLAND  
NEW YORK, NY  
NEW JERSEY

NORTHERN VIRGINIA  
CENTRAL VIRGINIA  
SOUTHERN VIRGINIA  
BALTIMORE, MD  
SOUTHERN FLORIDA

REVISIONS			
REV	DATE	COMMENT	BY

**811**

KNOW WHAT'S BELOW  
ALWAYS CALL 811  
BEFORE YOU DIG

It's fast. It's free. It's the law.

NOT APPROVED FOR  
CONSTRUCTION

PROJECT NO.: NCR182029  
DRAWN BY: CB  
CHECKED BY: WB  
DATE: 7/31/18  
SCALE: 3  
CAD I.D.: CB0

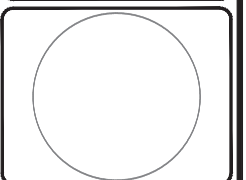
PROJECT:  
BASE PLAN EXHIBIT

FOR

LOCATION OF SITE  
JOHNSTON COUNTY, NC

**BOHLER**  
ENGINEERING NO, PLLC

4130 PARKLAKE AVENUE, SUITE 130  
RALEIGH, NC 27612  
Phone: (919) 578-9000  
Fax: (919) 703-2665  
NC@BohlerEng.com

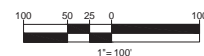
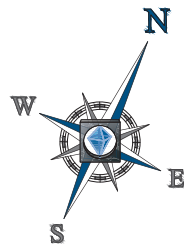


SHEET TITLE:  
CONCEPTUAL  
PLAN

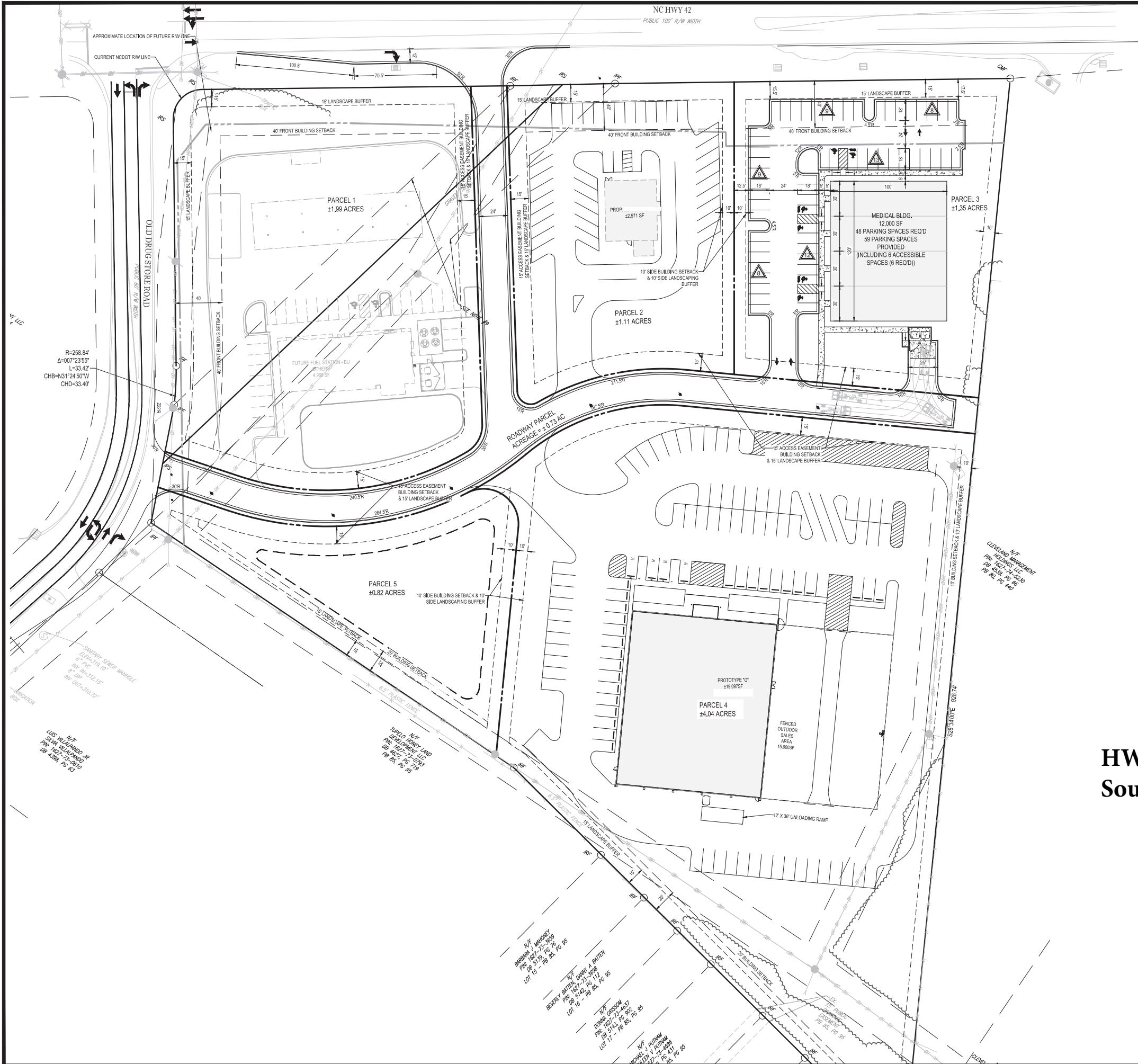
SHEET NUMBER:  
CB0

## HWY 42 & Old Drugstore Rd North and South Projects

**WELCOR**  
DEVELOPMENT







HWY 42 & Old Drugstore Rd  
South Project Site Plan



BOHLER ENGINEERING  
SITE CIVIL AND CONSULTING ENGINEERING  
LAND SURVEYING  
PROGRAM MANAGEMENT  
LANDSCAPE ARCHITECTURE  
SUSTAINABLE DESIGN  
PERMITTING SERVICES  
TRANSPORTATION SERVICES

REVISIONS			
REV	DATE	COMMENT	BY

**811**  
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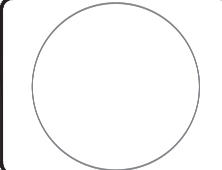
NOT APPROVED FOR  
CONSTRUCTION

PROJECT No.:	XXXXX
DRAWN BY:	XXXXX
CHECKED BY:	XXXXX
DATE:	XXXXX
SCALE:	XXXXX
CAD I.D.:	XXXXX

PROJECT: **PROP.**  
**SITE PLAN**  
**DOCUMENTS**  
FOR  
**CLIENT**

LOCATION OF SITE  
123 ADDRESS  
ADDRESS 2  
COUNTY OR JURISDICTION  
CITY AND STATE

**BOHLER ENGINEERING**  
22636 DAVIS DRIVE, SUITE 250  
STERLING, VIRGINIA 20164  
Phone: (703) 709-9500  
Fax: (703) 709-9501  
VA@BohlerEng.com



SHEET TITLE:  
**SHEET 1**  
**SHEET 2**  
**SHEET 3**

SHEET NUMBER:  
**XXX**



# POSTALCOUNT PRO

DELIVERY STATISTICS as of 04-2018

Calculated using Weighted Block Centroid from Block Groups



Lat/Lon: 35.6022/-78.5729

Z1 CR8

5798-5836 NC-42

2 mi radius

3 mi radius

6 min drivetime

7 min drivetime

Garner, NC 27529

## Summary Data

Demographic Δ Adjustment	Census 2010 Households	2,418	5,143	7,979	12,659
	Route Active Residential Count	3,655	7,127	10,579	15,776
	Census 2010 Average Persons per Household	2.75	2.87	2.85	2.78
	Census 2010 Population	6,656	14,769	22,779	35,243
	Recalculated Route Lower range	10,058	20,460	30,189	43,862
	Active Population Upper range	10,060	20,463	30,194	43,871
	Census Households vs Route Residential Count	51.15%	38.58%	32.59%	24.62%

## Origination Data

Residential Demographics	Total Active Residential Count	3,655	7,127	10,579	15,776
	Active Residential Count	3,655	7,127	10,579	15,776
	Active Residential Delivery	4,356	7,253	10,669	15,791
	Active Residential Box	-	-	-	7
	Additional Active General Delivery Count	-	-	-	-
	Total Possible Residential Count	3,655	7,127	10,579	15,794
	Additional Possible General Delivery Count	-	-	-	-
	Census 2010 Households	2,418	5,143	7,979	12,659
	Population in Households	6,654	14,765	22,769	35,196
	1 Person Household	14.93%	14.92%	16.14%	17.86%
	2 Person Household	31.35%	32.12%	32.34%	32.62%
	3 Person Household	20.19%	20.21%	19.99%	19.82%
	4 Person Household	21.62%	21.18%	19.89%	18.50%
	5 Person Household	7.91%	7.66%	7.57%	7.33%
	6 or More Person Household	4.00%	3.92%	4.07%	3.87%
	Population in Group Quarters	2	4	10	47
	Correctional Facilities - Adult	-	-	-	-
	Correctional Facilities - Juvenile	14.83%	48.75%	36.13%	13.02%
	Nursing Facilities	-	-	25.53%	71.61%
	College/University Student Housing	-	-	-	-
	Military Quarters	-	-	-	-
	Other Facilities	85.17%	51.25%	38.34%	15.38%
	Total Housing Units	2,454	5,425	8,418	13,071
	Occupied housing units	98.53%	94.81%	94.78%	96.85%
	Owner-Occupied Housing Units	87.58%	87.36%	85.81%	82.08%
	Renter-Occupied Housing Units	12.42%	12.64%	14.19%	17.92%

B	Drop Site Business or Family Served Count	60	126	136	239
	Active Business Deliveries	151	281	365	594
	Possible Business Deliveries	151	281	365	604
	Active vs Possible Business Deliveries	-	-	0.12%	1.66%

This report was produced using data from private and government sources deemed to be reliable. The information herein is provided without representation or warranty.



# SUMMARY PROFILE

2000-2010 Census, 2018 Estimates with 2023 Projections

Calculated using Weighted Block Centroid from Block Groups



Lat/Lon: 35.6022/-78.5729

RS1

5798-5836 NC-42

Garner, NC 27529

		2 mi radius	3 mi radius	6 min drivetime	7 min drivetime
POPULATION	2018 Estimated Population	8,745	18,257	27,397	41,275
	2023 Projected Population	9,990	20,773	31,111	46,998
	2010 Census Population	6,656	14,769	22,779	35,243
	2000 Census Population	3,484	8,017	13,135	20,734
	Projected Annual Growth 2018 to 2023	2.8%	2.8%	2.7%	2.8%
	Historical Annual Growth 2000 to 2018	8.4%	7.1%	6.0%	5.5%
	2018 Median Age	37.3	37.3	37.1	36.8
HOUSEHOLDS	2018 Estimated Households	2,907	6,148	9,387	14,487
	2023 Projected Households	3,134	6,653	10,195	15,734
	2010 Census Households	2,289	5,116	7,991	12,624
	2000 Census Households	1,275	2,930	4,774	7,543
	Projected Annual Growth 2018 to 2023	1.6%	1.6%	1.7%	1.7%
	Historical Annual Growth 2000 to 2018	7.1%	6.1%	5.4%	5.1%
RACE AND ETHNICITY	2018 Estimated White	77.4%	77.8%	76.2%	75.2%
	2018 Estimated Black or African American	14.0%	14.0%	15.2%	16.0%
	2018 Estimated Asian or Pacific Islander	2.0%	2.0%	1.9%	2.0%
	2018 Estimated American Indian or Native Alaskan	0.6%	0.6%	0.6%	0.6%
	2018 Estimated Other Races	5.9%	5.6%	6.0%	6.2%
	2018 Estimated Hispanic	7.3%	7.1%	8.1%	8.4%
INCOME	2018 Estimated Average Household Income	\$90,348	\$92,836	\$90,896	\$88,282
	2018 Estimated Median Household Income	\$78,825	\$80,423	\$77,606	\$75,780
	2018 Estimated Per Capita Income	\$30,030	\$31,265	\$31,149	\$30,994
EDUCATION (AGE 25+)	2018 Estimated Elementary (Grade Level 0 to 8)	1.0%	0.8%	1.7%	1.8%
	2018 Estimated Some High School (Grade Level 9 to 11)	3.7%	3.0%	4.9%	5.0%
	2018 Estimated High School Graduate	25.8%	26.8%	25.3%	25.1%
	2018 Estimated Some College	25.3%	24.8%	23.8%	24.0%
	2018 Estimated Associates Degree Only	14.7%	14.6%	14.1%	14.1%
	2018 Estimated Bachelors Degree Only	19.3%	19.7%	20.6%	20.5%
	2018 Estimated Graduate Degree	10.3%	10.3%	9.6%	9.6%
BUSINESS	2018 Estimated Total Businesses	550	644	846	1,028
	2018 Estimated Total Employees	5,325	6,108	7,421	9,084
	2018 Estimated Employee Population per Business	9.7	9.5	8.8	8.8
	2018 Estimated Residential Population per Business	15.9	28.3	32.4	40.1

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Median HH Income

By Blockgroups



Hwy 42 & Old Drug Store Rd  
Garner, NC 27529

Current Year Estimated  
Median Household Income

January 2016  
GIS: 35.601765, -78.57224

WELCOR  
DEVELOPMENT

