



GARNER CHAMBER

Get Connected.

**To book a presentation with Chamber President
Matthew Coppedge for your group, please email
matthew@garnerchamber.com**



GARNER CHAMBER

Get Connected.

GARNER CHAMBER

Something
BIG is Coming

The Triangle's next
BOOMTOWN.

GARNER, NC

THE TRIANGLE
IS ONE BIG
CITY.



#1

Top Real Estate
Market in the US
2021 (Raleigh)

PWC & ULI STUDY

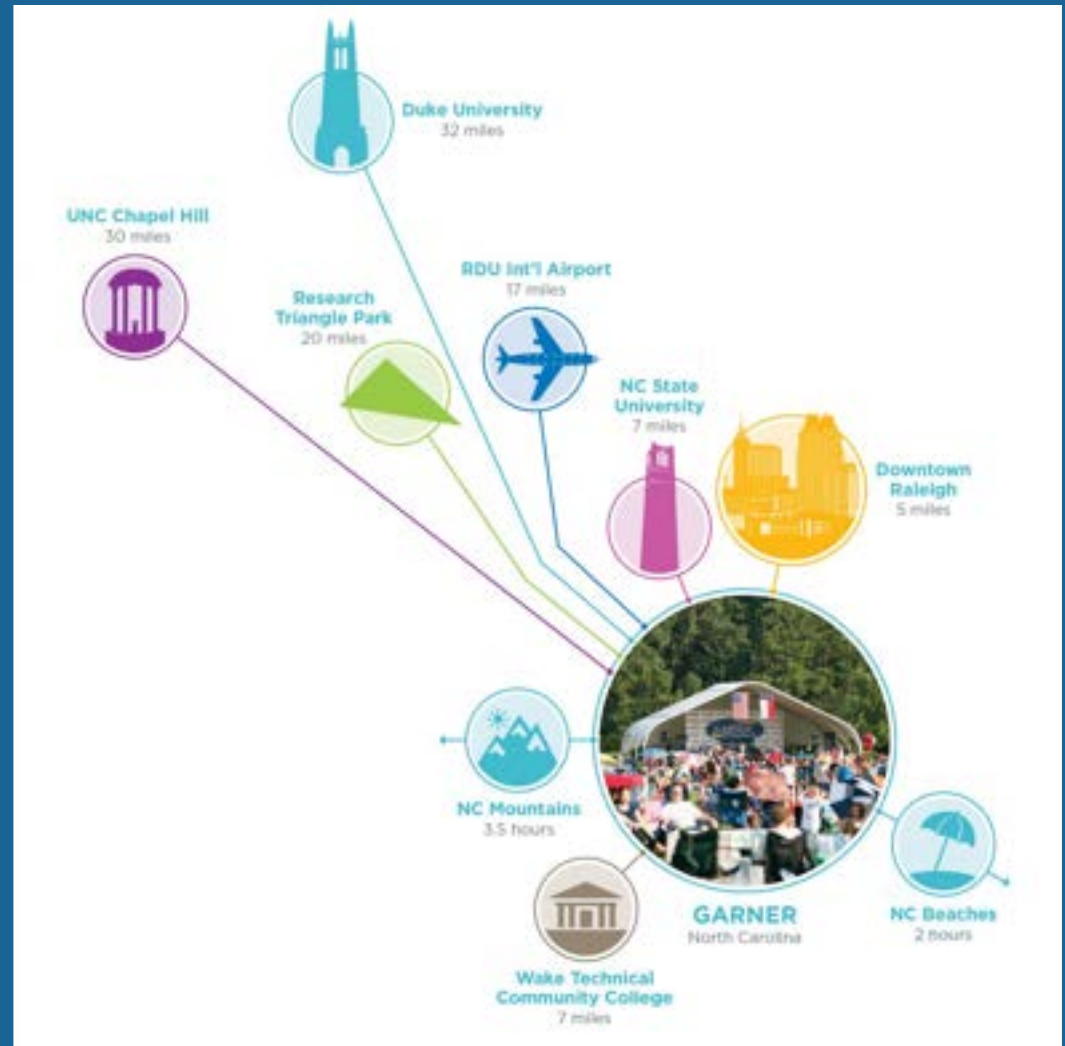
**#1 IN BIO
MANUFACTURING**
IN THE UNITED STATES BY
TOTAL EMPLOYMENT



LARGEST US COMPANIES



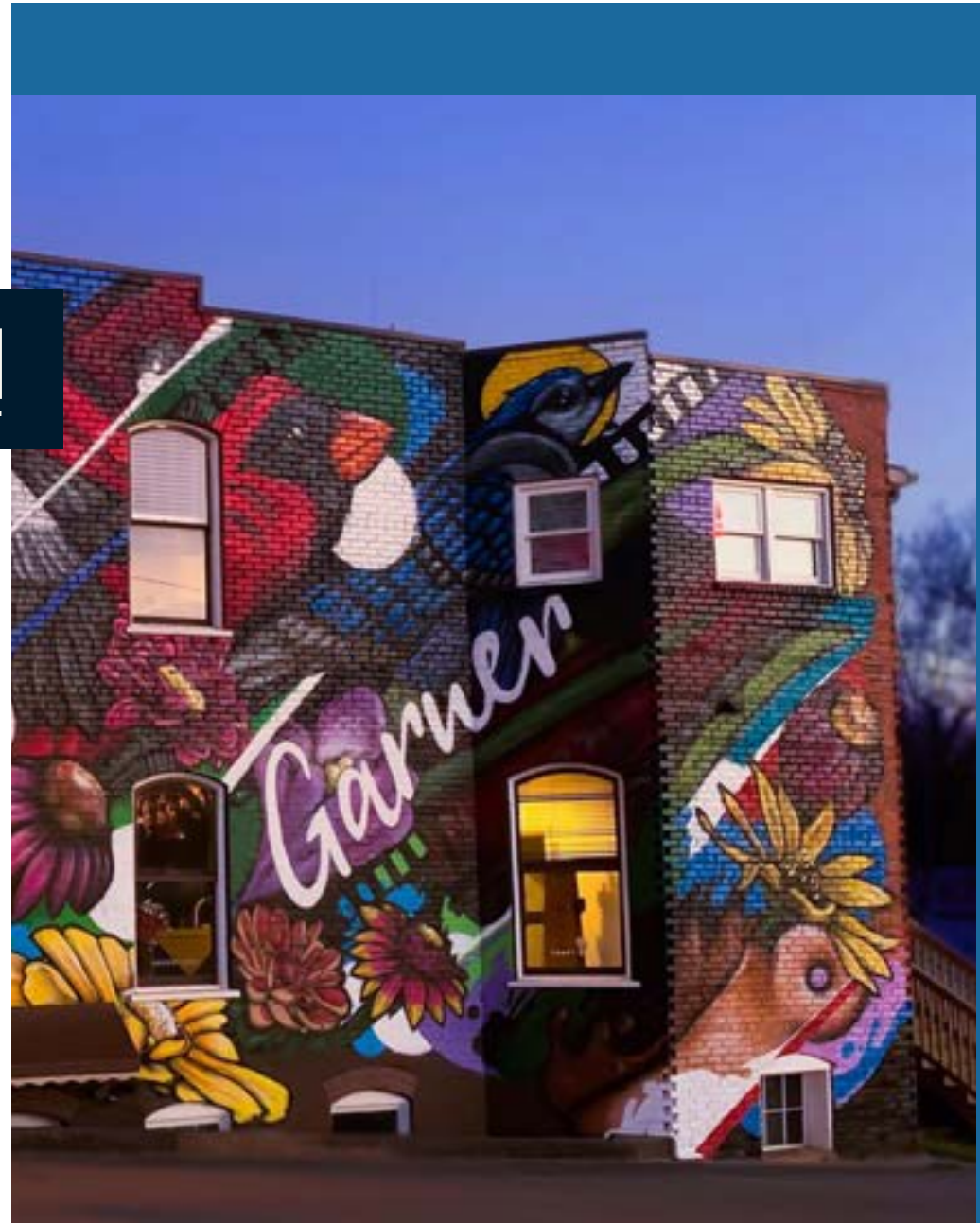
LOCATION, LOCATION, LOCATION



AN ACCELERATION OF GROWTH

GROWTH IS COMING.

- New Companies moving to the triangle
- Currently have 35,000 residents
- 15,000 new residents over the next 3-4 years
- 42% increase in population
 - New offices
 - New businesses
 - New customers
 - New opportunities
 - A totally new vibe



A

RESIDENTIAL

BOOM

15,000 new residents
over the next few
years
42% Growth



AMAZON

#1 & #2



Fulfillment Center

- \$200 Million investment
- Major Fulfillment Center
- 2.4 million square feet
- 3300 jobs
- Spin off jobs & companies

Distribution Center

Greenfield North Business Park at 1201 N. Greenfield Parkway, near U.S. Business 70 and Interstate 40.

BEACON COMMERCE PARK

- ~51 Acres
- 600,000 sq ft of Class A Distribution and manufacturing space planned
- Prime Location, close to I-40, I-440, US70 and 6.5 miles from Downtown Raleigh



GARNER BUSINESS PARK 70



Industrial Development

- Anchor Tenants
 - >Lowes Distribution Center
 - >Packrat
 - >MD LOGISTICS
- Building 1: 150,000 square feet
- Site plan includes 4 buildings.- Nearing completion on building 4
- Park to total 675,000 square feet
- Frontage on Hwy 70



WHITE OAK INNOVATION PARK

Office Park

- 300,000 square feet
- 22-Acre Class A Office Park
- Site plan includes 3 buildings
- Potential retail use on ground floors
- \$81 million investment (\$27 million/building)



GREENFIELD

NORTH

- Master planned development park
- Only rail-served industrial park in the region
- Across from White Oak Crossing



DukeREALTY

VA CLINIC



US DEPT OF VETERANS AFFAIRS

- 244,860 square feet of space for a new outpatient multi-specialty clinic in the Town of Garner
- The site for the new construction is approximately 17 acres located on the west side of N.C. 50 between Rand Road and Arbor Greene Drive
- The real property investment amount for the project is estimated to be about \$100 million

BOJANGLES!

- Corner of Timber Dr & Benson Rd



DUKE UNIVERSITY HEALTH SYSTEM

- ~25 Acres
- \$3,874,519 land investment
- Corner of Benson Rd & Timber Dr



TRU HOTEL by HILTON

TRU HOTEL-Crown Hotel Group

- 122 Rooms
- 4 stories
- Next to AgriSupply
- Also CarolinasDentist, new dental office as frontage for development



APARTMENT DEVELOPMENT

APARTMENT COMPLEX BY Blue Heron



RAND VILLAGE



- 155,000-square-foot Costco with gas station
- Located behind the existing Sheetz at that intersection
- 401 & Ten Ten





Lidl, Harbor Freight, Eggs Up Grill

- Garner Towne Shopping Center
- Former Kroger site
- Split into 3 different bays for retail
- Beside Little Details and new Karate studio, Premier Martial Arts







4300 FAYETTEVILLE RD.
RALEIGH, NC

INQ 4300

>Mainstreet Capital
Partners & DRA
Advisors

>180,072 sq ft of
creative office, lab
space GMP and/or R&D
available

>Prime location
between I-40/I-540
interchange

>5 minute drive from
Downtown Raleigh



E District

- >Wycliff Development
- >225-acre district
- >Prime location
- >Mixed use across from White Oak



Proposed WakeMed Hospital

>Proposed 150-bed
mental health hospital &
45 bed acute care
hospital

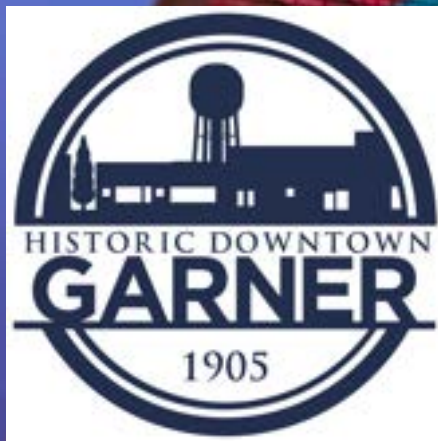
>White Oak Rd and
Timber Dr East



Timber Drive Professional Park

>42,000 sq ft Class A
Medical & Office Space
>Bannister Properties
>Now Pre-Leasing





GARNER RECREATION CENTER



DOWNTOWN OPPORTUNITY SITE

DEVELOPER: LANSING
MELBOURNE

- Experience with public private partnerships
- Strong background with parking development
- Community oriented development process
- Interest in future phases of development
- Local approach to retail recruitment



THE DISTILLERY

- 8,300-square-foot event hall
- Three luxury gathering spaces that can be used for a ceremony and reception
- Located in Downtown Garner



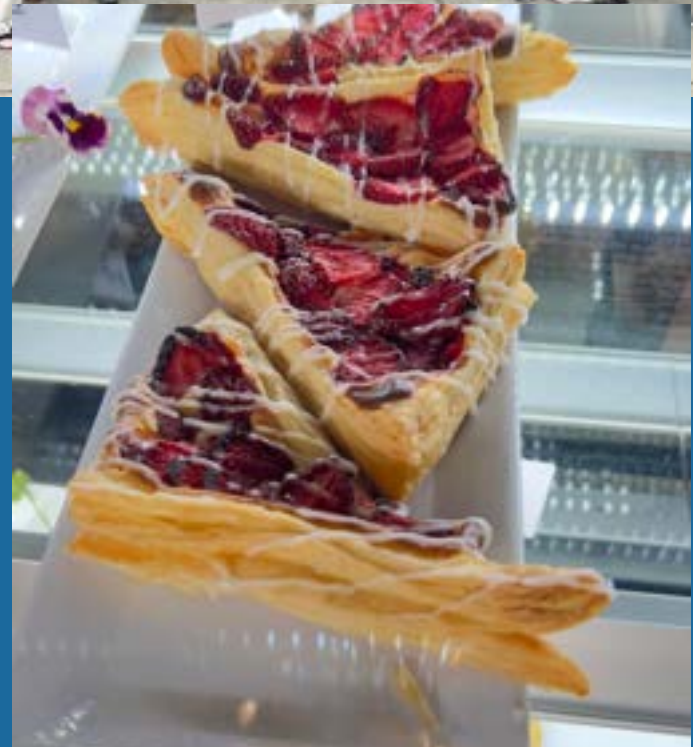
ARISTOTLE SPIRITS

- Spirits are distilled on-site with the finest, locally-sourced ingredients.
- Includes The Lab Bar & Still
- Located in Downtown



NANA'S LITTLE SWEETS

- Bakery located in the heart of Downtown Garner
- Cupcakes, birthday cakes, wedding cakes, pastries, bread & more!



ZIN YOGA STUDIO & WINE LOUNGE

- Has moved to Downtown
- Full Yoga Studio, Separate Bar and Outdoor Space



TRANSIT 540 EXTENSION

540 UNDER
CONSTRUCTION



BUS RAPID **TRANSIT**

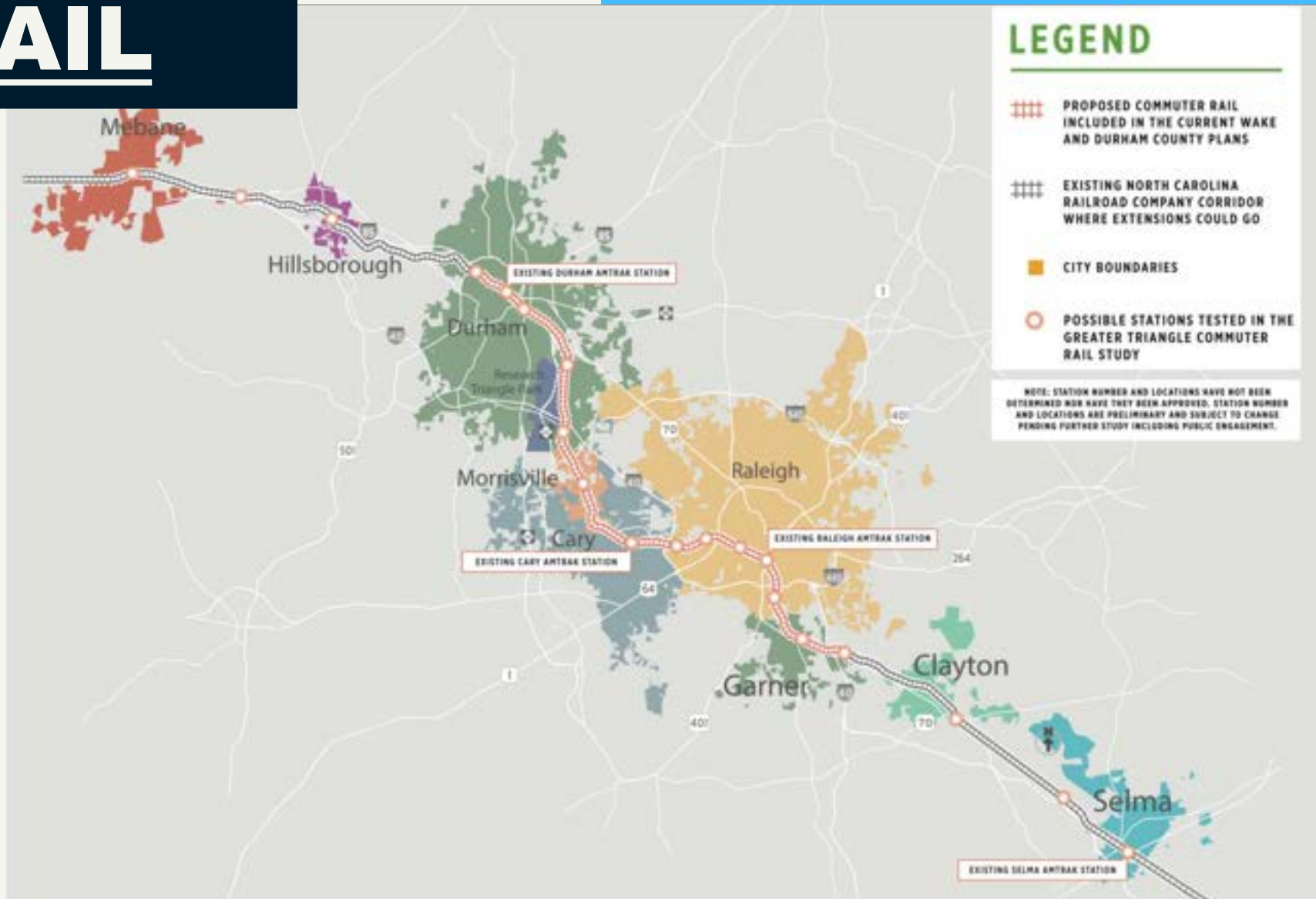


WHAT IS BRT?

BRT is a high-capacity bus-based transit system that delivers fast and efficient service that may include dedicated lanes, busways, traffic signal priority, off-board fare collection, elevated platforms and enhanced stations.

BRT Southern Route will connect GARNER with Downtown Raleigh

COMMUTER RAIL



QUALITY OF LIFE

>Current & future workforce and residents are valuing Quality of Life over virtually everything else (Parks, Medical Care, Proximity to Things they Want)

>Identify emerging trends in what people want in a community and provide those things



WHAT DOES ALL
OF THIS GROWTH
MEAN?

WE ARE

NOT

READY.

Challenges from Growth

>Pressure on
Transit

>Changing
Needs of
Business
Community

>Increasing
Prices

>Staying
Relevant

>Political
Changes

>Pressure on
Infrastructure

>Small Business
will Face
Increasing
Competition

There's a very short
window to affect change.



GARNER CHAMBER

Get Connected.

GARNER **CHAMBER**

Create an environment for business success & economic vitality

We accomplish this by working in 5 main areas:

- **Economic Development**
- **Marketing**
- **Events**
- **Advocacy**
- **Information hub**

SEIZE THE OPPORTUNITY

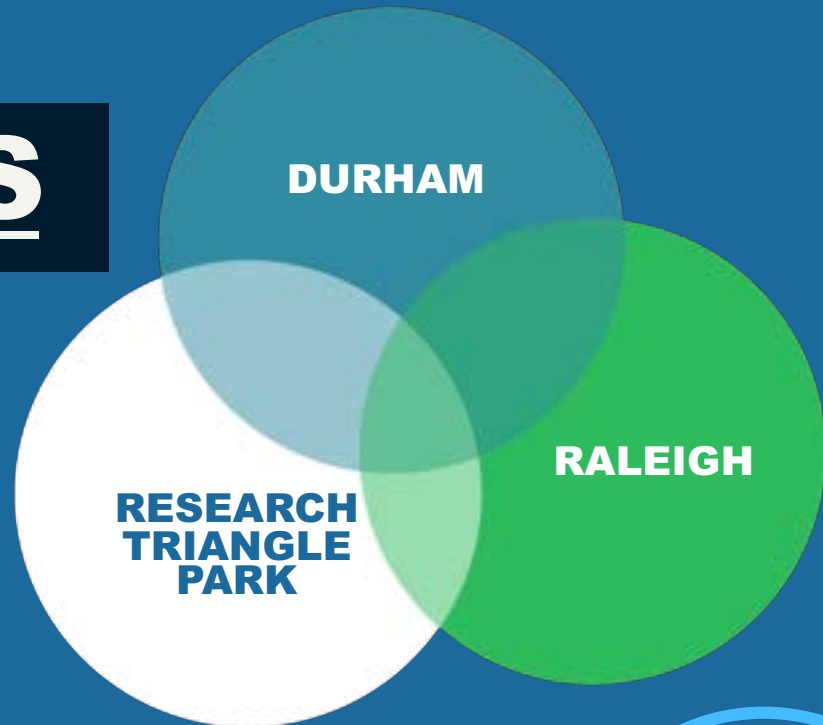
BECOMING A REGIONAL PLAYER

This involves regional influence in multiple sectors: transit, real estate (commercial & residential), water & sewer, local & state government & more.



NEXT LEVEL **CONNECTIONS**

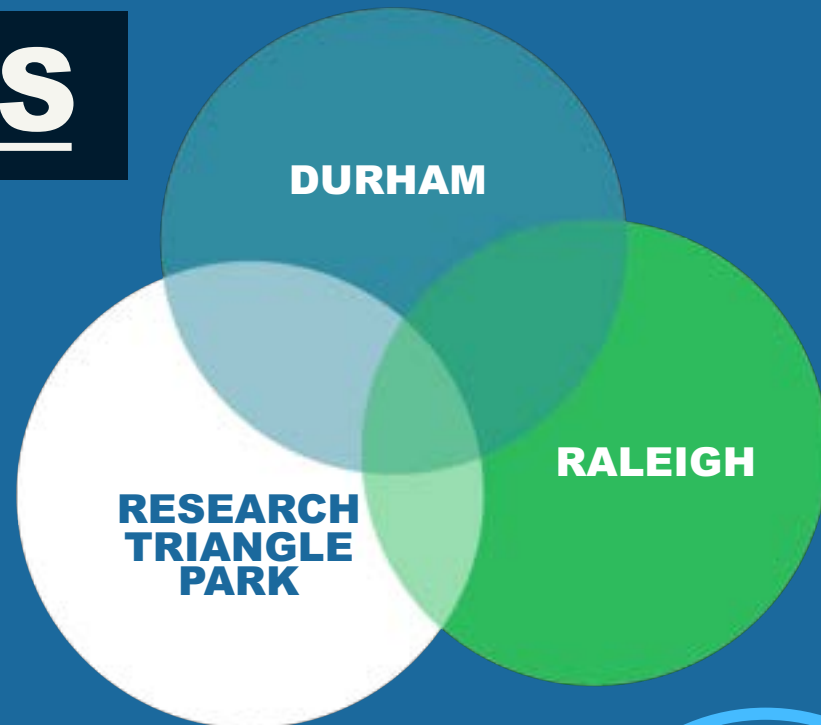
*Get
Connected*



LOCAL CONNECTIONS

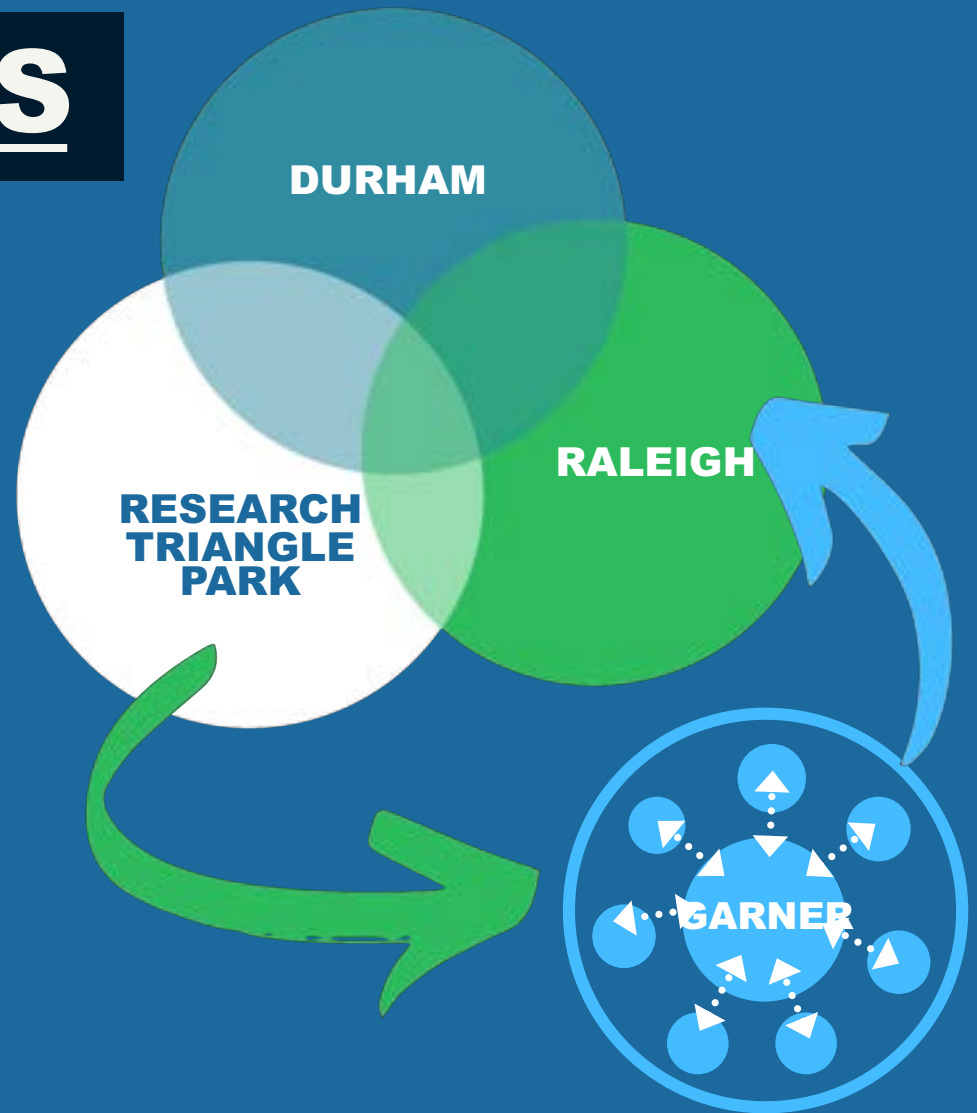
WITHIN THE COMMUNITY, becoming more inclusive, more diverse, more welcoming which creates more opportunity, more connections and more business.

- Diversity, Equity & Inclusion
- Small to Large size Business
- Developers (residential, office, industrial, logistics, distribution, etc)
- Curated connections



REGIONAL **CONNECTIONS**

IN THE REGION, bring major connections to Garner for development opportunities, relationship opportunities and to build Garner businesses and wealth for the community.



ECONOMIC DEVELOPMENT INITIATIVES

- Foster Entrepreneurship
- Intentional Collisions & Curated Connections
- Become a regional player
- Recruitment Efforts with the Town of Garner



LIFE SCIENCES

- LIFE SCIENCES RECRUITMENT WITH TOWN OF GARNER
- A HUGE opportunity for Garner

Leading Life Sciences Company Announces \$2 Billion Investment to Build Manufacturing Facility in Holly Springs

March 18, 2021

FUJIFILM Diosynth Biotechnologies, a world-leading contract development and manufacturing organization (CDMO), announced today that it plans to build in Holly Springs the largest end-to-end cell culture CDMO biopharmaceutical manufacturing facility in North America.

The \$2 billion project is historic, because it will be the largest life sciences investment announcement ever in the state of North Carolina, putting Holly Springs and Wake County on the map as a leading site for life sciences growth in the country.



Governor Roy Cooper (left) presents a plate with the North Carolina Seal to FUJIFILM Diosynth Biotechnologies CEO Martin Meeson as Vice Chair Vickie Adamson looks on.

LAUNCH GARNER

ENTREPRENEURS WANTED



Who should apply?

- Be at least 17/18 years old;
- Live or Work in the Garner area;
- Demonstrate a need for financial and business resources;
- Consent to interview by the selection committee;
- Be committed to completing the course in its entirety;
- Develop a business plan and budget;
- Be willing to participate in class discussion/exercises;
- Meet and communicate regularly with an assigned business mentor for 6 months



THE CHAMBER OF THE FUTURE



*"I've NEVER
seen a Chamber
like this before."*

THE HUB at the GARNER CHAMBER

GARNER'S FIRST CO-WORKING SPACE

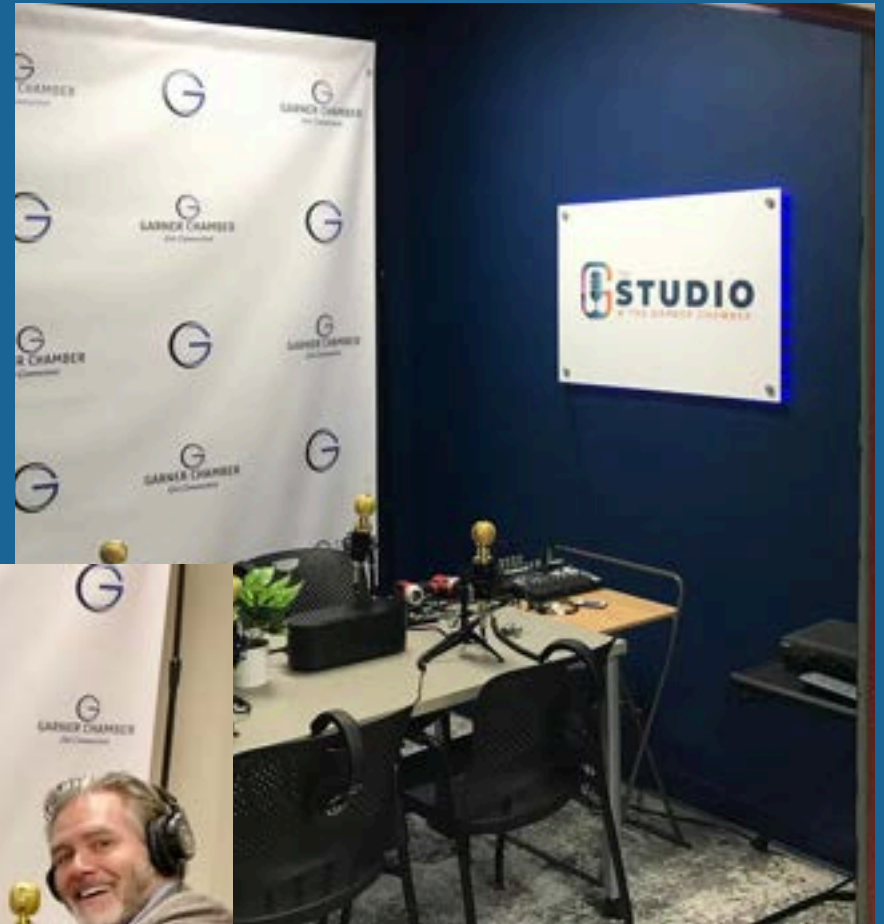
- Co-working Desk Space
- Lounge space
- Creative team meeting space
- Outdoor seating
- Free Wifi
- Free Coffee
- An energized, collaborative interaction space



THE STUDIO

at the GARNER CHAMBER

Sponsored by:



>A Podcasting & Video Studio for use by Chamber Members



GET CONNECTED.



BUSINESS EXCHANGE BREAKFAST



BUSINESS AFTER HOURS



MARKET & PROMOTE



AMBASSADOR TEAM



GARNER YOUNG PROFESSIONALS



PODAST- "BUILDING A BETTER YOU"

- Garner Young Professionals
- Nick Spindler & Chris Morgan





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