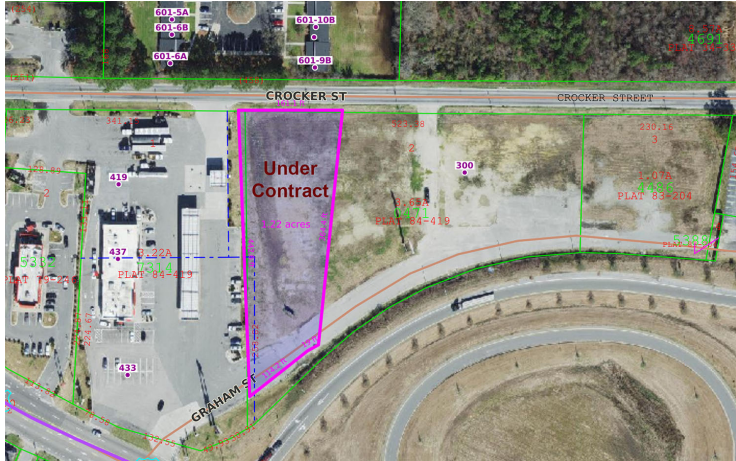


FOR SALE : COMMERCIAL LAND

OPPORTUNITY ZONE • 433 US HWY 70, SELMA NC 27576



OFFERING SUMMARY

Sale Price:	\$1,400,000
Lot Size:	4.0 Acres
Zoning:	IHI
Market:	Raleigh-Durham
Submarket:	Johnston County
Traffic Count:	24,000

PROPERTY OVERVIEW

4-acre tract now available. Located at the I-95/US 70 (Future I-42) interchange (Exit 97) in Selma. Property is 18 miles to I-40 via I-95, 23 miles to Goldsboro via US 70 and 31 miles to Raleigh via US 70 to I-40. Property is in the Federally designated "Opportunity Zone". Census reports show 7-9 million visitors per year to the area. Walking distance to several QSR's and less than a mile from Carolina Premium Outlet Center. 1.20 AC. U/C for QSR

PROPERTY HIGHLIGHTS

- Property adjacent to I-95 exit 97
- Located in "Opportunity Zone"
- Water, Sewer and Natural Gas available
- Access easement to Hwy 70 Business
- Potential to subdivide for various development uses
- Owner will consider ground lease or sale
- 1.20 U/C for QSR

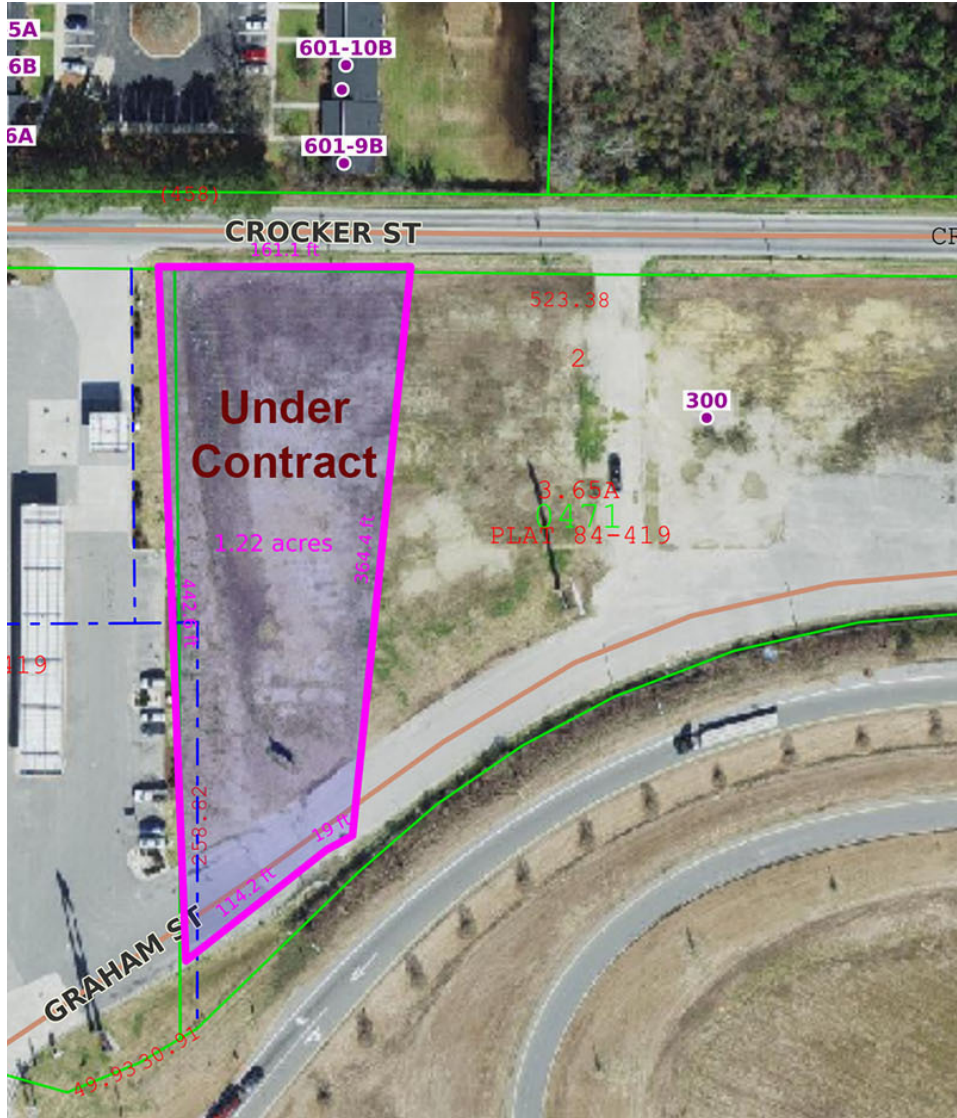
FOR SALE : COMMERCIAL LAND

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COMMERCIAL LAND: FOR SALE

LAND AVAILABLE IN OPPORTUNITY ZONE • 433 US HWY 70, SELMA, NC 27576



PROPERTY DESCRIPTION

Discover the prime investment opportunity in the thriving Smithfield-Selma market. Situated in an Opportunity Zone, this property offers convenient access to US Hwy 70 and is surrounded by a thriving commercial landscape. Investors will appreciate the close proximity to retail hotspots, including the Carolina Premium Outlets and the Selma Antique District. The area boasts a strong retail presence, making it an ideal location for a Free-Standing Building including Hospitality. With its strategic location and access to major transportation arteries, this property presents an exceptional opportunity for retail investors seeking to capitalize on the dynamic growth of the in the area. 1.20 ac U/C for a QSR out of the 5-ac property. Located at the I-95/US 70 (Future I-42) interchange (Exit 97) in Selma. Property is 18 miles to I-40 via I-95, 23 miles to Goldsboro via US 70 and 31 miles to Raleigh via US 70 to I-40. Property is in the Federally designated "Opportunity Zone". Census reports show 7-9 million visitors per year to the area. Walking distance to several QSR's and less than a mile from Carolina Premium Outlet Center.

LOCATION DESCRIPTION

As of 2024, Smithfield has a population of 12,821. Since the most recent census in 2020, the population has increased by 12.68% It serves as the county seat of Johnston County. Over the years, the population has been on the rise, growing at an annual rate of 2.77%. Selma is currently growing at a rate of 2.88% annually, and its population has increased by 13.4% since the most recent census in 2020, which recorded a population of 6,358. This growth rate indicates that Selma is experiencing positive population dynamics. As of 2021, Selma had a population of approximately 6,320 people.

SITE DESCRIPTION

Access easement to Hwy 70 business. Property owner will consider ground lease / sale. Exiting off I-95 this property has an open visibility for travelers. Crocker street behind this property giving an easy access to Ricks Road.

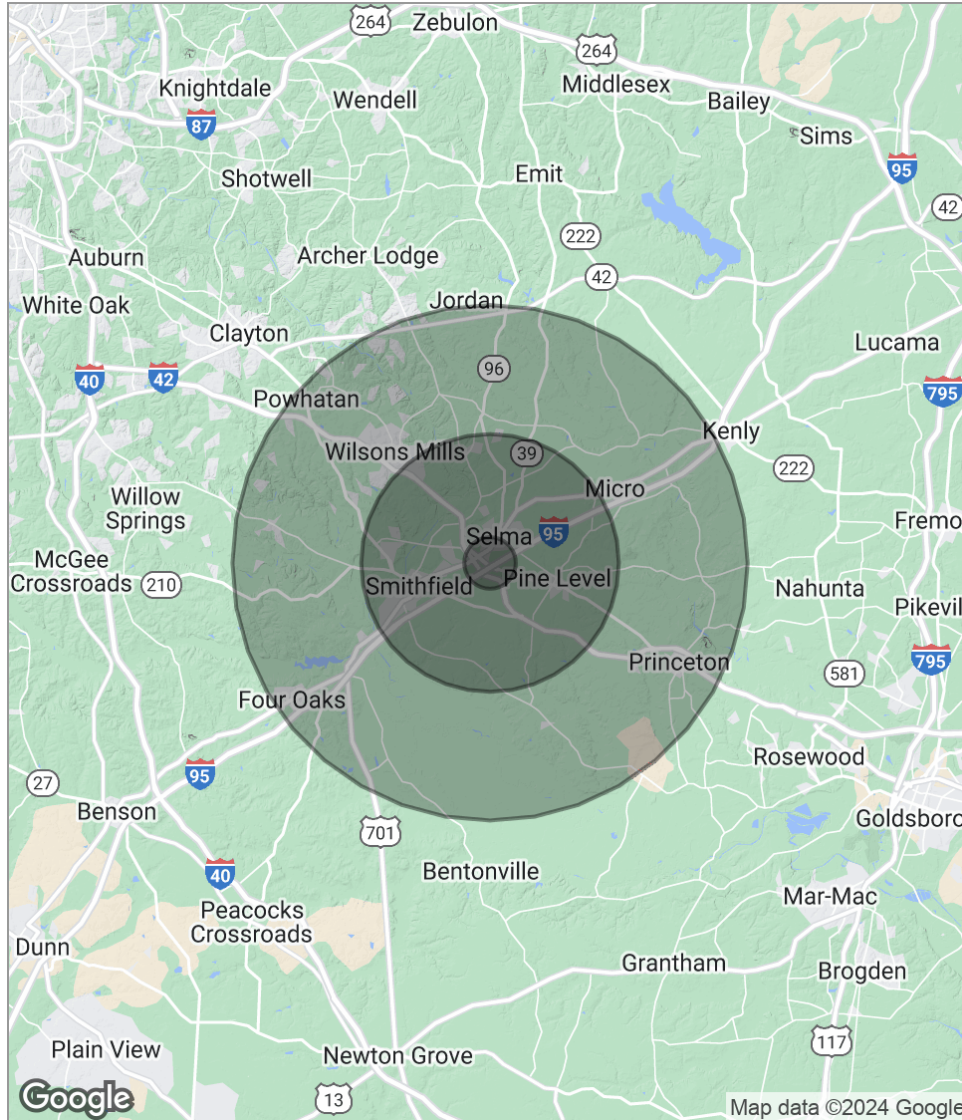
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POPULATION

	1 MILE	5 MILES	10 MILES
Total population	1,017	19,759	60,517
Median age	41.0	40.1	38.2
Median age (Male)	36.8	36.7	36.2
Median age (Female)	44.0	42.8	39.9

HOUSEHOLDS & INCOME

	1 MILE	5 MILES	10 MILES
Total households	406	7,834	22,870
# of persons per HH	2.5	2.5	2.6
Average HH income	\$46,950	\$47,673	\$53,318
Average house value		\$153,953	\$178,572

* Demographic data derived from 2020 ACS - US Census