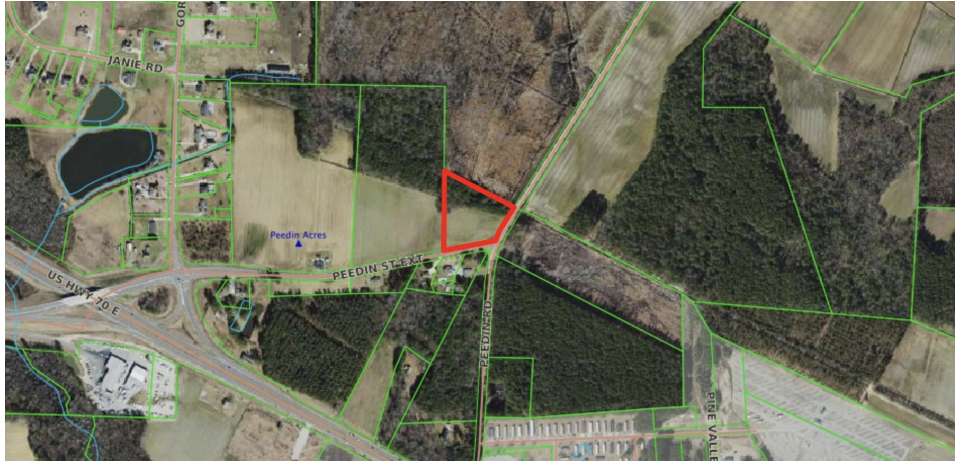


4 ACRE DEVELOPMENT LOT FOR SALE

0 PEEDIN ROAD EXTENSION • SELMA, NC 27576



OFFERING SUMMARY

Sale Price:	\$200,500
Lot Size:	4.01 Acres
Zoning:	RA
Market:	Raleigh/Durham
Price / SF:	\$1.15

PROPERTY OVERVIEW

This area is part of the growth that lead to Johnston County's ranking first in percentage growth and sixth in total growth of all NC counties from the 2010 to 2020 census. This 4 acre development lot is conveniently located at the corner of Peedin Road Extension and Peedin Road in Selma, less than a mile from the US Hwy 70 Bus and US Hwy 70 East intersection. Current zoning is RA, highest and best use would be rezoning for commercial development. County water along Peedin Road Extension.

PROPERTY HIGHLIGHTS

- Corner Lot
- County Water along Peedin Rd Ext.
- Zoned RA
- Close proximity to 70Bus/70East Intersection

4 ACRE DEVELOPMENT LOT FOR SALE

0 PEEDIN ROAD EXTENSION • SMITHFIELD, NC 27577



4 ACRE DEVELOPMENT LOT FOR SALE

0 PEEDIN ROAD EXTENSION • SELMA, NC 27576

POPULATION	1 MILE	3 MILES	5 MILES
Total Population	1,139	7,893	20,567
Average Age	36.8	35.7	36.2
Average Age (Male)	38.4	36.7	37.1
Average Age (Female)	39.6	36.4	36.2
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	461	3,035	7,853
# of Persons per HH	2.5	2.6	2.6
Average HH Income	\$51,113	\$49,422	\$49,688
Average House Value	\$481,509	\$201,098	\$181,587

* Demographic data derived from 2020 ACS - US Census

