



INDUSTRIAL BUILDING, LAND & HOME FOR SALE
2898 US 701 HWY
FOUR OAKS, NC 27524

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COMMERCIAL REAL ESTATE SERVICES
RALEIGH • DURHAM • WILMINGTON

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PROPERTY SUMMARY

OVERVIEW

Property is approximately 3 miles south of the Interstate 95/US 701 Hwy interchange on US 701. Industrial building with small cottage and shed on ±3.69 acres in Johnston County with municipal water and easy access to Interstate 95. Industrial building has central air and window units as well as 2 coolers and 1 freezer (in various states of functionality). Small cottage would allow you to live and work onsite! Portion of property is zoned GB (General Business), and a portion is zoned AR (agricultural-residential).

MAIN / INDUSTRIAL BUILDING

- » 0.97 acres
- » County water and 1 well on the parcel with a tank
- » Central air
- » Multiple functional window units
- » Two coolers and one freezer (freezer located at the front)
 - » One of the coolers does not have a compressor
- » Septic to left of the building

COTTAGE

- » One bedroom and full kitchen
- » Served by county water
- » Heated with propane
- » Relocated from another site
- » Well-maintained and structurally sound - move-in ready
- » Septic tank located to the left of the house
- » Includes a deeded access easement across adjoining property to reach higher ground that has previously perked

ADDITIONAL OUTBUILDINGS

- » Storage Shed: 11' x 11'
- » Lean-to: 14' x 14'
- » Barn: 21' x 31'

PRICING

- » \$250,000



MAIN BUILDING



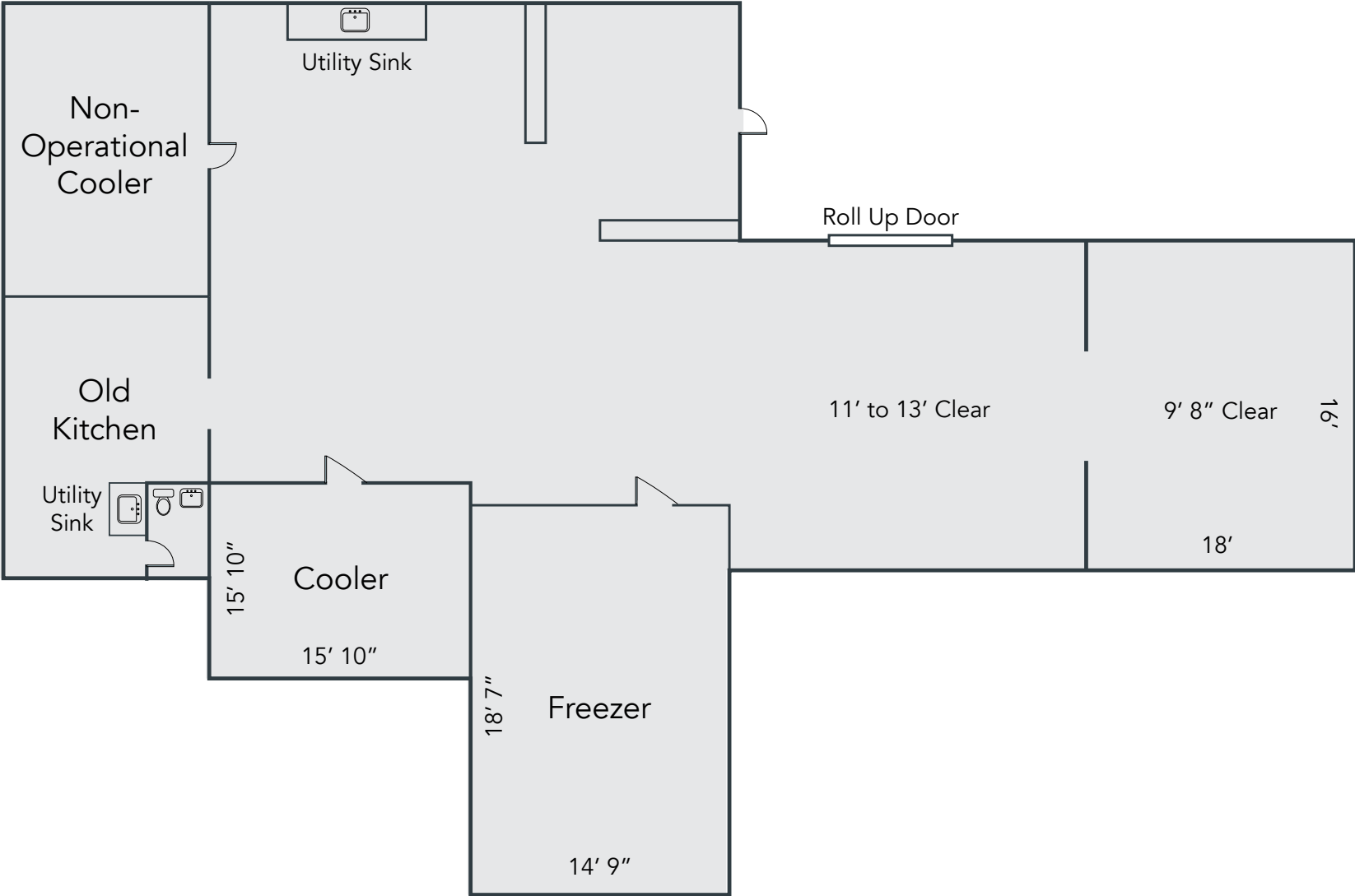
COTTAGE



PROPERTY PHOTOS

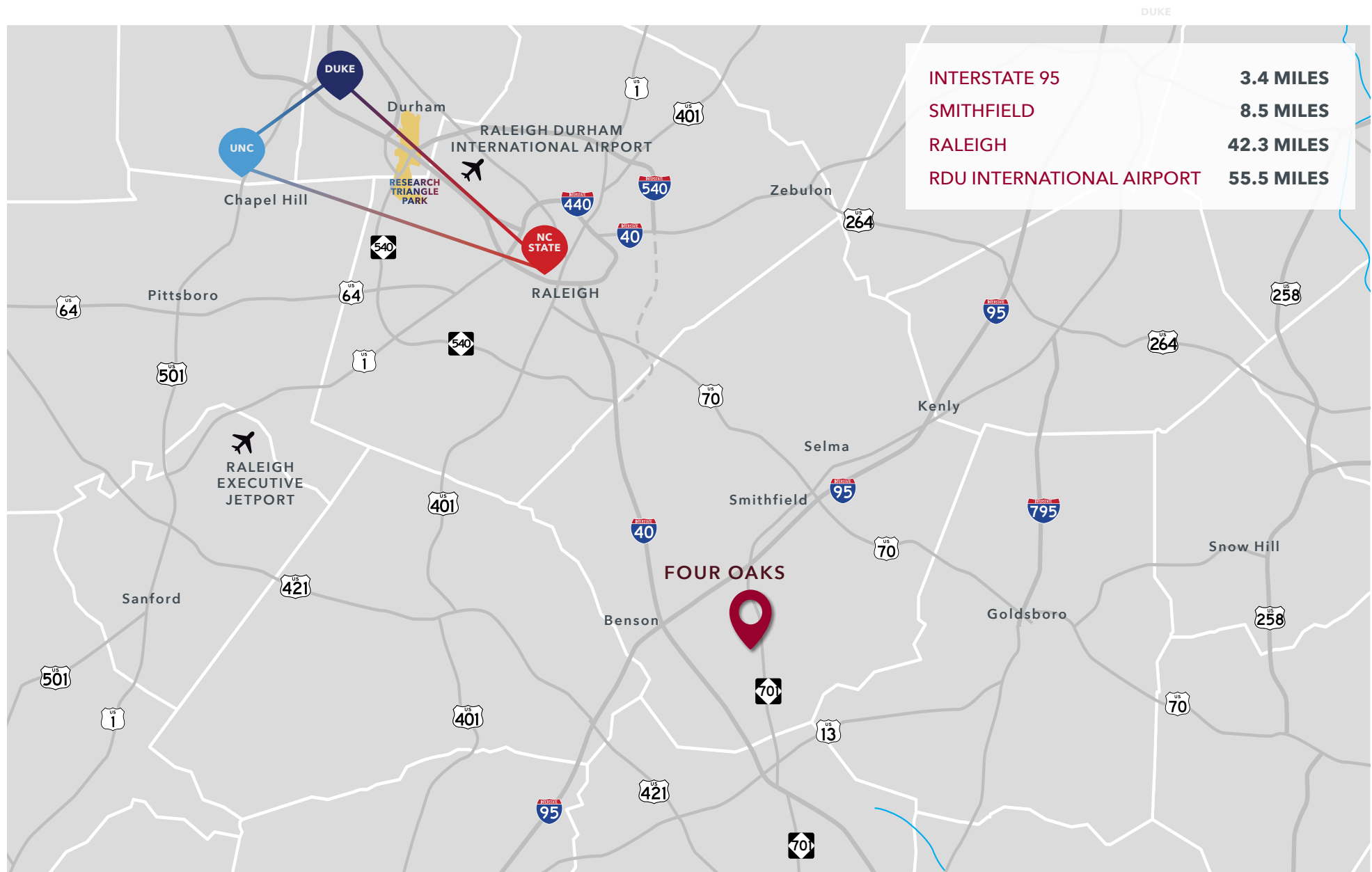


MAIN BUILDING FLOOR PLAN



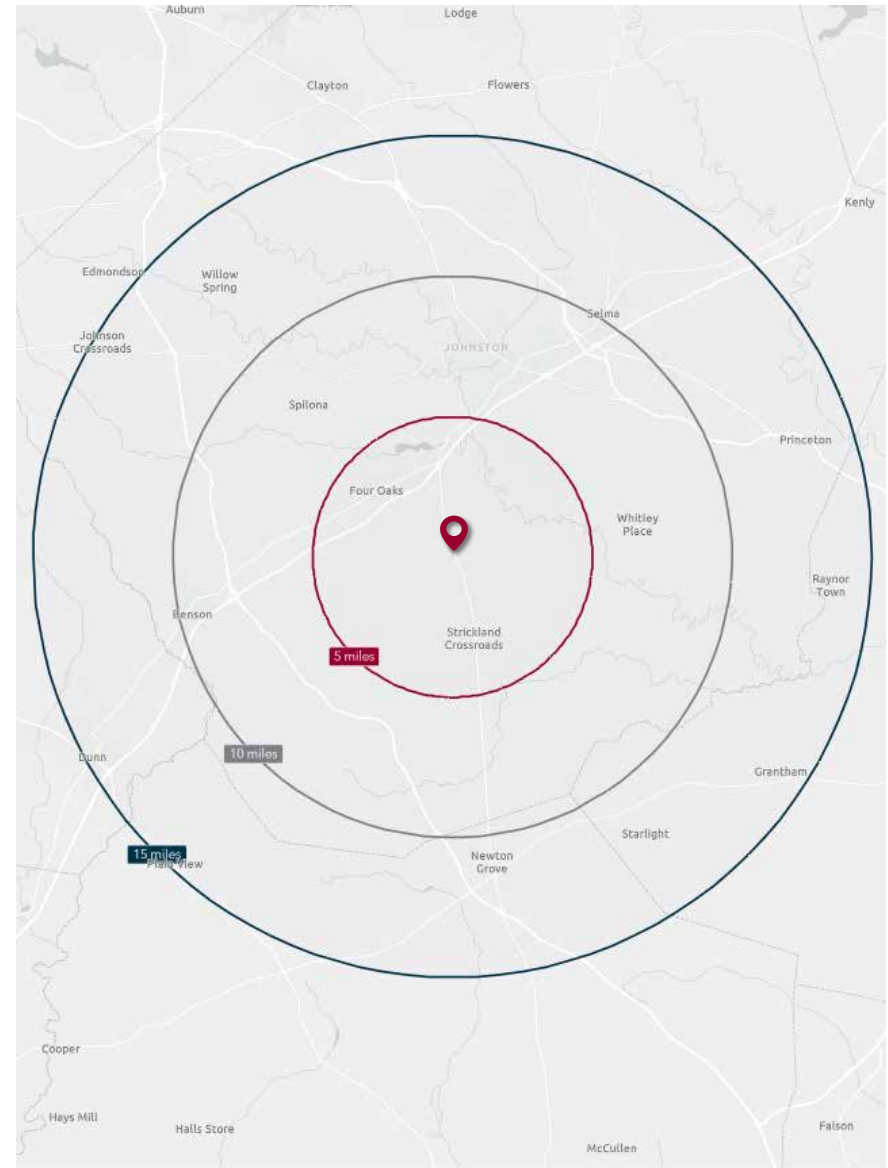


REGIONAL OVERVIEW



DEMOGRAPHICS

	5 MILES	10 MILES	15 MILES
Population (2025)	8,901	49,129	138,693
2030 Projected Population	9,779	54,510	154,290
Daytime Population	7,493	54,635	154,290
Median Age	40.6	40.2	39.3
Median Home Value	\$289,865	\$271,738	\$304,493



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