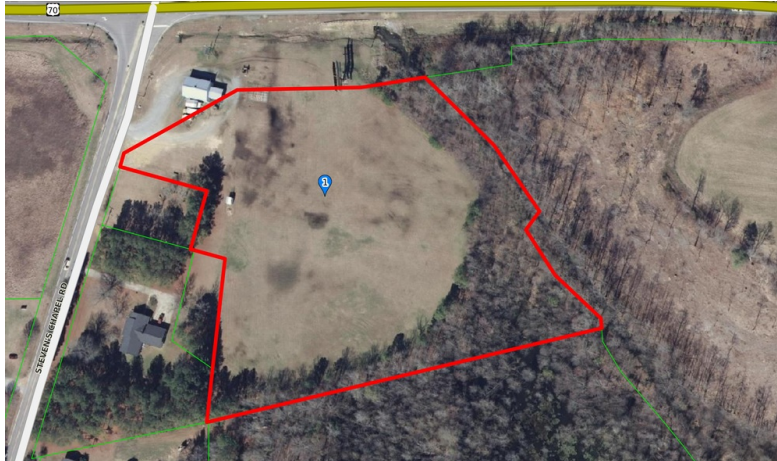


LAND FOR SALE

1551 STEVENS CHAPEL RD @ US 70 • 1551 STEVENS CHAPEL ROAD , SMITHFIELD , NC 27577



OFFERING SUMMARY

Sale Price: \$249,500

Lot Size: 5.51 Acres

Zoning: GB

Market: Raleigh-Durham

Traffic Count: 27,000

PROPERTY OVERVIEW

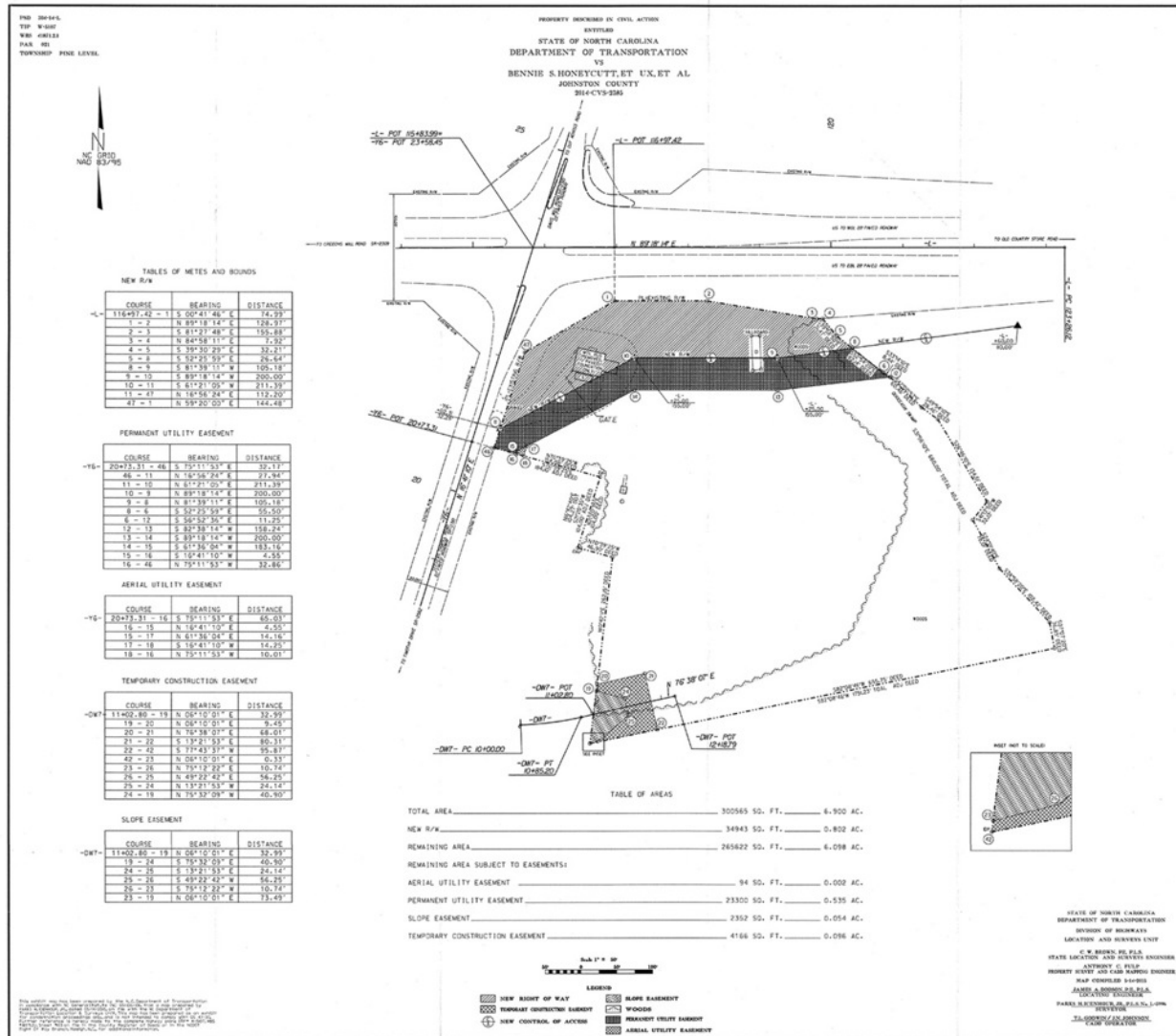
This parcel is located at a just completed interchange on US 70/Future Interstate 42 east of Smithfield approximately 3 miles from the recently announced future I-95/I-42 interchange. Because the parcel is at a now interstate ready interchange, there is no need to speculate on future changes. The acreage reflects the net after easements as shown on the survey drafted for negotiations with NCDOT. County water is available along property line. Ideally suited for interstate highway businesses. Seller is highly motivated and will consider all reasonable offers.

PROPERTY HIGHLIGHTS

- Highly visible and accessible from US 70/Future I-42
- Interstate ready - interchange completed
- County water available
- Leased billboard on property
- Motivated Seller

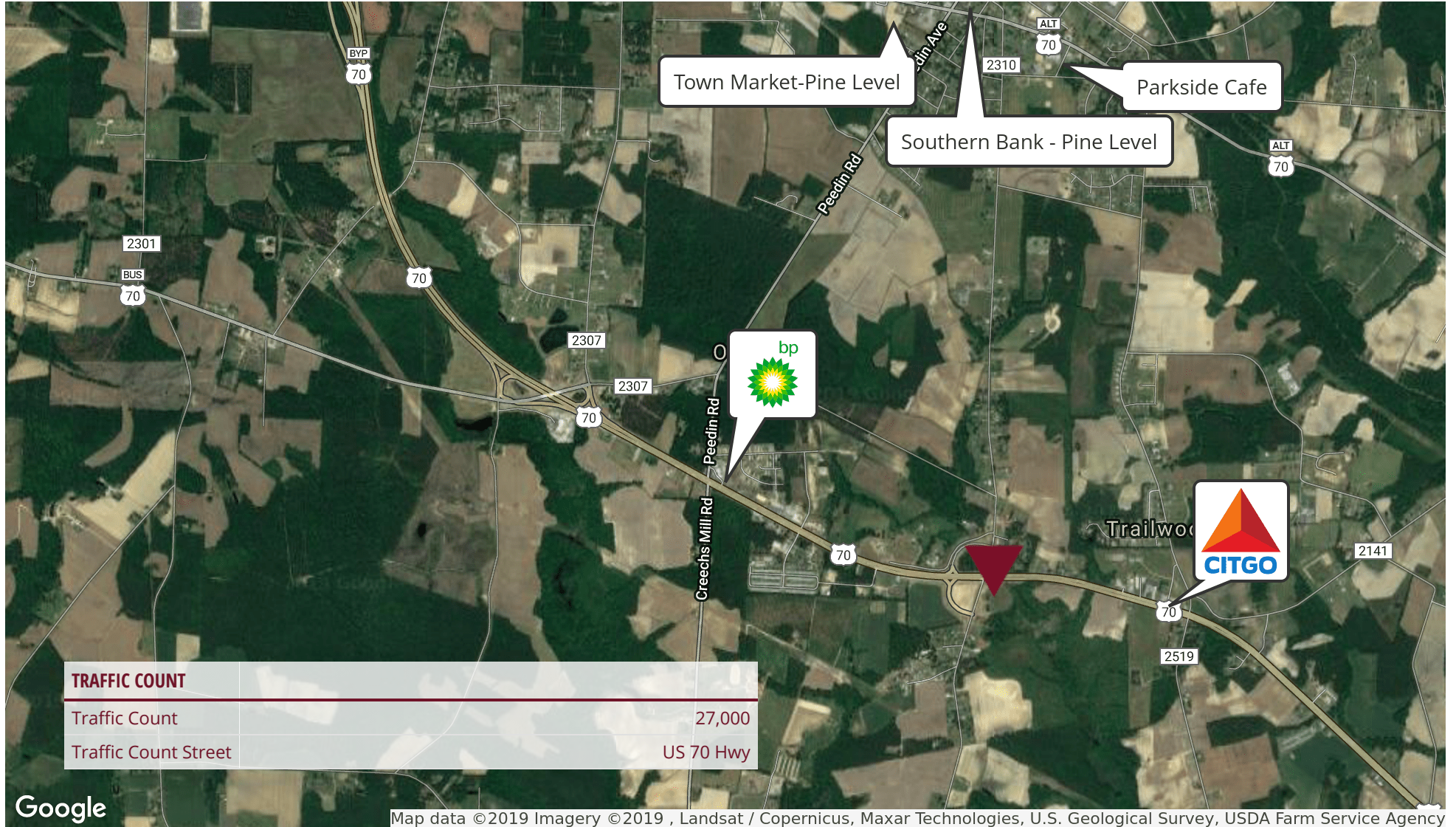
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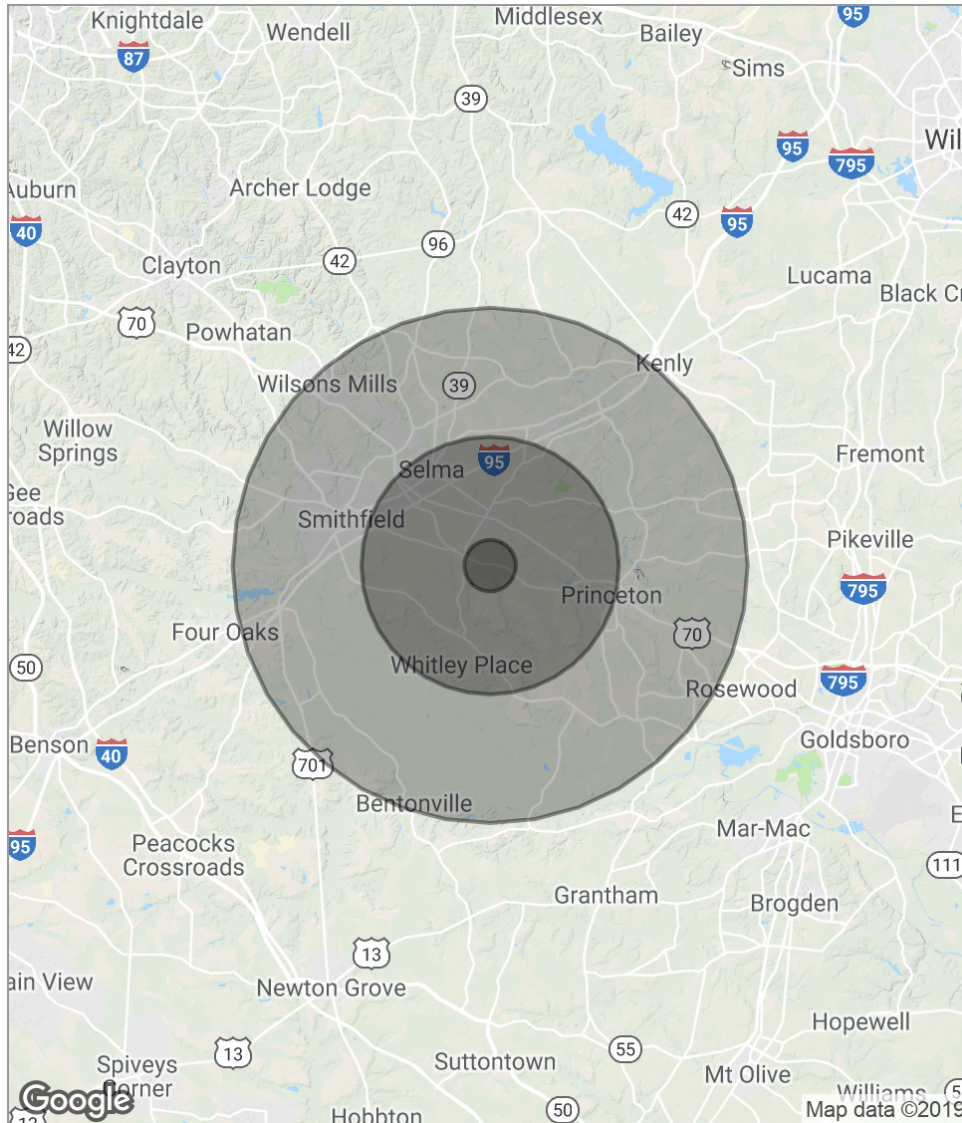
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POPULATION

| | 1 MILE | 5 MILES | 10 MILES |
|---------------------|--------|---------|----------|
| Total population | 532 | 13,698 | 53,233 |
| Median age | 38.3 | 38.8 | 38.3 |
| Median age (Male) | 35.5 | 35.9 | 36.0 |
| Median age (Female) | 40.6 | 41.0 | 40.5 |

HOUSEHOLDS & INCOME

| | 1 MILE | 5 MILES | 10 MILES |
|---------------------|-----------|-----------|-----------|
| Total households | 198 | 5,243 | 20,231 |
| # of persons per HH | 2.7 | 2.6 | 2.6 |
| Average HH income | \$50,023 | \$48,274 | \$50,315 |
| Average house value | \$123,293 | \$122,843 | \$166,405 |

* Demographic data derived from 2010 US Census