

# LAND FOR SALE

191.43 AC FOR SALE • 268 OLD BEULAH RD/RIVER RD, SELMA, NC 27576



## OFFERING SUMMARY

Sale Price:	\$7,500,000
Lot Size:	191.43 Acres
Zoning:	R-20 R-10
Submarket:	Raleigh/Durham
Price / SF:	\$0.90

## PROPERTY OVERVIEW

Located 1/2 mile from Hwy 70 By-Pass. Sold together or separate. Sold separately the 122.08 ac. is 5 million. 68.92 ac. priced at 2.5 million. Sewer and water are available. Verify with the Town of Selma any questions on the sewer availability. Sewer runs along the back of the 68.92 ac.

## LOCATION OVERVIEW

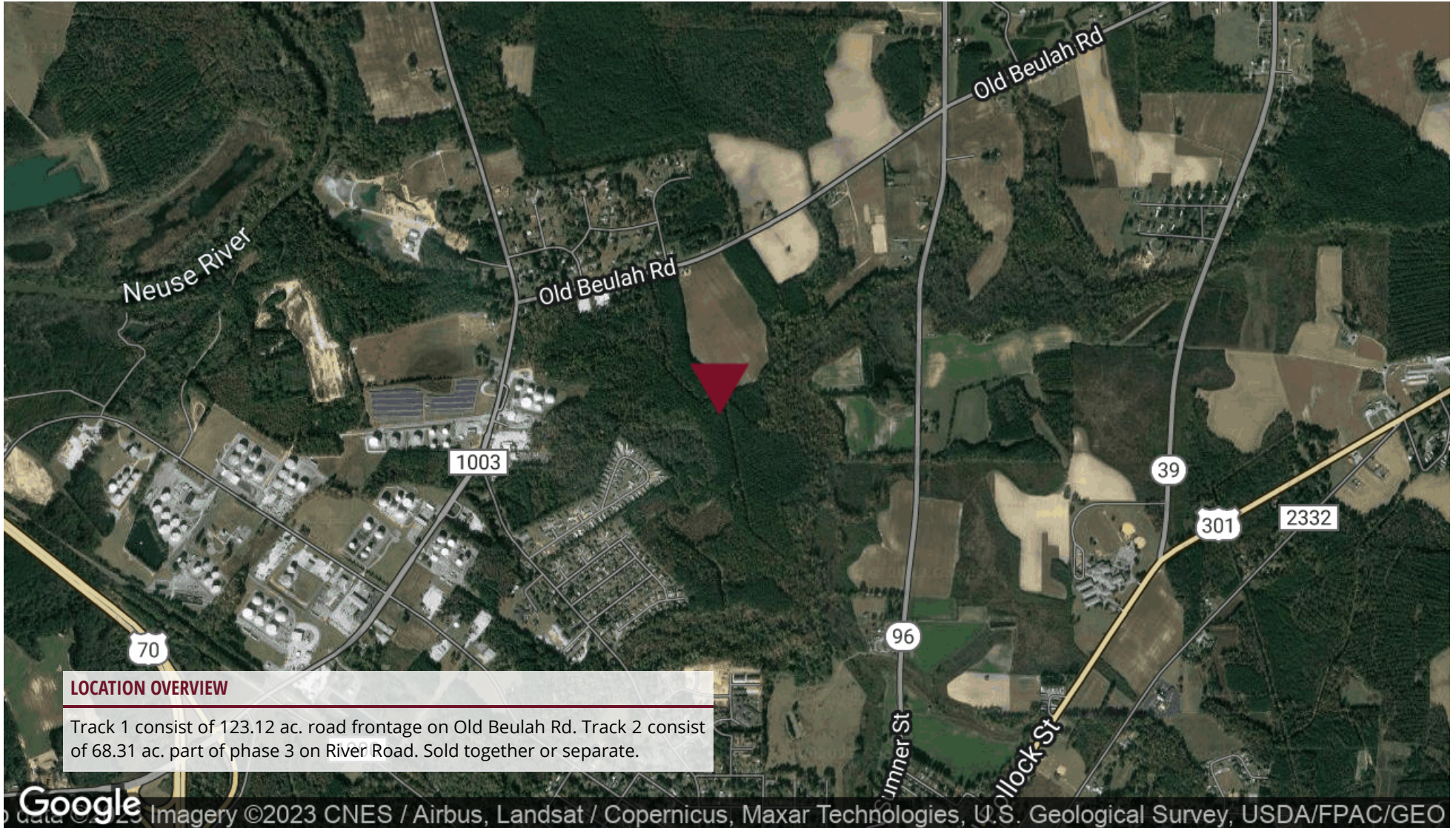
Track 1 consist of 123.12 ac. road frontage on Old Beulah Rd. Track 2 consist of 68.31 ac. part of phase 3 on River Road. Sold together or separate.

## PROPERTY HIGHLIGHTS

- Easy access to Hwy 70 By-Pass
- Multifamily or Industrial
- Sewer line on track 2
- Each track can be sold separately

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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	1,862	13,181	28,123
Average Age	32.1	35.0	38.1
Average Age (Male)	38.6	37.3	38.8
Average Age (Female)	30.7	35.5	37.8

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	695	5,080	10,867
# of Persons per HH	2.7	2.6	2.6
Average HH Income	\$37,635	\$46,408	\$49,304
Average House Value	\$121,139	\$112,968	\$130,281

\* Demographic data derived from 2020 ACS - US Census

