



FOR SALE: 51.77 Acre Prime Development Site

49 Junior Road, Selma, NC 27576

Positioned at the Gateway of the Triangle East Growth Corridor

I. Executive Summary

Eastern Commercial is proud to present a premier development opportunity comprising **51.77 acres** (Parcel 1) of high-visibility land in the booming Selma market. Directly adjacent to the **1.2 million SF Eastfield Crossing** development and strategically located at **Exit 97 on I-95**, this site offers unmatched regional connectivity.

With **General Business (GB)** zoning and all utilities already on-site, the property is "shovel-ready" for a variety of high-impact uses, including retail power centers, industrial flex, hospitality, or a regional medical campus.

- **Total Acreage:** 51.77 AC (Optional 1.25 AC signaled access parcel available)
- **Zoning:** GB – General Business (Selma UDO)
- **Pricing:** \$6,500,000 (\$125,555/AC)
- **Location:** Exit 97 off I-95 / US Hwy 70 Business

II. Property Highlights

- **Strategic Access:** Full access via JR Road with potential for Right-In/Right-Out/Full Access at the signalized light at US Hwy 70 Business. The site is positioned to benefit from the **future I-42 corridor** upgrades.
- **Utility Infrastructure:** All essential utilities (Water, Sewer, Electric) are available to the site via the Town of Selma.
- **Retail Synergy:** Adjacent to major national retailers including **Target, Hobby Lobby, Academy Sports, Ulta and Old Navy.**
- **Unmatched Visibility:** * **I-95:** 43,000 AADT
 - **US Hwy 70B:** 12,500 AADT
 - **US 70/Future I-42:** 28,000 AADT



III. Market Context: The "Triangle East" Boom

Johnston County is currently the **fastest-growing county in North Carolina**, adding approximately 10,000 residents per year. Selma is no longer just a "railroad town"—it is a critical logistics and retail hub for the Raleigh-Durham MSA.

Major Neighbors & Economic Drivers

- **Eastfield Crossing:** A 400-acre master-planned mixed-use "city within a city" featuring 2.8 million SF of space.
 - Now Open: Academy Sports, Five Below, Chase Bank, Ross, Marshalls, Burlington, Ulta Beauty, Old Navy, Hobby Lobby, Panda Express, BJ's, Rack Room Shoes
 - Coming Soon: Target, La-Z-Boy, Chick-fil-A, Starbucks, Sheetz, Aspen Dental, Men's Wearhouse, Long Horn Steakhouse, Olive Garden, SpringHill Suites

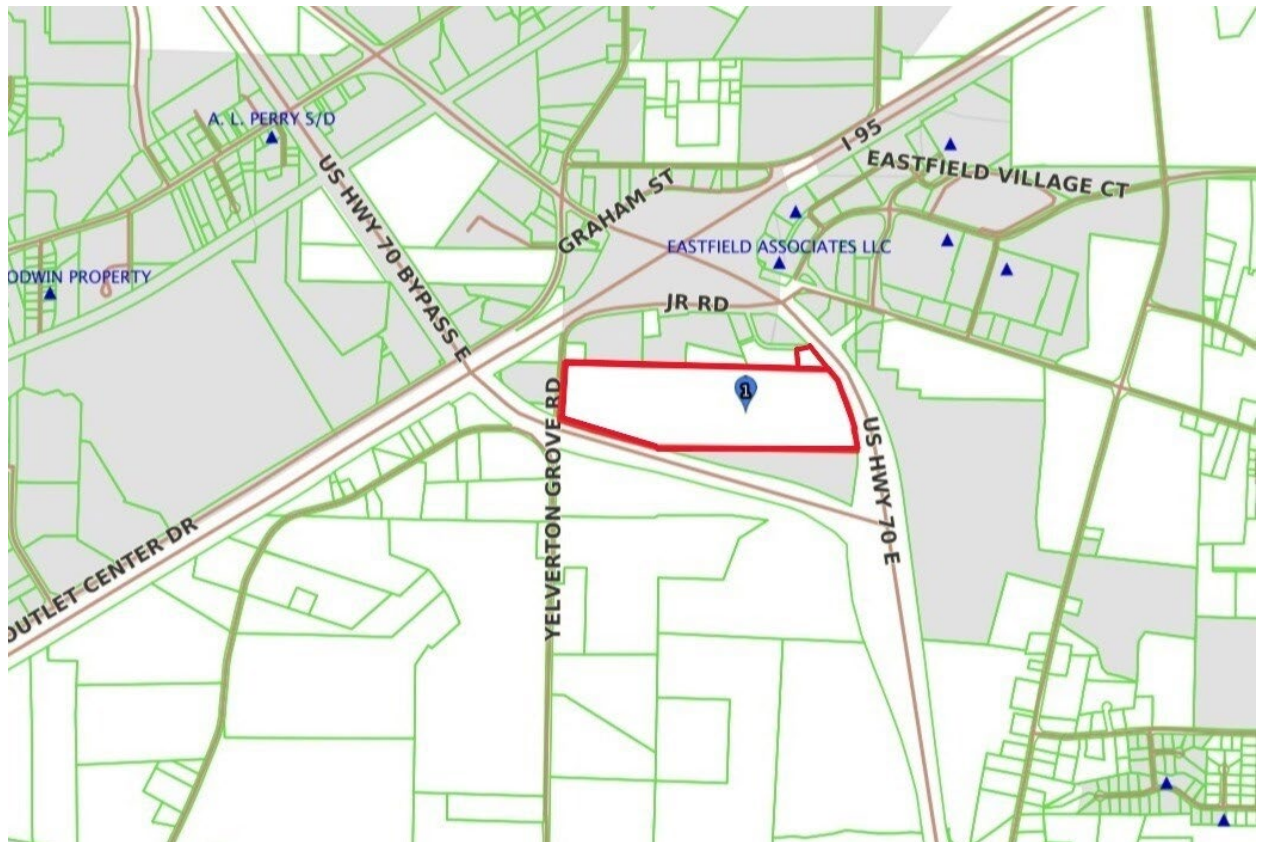
- **Old North State Food Hall:** The nation's first roadside food hall, driving significant tourism and local traffic.
- **Sysco Foods:** A neighboring 400,000 SF distribution facility representing a \$52M investment.

IV. Investment Rationale

As the Raleigh market continues to push eastward, Selma has become the preferred destination for developers seeking lower land costs without sacrificing logistical advantages. This 51.77-acre tract represents one of the last large-scale, contiguous parcels with immediate I-95 access and existing utility capacity.

Development Potential: > * **Big Box Retail:** Capitalize on the established retail gravity of Eastfield.

- **Hospitality/Entertainment:** Ideally situated for the 750+ hotel rooms currently in the submarket.
- **Logistics/Light Industrial:** Exploit the dual-access to I-95 and the future I-42.



Contact Information

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