

COMMERCIAL ZONED LAND FOR SALE

1749 Outlet Center Drive

Selma, NC 27576

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PROPERTY OVERVIEW

11.75 acres for sale in Selma, Johnston County, close to Carolina Premium Outlets and I-95. The site has commercial zoning in place, permitting a number of uses in a high volume traffic area.

- » 11.75 acres
- » Located close to the intersection of I-95 and US 70 Hwy with frontage on US 70 Hwy Byp
- » Nearby Carolina Premium Outlets attracts more than 3.2 million visits per year
- » 44,500 vehicles per day on I-95
- » Interstate Business zoning (Town of Selma)
- » Johnston County GIS PIN 260416-94-4538
- » Sale Price: \$2,585,000 (\$220,000 per acre)

INTERSTATE BUSINESS (IB) DISTRICT

The IB (Interstate Business District) is established to provide for the development of land for commercial and lodging areas that serve the needs of the traveling public on the Interstate Highway 95.

Permitted uses include:

- | | | |
|----------------------------|----------------------|---------------------|
| » Hotel/Motel | » Distillery | » Vehicle Repair, |
| » Retail Sales | » Place of Worship | Maintenance and |
| » Convenience | » Indoor Recreation | Bodywork |
| » Store (incl. fuel sales) | » Storage (with some | » Car Wash |
| » Gas Sales | limitations) | » Veterinary Clinic |
| » Car Wash | » Entertainment | » Animal Boarding |
| » Wholesale Sales | » Establishments | » Funeral Home |
| » Office | » Restaurants | |
| » Medical | » Motor Vehicle | |
| » Brewery/Winery/ | Sales or Rental | |



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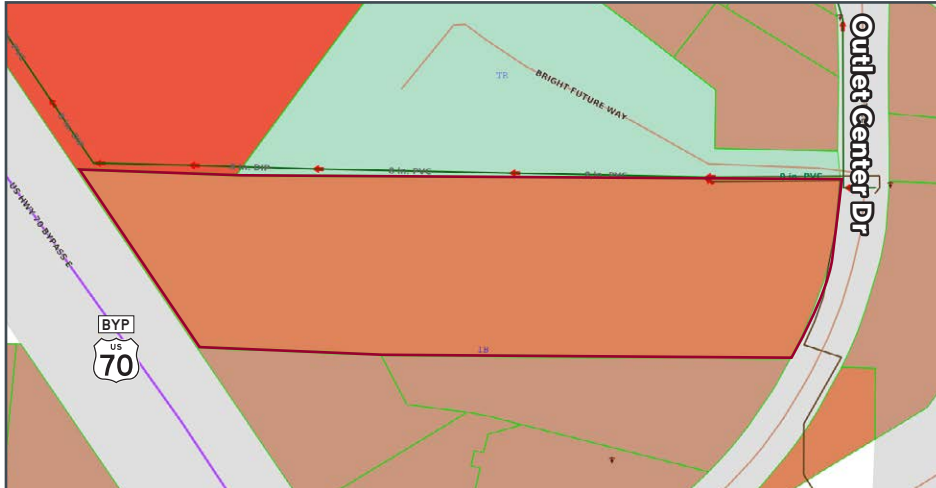
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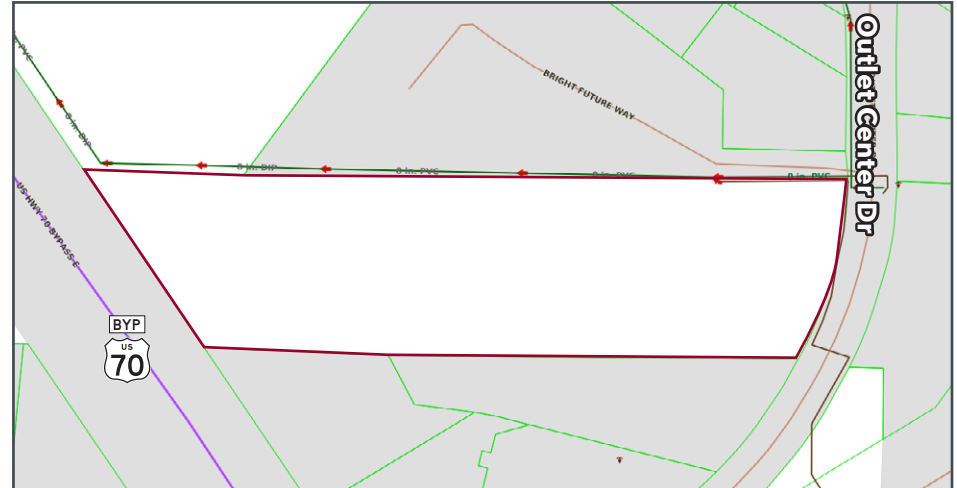
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Zoning



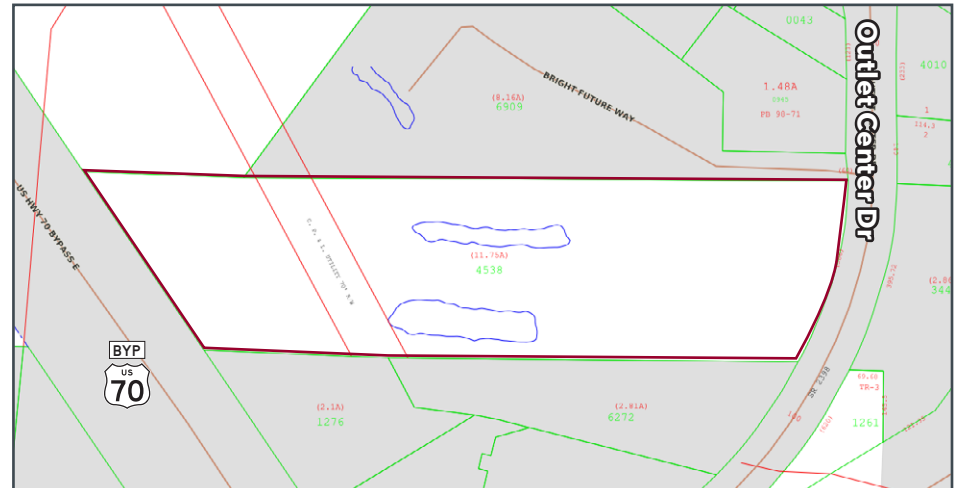
Utilities



Topography



Power Easement



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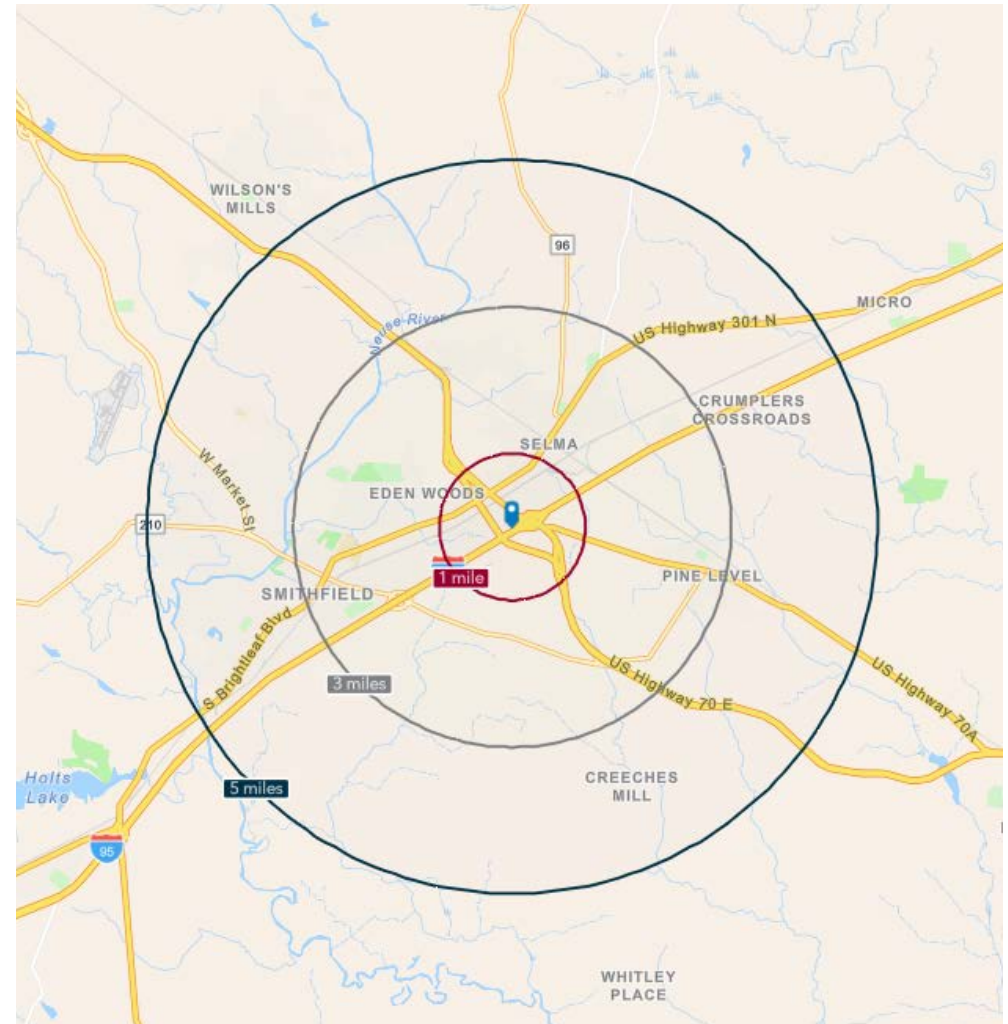
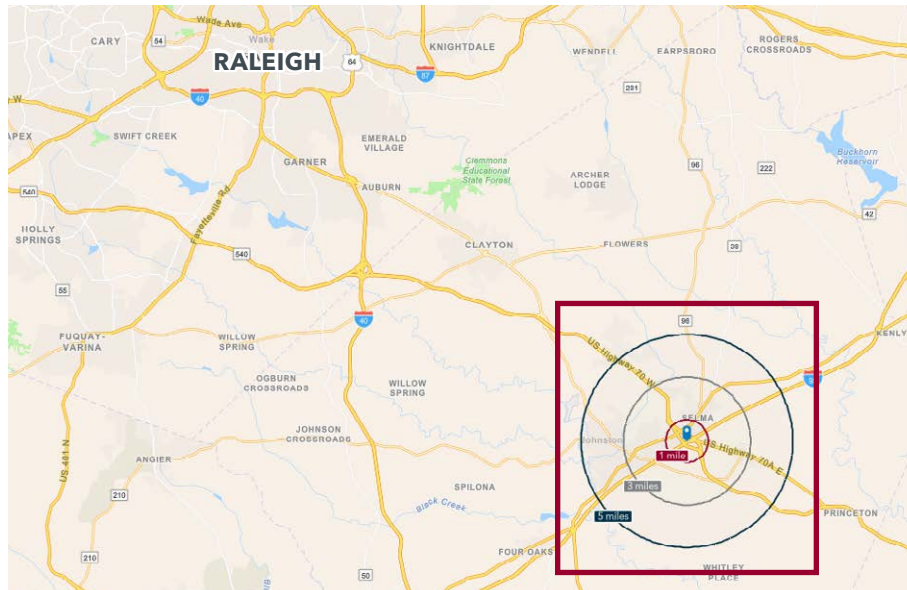
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	1 MILE	3 MILES	5 MILES
2024 Population	1,080	13,759	27,808
2029 Estimated Population	1,159	14,503	29,348
2024-2029 Growth Rate	1.42%	1.06%	1.08%
Median Age	37.0	38.0	39.4
Average Household Income	\$51,744	\$62,915	\$72,764
Average Home Value	\$261,538	\$252,416	\$262,750



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