

COMMERCIAL ZONED LAND FOR SALE

1749 Outlet Center Drive

Selma, NC 27576

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LEE & ASSOCIATES
COMMERCIAL REAL ESTATE SERVICES
RALEIGH DURHAM

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



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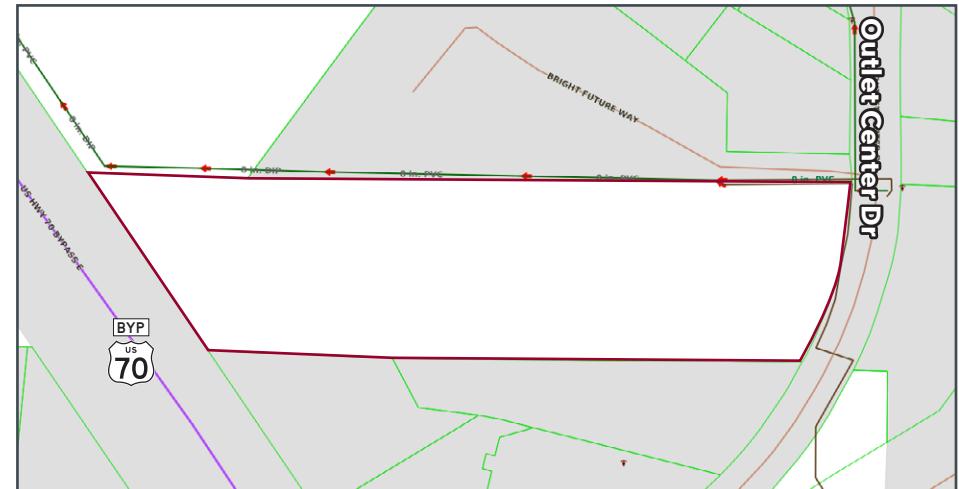
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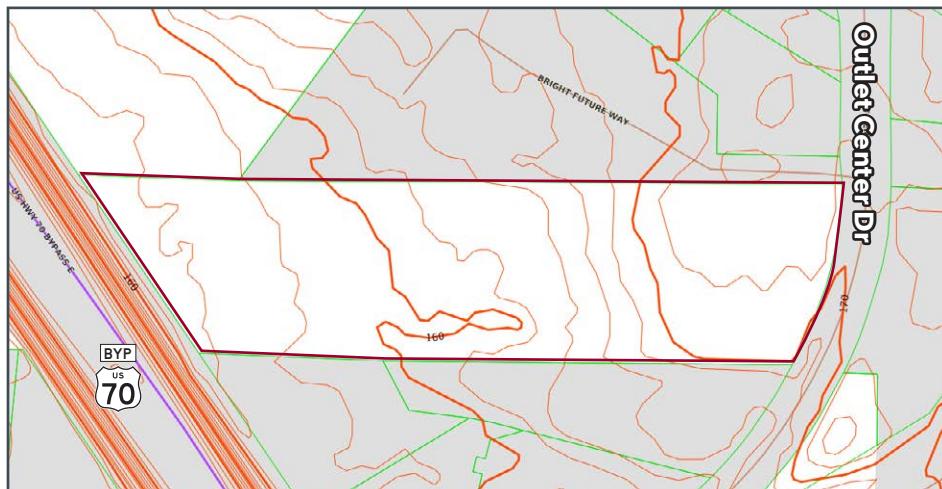
Zoning



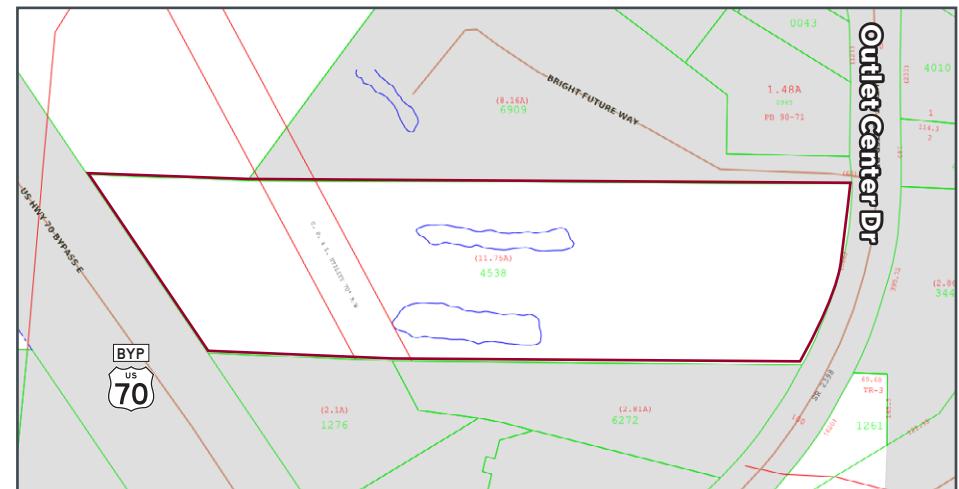
Utilities



Topography



Power Easement



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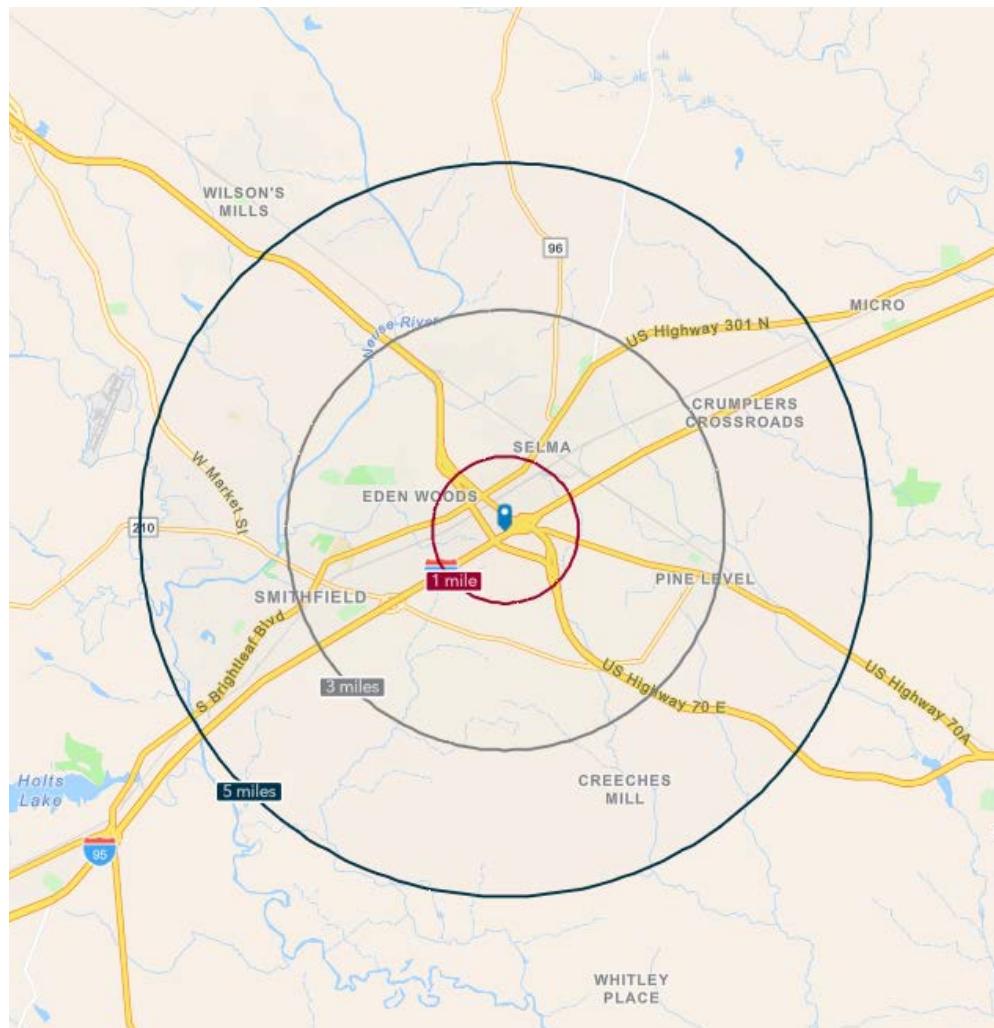
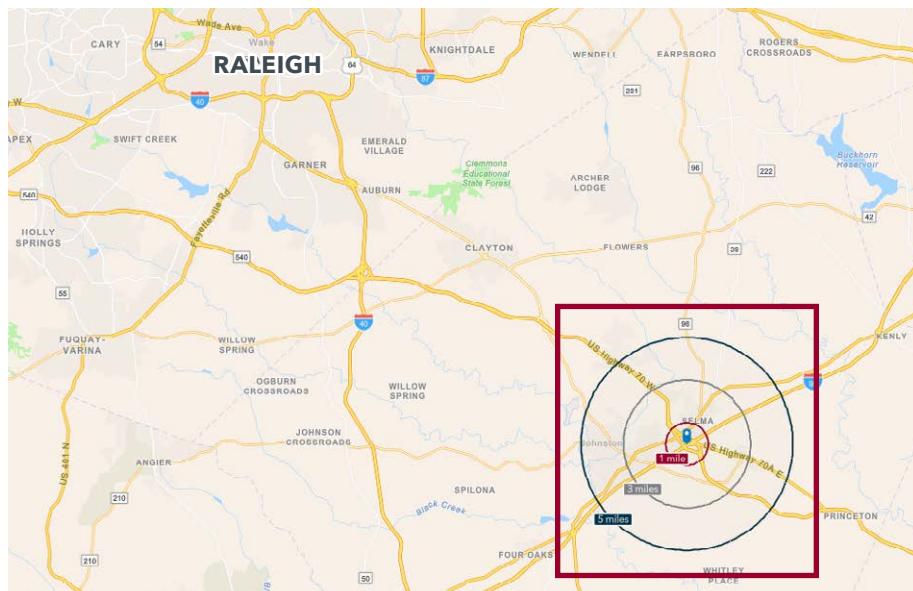
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| | 1 MILE | 3 MILES | 5 MILES |
|---------------------------|-----------|-----------|-----------|
| 2024 Population | 1,080 | 13,759 | 27,808 |
| 2029 Estimated Population | 1,159 | 14,503 | 29,348 |
| 2024-2029 Growth Rate | 1.42% | 1.06% | 1.08% |
| 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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