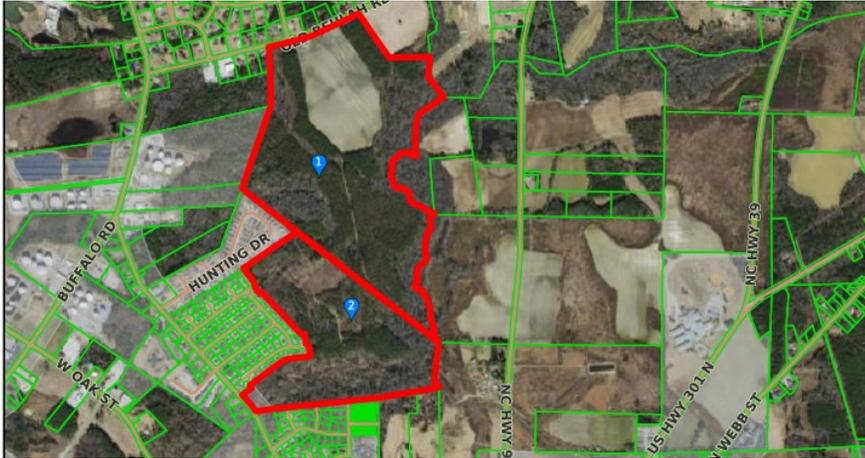


LAND FOR SALE

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
Market:	Johnston County
Submarket:	Raleigh/Durham
Price / SF:	\$0.90

PROPERTY OVERVIEW

Unlock the potential of this prime property opportunity located at 268 Old Beulah Rd/River Rd in Selma, NC. Property offers flexible prospects for an industrial development. With convenient access to Hwy 70 By-Pass, it ensures seamless connectivity and accessibility for businesses and manufacturing operations. Additionally, the presence of a sewer line on track 2 further enhances the property's development possibilities, allowing for efficient and cost-effective infrastructure installation. Furthermore, the option for individual sale of each track adds to the property's appeal, offering potential investors the flexibility to tailor their investment strategy to their unique objectives.

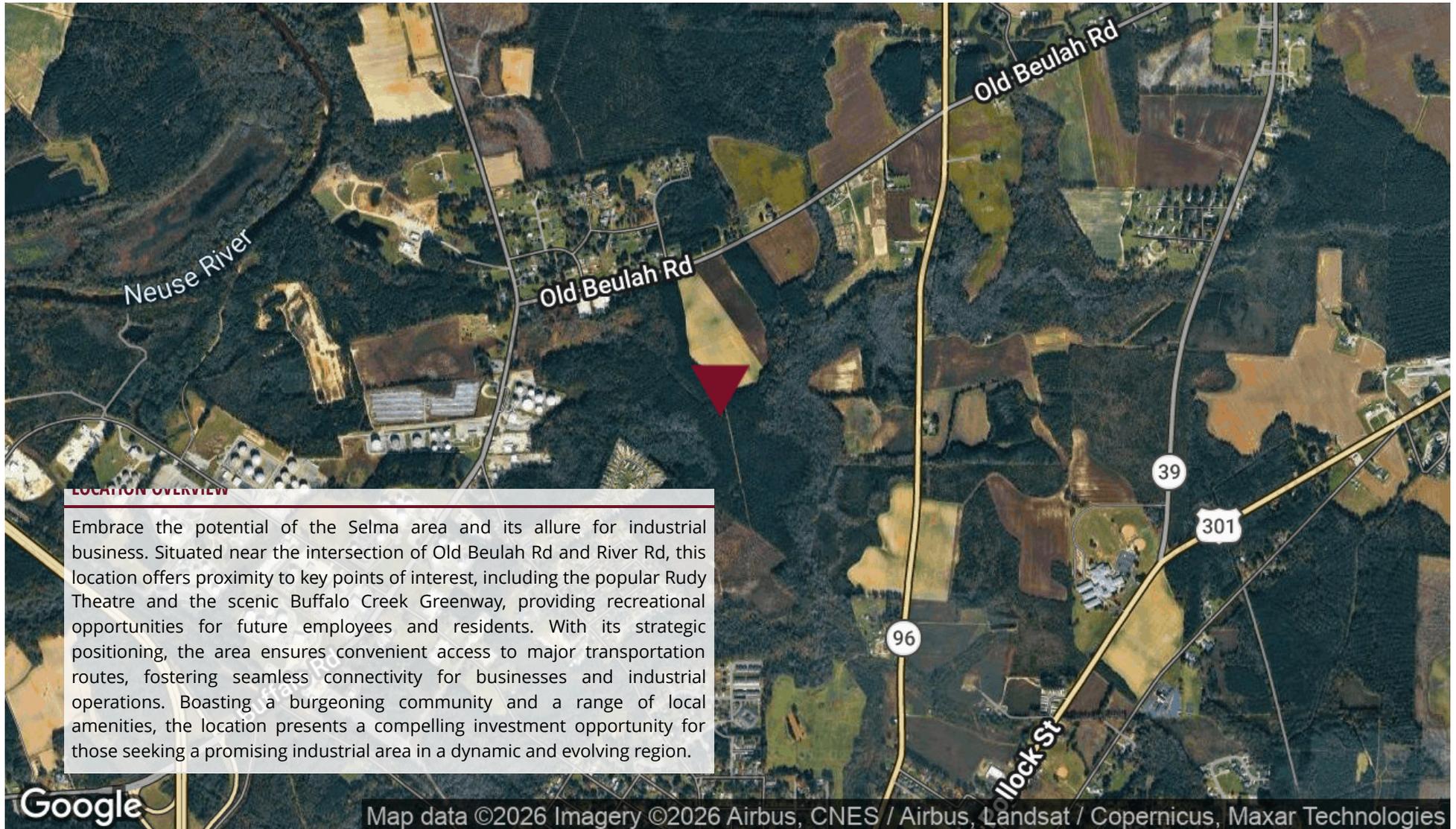
LOCATION OVERVIEW

Embrace the potential of the Selma area and its allure for industrial business. Situated near the intersection of Old Beulah Rd and River Rd, this location offers proximity to key points of interest, including the popular Rudy Theatre and the scenic Buffalo Creek Greenway, providing recreational opportunities for future employees and residents. With its strategic positioning, the area ensures convenient access to major transportation routes, fostering seamless connectivity for businesses and industrial operations. Boasting a burgeoning community and a range of local amenities, the location presents a compelling investment opportunity for those seeking a promising industrial area in a dynamic and evolving region.

PROPERTY HIGHLIGHTS

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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

