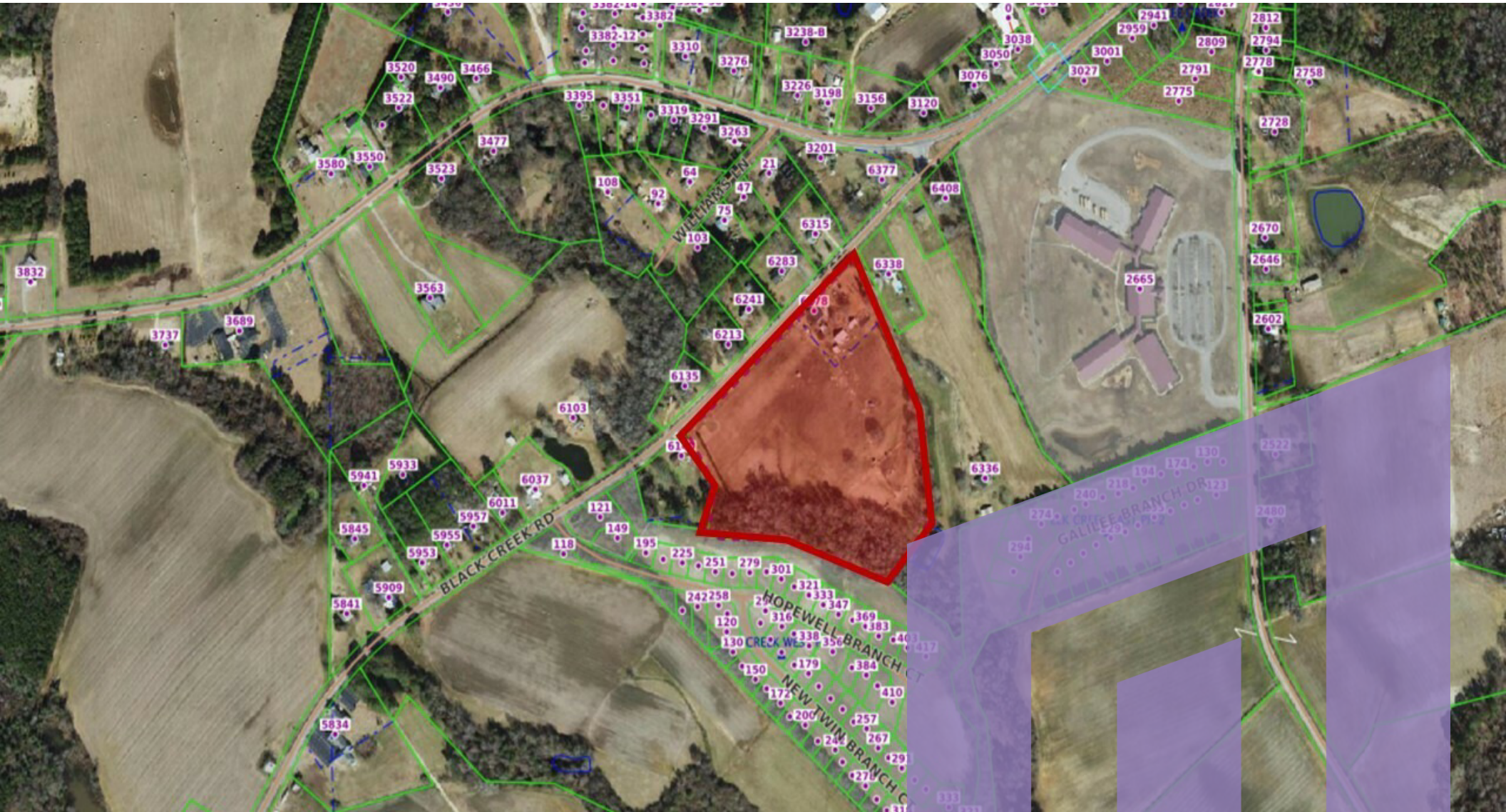


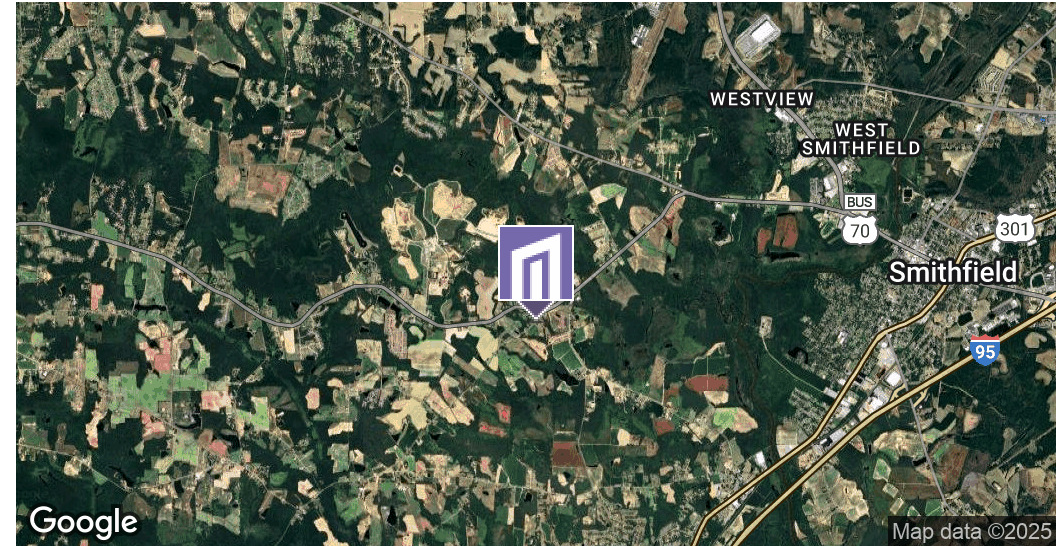
# 6278 BLACK CREEK RD

Smithfield, NC 27577



**RYAN PEOPLES**, COMMERCIAL BROKER  
919.523.6443  
rpeoples@maverickpartners.com





## OFFERING SUMMARY

Sale Price:	\$1,050,000
Lot Size:	15.47 Acres
Price / Acre:	\$67,873
Zoning:	R-20A

## PROPERTY OVERVIEW

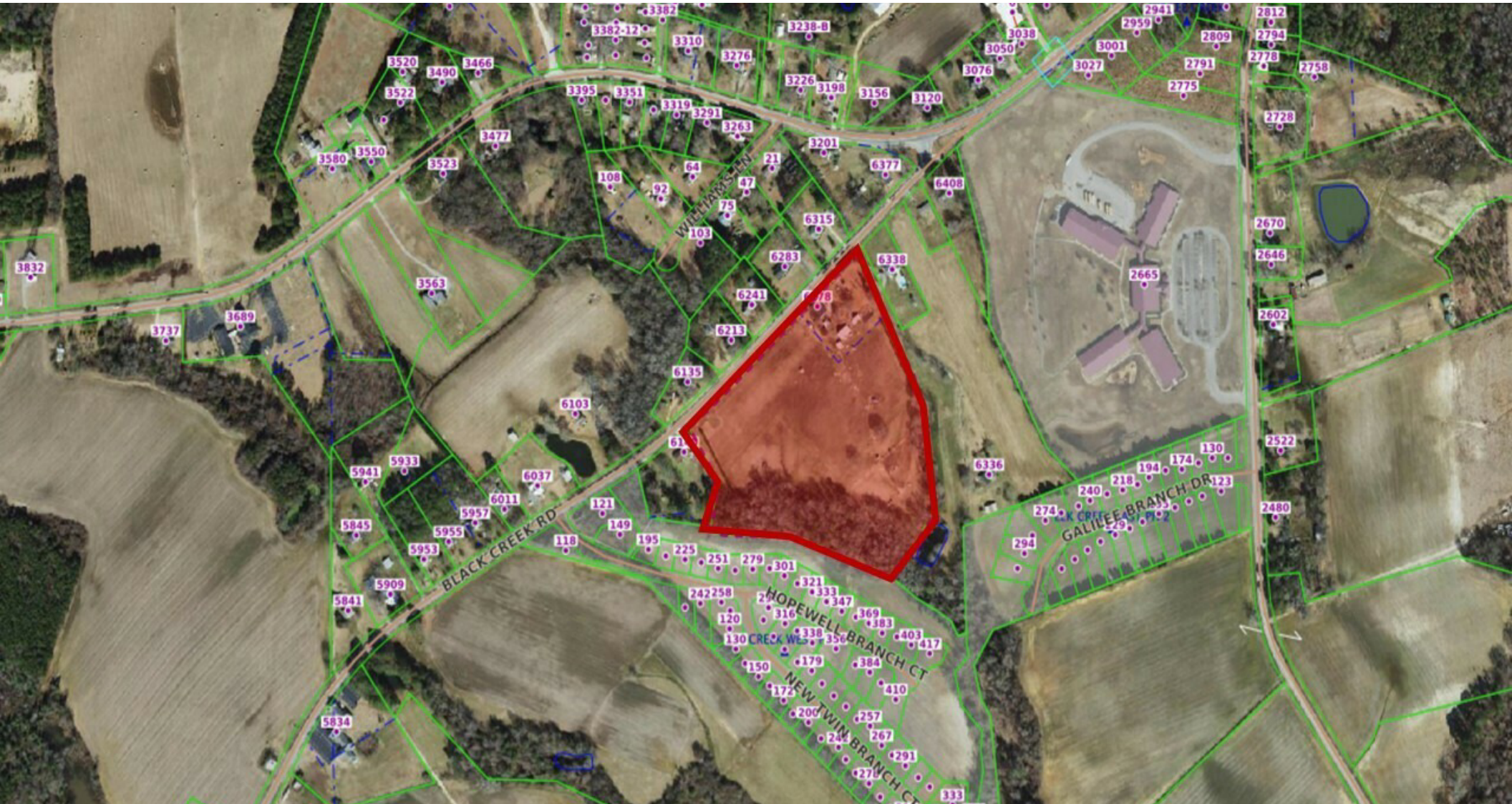
Maverick Partners is pleased to present this development opportunity in Johnston County, a main growth sector of The Triangle. The site consists of approximately 15.47 total acres with single-family residential development as the probable highest-and-best use. Located within the Smithfield ETJ, preliminary conceptual sketches show a potential lot yield of up to 32 homesites after annexation.

## PROPERTY HIGHLIGHTS

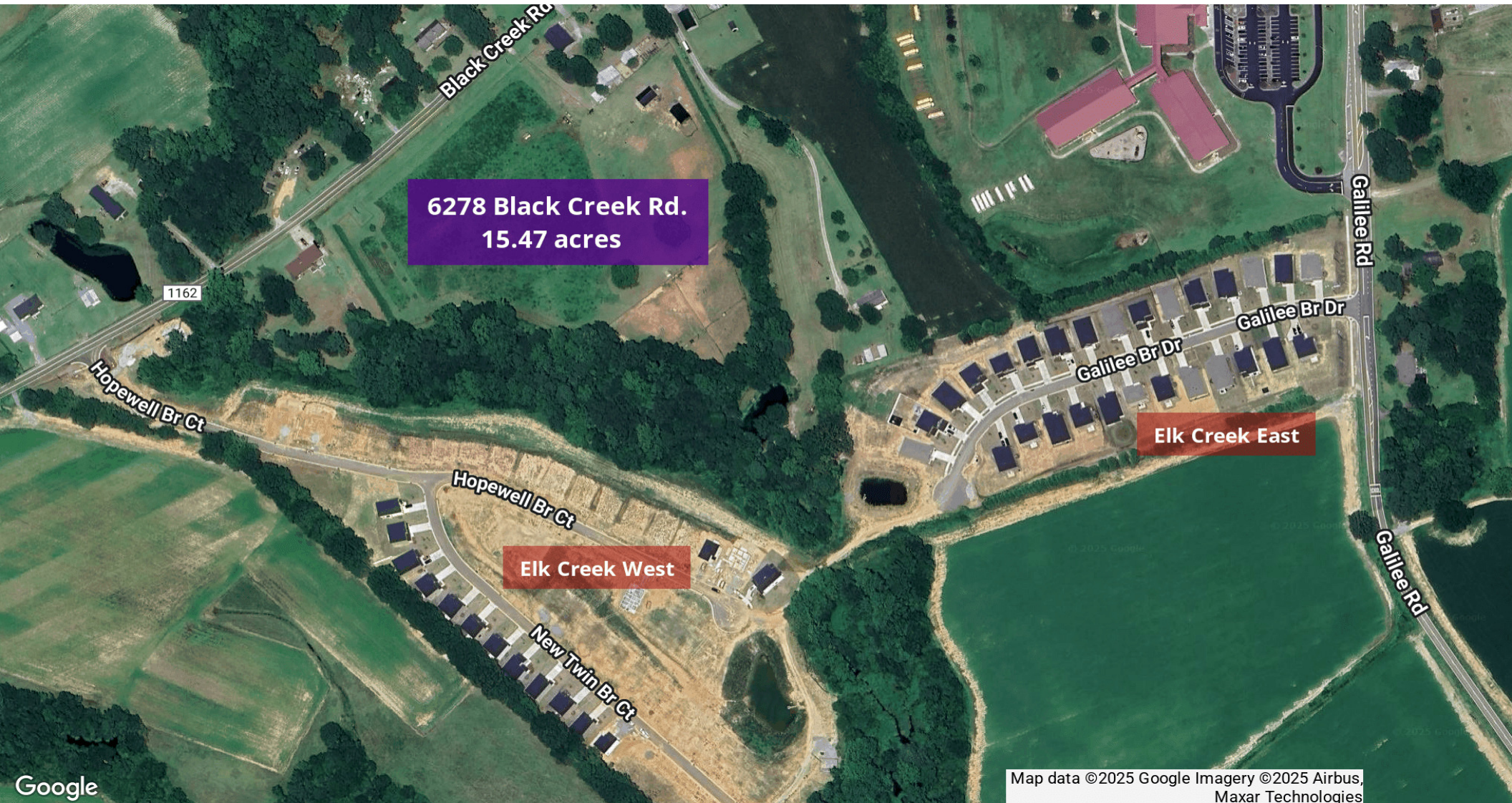
- 15.47 acres in Smithfield ETJ
- Excellent residential development potential
- Easy access to I-95 and I-40
- Approximately 10 minutes to Downtown Smithfield & 35 minutes to Downtown Raleigh

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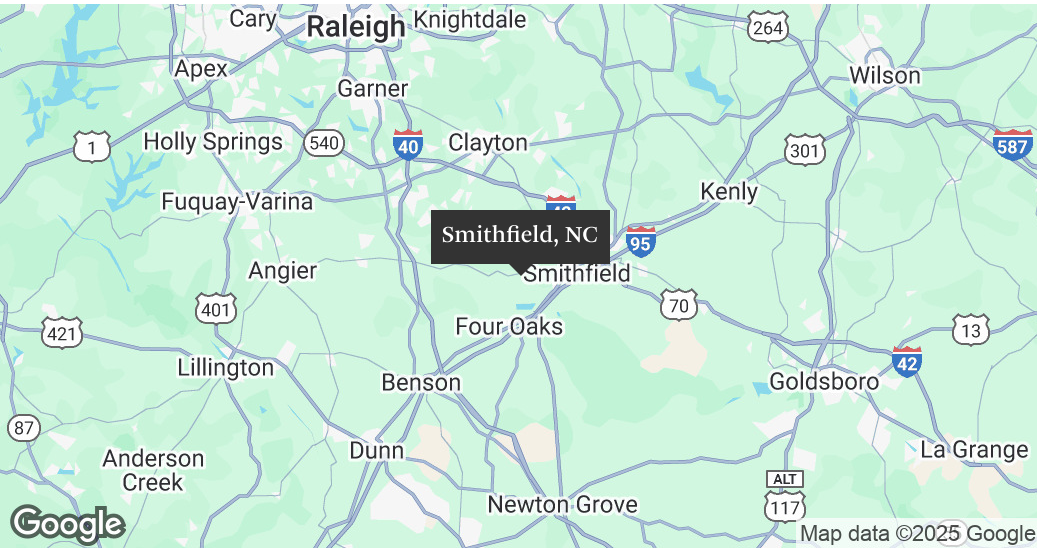












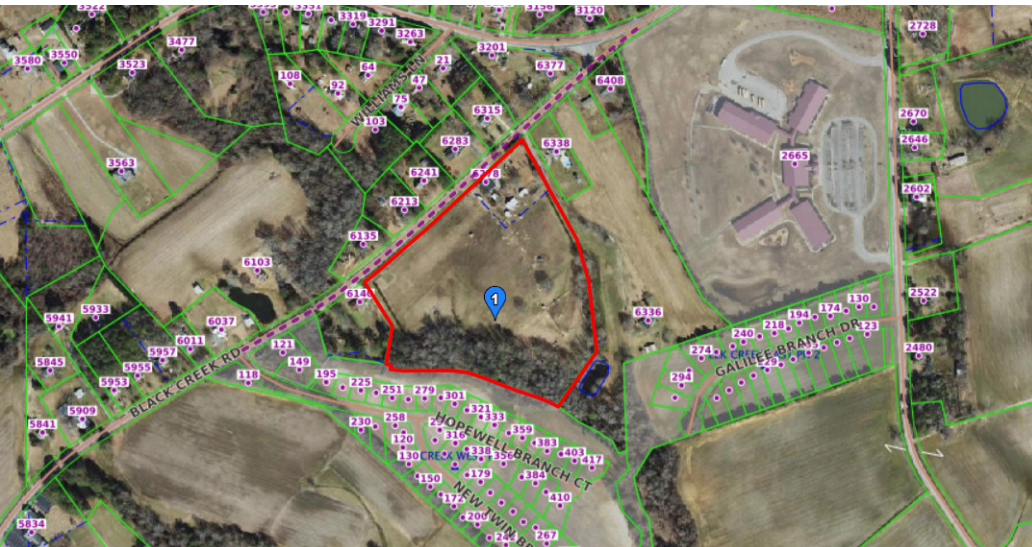
## LOCATION DESCRIPTION

Discover the thriving community surrounding the property in Smithfield, NC. Situated in a prime location, the area boasts proximity to key amenities and attractions, including the Carolina Premium Outlets, offering a diverse range of retail and dining options. The budding downtown district showcases a blend of historic charm and modern conveniences, while the nearby Neuse River provides opportunities for outdoor recreation and relaxation. With a convenient commute to Raleigh and easy access to I-95 and I-40, this area presents a compelling opportunity for developers/builders seeking opportunity in a quickly growing market.

## LOCATION DETAILS

County

Johnston



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