



## PROPERTY DESCRIPTION

Prime opportunity to develop 191.43 ac in Selma NC. Property offers flexible prospects for planned development. Convenient access to Hwy 70 By-Pass (I-42) It insures seamless connectivity and accessibility fr business or residential development. The presents of sewer on track 2 further enhances the property's development possibilities allowing for efficient and cost-effective infrastructure installation. Water/Sewer available.

## PROPERTY HIGHLIGHTS

- 191.43 Acres
- R-20 R-10
- \$7,500,000

## OFFERING SUMMARY

Sale Price:	\$7,500,000
Lot Size:	191.43 Acres

DEMOGRAPHICS	0.25 MILES	0.5 MILES	1 MILE
Total Households	38	159	703
Total Population	80	430	1,982
Average HH Income	\$59,053	\$60,564	\$59,098

## TERESA DAUGHTRY

Commercial Broker  
 919.669.4748  
 tdaughtrycommercial@gmail.com  
 NC #189895



# FOR SALE 268 OLD BEULAH RD

Location Map



## LOCATION OVERVIEW

Discover the perfect investment opportunity at 268 Old Beulah Rd in Selma, NC. Nestled in the thriving Raleigh/Durham market, the surrounding area offers a prime location for residential development. With convenient access to major highways and a short commute to Raleigh and Durham, this location provides an ideal blend of tranquil living and urban amenities. Surrounding points of interest include the quaint town center of Selma, numerous parks and green spaces, and easy access to the Neuse River for outdoor recreational activities. Don't miss out on the potential of this burgeoning area for your next residential investment venture.

Google

Imagery ©2026 Airbus, CNES / Airbus, Maxar Technologies

## TERESA DAUGHTRY

Commercial Broker

919.669.4748

tdaughtrycommercial@gmail.com

NC #189895

**HARRIS**  
Realty & Land

# FOR SALE 268 OLD BEULAH RD

Additional Photos



## TERESA DAUGHTRY

Commercial Broker

919.669.4748

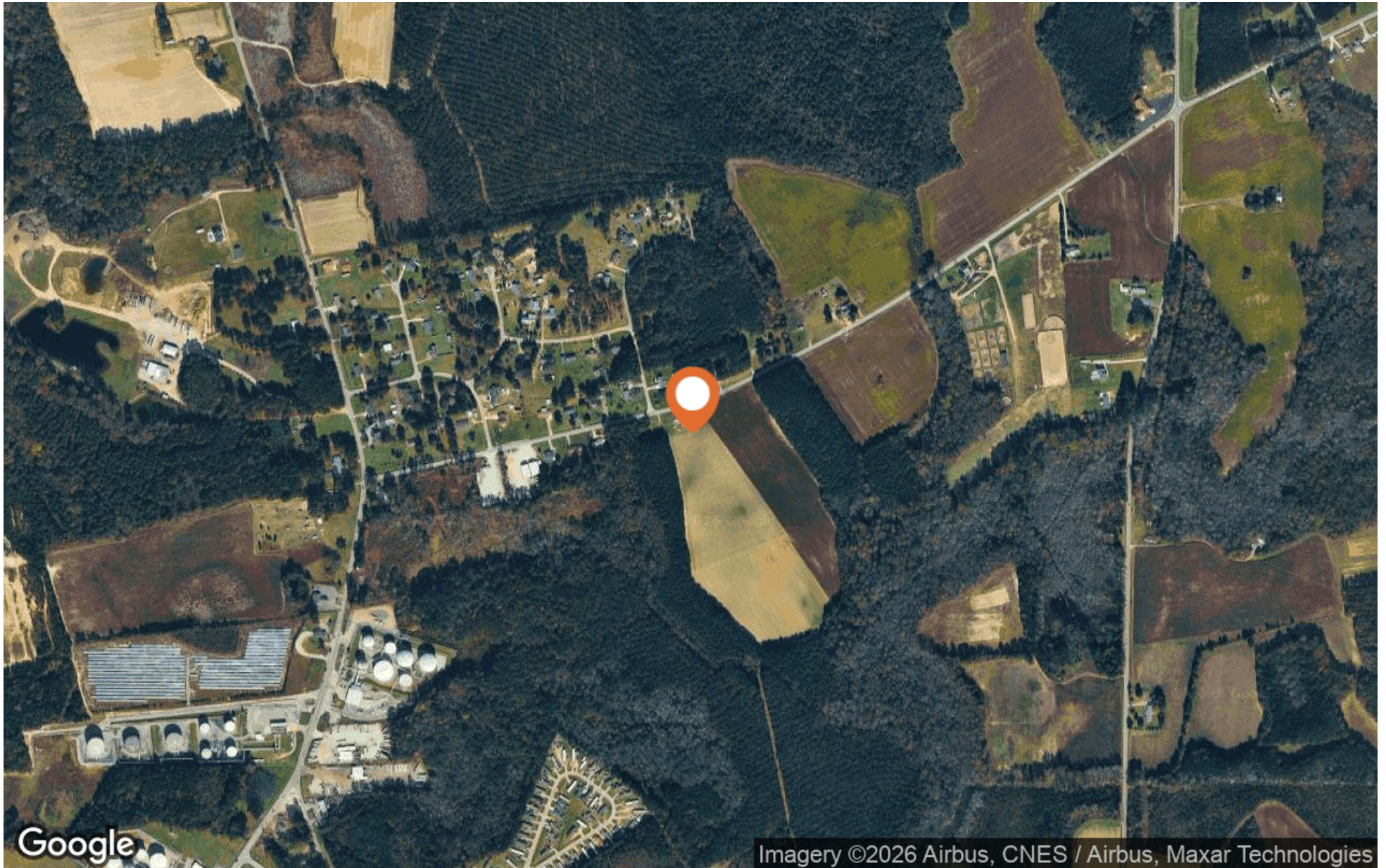
tdaughtrycommercial@gmail.com

NC #189895

**HARRIS**  
Realty & Land

# FOR SALE 268 OLD BEULAH RD

Aerial Map



**TERESA DAUGHTRY**

Commercial Broker  
919.669.4748  
tdaughtrycommercial@gmail.com  
NC #189895

**HARRIS**  
Realty & Land

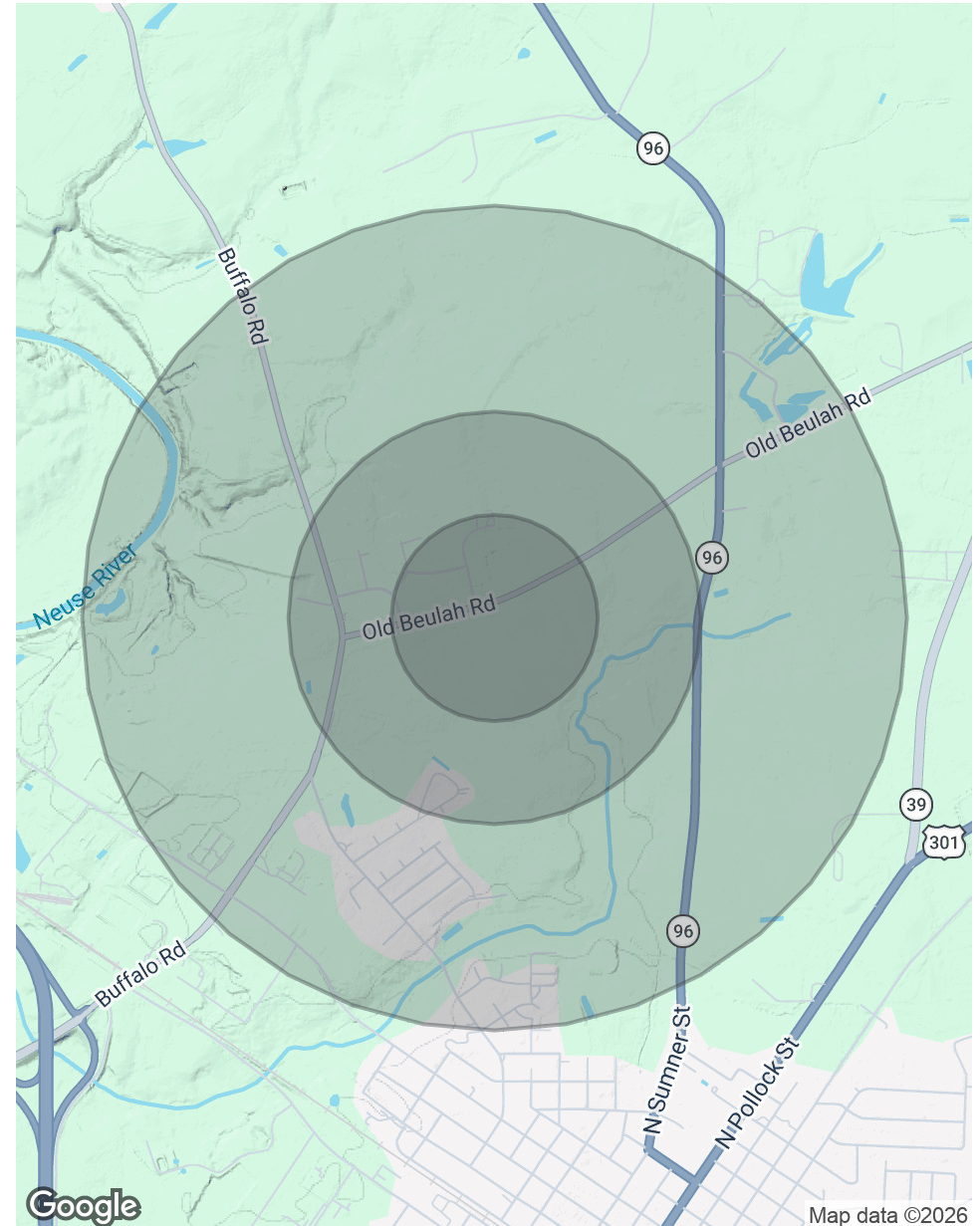
# FOR SALE 268 OLD BEULAH RD

POPULATION	0.25 MILES	0.5 MILES	1 MILE
Total Population	80	430	1,982
Average Age	33.4	29.3	29.6
Average Age (Male)	54.1	41.0	37.4
Average Age (Female)	34.3	30.1	29.4

HOUSEHOLDS & INCOME	0.25 MILES	0.5 MILES	1 MILE
Total Households	38	159	703
# of Persons per HH	2.1	2.7	2.8
Average HH Income	\$59,053	\$60,564	\$59,098
Average House Value	\$168,854	\$166,727	\$171,327

2023 American Community Survey (ACS)



## TERESA DAUGHTRY

Commercial Broker  
 919.669.4748  
 tdaughtrycommercial@gmail.com  
 NC #189895

