



2.3 Acres Commercial Land

Offering Price: \$500,000.00

1287 NC 50 S., Benson, NC 27504, NC

An exceptional commercial development opportunity is now available in Benson, North Carolina. This offering features a prime 2.3-acre commercial lot, conveniently located off of I-95, commercially zoned with exceptional visibility on highway 50. Close to downtown Benson. No wetlands present.



COMMERCIAL



COMMERCIAL

CENTURY 21 COMMERCIAL

PROPERTY SPECIFICATIONS



- Purchase Price: \$500,000
- Total Acreage: 2.3 Acres
- Property Type: Land
- Property Sub-Type: Light Industrial / Commercial
- Parcel #153920-81-8145
- Legal Description: Lot 3
42/257PIN ID#153920-81-8145
- Current Owner of Record:
HERIBERTO VAZQUEZ TORRES



Marguerite Greene
SVP COMMERCIAL
Century 21 Triangle Group
919-219-9312
mgreene@marccom.com



COMMERCIAL

CENTURY 21 COMMERCIAL

LOCATION & MARKET HIGHLIGHTS



- **Commercial Lot Advantage:** Situated on HWY 50. This parcel corresponds to 1287 NC 50 S, which sits right off the I-95 corridor just south of E. Main Street (NC-50 / US-301).
- **High-Traffic Commercial Corridor:** Traffic volume for this immediate section of NC Highway 50 averages approximately 4,500 to 7,500 Vehicles Per Day (VPD)
- **Strong Demographics:** Benson Median Household Income: \$67,102. Johnston County Median Household Income: \$89,217. The broader county average is significantly higher due to the massive influx of white-collar commuters working in the Raleigh-Durham Research Triangle. Growth Trend: Average household incomes in Benson have seen sharp year-over-year increases (exceeding 12%), driven by residential development spilling outward from Raleigh
- **Favorable Development Topography:** The parcel offers flat, highly usable acreage well-suited for construction.



Marguerite Greene
SVP COMMERCIAL
Century 21 Triangle Group
919-219-9312
mgreene@marccom.com

CENTURY 21
COMMERCIAL



COMMERCIAL.

CENTURY 21 COMMERCIAL.

ZONING & PERMITTED USES

The parcel 153920-81-8145 is zoned I-1, light industrial.

Permitted Uses:

- Self Storage
- Auto Shop
- Auto Sales
- Restaurant
- Office
- Medical
- Veterinarian
- Hospital
- Trade Business
- Contractors Office
- Club
- Bar
- Brewery
- Food Trucks
- Warehouse
- Gas Station
- Convenience Store
- Indoor & Outdoor Recreation

**CENTURY 21
COMMERCIAL.**



COMMERCIAL.

CENTURY 21 COMMERCIAL.

WATER & SEWER

The map indicates, town owned water and sewer utilities located in the area near the property.

The green line on the map indicates sewer main and the blue line represents the water main. The sewer main is pressurized, and would need to pump in order to utilize the town's sewer service.



A water and sewer assessment by the town would be necessary, annexation into town would be required in order to connect to town owned water and sewer utilities.

For additional questions contact:
Ray Adams
Utility Compliance Supervisor/ORC
Town of Benson Public Works Dept
Office: 919.894.3553 x 710

**CENTURY 21
COMMERCIAL.**



COMMERCIAL.

CENTURY 21 COMMERCIAL.

ABOUT BENSON



Benson, North Carolina, is experiencing a massive economic surge, transforming from a quiet, rural community of roughly 4,800 residents into one of the most attractive advanced manufacturing and logistics hubs on the East Coast. The town's momentum reached a turning point when Vulcan Elements selected Benson for a \$918 million investment to build the world's largest rare-earth magnet factory outside of China.

Benson's primary geographic asset is its location at the exact intersection of Interstate 95 (the East Coast's primary north-south shipping lane) and Interstate 40 (which runs coast-to-coast).



Marguerite Greene
SVP COMMERCIAL
Century 21 Triangle Group
919-219-9312
mgreene@marccom.com

**CENTURY 21
COMMERCIAL.**



COMMERCIAL.

CENTURY 21 COMMERCIAL.

DEMOGRAPHICS

- Benson Median Household Income: \$67,102.
- Johnston County Median Household Income: \$89,217.
- The broader county average is significantly higher due to the massive influx of white-collar commuters working in the Raleigh-Durham Research Triangle.
- Growth Trend: Average household incomes in Benson have seen sharp year-over-year increases (exceeding 12%), driven by residential development spilling outward from Raleigh



Marguerite Greene
SVP COMMERCIAL
Century 21 Triangle Group
919-219-9312
mgreene@marccom.com

**CENTURY 21
COMMERCIAL.**



COMMERCIAL.

CENTURY 21 COMMERCIAL.

THE STRATEGIC LOGISTICS HUB

In economic development and industrial planning, the town of Benson, NC, has transformed into a major national corporate focal point. It recently attracted the world's largest rare-earth magnet factory outside of China via a \$918 million investment by Vulcan Elements.

Why it is attractive to businesses:

Perfect Crossroads Location: It sits directly at the intersection of I-95 (the East Coast's main logistics corridor) and I-40, putting 70% of U.S. and Canadian markets within overnight trucking distance.

Tech Ecosystem Proximity: Benson sits just minutes away from Raleigh-Durham's famous Research Triangle Park, giving companies instant access to world-class university talent and advanced research labs.

Aggressive Business Incentives: As a right-to-work zone, the Town of Benson offers generous state development zone tax credits, low corporate tax rates, and startup grants.



Marguerite Greene
SVP COMMERCIAL
Century 21 Triangle Group
919-219-9312
mgreene@marccom.com

**CENTURY 21
COMMERCIAL.**



COMMERCIAL.

CENTURY 21 COMMERCIAL.

LOCATION



Marguerite Greene
SVP COMMERCIAL
Century 21 Triangle Group
919-219-9312
mgreene@marccom.com

**CENTURY 21
COMMERCIAL.**