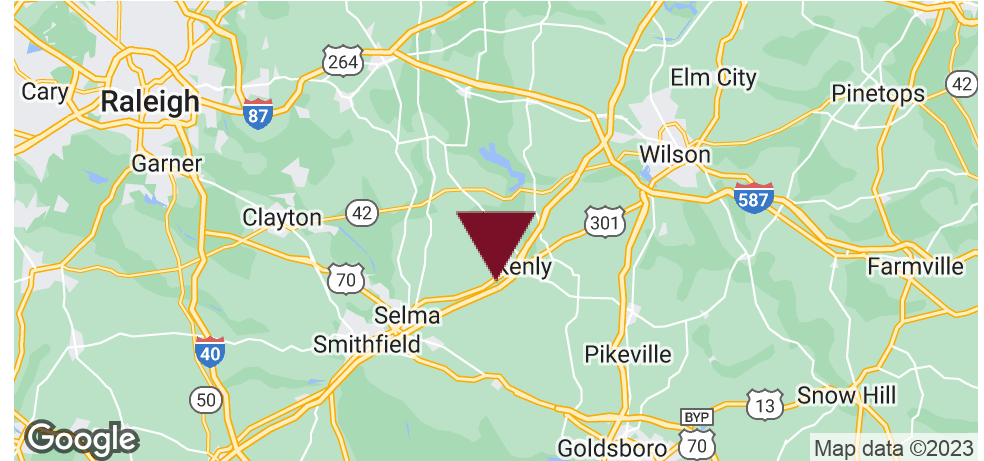


LAND FOR SALE • INTERSTATE HWY COMMERCIAL

I-95 • 1758 PRINCETON-KENLY RD, KENLY NC 27542



OFFERING SUMMARY

Sale Price:	\$2,474,550
Parcel Size:	10.998 Acres
Zoning:	B-3
Market:	Raleigh-Durham
Submarket:	Johnston County
Traffic Count:	34,000
Price / SF:	\$5.17

PROPERTY OVERVIEW

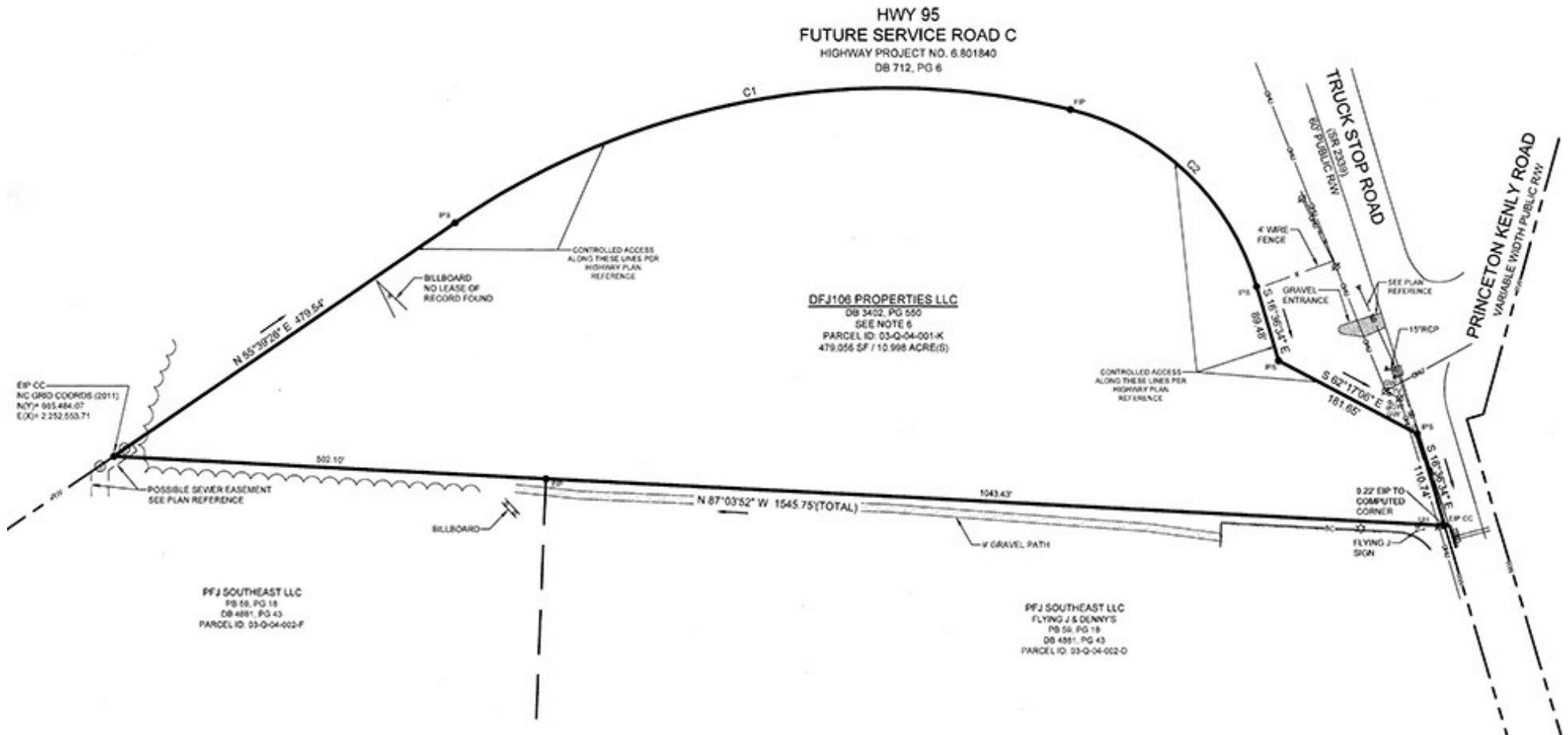
This 10.998 acre Property is located along I-95 at Exit 106, Truck Stop Rd/Princeton-Kenly Rd between Smithfield and Kenly. A Pilot Flying J Travel Center is adjacent to it on the East side. The site is an open farm field with easy access and great visibility from the interstate. It is in the Town of Kenly for planning, zoning, permitting and water and sewer service. The high volume interstate coupled with the Pilot Travel centers on both the Princeton-Kenly Rd and Truck Stop Rd sides of I-95 provide high traffic flow to support commercial development.

PROPERTY HIGHLIGHTS

- I-95 2020 AADT - 34,000
- Adjacent Pilot Flying J Travel Center is averaging approximately 350,000 visits annually (see Placer.ai data)
- Town of Kenly water and sewer services are available to the site, subject to Tap Fees.
- Duke Power
- Billboard on Property conveys with sale

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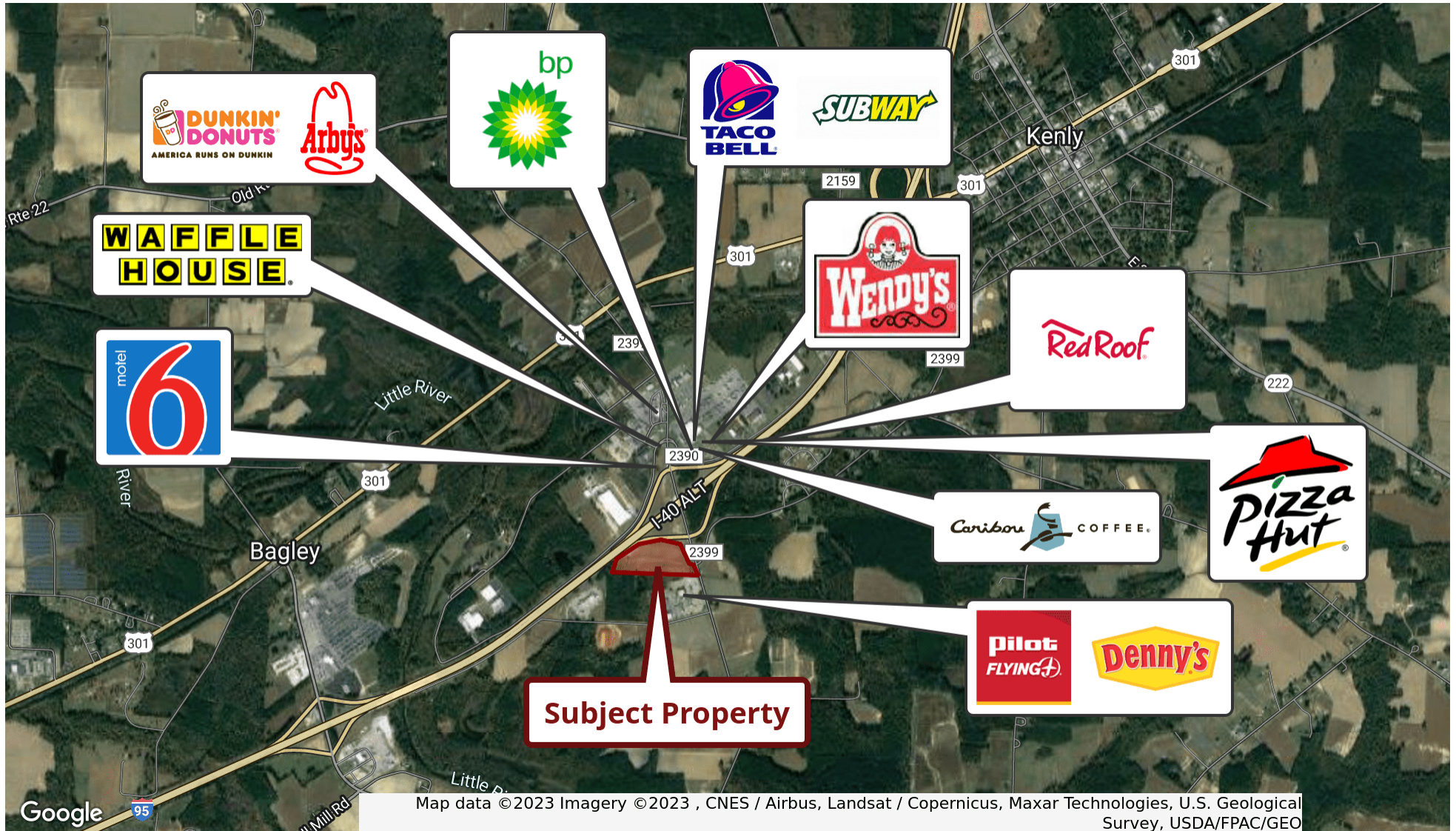
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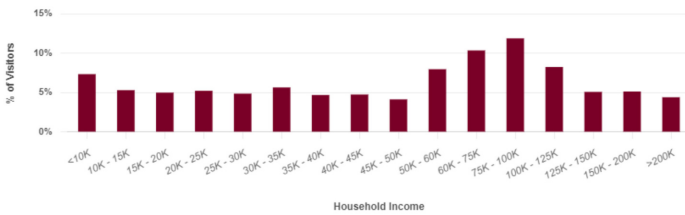


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Household Income

Pilot Travel Centers
1800 Princeton Kenly Rd, Kenly, NC 27542



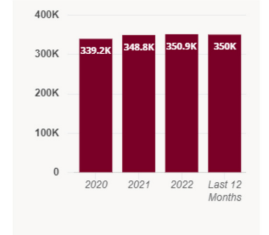
Average Income	73K
Median Income	54K

Feb 1st, 2022 - Jan 31st, 2023
Data provided by Placer Labs Inc. (www.placer.ai)



Visits Trend

Pilot Travel Centers
Princeton Kenly Rd, Kenly, NC

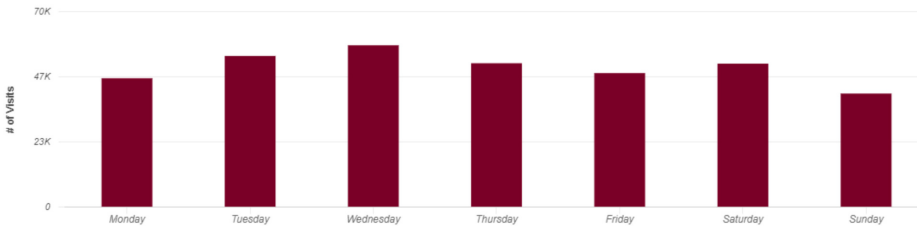


Weekly | Visits | Feb 1st, 2022 - Jan 31st, 2023
Data provided by Placer Labs Inc. (www.placer.ai)



Daily Visits

Pilot Travel Centers
1800 Princeton Kenly Rd, Kenly, NC 27542

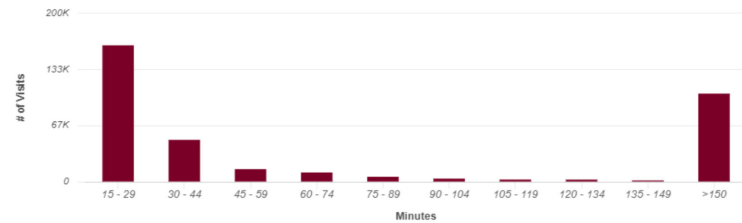


Visits | Feb 1st, 2022 - Jan 31st, 2023
Data provided by Placer Labs Inc. (www.placer.ai)



Length of Stay

Pilot Travel Centers
1800 Princeton Kenly Rd, Kenly, NC 27542



Average Stay	195
Median Stay	35

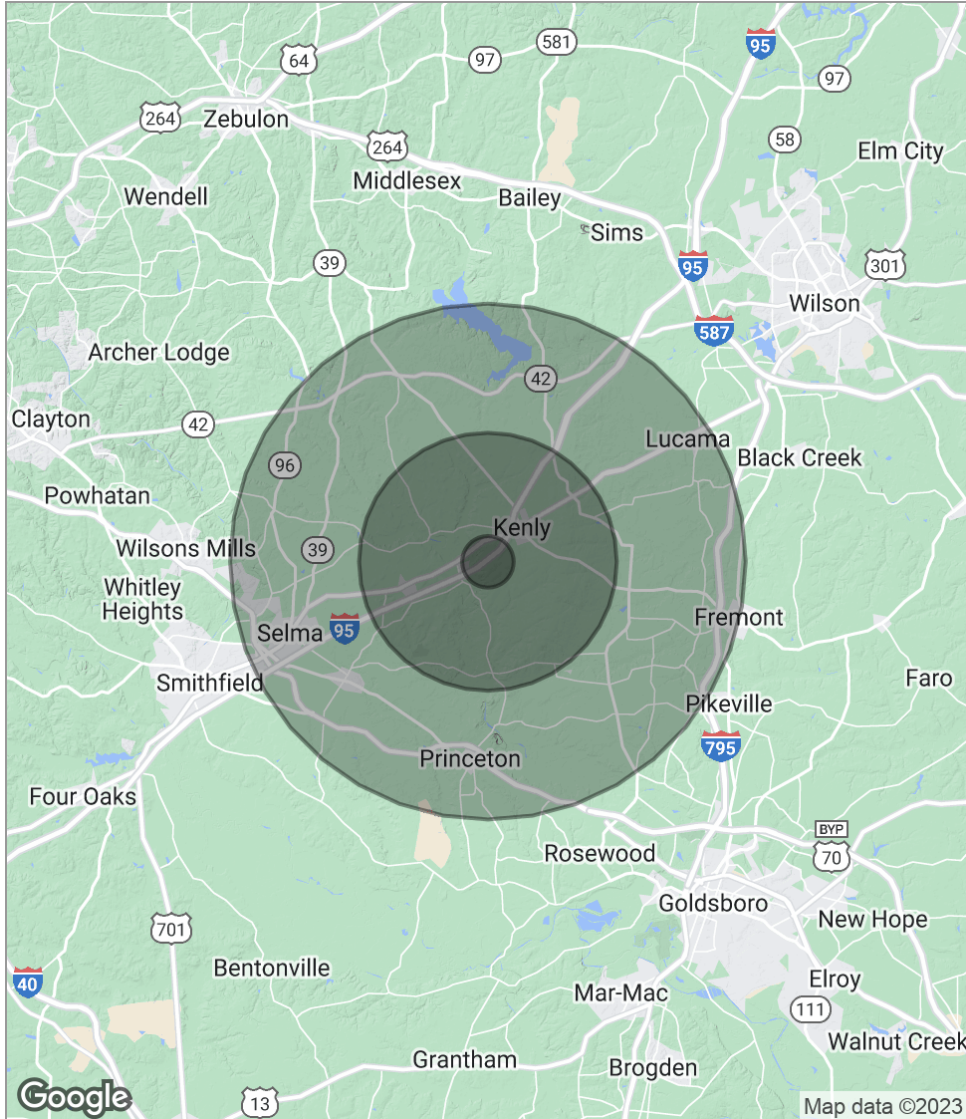
Visits | Feb 1st, 2022 - Jan 31st, 2023
Data provided by Placer Labs Inc. (www.placer.ai)



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POPULATION

	1 MILE	5 MILES	10 MILES
Total population	341	8,229	42,662
Median age	42.2	41.8	38.6
Median age (Male)	41.6	40.8	36.8
Median age (Female)	43.6	43.7	40.2

HOUSEHOLDS & INCOME

	1 MILE	5 MILES	10 MILES
Total households	131	3,188	16,201
# of persons per HH	2.6	2.6	2.6
Average HH income	\$49,893	\$49,859	\$49,122
Average house value			\$139,634

* Demographic data derived from 2020 ACS - US Census