

Light Industrial Space For Sale

105 N Sharpe St
Selma, NC 27576





TABLE OF CONTENTS

3	Property Highlights
4	Parcel Map
5	Site Plan
6	Floor Plans
8	Property Photos
10	Area Map
11	Aerials
13	Amenities Map
14	Market Overview
15	Demographic Overview

KEY HIGHLIGHTS

- Nearby Distance to Downtown Selma
- Fenced in secured outdoor yard and parking
- Can accomodate large trucks
- 9 Minutes to Bus. HWY 70
- **Near Eastfield Crossing:** A 2.8 million sqft master planned mixed-use development comprised of a business park, retail, medical, professional space, hospitality, entertainment, as well as senior living.

PROPERTY HIGHLIGHTS

Sale Price	\$770,000
Lot Size	0.53 acres
Building Size	11,089 SF Total 10,010 SF Ground Floor SF 1,079 SF Second Floor
Use	Industrial
Zoning	I-1
Drive-ins	5 drive in doors



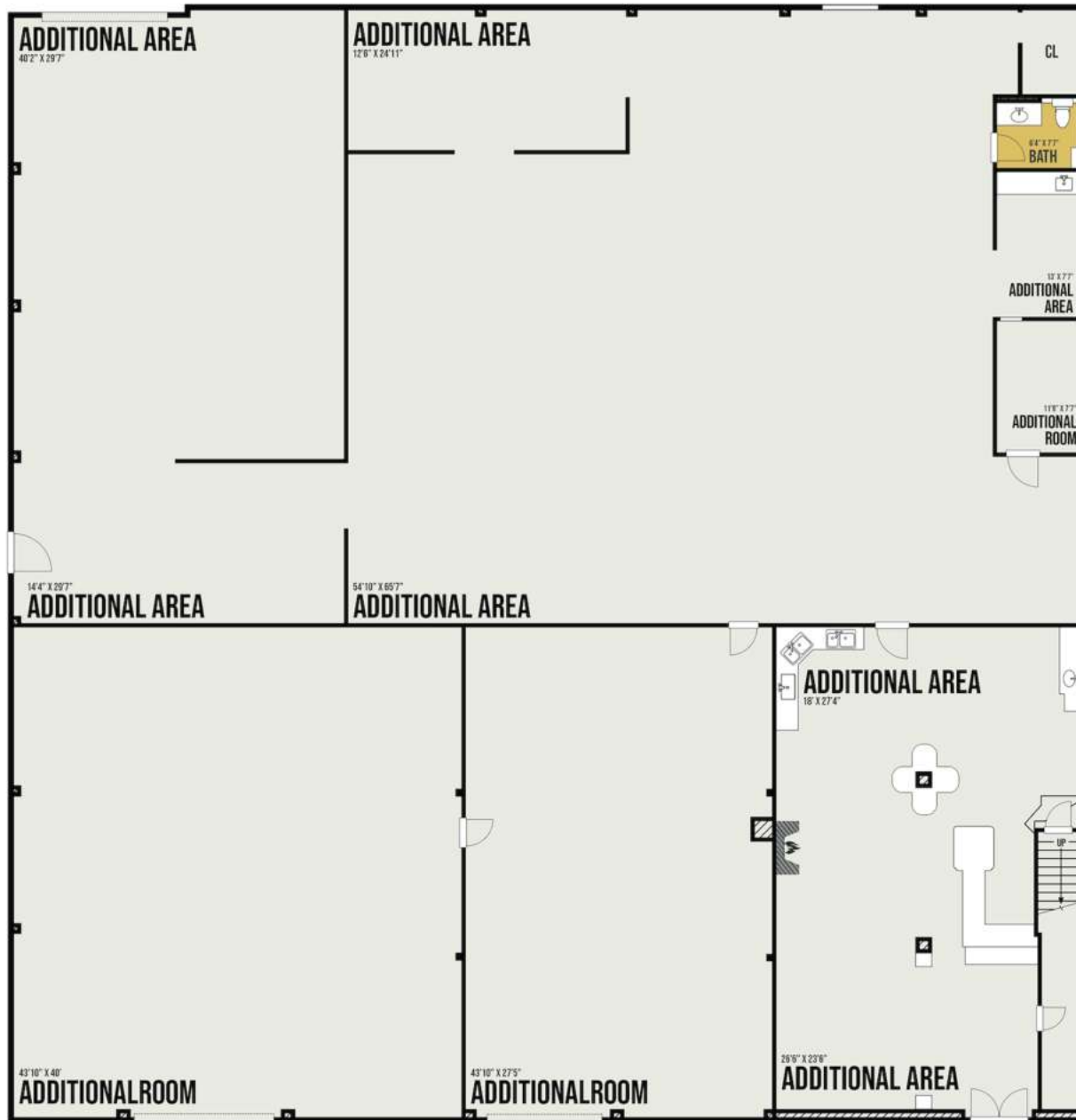
PARCEL MAP



SITE PLAN



FLOOR PLAN



GROUND FLOOR
10,010 SF

FLOOR PLAN

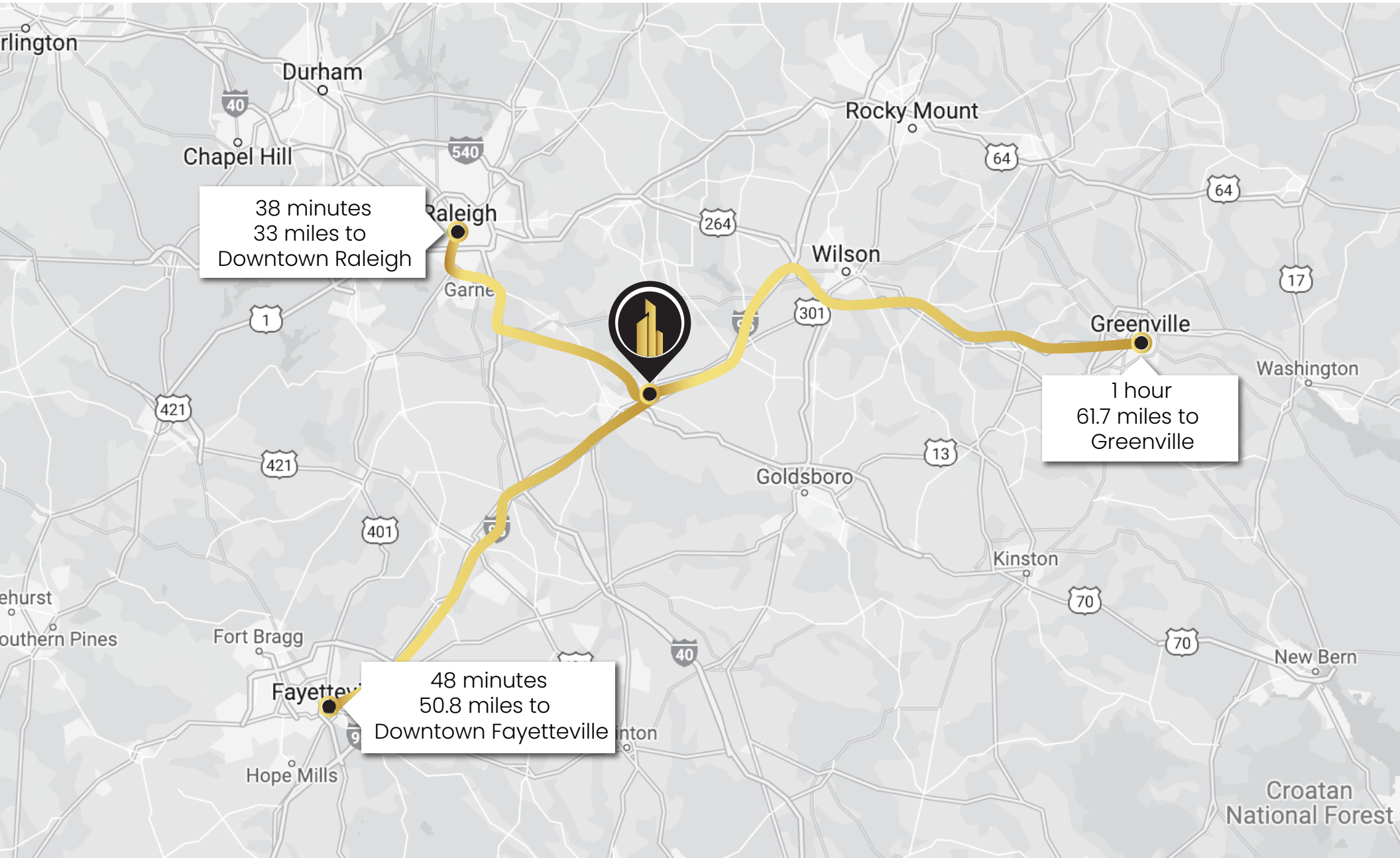


SECOND FLOOR
1,079 SF





AREA MAP



AERIAL LOOKING SOUTHWEST



Dr. W.L.K. Way

Pollock St

Webb St

Shapp St

Waddell St



AERIAL LOOKING NORTH



Pollack St

Wardell St

Webb St

Sharpe St



SELMA ELEMENTARY SCHOOL



FAMILY DOLLAR



Walmart



DOLLAR TREE



CAROLINA PREMIUM OUTLETS
A SIMON CENTER

SELMA NC



Selma is a town in Johnston County, North Carolina and is part of the Raleigh-Durham-Cary Combined Statistical Area. The area has a population over 1.7 million residents, though the town of Selma is able to maintain its rural character. Selma is bordered to the southwest by Smithfield, the county seat, and to the northwest by Wilson's Mills.

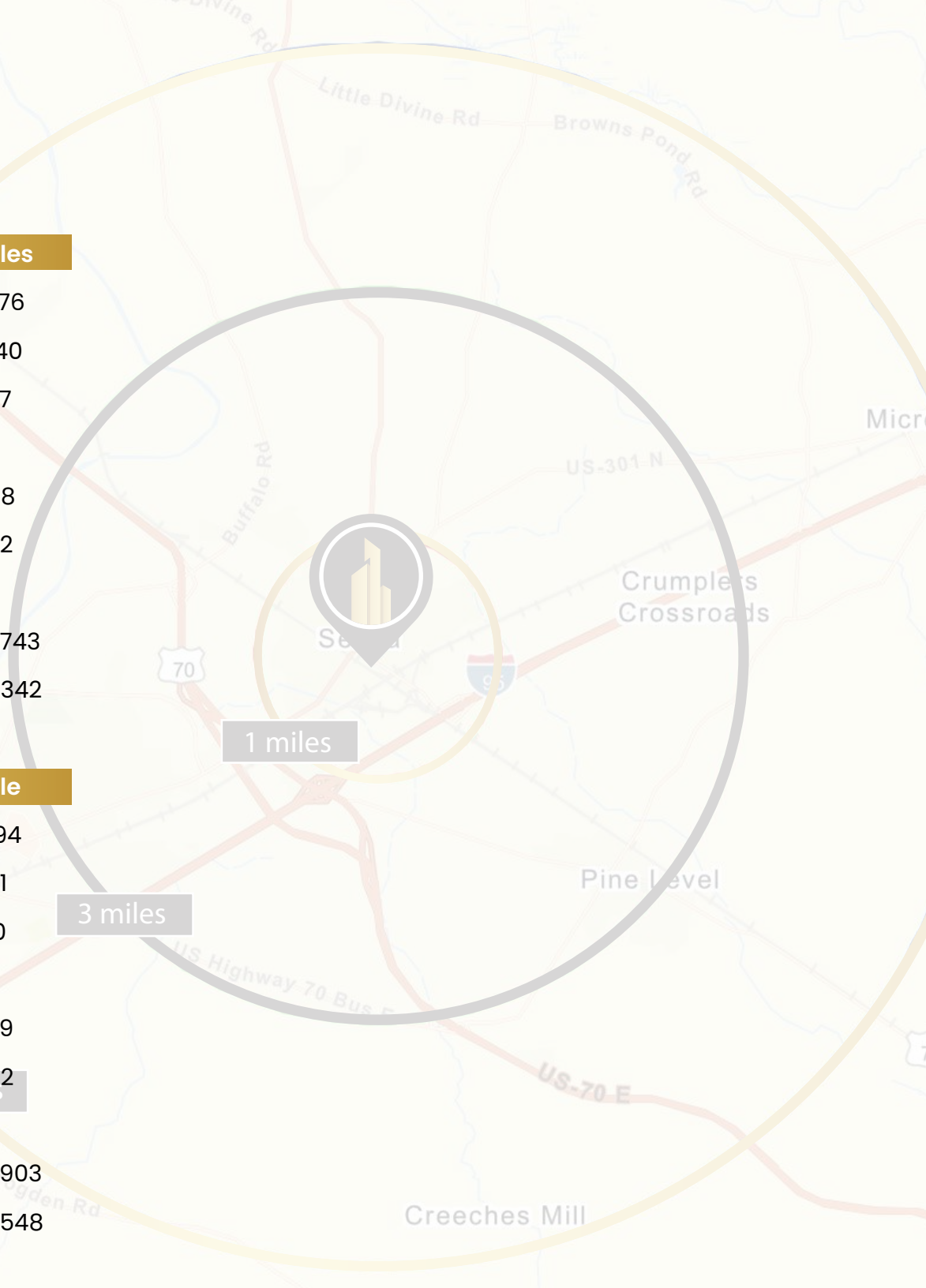
On May 1, 1867, lots were sold around a newly established station on the North Carolina Railroad. From those lots, the town was built and considered a railroad town for many decades. Selma was officially chartered as a town on February 11, 1873. The town recently renovated its 1924 passenger depot, which has Amtrak service. The town is also home to the Mitchener Station, which was built in 1855 and is thought to be the oldest surviving train station in North Carolina. After Interstate 95 was built in the late 1950s, the town experienced growth due to its location next to the interstate. Today, there are many hotels and restaurants located in the area thanks to the traffic from I-95.

The town enjoys easy access to I-95 and US Route 301 and is just 30 miles to Raleigh. Amtrak passenger trains stop at the historic Selma Union Depot and offers service to Charlotte, New York City, Savannah, and intermediate points. The Johnston County Area Transit System (JCATS) is a coordinated transit system that provides transportation services in Selma and throughout Johnston County.

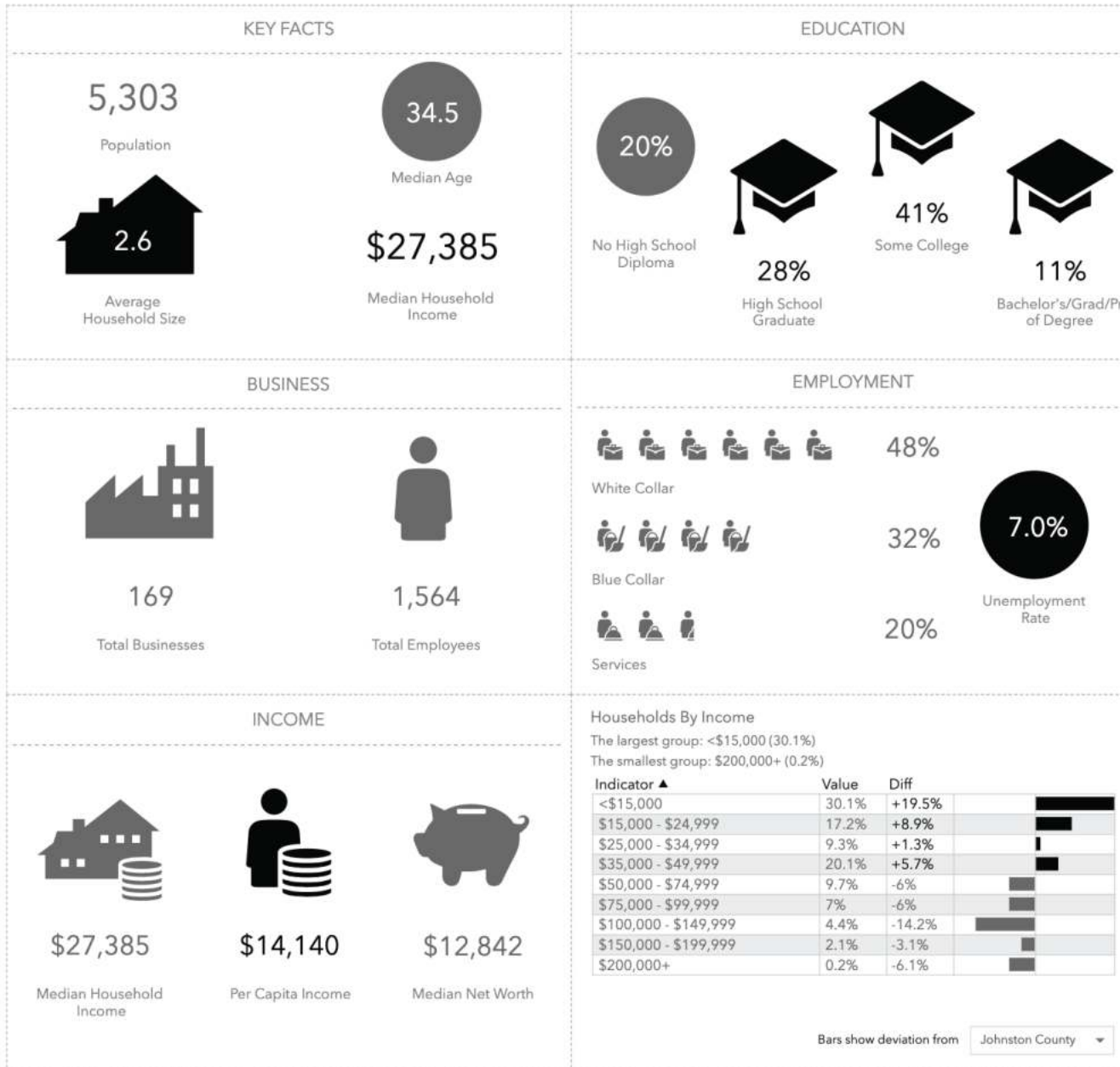
DEMOGRAPHIC OVERVIEW

2021 Summary	1 Mile	3 Miles	5 Miles
Population	5,303	12,152	27,976
Households	1,999	4,722	10,440
Families	1,263	3,013	6,677
Average Household Size	2.65	2.54	2.59
Owner Occupied Housing Units	910	2,565	6,098
Renter Occupied Housing Units	1,089	2,157	4,342
Median Age	34.5	37.3	38.6
Median Household Income	\$27,385	\$37,279	\$38,743
Average Household Income	\$38,611	\$53,976	\$55,342

2026 Summary	1 Mile	3 Mile	5 Mile
Population	5,655	13,118	30,194
Households	2,126	5,098	11,261
Families	1,336	3,231	7,160
Average Household Size	2.66	2.54	2.59
Owner Occupied Housing Units	980	2,840	6,709
Renter Occupied Housing Units	1,146	2,258	4,552
Median Age	35.1	38.0	39.4
Median Household Income	\$32,025	\$40,662	\$42,903
Average Household Income	\$43,889	\$61,867	\$63,548



DEMOGRAPHIC OVERVIEW



CONTACT

Keith Bashi

Keith@cityplat.com
919.520.9634

CityPlat

www.cityplat.com
919.650.2643

107 Fayetteville St
Raleigh, NC 27601

CONFIDENTIALITY DISCLAIMER

The information contained in this Offering Memorandum is proprietary and strictly confidential. It is intended to be reviewed only by the party(ies) receiving it from CityPlat, LLC and should not be made available to any other person or entity without the written consent of CityPlat, LLC. If you are not the intended recipient, you are hereby notified that any retention, dissemination, duplication, forwarding, copying or taking any action in reliance on the contents of this information is strictly prohibited. If you receive this Offering Memorandum in error, whether in electronic or printed form, please notify the sender and destroy the document.

This Offering has been prepared to provide a summary of unverified information to prospective purchasers, and to establish only a preliminary level of interest in the subject property. The information contained herein is not a substitute for a thorough due diligence investigation.

CityPlat, LLC has not made any investigation, and makes no warranty or representation, with respect to the income or expenses for the subject property, the future projected financial performance of the property, the size and square footage of the property and improvements, the presence or absence of contaminating substances, PCB's or asbestos, the compliance with state and federal regulations, the physical condition of the improvements thereon, or the financial condition or business prospects of any tenant, or any tenant's plans or intentions to continue its occupancy of the subject property.

The information contained in this Offering has been obtained from sources we believe are reliable; however, CityPlat, LLC has not verified, and will not verify, any of the information contained herein, nor has CityPlat, LLC conducted any investigation regarding these matters and makes no warranty or representation whatsoever regarding the accuracy or completeness of the information provided.