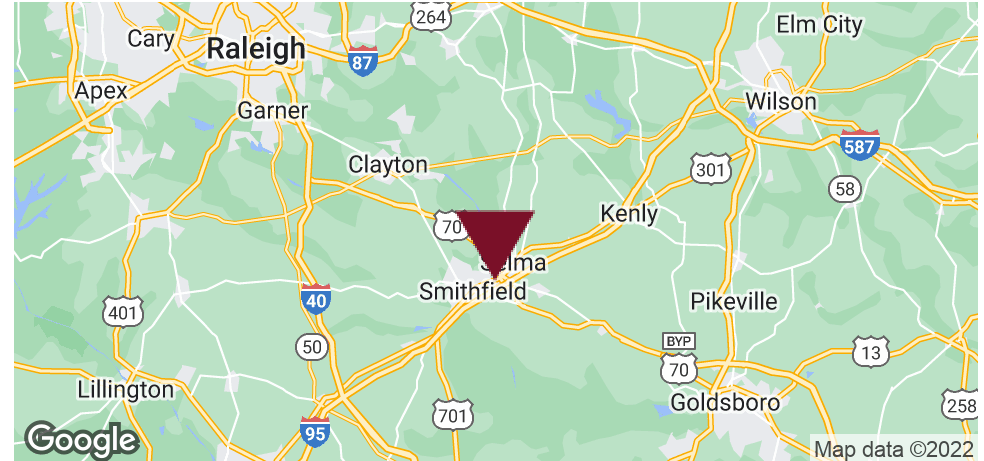


DEVELOPMENT OPPORTUNITY

1671 OUTLET CENTER DRIVE, SELMA, NC 27576



OFFERING SUMMARY

Sale Price:	\$1,749,900
Lot Size:	5.17 Acres
Zoning:	IB-Interstate Business.
Market:	Raleigh/Durham
Submarket:	Johnston County
Traffic Count:	10,000
Price / SF:	\$7.77

PROPERTY OVERVIEW

This 5.17 Acres tract consists of two parcels in an excellent location at the I-95/US 70 Interchange (Exit 97) and ready to be developed for hotels, retail, restaurants, or any other commercial businesses. It is next to La Quinta Inn & Suites, 1/4 Mile from the Carolina Premium Outlets, Eastern North Carolina's premier shopping destination, 2.5 miles from Eastfield Crossing Business Park, 30 minutes from Raleigh and 30 minutes from Goldsboro. Property has easy access from I-95, Business 70, and Outlet Center Drive. This corridor is undergoing redevelopment and is a restaurant hub with Dunkin Donuts, Kentucky Fried Chicken, Hardee's, Popeye's, Wendy's, Cook Out, Waffle House and hotels La Quinta Inn, Quality Inn, and Econo Lodge. Census reports show 7-9 million visitors per year to the area.

PROPERTY HIGHLIGHTS

- Off Exit 97 interchange on I-95 in Selma, NC
- I-95 has 43,00 AADT
- US 70 has 26,000 AADT
- Outlet Center Dr. has 7,900 AADT
- Water and sewer

DEVELOPMENT OPPORTUNITY

1671 OUTLET CENTER DRIVE, SELMA, NC 27576



1671 Outlet Center Drive-5.17 acres

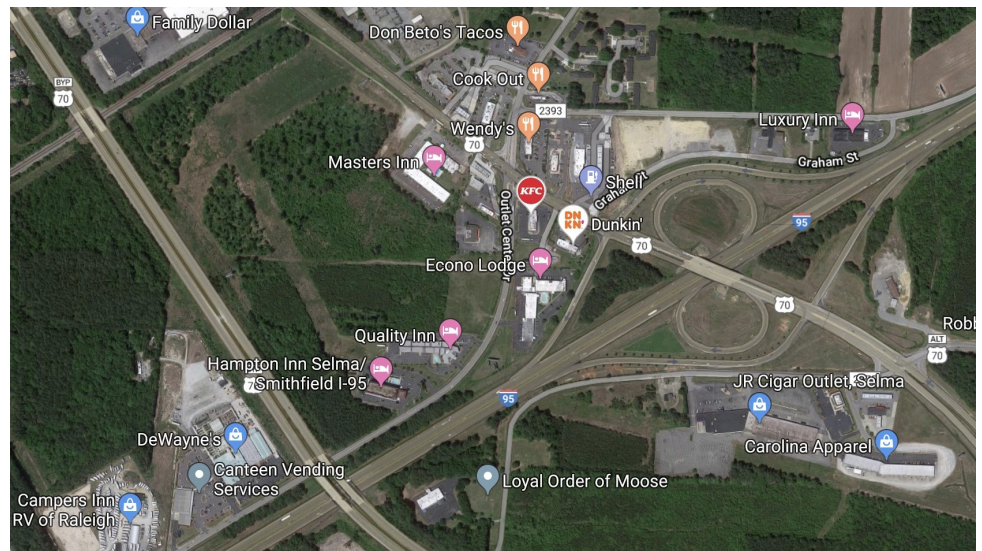
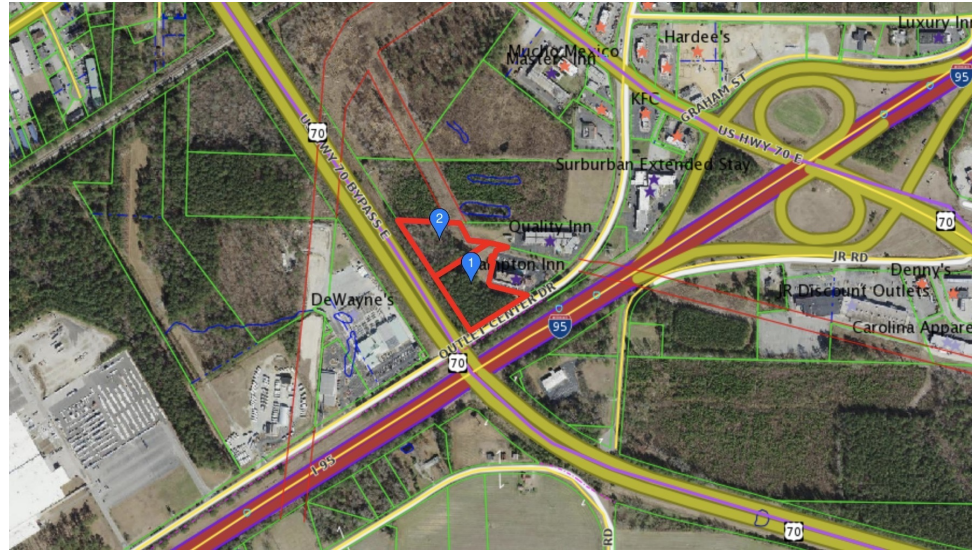
TRAFFIC COUNT	
Traffic Count	10,000
Traffic Count Street	Outlet Center Drive
Traffic Count Frontage	9300

Google

Imagery ©2021 , Maxar Technologies, U.S. Geological Survey, USDA Farm Service Agency

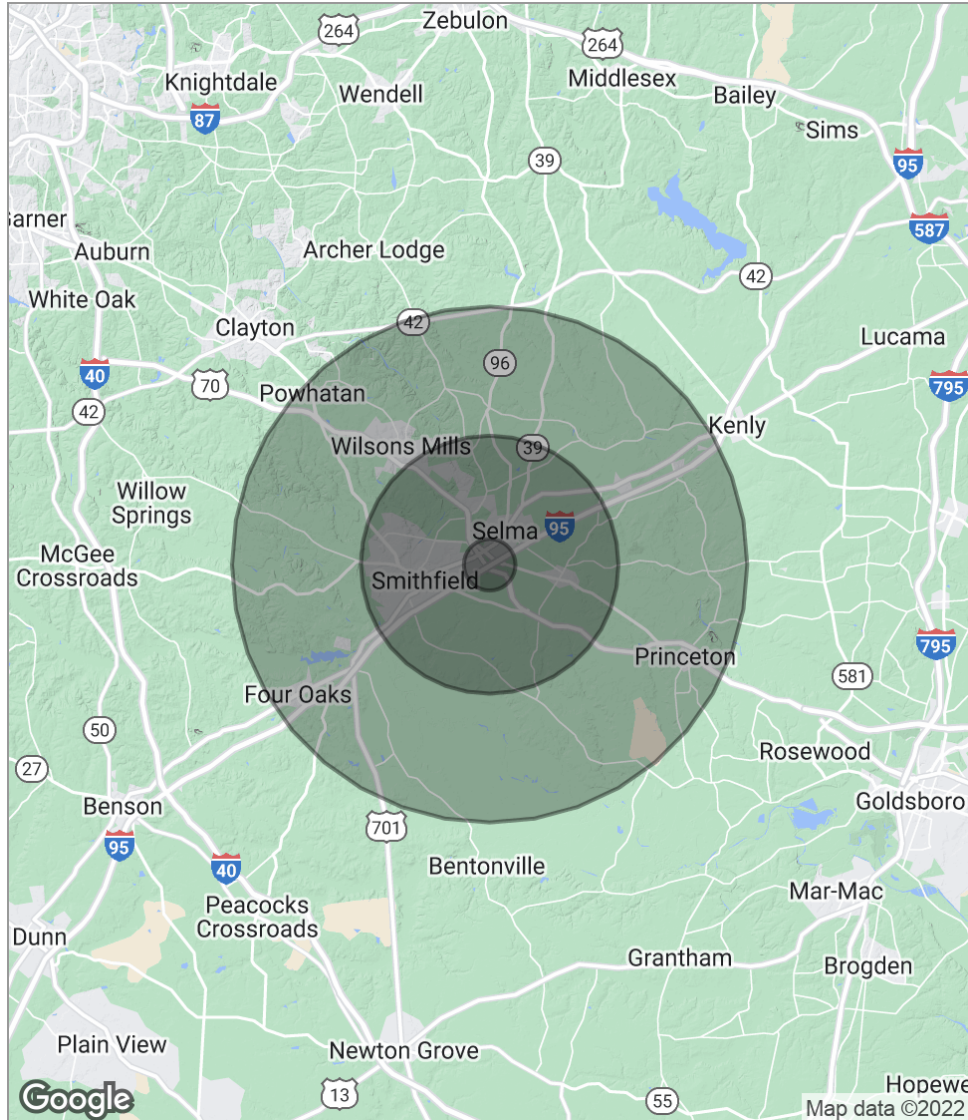
DEVELOPMENT OPPORTUNITY

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DEVELOPMENT OPPORTUNITY

1671 OUTLET CENTER DRIVE, SELMA, NC 27576



POPULATION

	1 MILE	5 MILES	10 MILES
Total population	1,259	21,837	62,884
Median age	42.5	39.9	38.1
Median age (Male)	36.2	36.7	36.2
Median age (Female)	46.9	42.5	39.7

HOUSEHOLDS & INCOME

	1 MILE	5 MILES	10 MILES
Total households	513	8,592	23,709
# of persons per HH	2.5	2.5	2.7
Average HH income	\$47,371	\$50,220	\$54,354
Average house value		\$168,818	\$181,119

* Demographic data derived from 2020 ACS - US Census