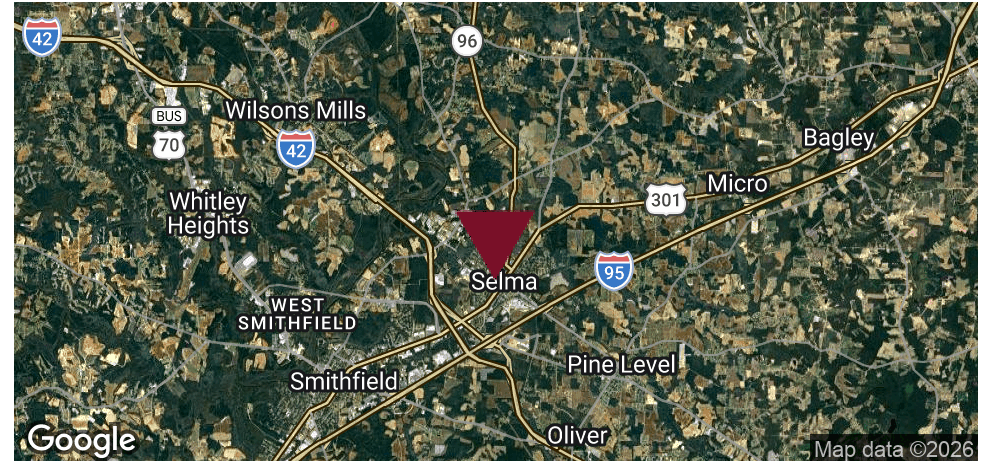


HISTORIC DOWNTOWN REDEVELOPMENT OPPORTUNITY

103 W ANDERSON ST, SELMA, NC 27576



OFFERING SUMMARY

Sale Price:	\$174,900
Lot Size:	0.31 Acres
Year Built:	1925
Building Size:	3,050
Zoning:	CB
Market:	Raleigh-Durham
Submarket:	Johnston
Price / SF:	\$57.34

PROPERTY OVERVIEW

Located in the heart of downtown Selma, 103 W. Anderson Street presents a unique redevelopment opportunity for investors seeking long-term upside in one of Johnston County's growing markets. Built in 1925, this historic commercial property is registered within the National Register of Historic Places and is located in a federally designated Opportunity Zone, potentially offering valuable tax advantages for qualified investors. Zoned CB (Central Business), the property allows for a variety of commercial or mixed-use redevelopment possibilities. The building has already been demoed to shell condition, creating a blank slate for redevelopment while preserving its historic character. Seller-provided materials include structural design plans and limited structural inspection reports for the wood framing and masonry. Selma continues to see growth driven by its proximity to the Raleigh market, expanding residential development, and ongoing downtown revitalization efforts. Area demographics project continued population and household growth, supporting long-term investment potential.

PROPERTY HIGHLIGHTS

- Historic property on the National Register of Historic Places
- Located within a federally designated Opportunity Zone
- Ideal for mixed-use, retail, office, restaurant, or creative redevelopment

HISTORIC DOWNTOWN REDEVELOPMENT OPPORTUNITY

103 W ANDERSON ST, SELMA, NC 27576



HISTORIC DOWNTOWN REDEVELOPMENT OPPORTUNITY

103 W ANDERSON ST, SELMA, NC 27576



HISTORIC DOWNTOWN REDEVELOPMENT OPPORTUNITY

103 W ANDERSON ST, SELMA, NC 27576

POPULATION	1 MILE	3 MILES	5 MILES
Total Population	3,948	13,425	29,611
Average Age	36.4	39.1	39.7
Average Age (Male)	37.5	39.4	39.9
Average Age (Female)	35.7	39.8	39.1

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	1,738	5,262	10,784
# of Persons per HH	2.3	2.6	2.7
Average HH Income	\$45,547	\$60,741	\$68,293
Average House Value	\$150,928	\$188,968	\$210,019

2023 American Community Survey (ACS)

