

S WALTON DR ASSEMBLAGE

308 S. WALTON DR
BENSON, NC 27504

CUB ROAD

±10.07 ACRES
FOR SALE



S WALTON DRIVE

LAND FOR SALE

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LAND FOR SALE

S. WALTON ASSEMBLAGE

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SITE DETAILS

- Assemblage of 10.07 Acres for Sale
- Located on S. Walton Drive near the intersection of I-95 and E. Main Street
- Parcel ID numbers: 01E09068S*
01E09068C
01E09061A
01E09068A
- Parcel 01E09068S* zoned for high density housing
- Utilities on site
- Zoning: Highway-Business (B-3)
- Future land use: High density residential and commercial, Suitable for a variety of commercial uses including retail, dining, and office
- Adjacent to a Holiday Inn Express & Suites with 95 rooms and Hampton Inn with 89 rooms
- Potential for multiple access points via S. Walton Drive and Cub Road
- Easy access to I-95 (Exit 79) and Downtown Benson, .9 miles from I-40
- Exit 97 undergoing reconfiguration as part of I-95 widening from 4 lanes to 8, Exit 97 off loop to be replaced with off ramp
- Pricing: \$2,190,000



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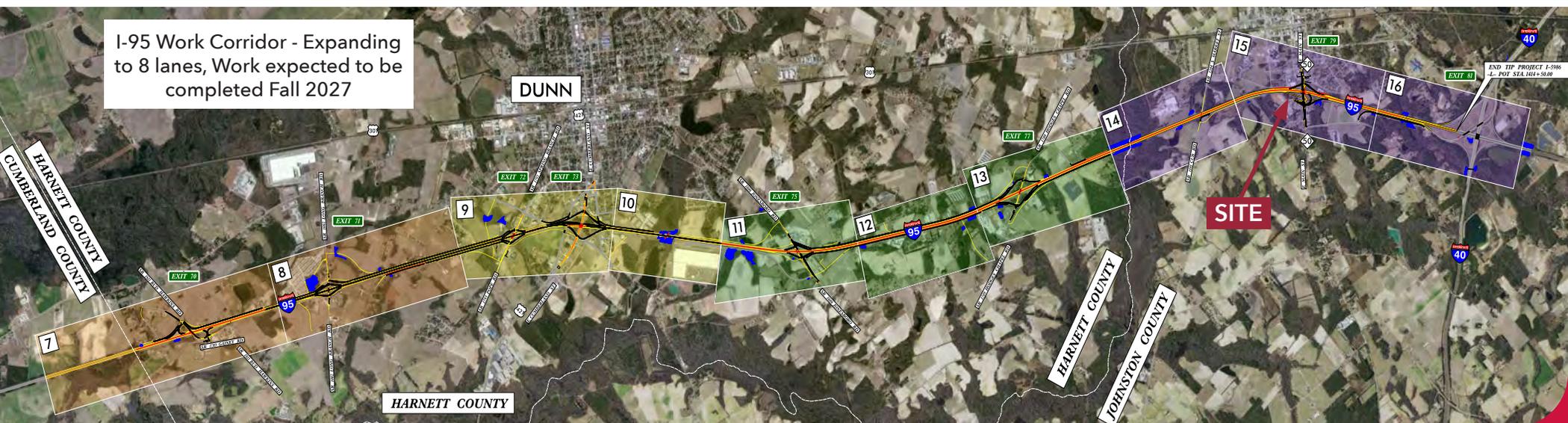
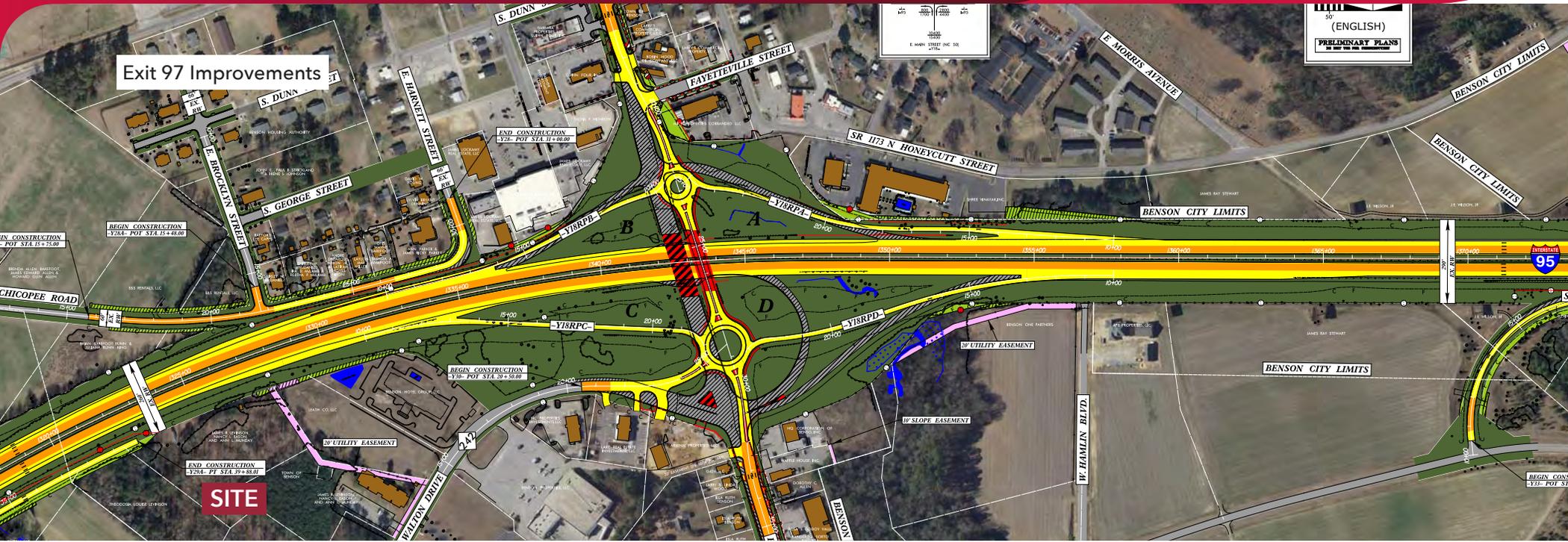
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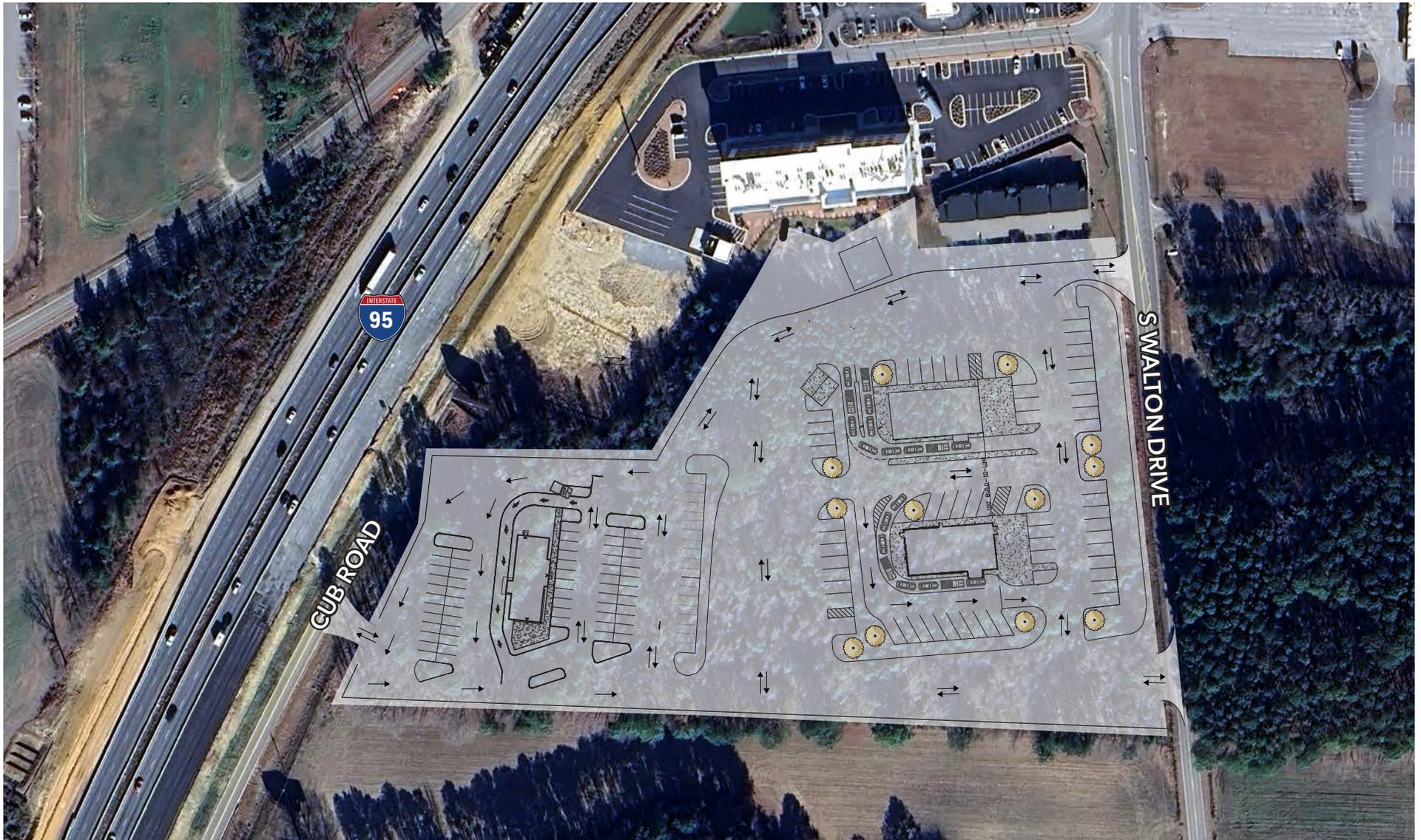
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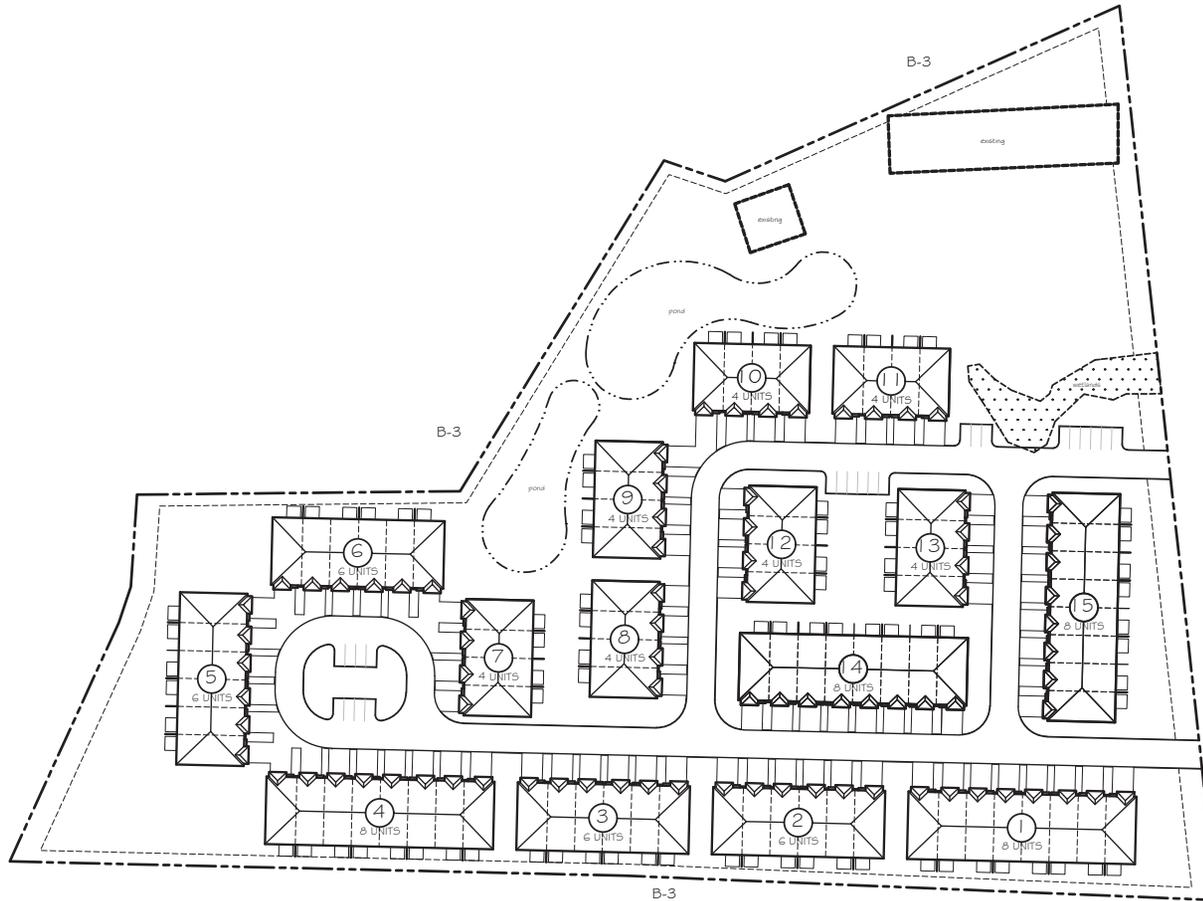


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CONCEPTUAL PLAN FOR RETAIL/COMMERCIAL USE



CONCEPTUAL PLAN FOR TOWNHOMES



October 29, 2024

This plan is a graphic representation and should be utilized for discussion purposes only. The plan approximates existing conditions relating to property boundaries. Plan components may change based upon regulatory and municipal regulations and requirements at time of approvals and/or development activity.
 Not for construction.

TABULATIONS: existing zoning B-3 & R-TH

RESIDENTIAL PARCEL	± 1.1 ACRES
TOWN-HOMES 24x58'	
TOWN-HOMES 26x58'	
84 RESIDENTIAL UNITS PROPOSED (8 units per building max.)	
4 BUILDINGS x 8 UNITS	
4 BUILDINGS x 6 UNITS	
7 BUILDING x 4 UNITS	
PARKING - 168 PARKING SPACES REQUIRED	
4 BUILDINGS - 64 PARKING SPACES	
EACH BUILDING 2-4 BEDROOMS, 6-3 BEDROOMS	
16 PARKING SPACES PER BUILDING (64)	
4 BUILDINGS - 48 PARKING SPACES	
each building 2-4 bedrooms, 4-3 bedrooms	
12 parking spaces per building (48)	
7 BUILDINGS - 56 PARKING SPACES	
each building 2-4 bedrooms, 2-3 bedrooms	
8 parking spaces per building (56)	
23 GUEST PARKING SPACES	
PARKING - 191 PARKING SPACES PROVIDED	
19x9' typical parking space	
24'-0" typical drive aisle	
planting island every 10 parking spaces	
POND	
±.55 ACRES provided	
OPEN SPACE	
12.5% OF PARCEL AREA (net)	
± 1.38 ACES minimum	
± 2.0 ACRES provided	
+ 1.87 ACTIVE	
± 1.13 PASSIVE (wetland)	
20'-0" & 10'-0" perimeter buffers (class A & C)	
20'-0" streetyard	
20'-0" between buildings	
PLEASE NOTE:	
1. NO EXISTING TOPOGRAPHY	
2. NO EXISTING TREE SURVEY	
3. WETLAND SHOWN IS PRELIMINARY DELINEATION	
4. NO FLOODWAY INFORMATION	
5. ACCESS AS SHOWN	

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CONCEPTUAL PLAN FOR TOWNHOMES



Parcel ID: 5913, 1953, 1602, 5697
Site Acreage: 10.07 AC
Existing Zoning: R-TH, B-3
Proposed Zoning: R-6
Total Parking Spaces: 260
Density Allowed (R-6): 12 units/ AC
Proposed Density (R-6): 9.25 units/ AC
(not including ex. Condo's)

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10.07 ACRE SITE

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DEMOGRAPHICS

	3 Mile	5 Miles	10 Miles
Population	6,988	15,122	63,522
Average HH Income	\$74,696	\$82,242	\$84,739
No. of Businesses	376	546	2,257
No. of Employees	2,595	4,091	19,618
Daytime Population	7,660	13,476	56,075

Source: ESRI 2025

TRAFFIC COUNTS

62,500 Cars per day on I-95
6,600 Cars per day on E Main St
5,400 Cars per day on S Walton Dr

Source: NC DOT 2023



Presented by:

Grier Godwin

Broker

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