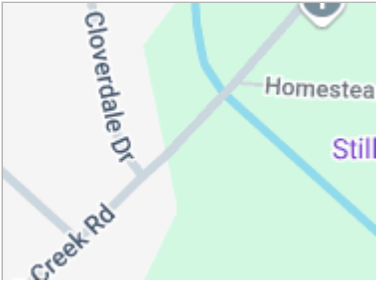


LISTING INFO



Property Type COMMERCIAL SALE
Property Sub Type Unimproved Land
Unparsed Address 00 Lexi Court, Smithfield, NC 27577
List Price \$1,400,000
Status Active
Listing Contract Date 2/21/2025
Property Leased YN No
Years Owned 1 or More Year(s)
Listing Agreement Exclusive Right To Sell
Listing Service Full Service
MLS # 10077951
MLS # 10077951



ADDRESS & LOCATION INFO

Address	00 Lexi Court	City Limits YN	No
County	Johnston	City	Smithfield
State	NC	Postal Code	27577
Lot Number	2	Country	US
Cumulative DOM	3		

MARKETING & REMARKS

Directions From either Swift Creek Road or Business 70, take Citation Lane. Lexi Court is not known to GoogleMaps. It appears in GoogleMaps as an extension of Citation Lane. The 9.25-acre lot is at the dead end of the road, as well as on the left. The 2.27-acre lot is on the right.

Public Remarks The larger of two adjacent lots for sale in a well-developed industrial park in Johnston County between Clayton and Smithfield. Just off business 70, three minutes to Johnston Regional Airport; short distances to I-40 and I-95. The property benefits from the county's rapid growth and expanding business base, including from biotech, pharmaceuticals, and agribusiness. The cost of doing business and housing costs are both lower than in many other parts of the Triangle. Johnston Community College's workforce development office, ten minutes away, partners with local businesses for helping to address labor needs.

Private Remarks This parcel of 9.25 acres can be purchased with the adjacent 2.27 acres, which is for sale by the same owner. The property is in the Smithfield ETJ. The area is subject to airport noise. The other roads in the development are public. This road is not, but the seller has been told that the road is adoptable. The county has an active water/sewer easement on the property. A portion of the land is in FEMA -designated flood plains.

AGENT & OFFICE INFO

Listing Agent 1 Clay Eaton - 919-901-8700	Listing Office 1 Eaton Real Estate Services LLC - 919-901-8700
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TAX INFO

Parcel Num	15079005K	Tax Year	2025
Tax Ann Amount	\$3,686.00	Tax Assessed Value	\$662,660.00
Tax Legal Description	LOT 2 SCA VENTURES 99/328	Zoning	Industrial

PROPERTY CHARACTERISTICS

Lot Size Square Feet	402,930.00	Lot Size Acres	9.25
Lot Size Area	9	Lot Size Dimensions	Irregular
Lot Size Units	Acres		

PROPERTY STRUCTURE

Power Production YN No

FEATURES

Disclosures Seller Disclosure	Road Surface Type Paved	Utilities Electricity Available Sewer Available	Oil/Gas Rights Severed No
Listing Terms Cash Conventional	Sewer Public Sewer	Water Source Public	Secondary Prop Sub Type Business
Possession Close Of Escrow	Showing Requirements Call Listing Agent	Easement Type Sewer Water	
Road Frontage Type Private Road	Special Listing Condition Standard		

OCCUPANT/OWNER

Owner Name SCA Ventures, LLC

SHOWING INFO

Subscriber Created Text Yes	Subscriber Took Photos Yes
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SHOWING INFO

ShowingTime ID 10077951

SYSTEM

Days On Market	3	Listing Agent 1 MLS ID	88542A
Original MLS 2	Triangle MLS Inc	Original Price	\$1,400,000
Street Num Numeric	0	Update Date	2/21/2025

SOLD/CLOSING

Comp Sale YN No

ADDITIONAL PICTURES



DISCLAIMER

This information is deemed reliable, but not guaranteed.