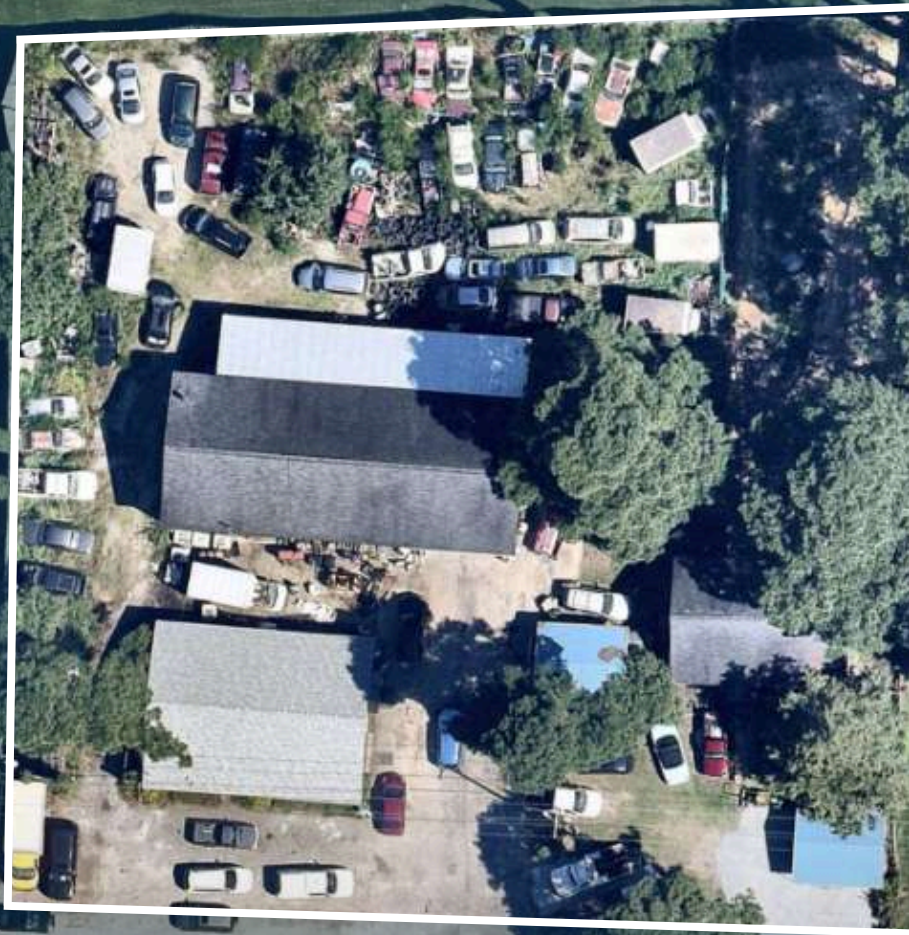


PJ'S CAR CARE

REAL ESTATE & OPERATING TOW/REPAIR BUSINESS
FOR SALE

11268 NC HWY 210, BENSON, NC 27504



RDG COMMERCIAL



EXECUTIVE SUMMARY

RDG Commercial is pleased to present a legacy 35-year auto service and towing business for sale. Current owner-operator has 7 loyal fleet accounts, highway patrol towing rotations, and a dedicated customer base. Owner is willing to stay on to help transition his book of business to the next owner. All 4 technicians are willing to stay on as well. Owner has performed extensive capital improvements on the property over the last 5 years. Owner is flexible- willing to seller-finance, sell-leaseback, or sell the business and retain the property.

ADDRESS	<u>11268 NC HWY 210, BENSON, NC 27504</u>
COUNTY	Johnston
ZONING	I-2-CZ (Heavy Industrial)
PIN NUMBER	163400-62-4501
ACRES	1.00
PRICING	\$1,500,000

HIGHLIGHTS

- 0.9 Miles from I-40 (McGee's Crossroads)
- 2,720 SF Garage with 3 Lifts
- 1,610 SF Office/Stockroom
- 1,100 SF Single Family Home (Newly Renovated)
- Turnkey Business with Full Inventory, Equipment, & Tow Trucks
- Book of Business with Fleet Accounts & Highway Patrol Towing Rotation

REAL ESTATE OFFERING

Parcel

Acres	1.00
Fenced Acres	+/- 0.40
Recent Improvements	NEW Septic NEW Pavement
Utilities	County Water 220 Volt Power

1,100 SF Single Family Home

Renovated	2022
Bedrooms	2
Bathroom	1
Recent Improvements	NEW Gas On-Demand Water Heater NEW Floor Joists NEW LVP Flooring NEW Drywall/Paint NEW Bathroom NEW Appliances Roof Replaced 2018 AC Unit + Heat Pump Replaced 2015

2,720 SF Garage

Year Built	1984
Drive-in Door	18'W x 12'H
Lifts	2 Two-Post, 1 Four-Post
Clear Height	14'6"-17'6"
Bathroom	1
Recent Improvements	Roof Replaced 2018 Heater Installed 2022 - Burns Used Oil

1,610 SF Office/Stockroom

Year Built	1975
Stockroom	NAPA Parts and Race Fuel
Living Room	Serves as Waiting Area / Office
Bathroom	1
Roof	NEW



BUSINESS

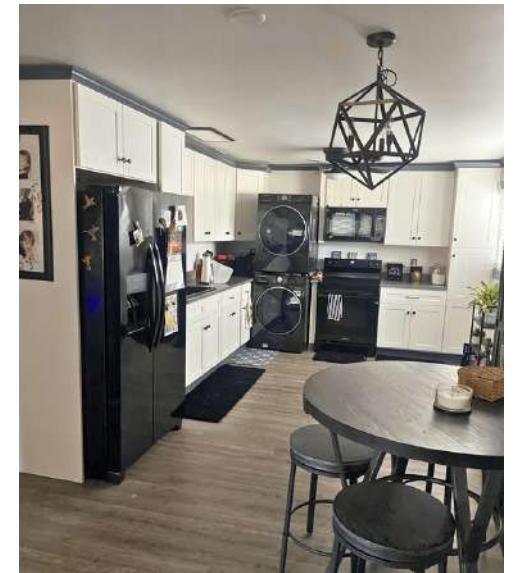
Equipment

Vehicles	1 Wrecker 1 Rollback 1 Forklift
Tools	All tools included, except hand tools
Inventory	Fully stocked NAPA Dealer Sunoco Race Fuel Dealer Assortment of belts, filters, brakes, bulbs, etc

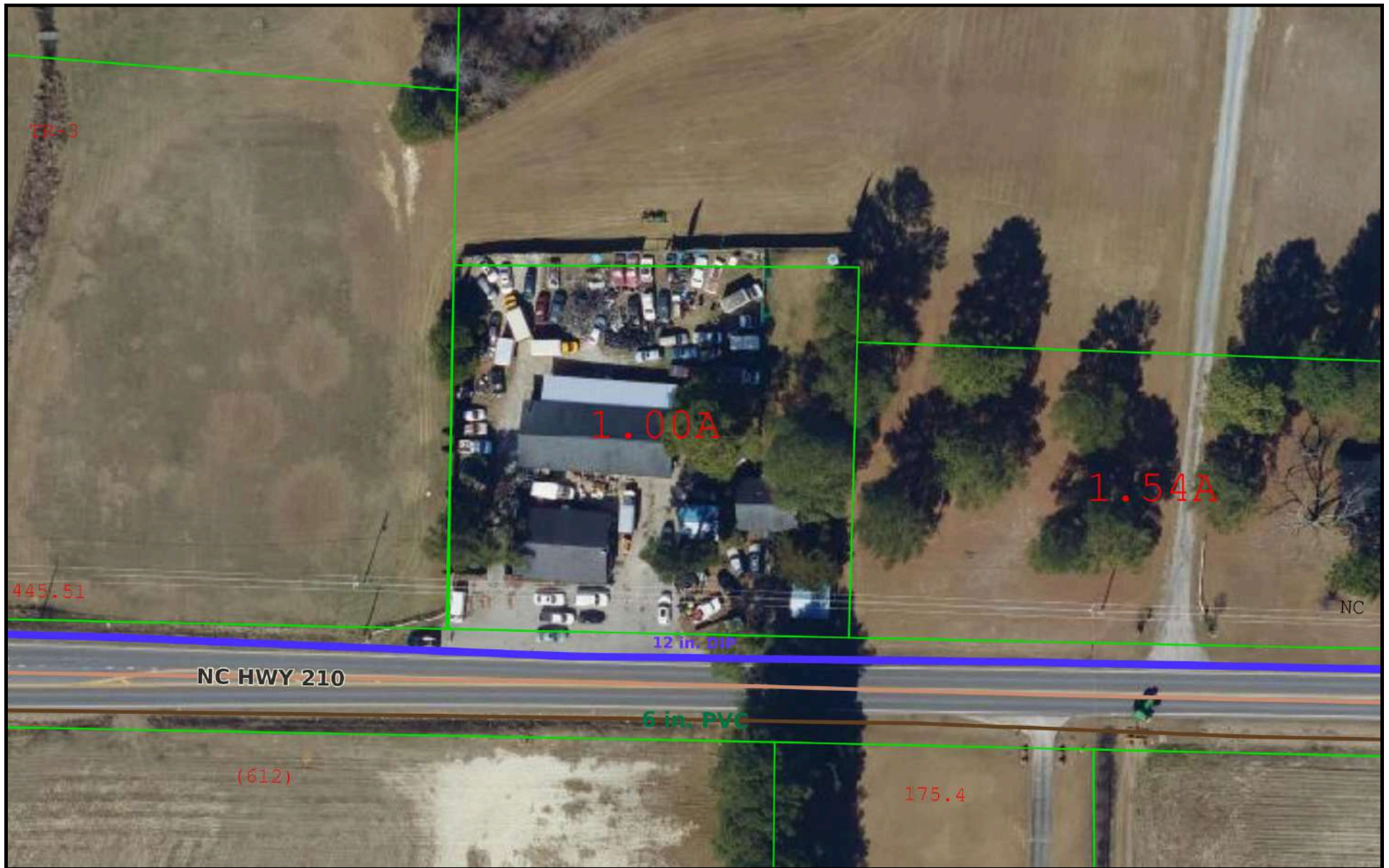
Revenue Streams

Fleet Accounts	7
NC Highway Patrol	On rotation
Auto Care	7 Fleet Accounts Individual Service Engine Work Transmission Work Exhaust Work NAPA Parts Dealer
Towing and Recovery	NC Highway Patrol Rotation On Demand Vehicle Storage Fees

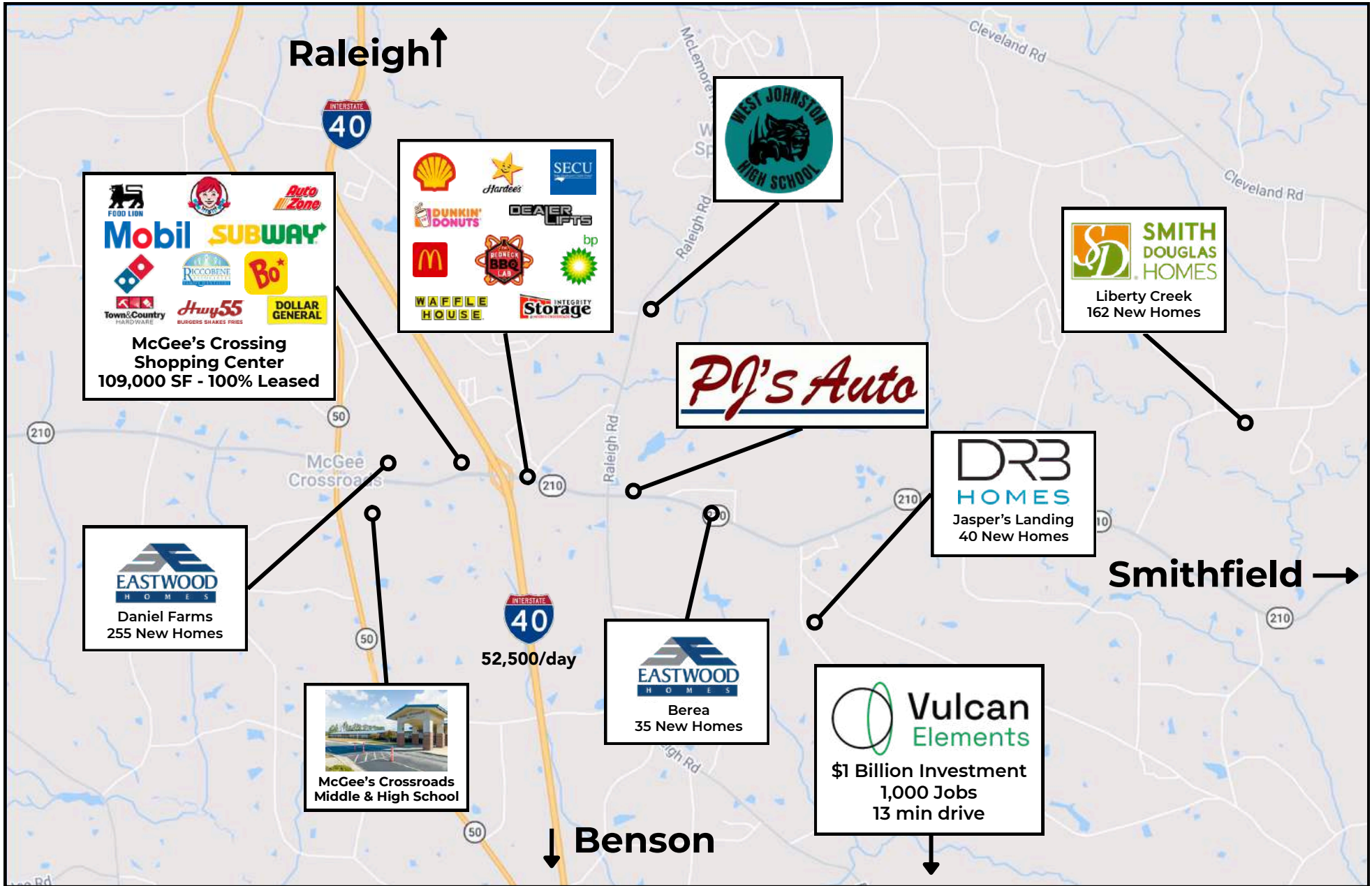
PHOTOS



PARCEL MAP

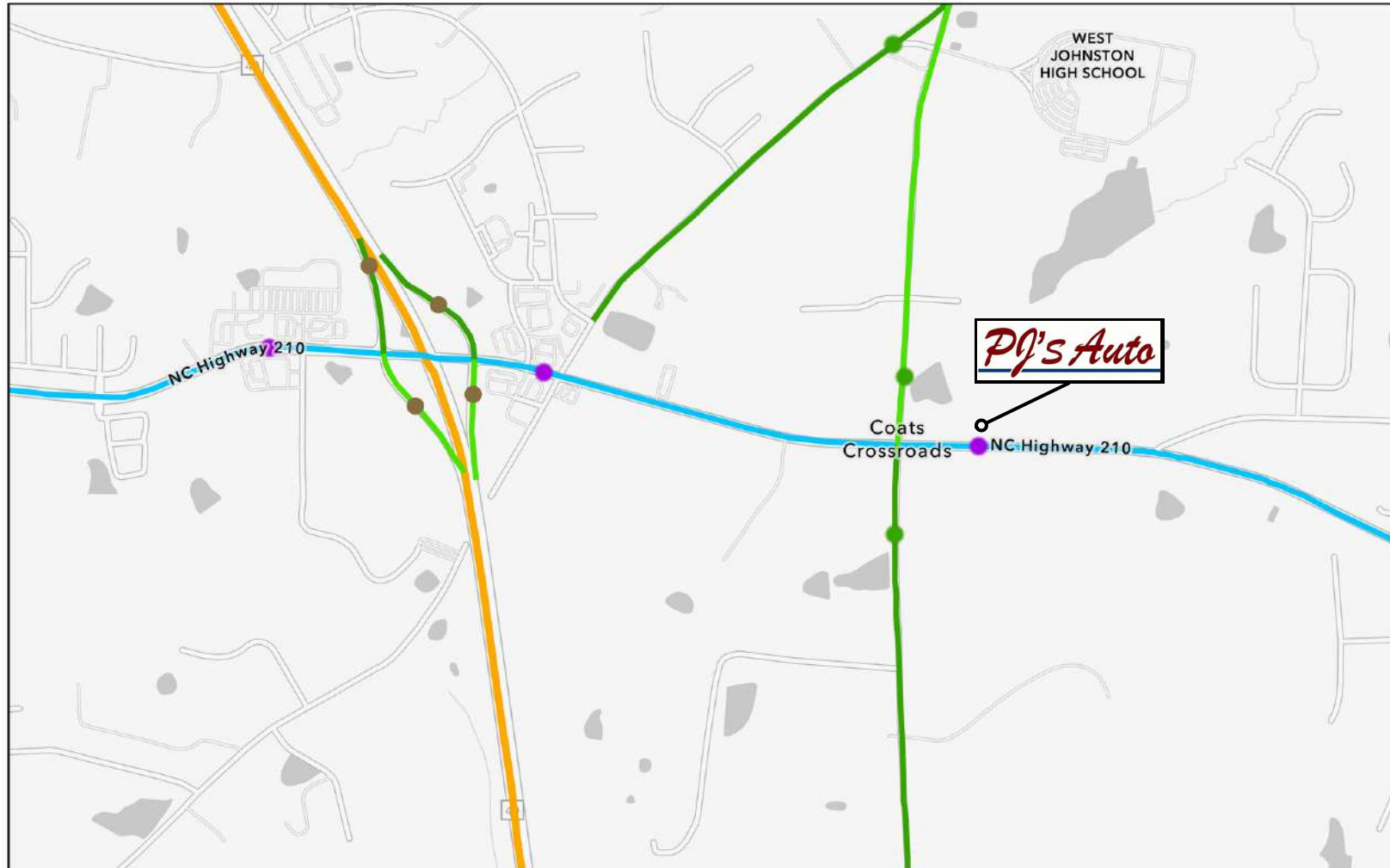


NEARBY DEVELOPMENT



AVERAGE DAILY TRAFFIC

NCDOT AADT Map



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NCDOT AADT Stations

NC Hwys

Secondary Routes

Ramps

NCDOT AADT Traffic Segments Secondary Non-System

5,000 - 9,999

2,000 - 4,999

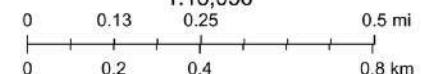
NCDOT AADT Traffic Segments Primaries

10,000 - 19,999

NCDOT AADT Traffic Segments Interstates

35,000 - 54,999

1:18,056



Sources: Esri, TomTom, Garmin, FAO, NOAA, USGS, © OpenStreetMap contributors, and the GIS User Community

Esri Community Maps Contributors, Duke University, State of North Carolina DOT, Esri, TomTom, Garmin, SafeGraph, GeoTechnologies, Inc, METI/NASA, USGS, EPA, NPS, US Census Bureau, USDA, USFWS | NCDOT Traffic Survey Group staff collected, analyzed,

DEMOGRAPHICS & EMPLOYERS

2025 Summary	2 MILES	5 MILES	10 MILES
Population	5,290	36,340	138,624
2029 Projected Population	6.1%	3.2%	2.5%
Annual Population Growth 2020 - 2024	6.1%	3.2%	2.5%
Households	1,971	13,183	51,851
Average HH Size	2.68	2.76	2.66
Median Age	38.1	37.8	38.6
Median HH Income	\$79,775	\$100,832	\$87,562

TOP EMPLOYERS - JOHNSTON COUNTY



3,000 Employees



1,900 Employees
+1,000 Jobs Announced
22 Minutes from Site



1,800 Employees
19 Minutes from Site

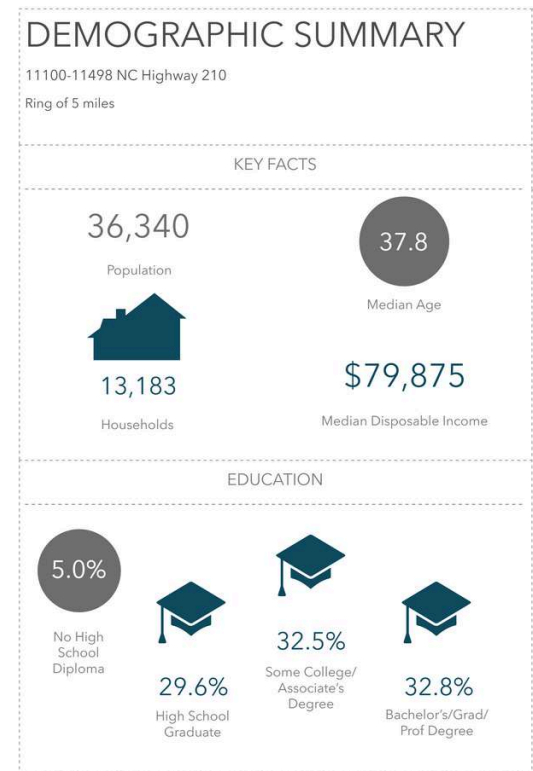


1,000 Employees

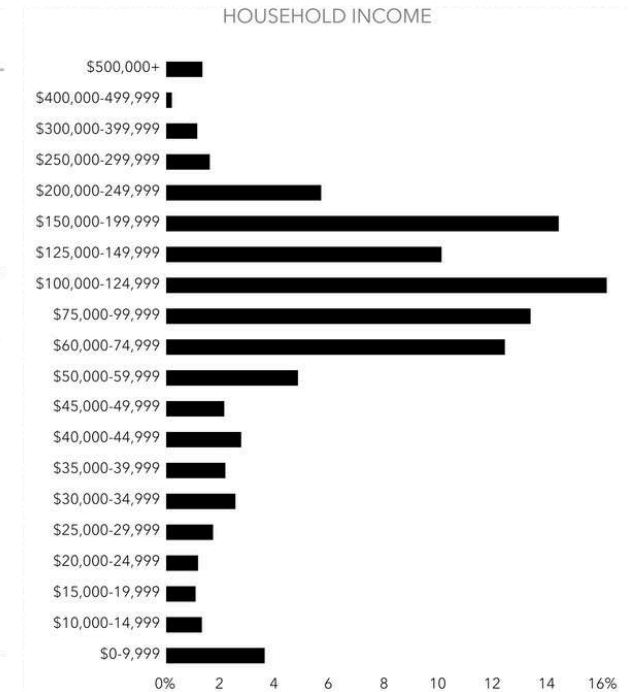
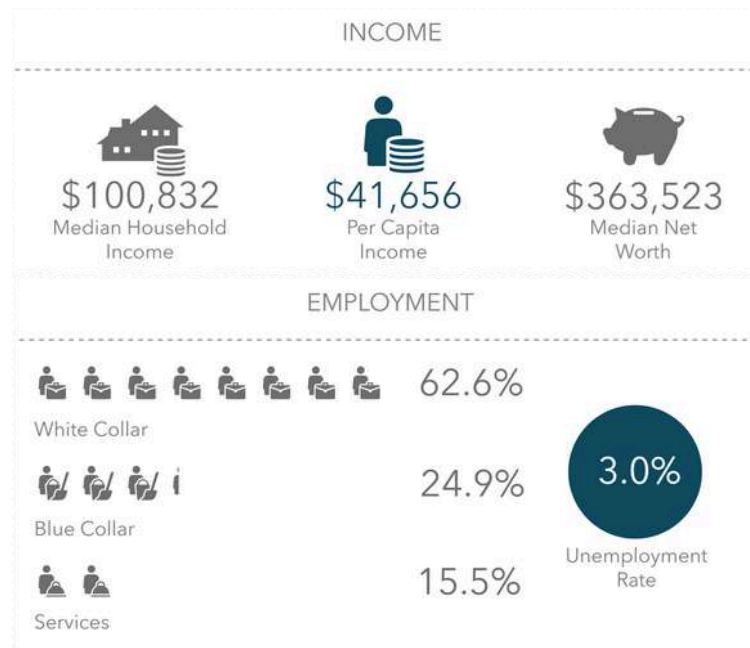


1,000 Employees

Source: Triangle East Chamber of Commerce



Sources: ESRI, CoStar



Source: This infographic contains data provided by Esri (2025, 2030). © 2026 Esri

PJ'S CAR CARE

BUSINESS AND REAL ESTATE FOR SALE

11268 NC HWY 210, BENSON, NC 27504

RDG
COMMERCIAL

JOSH GRESSETT

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