

FOR SALE

2626 W. LYON STATION ROAD
BUTNER, NC 27509

SETH JERNIGAN, CCIM
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PROPERTY SUMMARY



PROPERTY DESCRIPTION

SVN | Real Estate Associates is pleased to present for sale **three land parcels totaling ±67.73 acres** in Butner, NC.

The owner would consider selling each parcel separately or all together. Potential uses (subject to zoning) include commercial, industrial or residential. The sale of Lot 1 (APN 088701164467) excludes a ±3.46-acre area where a cell tower easement/lease is located.

PROPERTY HIGHLIGHTS

- Located just minutes from I-85 (±1 mile), downtown Butner (±3 miles), and downtown Creedmoor (±4 miles)
- Close proximity to Creedmoor’s primary highway business interchange (Hwy 56 and I-85)
- Adjacent to a large proposed residential development (water/sewer availability may depend on this project)
- Great road frontage/accessibility
- Potential for a variety of uses in a high-growth region

OFFERING SUMMARY

TOTAL ACREAGE:	±67.73 Acres
SALE PRICE:	\$25,000/Acre

DEMOGRAPHICS	1 MILE	5 MILES	10 MILES
TOTAL HOUSEHOLDS	161	4,431	15,790
TOTAL POPULATION	462	14,401	48,699
AVERAGE HH INCOME	\$53,046	\$53,741	\$67,812

PARCEL BREAK DOWN

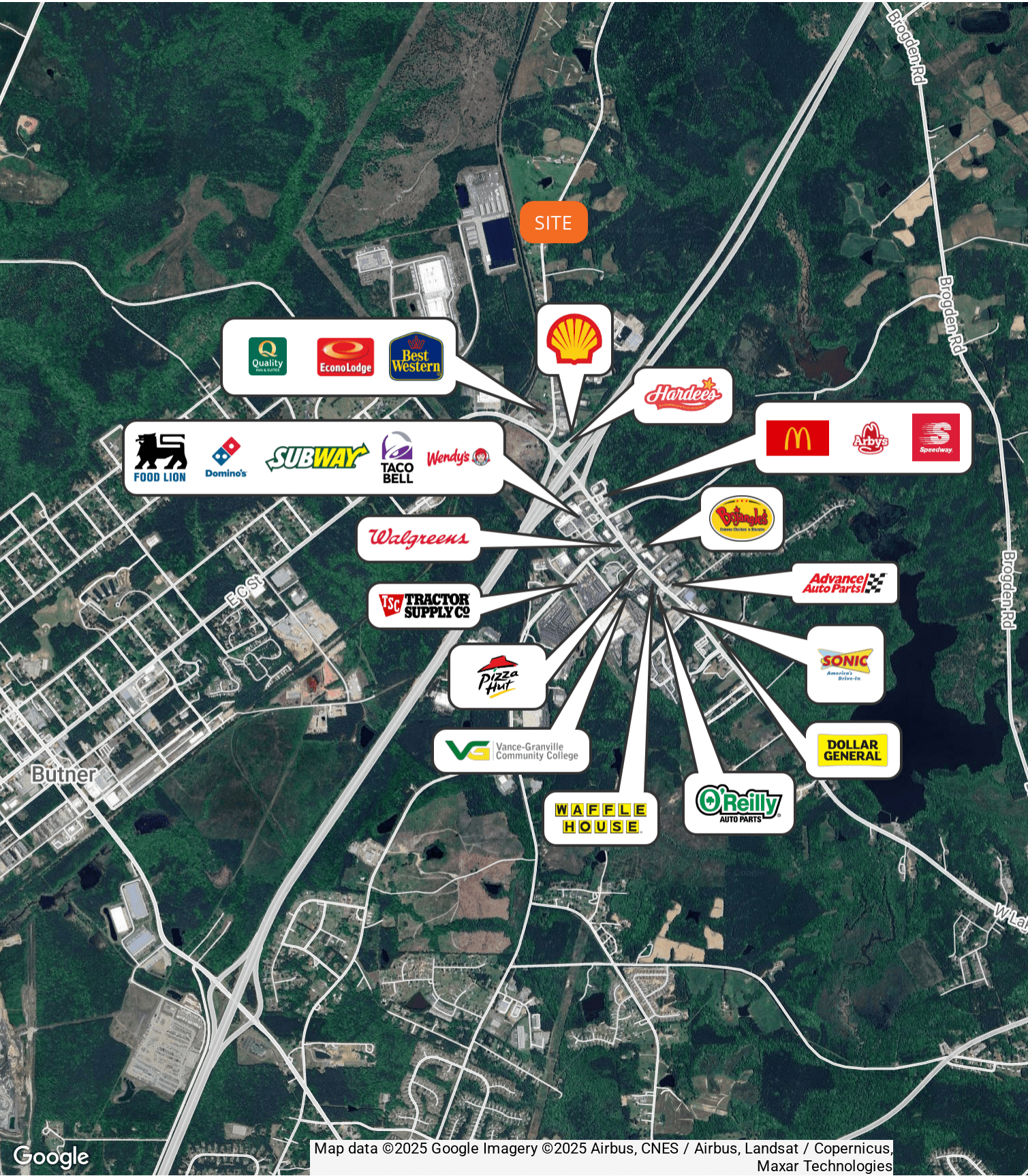


STATUS	LOT #	APN	SIZE	PRICE	ZONING
Available	1	088701164467	27 Acres	\$25,000 / Acre	Neighborhood Business
Available	2	088803215345	20.4 Acres	\$25,000 / Acre	Neighborhood Business
Available	3	088804528673	20.33 Acres	\$25,000 / Acre	Neighborhood Business

REGIONAL MAP



RETAILER MAP



LOCATION INFORMATION

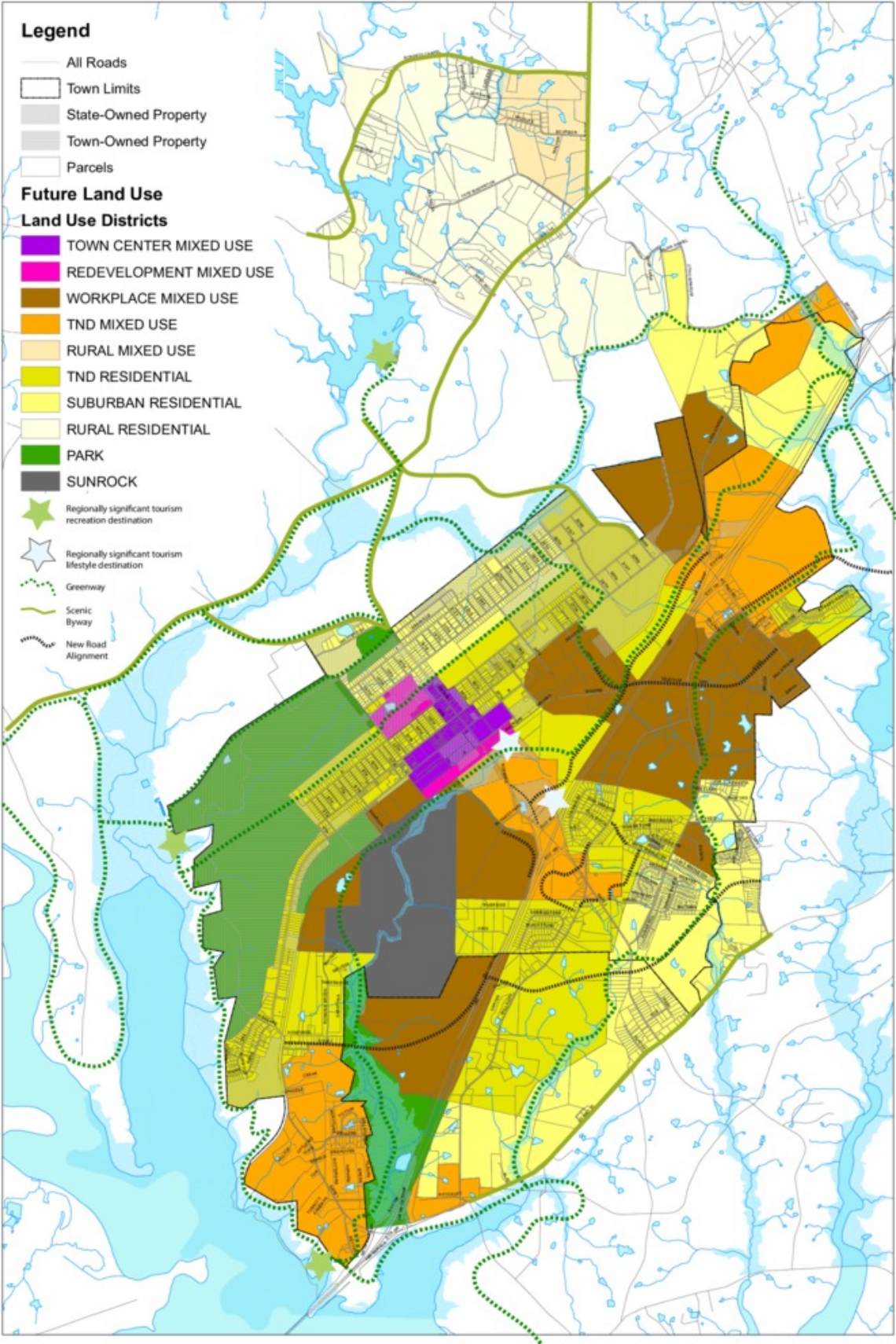


THE COUNTY OF
Granville
NORTH CAROLINA

With a population of 60,992 (2020 Census), Granville County's rich history, combined with an eye towards the future, makes it a unique place to live and work, offering the amenities of urban living without long lines or heavy traffic. With its many geographical benefits, strong transportation infrastructure, and development-ready properties, Granville County is poised to become one of the most ideal options in the state for businesses of all kinds.

Home to some of the largest manufacturing plants in the nation, Granville is known for its welcoming atmosphere and skilled workforce. With six Interstate-85 exchanges, close proximity to RTP (Research Triangle Park) and the Virginia border, as well as hundreds of growing and thriving businesses, Granville is poised to become one of the most prized areas for industry in North Carolina (via Granville County Economic Development Department).

FUTURE LAND USE MAP



ADVISOR BIO



SETH JERNIGAN, CCIM

President

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PROFESSIONAL BACKGROUND

Seth has a life-long affiliation with SVN | REA. As the second generation of leadership, his exposure to the real estate industry started at a young age. Seth's professional career began at Accenture, a global management consulting firm in Charlotte, NC, where he learned to apply a disciplined project management approach to complex business environments. Seth brought his consulting skills to SVN | REA in the early 2000s, focusing on the commercial brokerage division and business development. He now oversees all company operations and remains active in commercial brokerage, alongside a team of 9 experienced brokers, closing nearly 200 transactions annually.

EDUCATION

- Bachelor of Science degree in Business and Finance, North Carolina State University

MEMBERSHIPS

- Member and Past President of Durham's largest civic club, The Rotary Club of Durham
- Past Chair, Durham Convention and Visitor's Bureau Board (n.k.a. Discover Durham)
- Past Board Member, Caring House
- Board Member, The Emily Krzyzewski Center Board of Directors
- Member, Truist Durham Advisory Board
- Past Board Member and Vice Chairman, The Forest at Duke
- Past Deacon, Trinity Avenue Presbyterian Church
- Past Trustee and Past President, Durham Academy Alumni Board
- Licensed Real Estate Broker, North Carolina
- Member, Certified Commercial Investment Member
- Member, Durham Regional Association of REALTORS®
- Member, Triangle Commercial Association of REALTORS®
- Member, North Carolina Association of REALTORS®
- Member, National Association of REALTORS®