

Tremendous Land Development Opportunity

52 Acres Available at I-95 and US Hwy 70 in Selma, NC

900 feet of frontage on US Hwy 70, Parcel ID #14-M-12-001A

Features:

- Zoned B-3 (Travel-Oriented Business)
- Town water and sewer serves adjacent developments, connections can be made in accordance with town policies for unincorporated areas.
- Zoned B-3 (Travel-Oriented Business)
- Located south of JRs and Carolina Apparel at southeast quadrant of I-95, US 70 interchange
- Adjacent to Carolina Pottery complex
- Convenient to restaurants, hotels and shopping; immediately adjacent to more than 500,000 square feet of retail including Carolina Premium Outlets
- Traffic counts for I-95 and US 70 interchange exceed 120,000 cars per day.

- SALE PRICE OF \$1,800,000



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Location

- Intersection of US Hwy 70 & I-95 serves 50,000 drivers daily
- Midway between I-95 exits 95 & 97: with easy access to I-95, the primary north-south distribution corridor along the east coast of the US
- I-40, which runs from Wilmington on the east coast to Bartsow, CA on the west coast, intersects with I-95 approx. 20 miles southwest of the subject property
- Close proximity to east coast shipping ports:
 - Wilmington - 115 miles
 - Morehead City - 118 miles
 - Norfolk, VA - 180 miles
- RDU International Airport - 45 miles
- Kinston Region Airport - 50 miles
- Johnston County Airport - 7 miles
- Excellent labor pool, attractive wage rates
- Abundant amenities, including Carolina Outlet Mall with 80 name brand stores, a garden center, restaurants, hotels, etc.

