

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

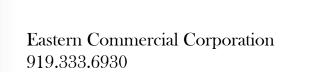
• Convenient to restaurants, hotels and shopping; immediately adjacent to more than 500,000 square feet of retail including Carolina Premium Outlets

• Traffic counts for I-95 and US 70 interchange exceed 120,000 cars per day.

• SALE PRICE OF \$1,800,000



Smithfield Business Park





## 52 Acres Available at I-95 and US Hwy 70 900 feet of frontage on US Hwy 70, Parcel ID #14-M-12-001A

## 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

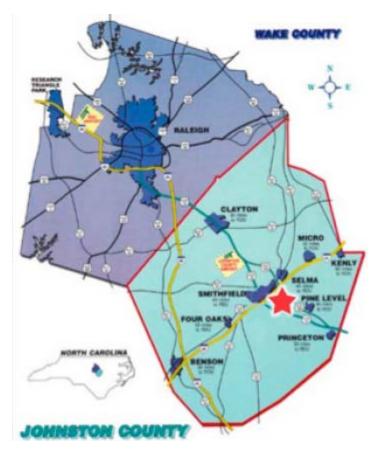
• I-40, which runs from Wilmington on the east coast to Bartsow, CA on the west coast, intersects with I-95 approx. 20 miles southwest of the subject property

• 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.





Eastern Commercial Corporation 919.333.6930