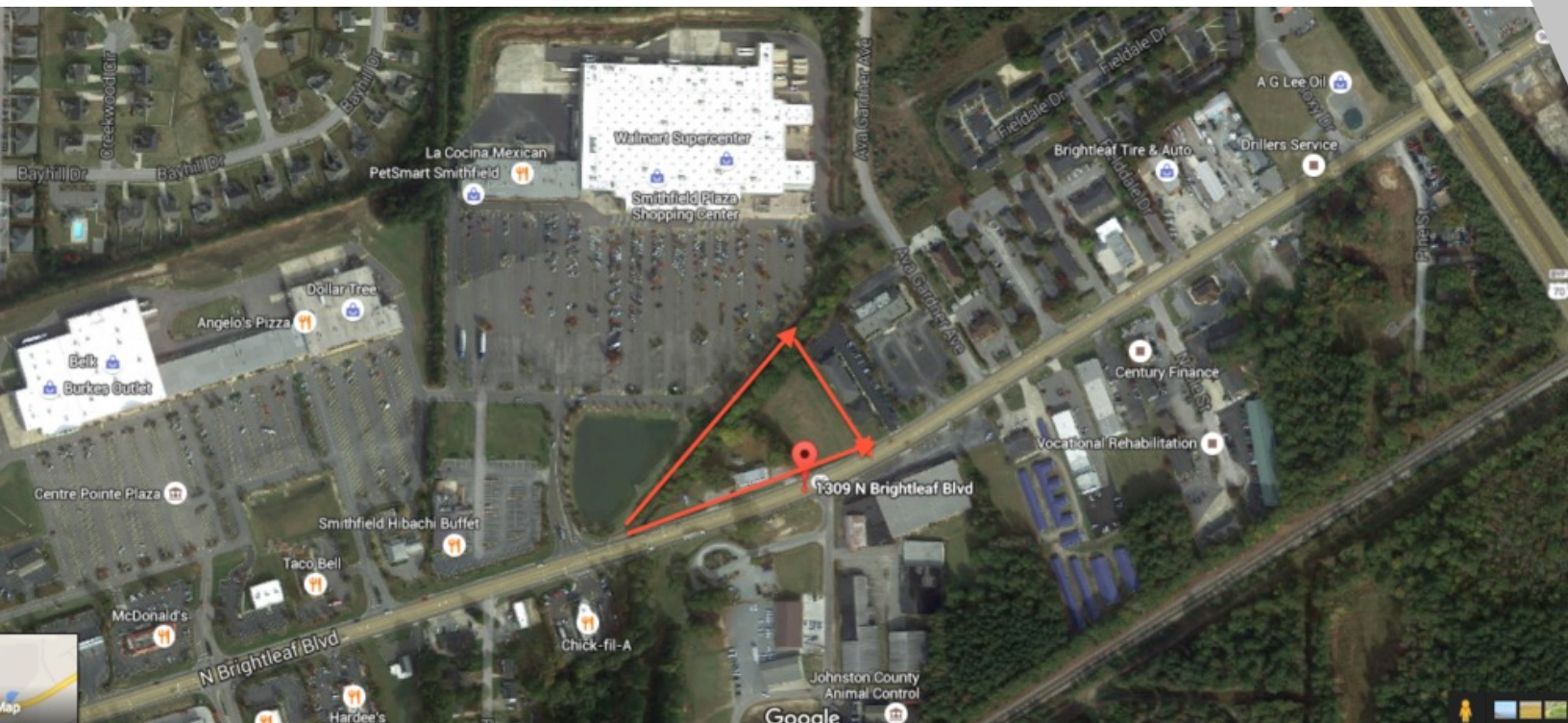


# LAND FOR SALE

## 2.27 ACRE TRACT DIRECTLY IN FRONT OF WALMART

1309-1331 N. Brightleaf Blvd., Smithfield, NC 27577



|                        |   |
|------------------------|---|
| <b>SALE PRICE:</b>     | \$560,000                                 |
| <b>PRICE PER ACRE:</b> | \$246,696                                 |
| <b>LOT SIZE:</b>       | 2.27 Acres                                |
| <b>APN #:</b>          | 260411-55-6272                            |
| <b>ZONING:</b>         | B-3 Highway Entranceway Business District |
| <b>CROSS STREETS:</b>  | .....Entrance To Walmart                  |

### PROPERTY OVERVIEW

+/- 2.27 acres perfectly located in high traffic area. Positioned directly next to entrance to busy Walmart on Smithfield's main artery. This area is a hotbed of new business development. A new Ford Dealership is about to break ground directly across the street.

### PROPERTY FEATURES

- Directly in front of WalMart
- 597 feet of frontage on Brightleaf Boulevard
- Ideal for one site or multiple retail sites
- High traffic count of 21,000 ADT
- Hotbed of new business development

**KW COMMERCIAL**  
101 Cosgrove Ave.,  
Suite 200  
Chapel Hill, NC 27514

**MARK STAPLES**  
Senior Commercial Broker  
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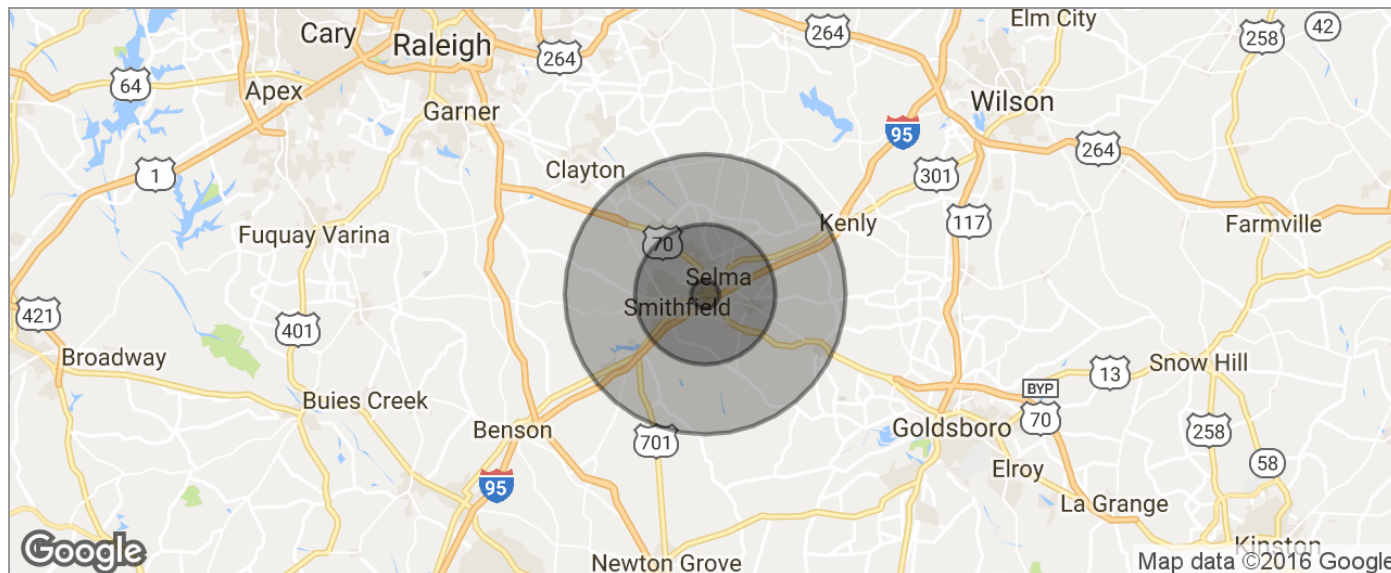
**DAVID MORGAN**  
Director/REALTOR  
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dmorgan@kwcommercial.com

We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

# LAND FOR SALE

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| POPULATION          | 1 MILE   | 5 MILES   | 10 MILES  |
|---------------------|----------|-----------|-----------|
| TOTAL POPULATION    | 1,268    | 23,753    | 65,241    |
| MEDIAN AGE          | 42.5     | 39.7      | 38.0      |
| MEDIAN AGE (MALE)   | 35.8     | 36.7      | 36.2      |
| MEDIAN AGE (FEMALE) | 47.5     | 42.1      | 39.5      |
| HOUSEHOLDS & INCOME | 1 MILE   | 5 MILES   | 10 MILES  |
| TOTAL HOUSEHOLDS    | 513      | 9,306     | 24,545    |
| # OF PERSONS PER HH | 2.5      | 2.6       | 2.7       |
| AVERAGE HH INCOME   | \$48,024 | \$51,462  | \$55,037  |
| AVERAGE HOUSE VALUE |          | \$173,767 | \$182,251 |
| RACE                | 1 MILE   | 5 MILES   | 10 MILES  |
| % WHITE             | 67.5%    | 72.0%     | 75.6%     |
| % BLACK             | 23.1%    | 20.0%     | 17.2%     |
| % ASIAN             | 0.0%     | 0.2%      | 0.2%      |
| % HAWAIIAN          | 0.0%     | 0.0%      | 0.0%      |
| % INDIAN            | 1.6%     | 0.4%      | 0.3%      |
| % OTHER             | 5.7%     | 6.3%      | 5.2%      |
| ETHNICITY           | 1 MILE   | 5 MILES   | 10 MILES  |
| % HISPANIC          | 16.4%    | 17.0%     | 15.2%     |

\* Demographic data derived from 2010 US Census

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