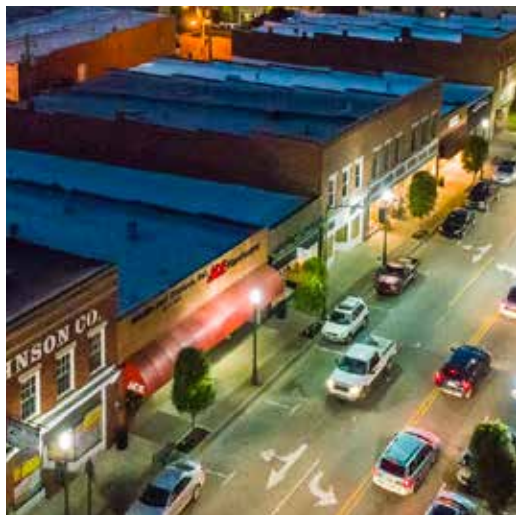


McGEE'S CROSSROADS

mixed-use land development for sale in high growth area

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property information

Name	McGee's Crossroad
Location	NC 210 & I-40 Benson, NC
County	Johnston
Acreage	35.18 acres
Price	\$6,500,000
Potential Use	Mixed-use development with retail & multifamily
Utilities	Water, sewer, power, gas
Parcel Identification Numbers	162400824304, 162400834618, 162400711041, 126400718498



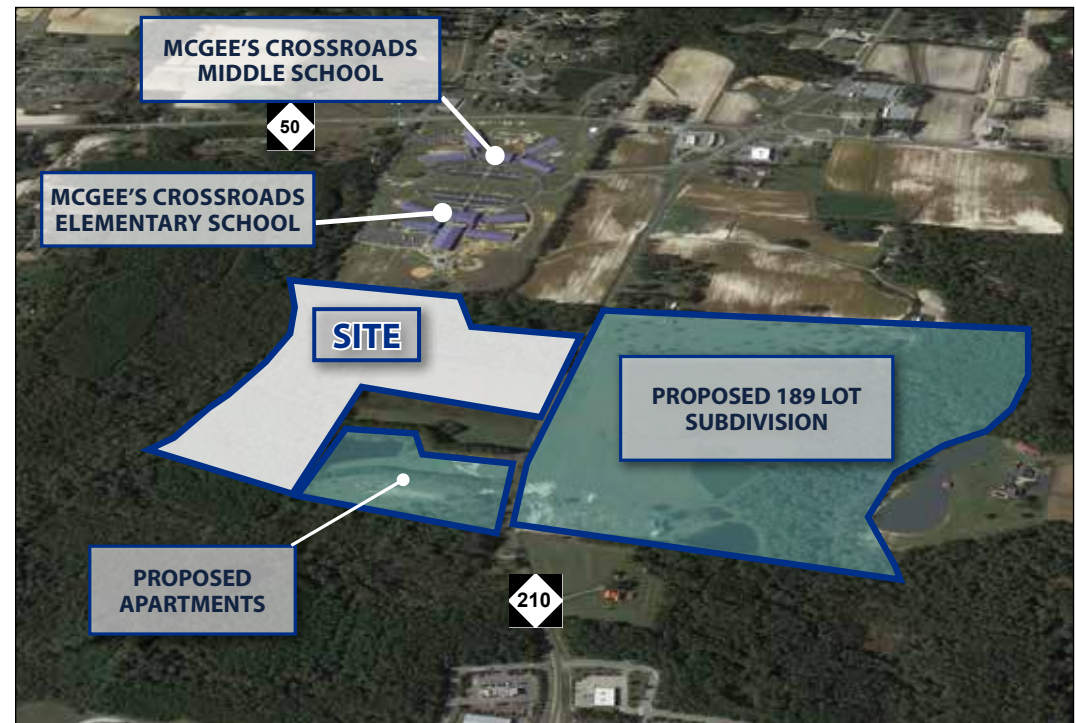
property description

Perfectly primed for multifamily and retail development, this 35.18 +/- acres site at the I-40 and NC 210 interchange is the next available interchange south of the heavily developed and traveled I-40 and NC 42 interchange. The McGee Crossroads has seen high residential growth since 2001 and site plans for 936 lots that have approved within the last 6 months. Great location for shopping center or big box retailer .

Majority of land is owned by developer who is currently developing 63 acres across the road (Daniels Farms- 189 lots) and has plans to develop 56 acres on the south side of the creek as residential. Proposed entrance for Daniel Farms will align with this property and with proposed stoplight. 35 MPH speed limit in front of property with 15,000 AADT (2016). Plans are being designed by NCDOT to make NC 210 four lanes from NC 50 to I40 because of the heavily traffic flow. Road widen in front of this and traffic light in front of this property will be installed as part of Daniel Farms development (attached map).

Public water (12") running along the front of the property and gravity sewer is running along the creek on the south boundary

Zoned Interstate Highway Interchange (IHI) Permitted uses within the IHI zoning are multifamily, nursing facility, daycare facility, veterinary, office/ research, retail sales, automotive parts/ sales/repairs, convenience store, pharmacies, Retail Center, Shopping Center, Theater, Warehouse, Carwash, Bar, Bank, or Restaurant



local development

North Carolina is growing by more than 300 people a day. But some areas are seeing more growth than others. In fact, one county, out of all 100 counties, is expected to have the highest percentage population growth during the next 10 years. If you think the answer is Wake, Durham, or Mecklenburg, try again. The answer is Johnston County.

Right now, the population of Johnston County is about 198,000 people. In 10 years, the state expects that to grow by 28 percent, which would be more than 250,000 people. County leaders are expecting a lot of people will move to the northern and western parts of the county and that will mean new or expanded schools and, in some cases, wider roads. "Johnston County is high on the list for DOT projects right now," said Berry Gray, Johnston County planning director.

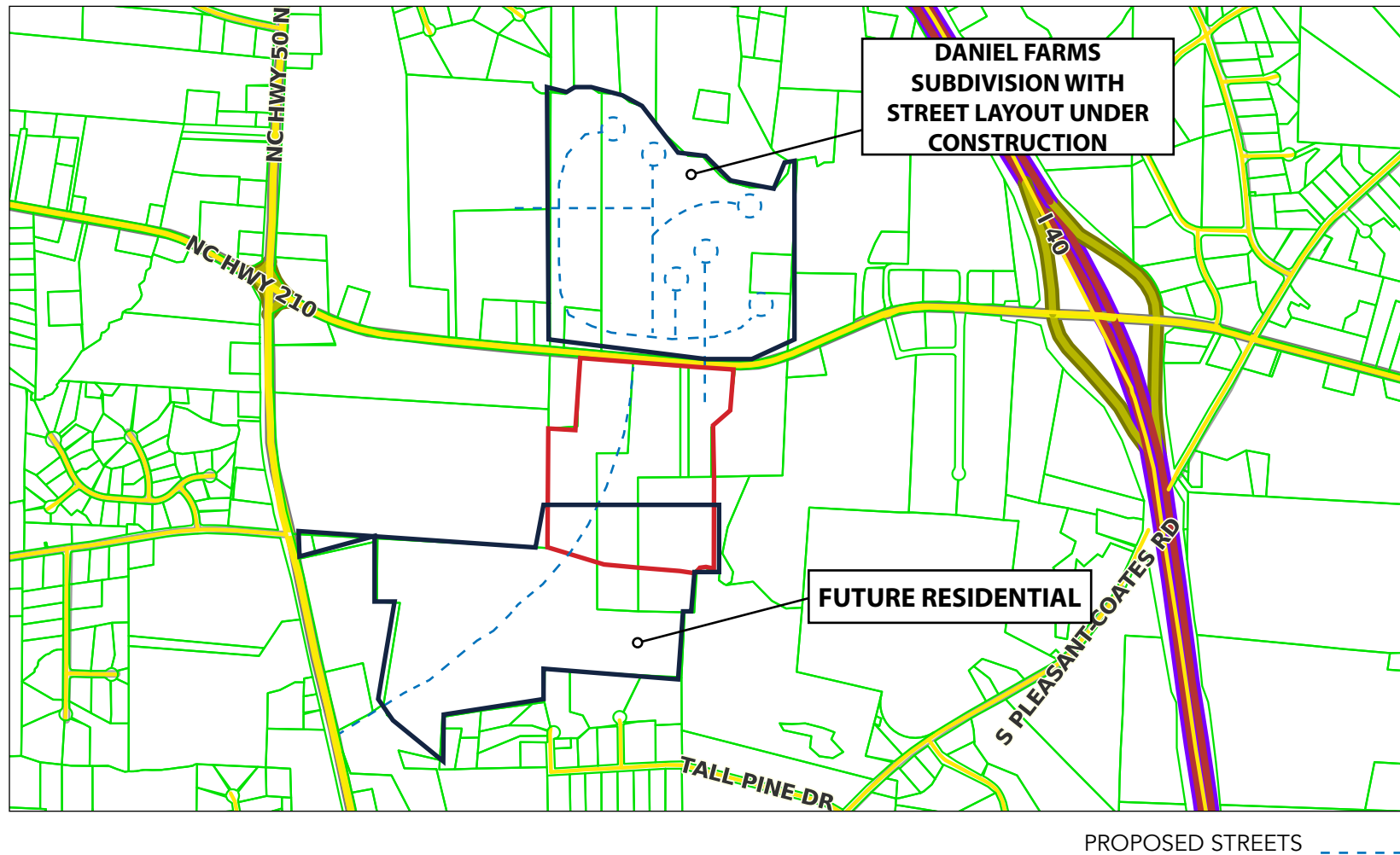
The Town of Benson has surpassed the Town of Smithfield and is now Johnston County's second fastest growing municipality, behind Clayton. Benson Town Manager Matt Zapp appeared before Johnston County Commissioners on June 30, 2017, highlighting \$70 million in commercial growth and \$10 million in new residential development in the Benson area in the last 24 months. In addition, 200 new jobs have been created by new and expanding businesses. Zapp says growth along the I-95 and I-40 corridor are fueling Benson's growth.

"Obviously being at the cross roads of I-95 and I-40 is one of their many assets," Johnson added Johnston County Economic Developer. "However, I believe that as the 40-42 and McGee's Crossroads area continues to fill in, Exit 325 is going to be a ground-zero for future development. There are few communities in the state that can say they are the third exit on an Interstate when you leave Raleigh."

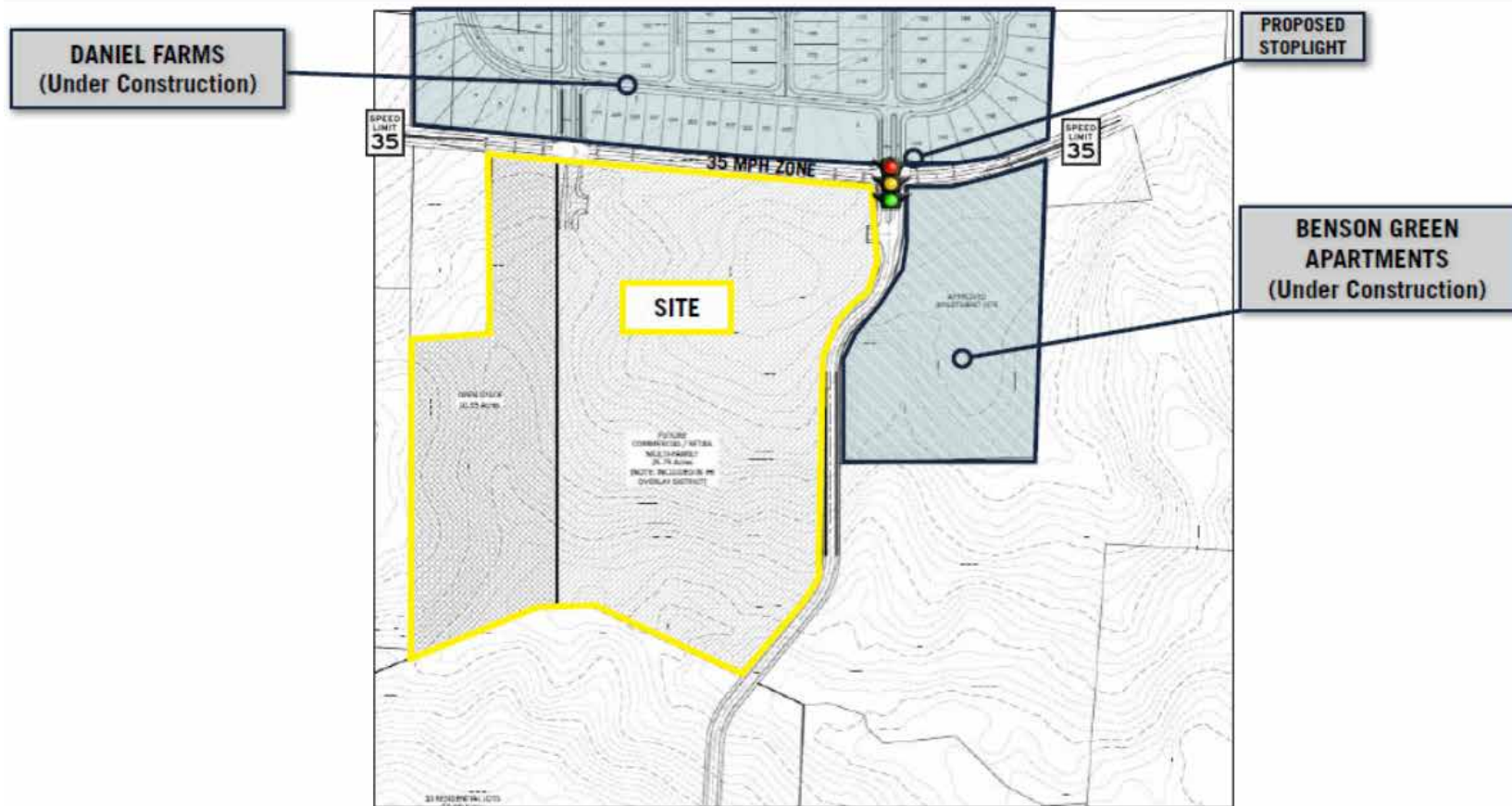
Zapp says more positive things will continue to happen in the Benson area. "We anticipate that exceptional things will continue for Benson during the next 60-months. Our existing commercial-industrial buildings are nearly 100 percent full. So, the transfer of green acreage and new brick-mortar construction is expected. Additionally, we anticipate further improvements at I-95 Exit 79 and I-40/NC 210 Exit 325 in the way of restaurants and hospitality services."



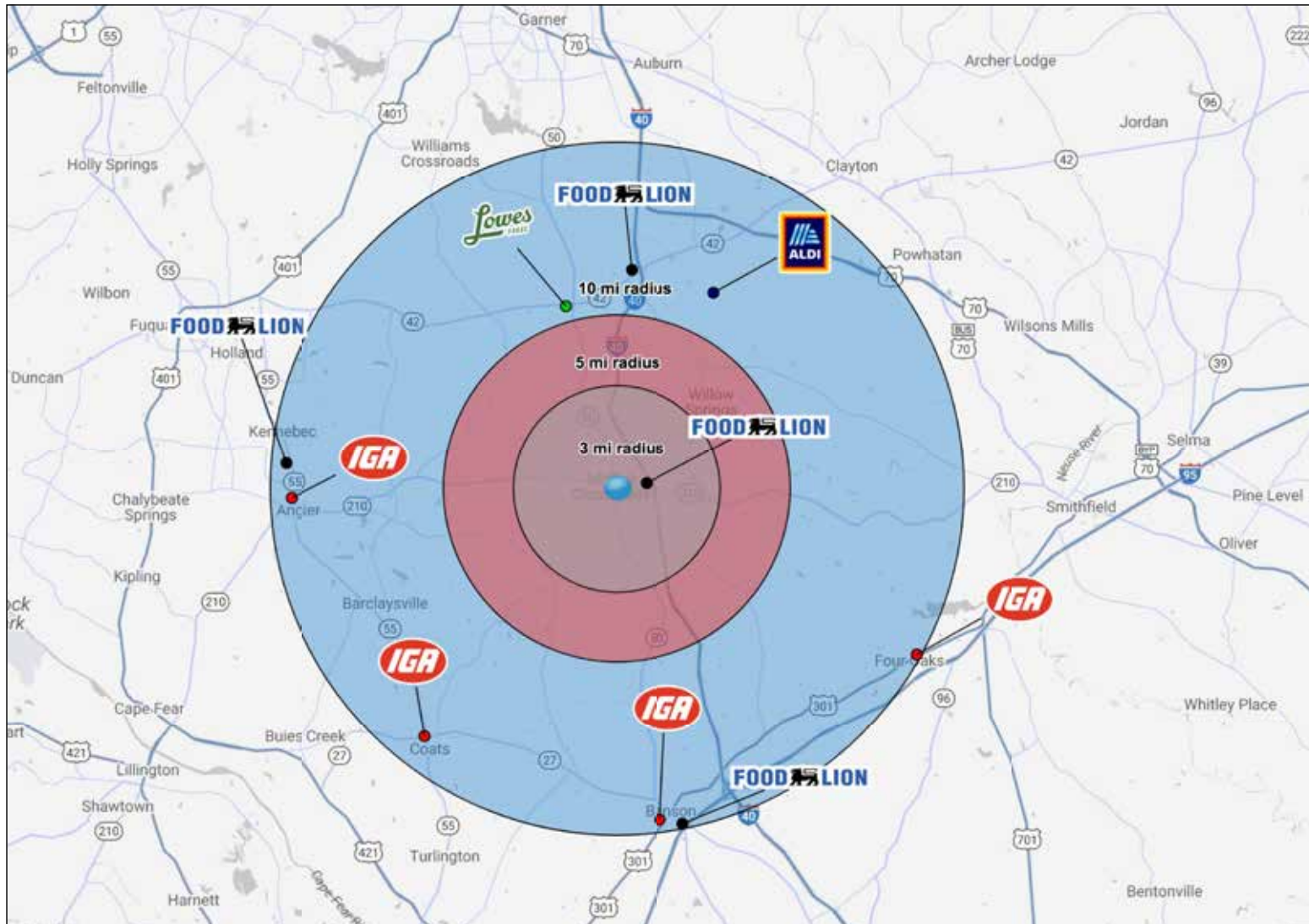
overall layout



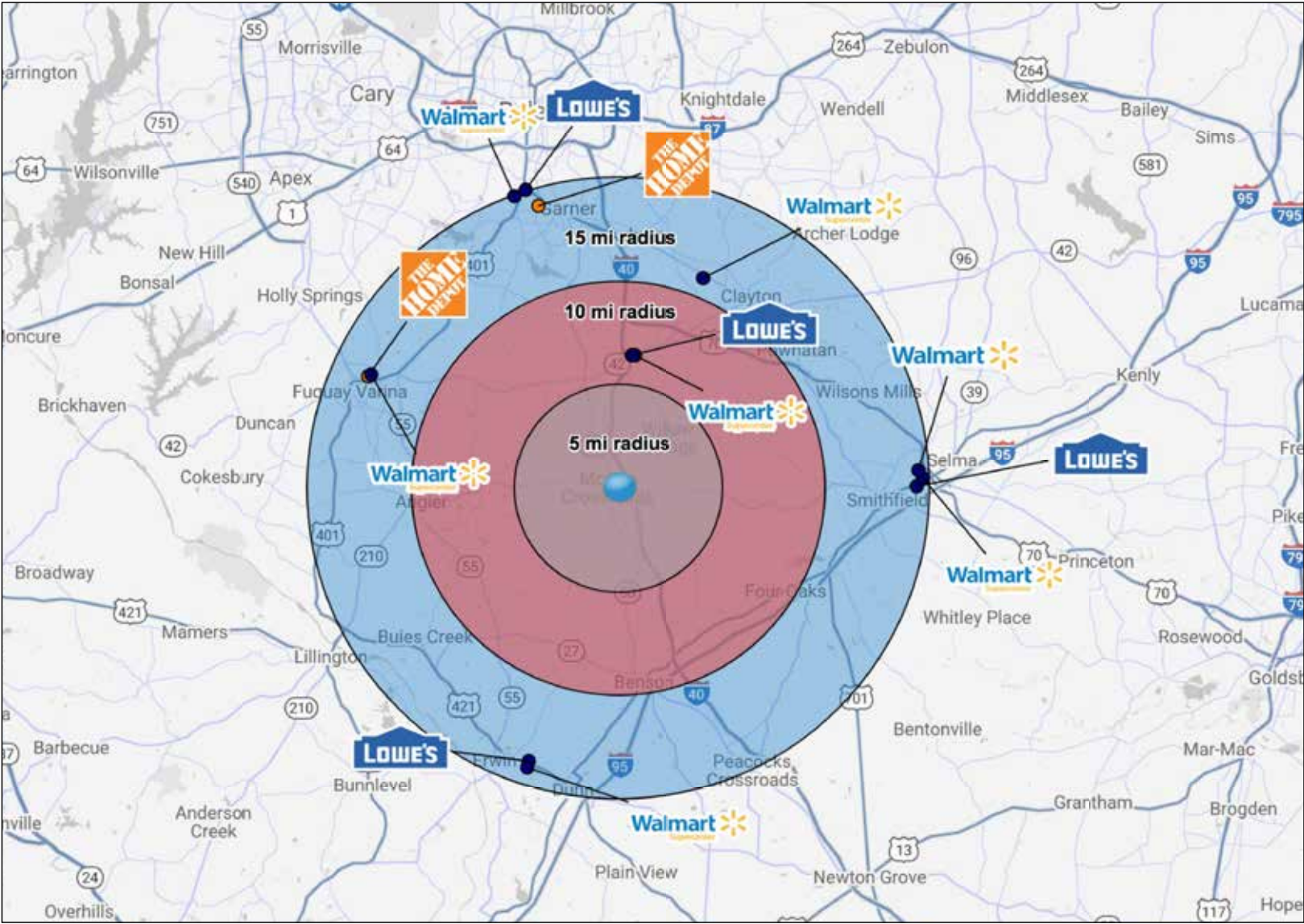
road improvements & widening plan



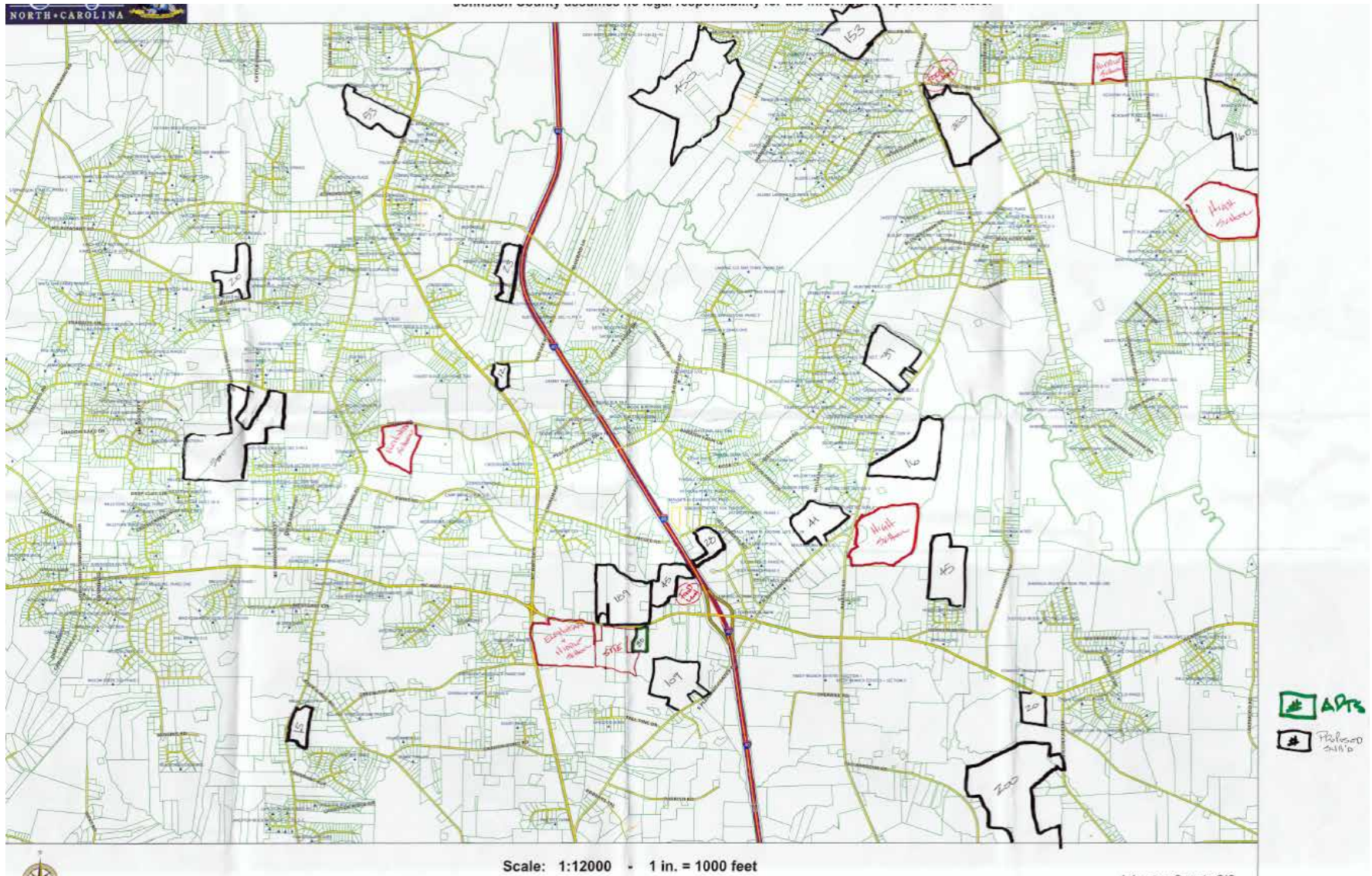
surrounding grocers map



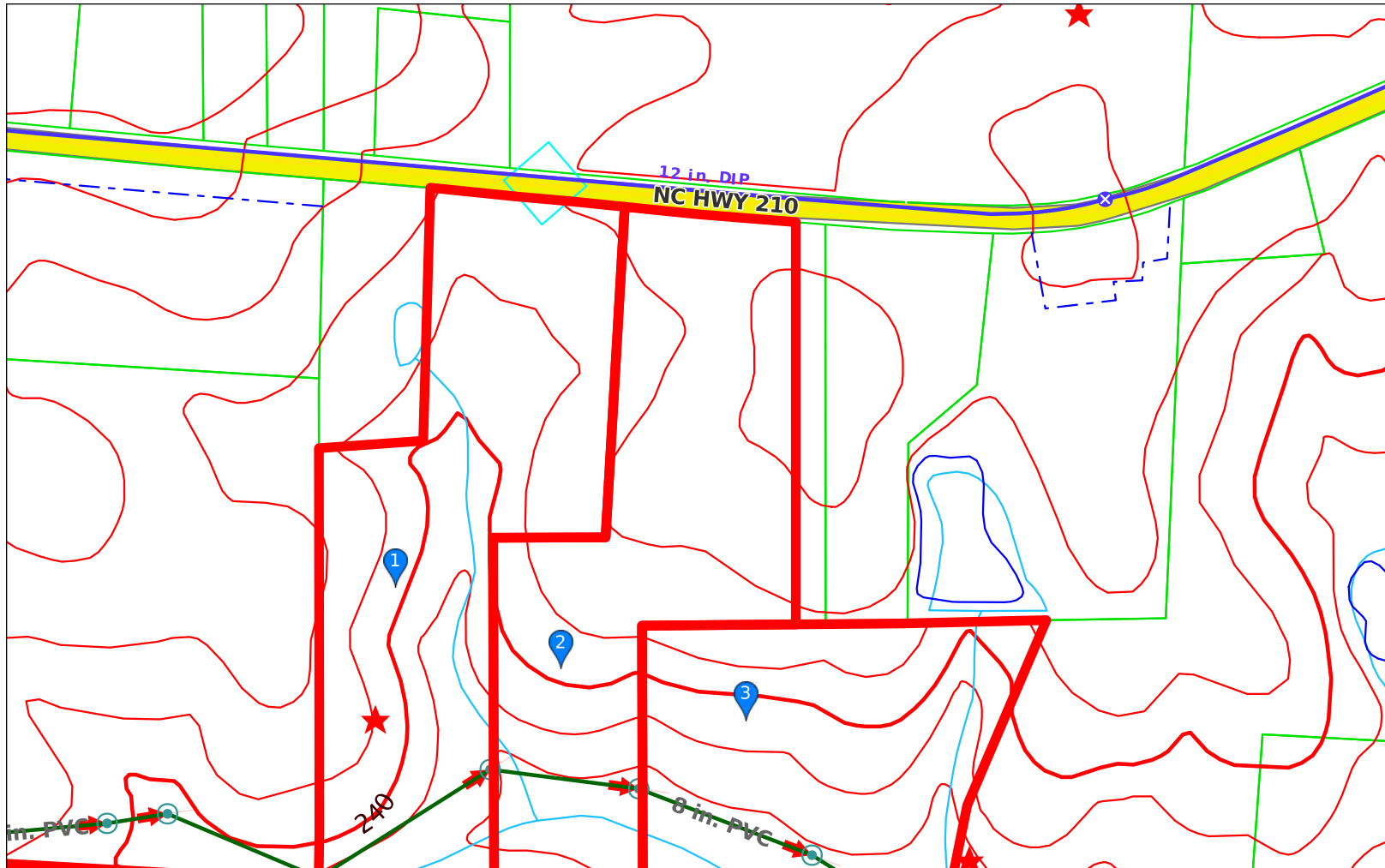
surrounding home improvement stores map



approved subdivisions



environmental map



demographics

POPULATION	5 MILE RADIUS	10 MILE RADIUS	15 MILE RADIUS
2017 Population	32,126	121,265	317,924
2022 Projected Population	36,673	137,498	358,904
2017 Daytime Population	3,626	17,531	89,769
Median Age	36.2	36.8	37.4
HOUSEHOLDS			
2017 Households	11,151	43,322	115,411
2022 Projected Households	11,976	47,105	126,757
Owner Occupied Housing Units	9,606 (86.1%)	34,609 (79.9%)	87,295 (75.6%)
Rented Occupied Housing Units	1,546 (13.9%)	8,713 (20.1%)	28,117 (24.4%)
INCOME (2017)			
Average Household Income	\$78,062	\$76,914	\$76,005
Median Household Income	\$68,790	\$65,870	\$64,791
Per Capita Income	\$27,102	\$27,536	\$27,807

vicinity map

