

**AVISON
YOUNG**

LAND FOR SALE

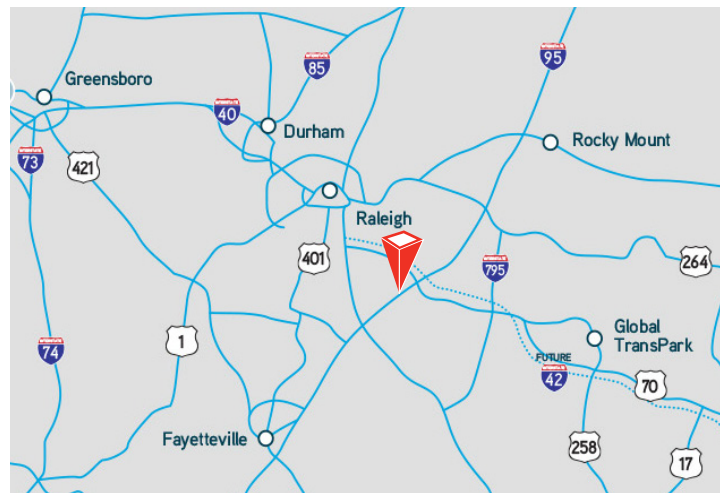
712 & 708 S. Fifth Street & 323 E. Dundee Street
Smithfield, NC 27577

Partnership. Performance.

Development Opportunity

Three lots of approximately 0.81 acres on well-traveled Highway US 301 in Smithfield. The site is across the street from a newly constructed Family Dollar. Frontage on US-301, Fifth Street, and E. Dundee Street, makes it very accessible as well as a highly-visible site.

David Johnson
Senior Associate
919.420.1558
david.johnson@avisonyoung.com



**BEST
MANAGED
COMPANIES**
Platinum member

712 & 708 S. Fifth Street & 323 E. Dundee Street Smithfield, NC 27577



Available for Purchase

Address:	712 & 708 S Fifth Street & 323 E Dundee Street in Smithfield, NC 27577
Area:	712 S Fifth Street- 0.403 acres 708 S Fifth Street- 0.173 acres 323 E Dundee Street- 0.232 acres
PIN/REID:	169306-37-7993/15045015 169306-38-8024/15040037 169306-37-7925/15045014
Zoning:	Town: B-3 Town: R-8
Submarket:	Greater Johnston County
Location:	Intersection of Angier Avenue and US Highway 70 in Durham
Topography:	Flat
Frontage:	US-301
Sale Price:	Call broker for price



David Johnson
Senior Associate
919.420.1558
david.johnson@avisonyoung.com

5440 Wade Park Boulevard, Suite 200 Raleigh, NC 27607 | 919.785.3434 | avisonyoung.com

The information contained herein was obtained from sources believed reliable; however, Avison Young makes no guarantees, warranties, or representations as to the completeness or accuracy thereof. The presentation of this property is submitted subject to errors, omissions, changes of price or conditions prior to sale or lease, or withdrawal without notice.

712 & 708 S. Fifth Street & 323 E. Dundee Street Smithfield, NC 27577

Zoning Map



- Town: B-2
- Town: B-2 CUD
- Town: B-3
- Town: R-8

Future Land Use Map



- 2 ft Elevation Contours - 10' interval
- 10 ft Elevation Contours - 10' interval



David Johnson
Senior Associate
919.420.1558
david.johnson@avisonyoung.com

5440 Wade Park Boulevard, Suite 200 Raleigh, NC 27607 | 919.785.3434 | avisonyoung.com

The information contained herein was obtained from sources believed reliable; however, Avison Young makes no guarantees, warranties, or representations as to the completeness or accuracy thereof. The presentation of this property is submitted subject to errors, omissions, changes of price or conditions prior to sale or lease, or withdrawal without notice.

712 & 708 S. Fifth Street & 323 E. Dundee Street Smithfield, NC 27577



Smithfield Overview

Chartered in 1777, Smithfield, the county seat, is the hub of business and government activity for Johnston County. Smithfield was named for John Smith who owned much of the land on both sides of the Neuse River on which he created the town commons as a public park. Today, Town Commons is the location of the Historic Hastings House, the Boat Ramp and the Mountains to the Sea Trail that connects downtown to Smithfield Community Park, a three mile walk.

Also in downtown Smithfield, you will find several blocks of revitalized stores, historic buildings, restaurants, shopping and attractions like the Ava Gardner Museum, Neuse Little Theatre and the Johnston County Heritage Center.

With its desirable location for mixed-use development, concentration of small businesses, locally owned restaurants, and cultural attractions, Downtown Smithfield has long served as a focal point of local culture and history, establishing it as our community's principal center of activity.

<http://www.smithfield-nc.com/>



Johnston County Overview

Johnston County is strategically located at the junction of North Carolina Interstates 95 and 40, making the county the North-South and East-West connection of the state. Ideally situated only 30 minutes east of Raleigh, NC and the Triangle region's esteemed Research Triangle Park, Johnston County continues to attract diverse industries and opportunities for companies and residents alike. The region has emerged as a key destination for bio-manufacturing jobs and investments. The County is home to 11 municipalities including Benson, Clayton, Four Oaks, Kenly, Selma and Smithfield. Smithfield is mid-way along I-95 and is the zero mile marker between New York City and Jacksonville, Florida.



David Johnson
Senior Associate
919.420.1558
david.johnson@avisonyoung.com

5440 Wade Park Boulevard, Suite 200 Raleigh, NC 27607 | 919.785.3434 | avisonyoung.com

The information contained herein was obtained from sources believed reliable; however, Avison Young makes no guarantees, warranties, or representations as to the completeness or accuracy thereof. The presentation of this property is submitted subject to errors, omissions, changes of price or conditions prior to sale or lease, or withdrawal without notice.

712 & 708 S. Fifth Street & 323 E. Dundee Street Smithfield, NC 27577

Johnston County Overview cont.

Economy / Demographics

Johnston County continues to demonstrate healthy economic growth and opportunity. The unemployment rate in the county was reported at 3.7% as of July 2018, down from 4.4% one year earlier. The median household income for the county was reported at \$54,990 with an anticipated annual growth rate of 2.4% from years 2018-2023. Sixty-two percent of Johnston County's employees are considered white collar, while 25% are considered blue collar employees. After Wake and Durham counties, Johnston County is the third most populated among the 13 counties that make up the Research Triangle metro area. The county's population reached 198,647 in 2018 with a median age of 37.7. Johnston County's population base has experienced impressive growth in recent years, expanding by 18% to 198,647 between 2010 and 2018. The county's population is projected to reach 220,023 by 2023, representing a 2.07% annual increase over the next five years. According to the North Carolina Office of Budget and Management, Johnston County is projected to be the fastest growing county in North Carolina over the next 10 years. Clayton is the largest town in Johnston County with a population of 20,391. Currently, 67.7% of the 78,996 housing units in the area are owner occupied; 23.7%, renter occupied; and 8.6% are vacant. The annual rate of change in housing units since 2010 is 7.11%. Median home value in the area is \$163,637, compared to a median home value of \$218,492 for the U.S. In five years, median value is projected to change by 3.72% annually to \$196,442.

The annual rate of change in housing units since 2010 is 7.11%. Median home value in the area is \$163,637, compared to a median home value of \$218,492 for the U.S. In five years, median value is projected to change by 3.72% annually to \$196,442.

Education

Johnston Community College, an award-winning two-year college, is located in Smithfield. The community college offers several associate degree programs and specialty training for many industries while serving more than 15,000 students with an annual budget of \$400 million. Within 50 miles of Johnston County, residents have access to both private colleges and internationally recognized, research-driven universities. Campbell University, Barton College, Shaw University, Meredith College, and North Carolina Wesleyan College are private colleges that are near Johnston County and contribute to the area's highly skilled workforce. Three major research universities - Duke University, UNC-Chapel Hill and North Carolina State University - in the Research Triangle region provide an exceptional talent pipeline and intellectual capital for the region's growing businesses. In 2018, 23% of Johnston County residents reportedly hold a bachelor's, graduate or professional degree.

Employment

Johnston County's favorable business climate and access to the region's highly educated workforce have attracted major corporations to the county, driving innovation and economic opportunity. New and expanding businesses continue to create thousands of jobs in Johnston County, resulting in a vibrant community and strong tax base. While the county benefits from a diverse industry base, 22% of Johnston County's workforce is employed in manufacturing. Major manufacturing operations include companies such as Novo Nordisk, Grifols and Caterpillar. Other major employers include Johnston County Schools and Johnston Health.

Demographics

2018 (Per Costar)	1 Mile	3 Miles	5 Miles
Total Population	5,559	41,124	98,833
Number of Households	2,249	17,587	40,157
Avg. Household Income	\$102,887	\$92,164	\$81,135



David Johnson
Senior Associate
919.420.1558
david.johnson@avisonyoung.com