

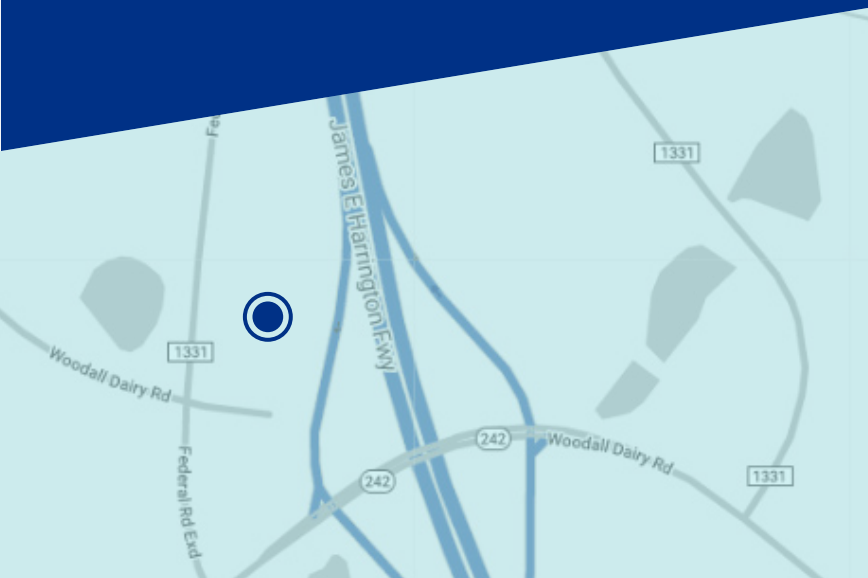
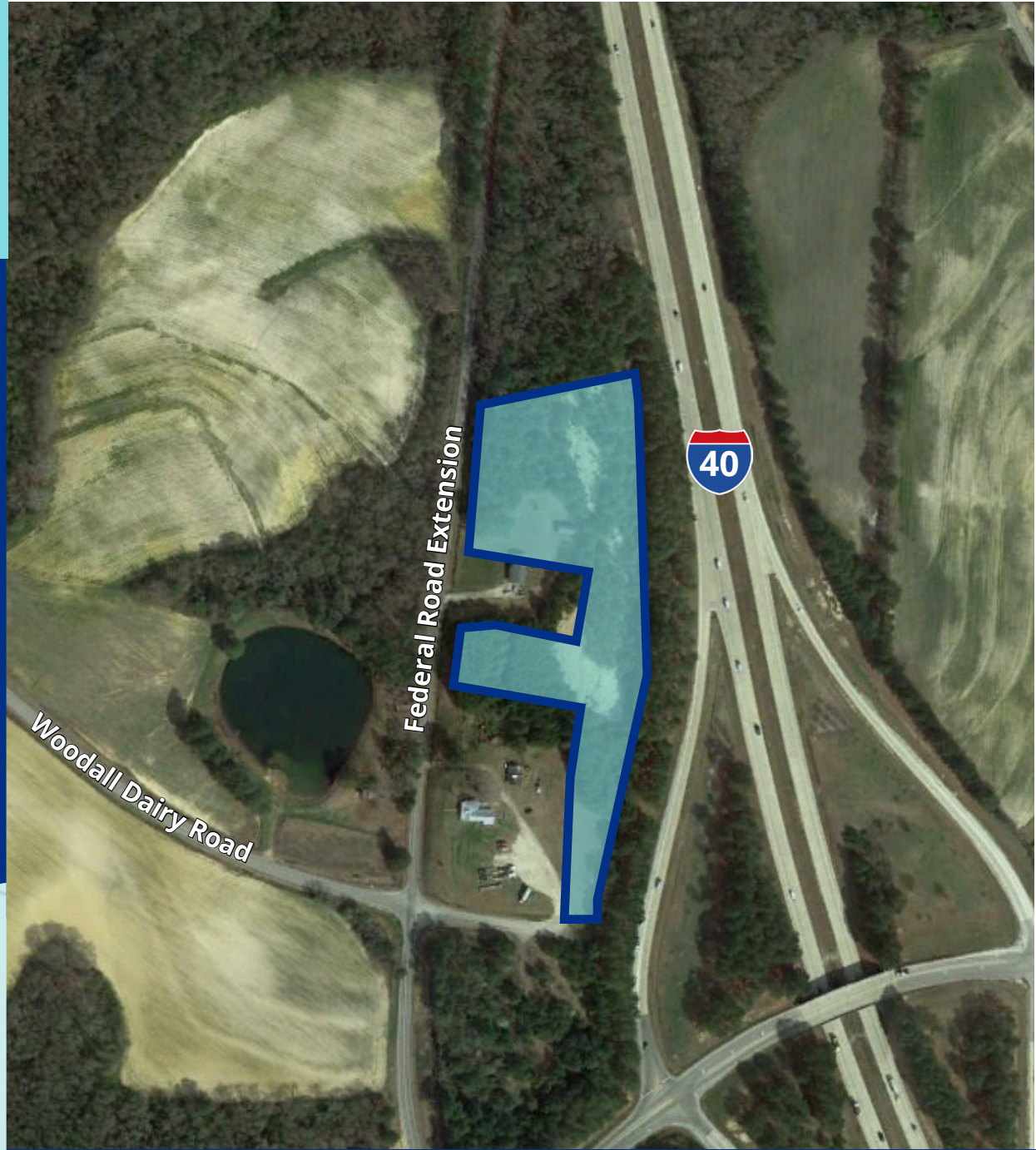


TRADEMARK
PROPERTIES

**FEDERAL ROAD EXTENSION
BENSON, NC 27504**

7.64 ACRES FOR SALE

\$349,900



1001 Wade Avenue, Suite 300, Raleigh, NC 27605
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FEDERAL ROAD EXTENSION

BENSON, NC 27504

LAND FOR SALE
7.64 ACRES

PROPERTY DESCRIPTION

- 7.64 acres
- PIN # 163000-99-3870
- Easily accessible to Raleigh, Fayetteville, and Wilmington
- County water on-site
- Soil evaluation completed for on-site sewer system
- Great for development or investment
- Zoned flexible Interstate Highway Interchange (IHI)
- Permitted uses include building materials and supplies, contractor's office with storage yard, masonry product sales, open storage, manufacturing and distribution, plumbing and heating, development facility, warehouse facility, wholesale establishment, and lumber yard

LOCATION & LOGISTICS

- Located near NC-242 and I-40 interchange in Johnston County
- Three miles north of I-40 and I-95 interchange
- Proposed I-540 and I-40 interchange 11 miles north; construction scheduled to start in 2020
- US-70 Bypass and I-40 interchange 10 miles north
- US-70 Bypass has been designated as the future I-24, connecting I-40 to Morehead City

- Major metros within one-day truck drive: Raleigh, Charlotte, Knoxville, Atlanta, Cincinnati, Washington DC, Louisville, Orlando, Washington DC, Baltimore, Philadelphia, and New York



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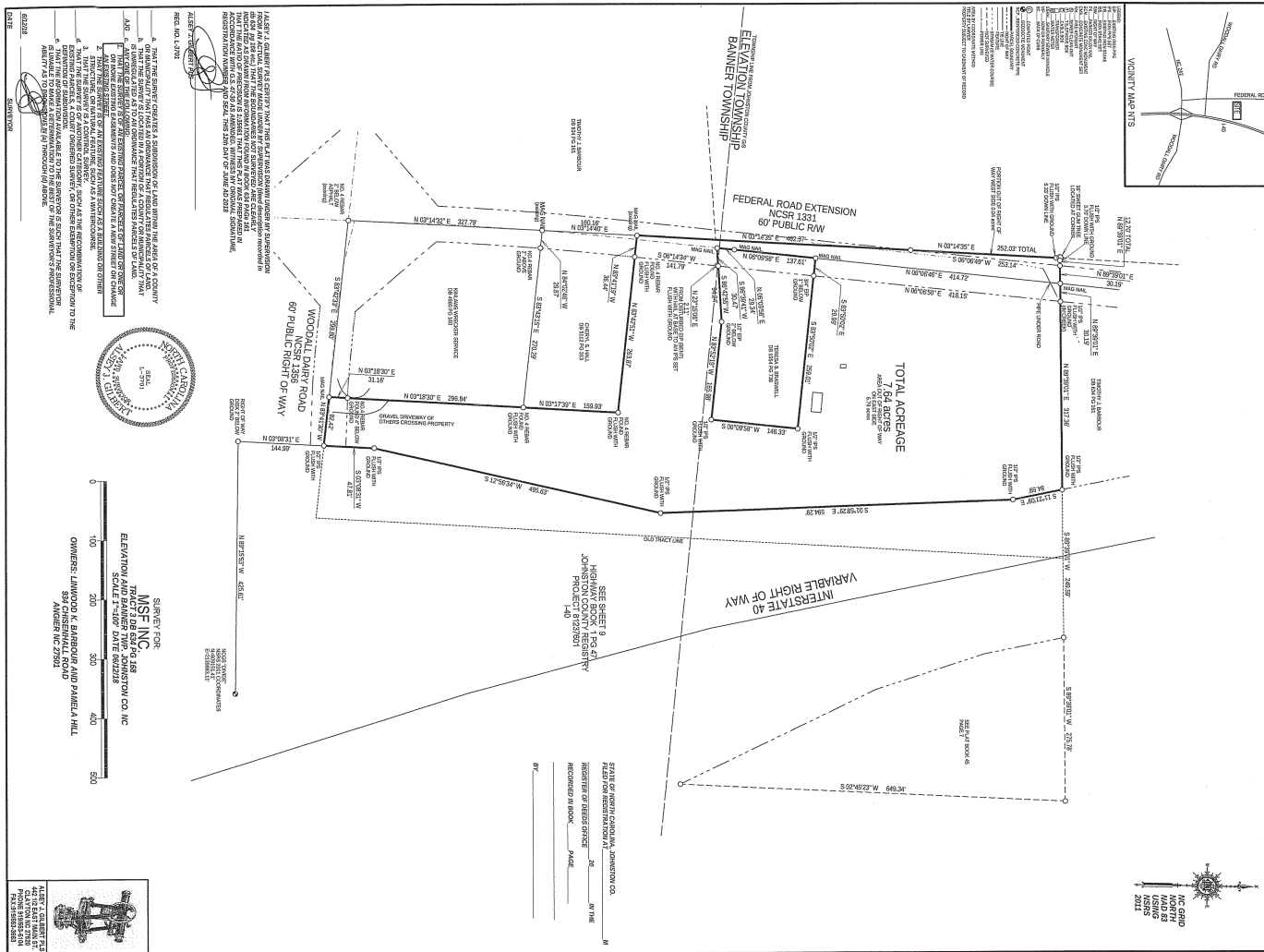


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SURVEY MAP



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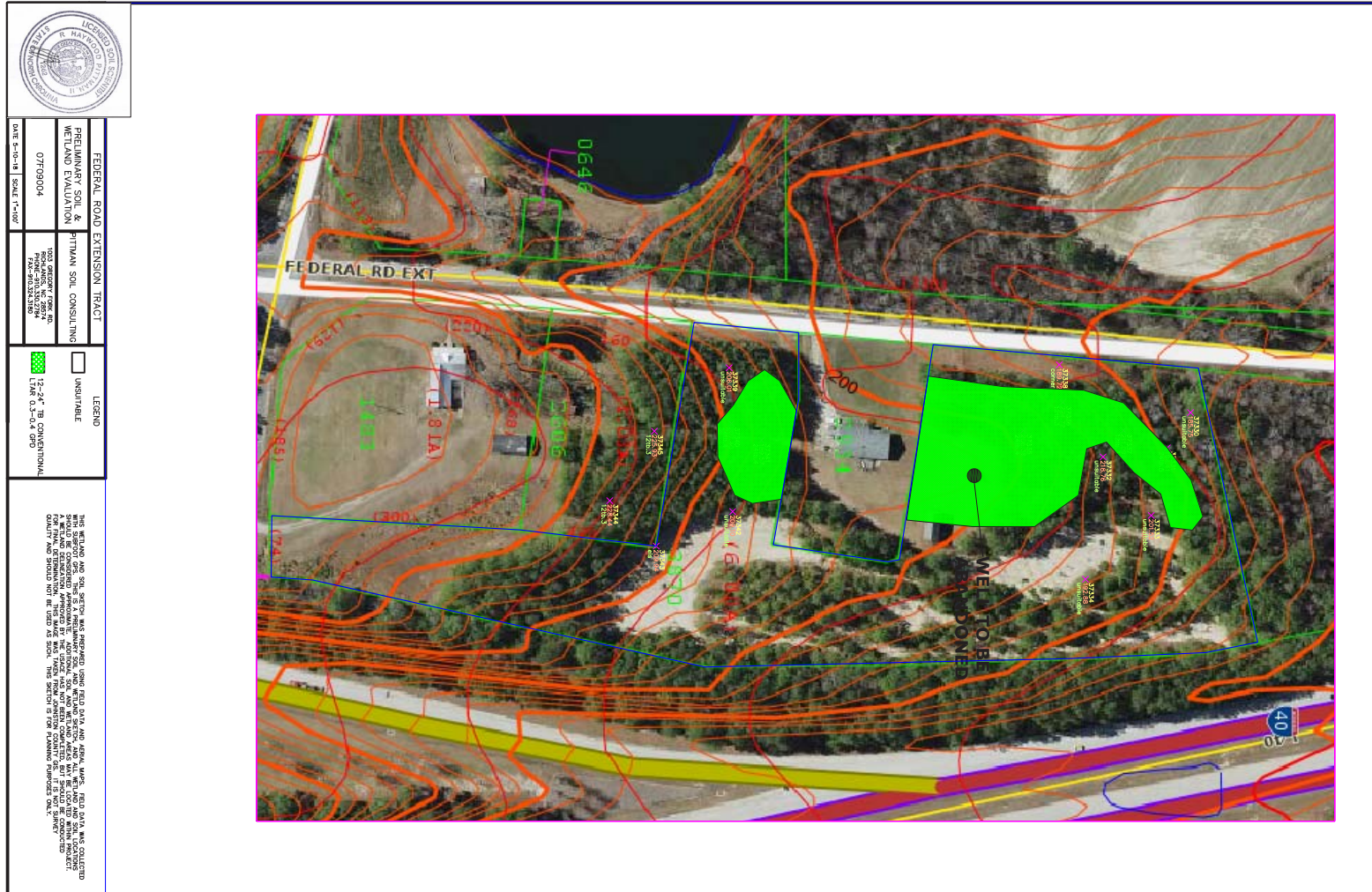


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SOIL EVALUATION



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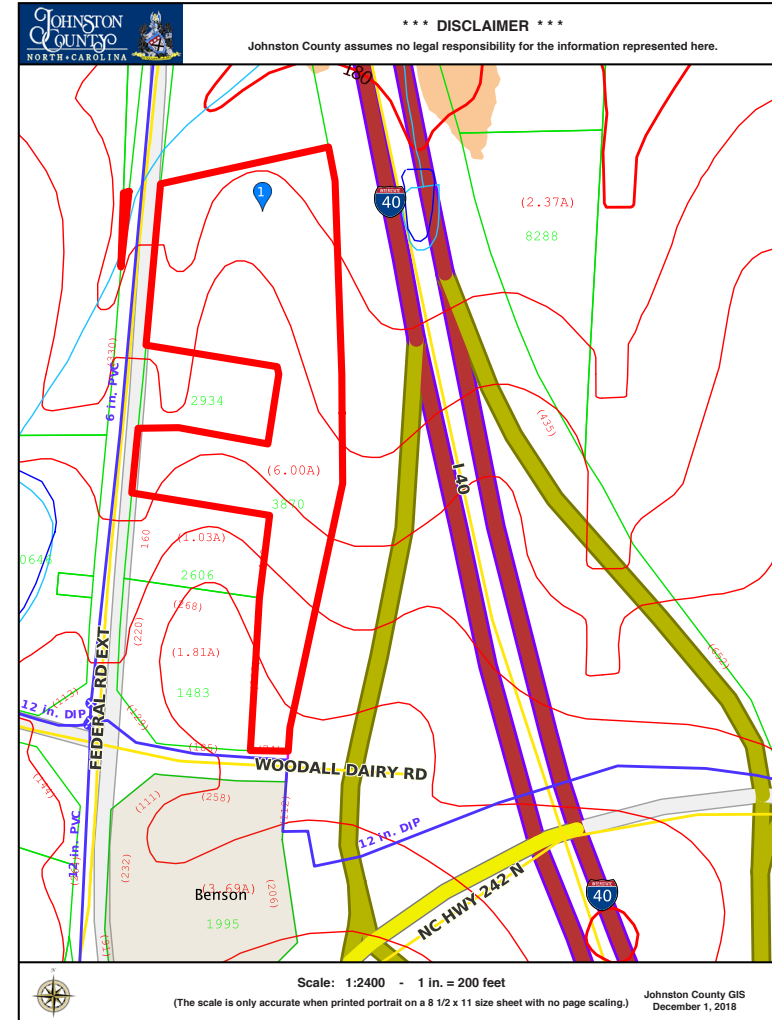
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ENVIRONMENTAL AERIAL



ENVIRONMENTAL MAP



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ABOUT JOHNSTON COUNTY

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 ten 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 approximately 198,000 people. In ten years, the state expects the population to grow by 28%, which would be more than 250,000 people. County leaders are expecting people will move to the northern and western parts of the county and which 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 crossroads of I-95 and I-40 is one of their many assets," Zapp 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 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% full. 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.



JOHNSTON COUNTY
NORTH CAROLINA

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