



FOR SALE | INDUSTRIAL/WAREHOUSE

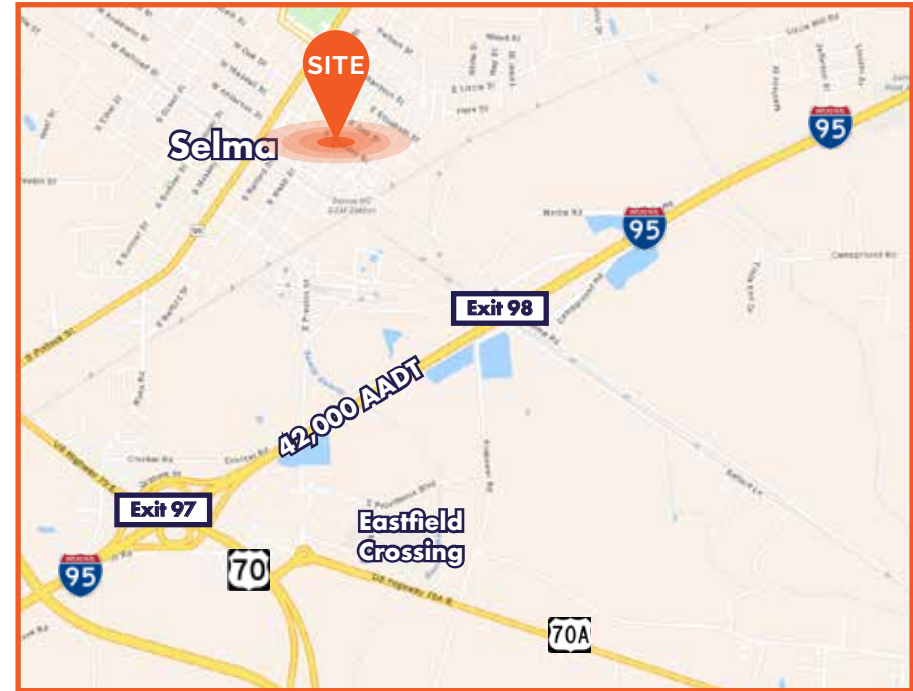
INDUSTRIAL OWNER-USER OPPORTUNITY
±11,014 SF BUILDING ON ±0.53 ACRES
PRICE REDUCTION



105 N SHARPE STREET
Selma, NC 27576

THE PROPERTY

ADDRESS:	105 N Sharpe Street Selma, NC 27576
COUNTY:	Johnston
PIN NUMBER:	261518-30-7467
LOT ACREAGE:	±0.53 Acres
CURRENT ZONING:	I-1, Light Industrial
OPPORTUNITY ZONE:	Yes
PARKING:	15 spaces, surface
PRICE REDUCTION:	\$650,000 \$624,000



DISCLAIMER: No warranty or representation, express or implied, is made to the accuracy of the information contained herein, and same is submitted subject to errors, omissions, change of price, rental or other conditions, withdrawal without notice, and to any special listing conditions imposed by principals.

HIGHLIGHTS

- I-1, Light Industrial zoning supporting a range of industrial and service uses.
- ±11,014 SF masonry warehouse with multiple drive-in doors and a flexible service garage layout.
- Fenced, secured outdoor yard with on-site parking accommodating large trucks.
- Central Selma location with quick access to I-95, US-301, Downtown Selma and Eastfield Crossing.

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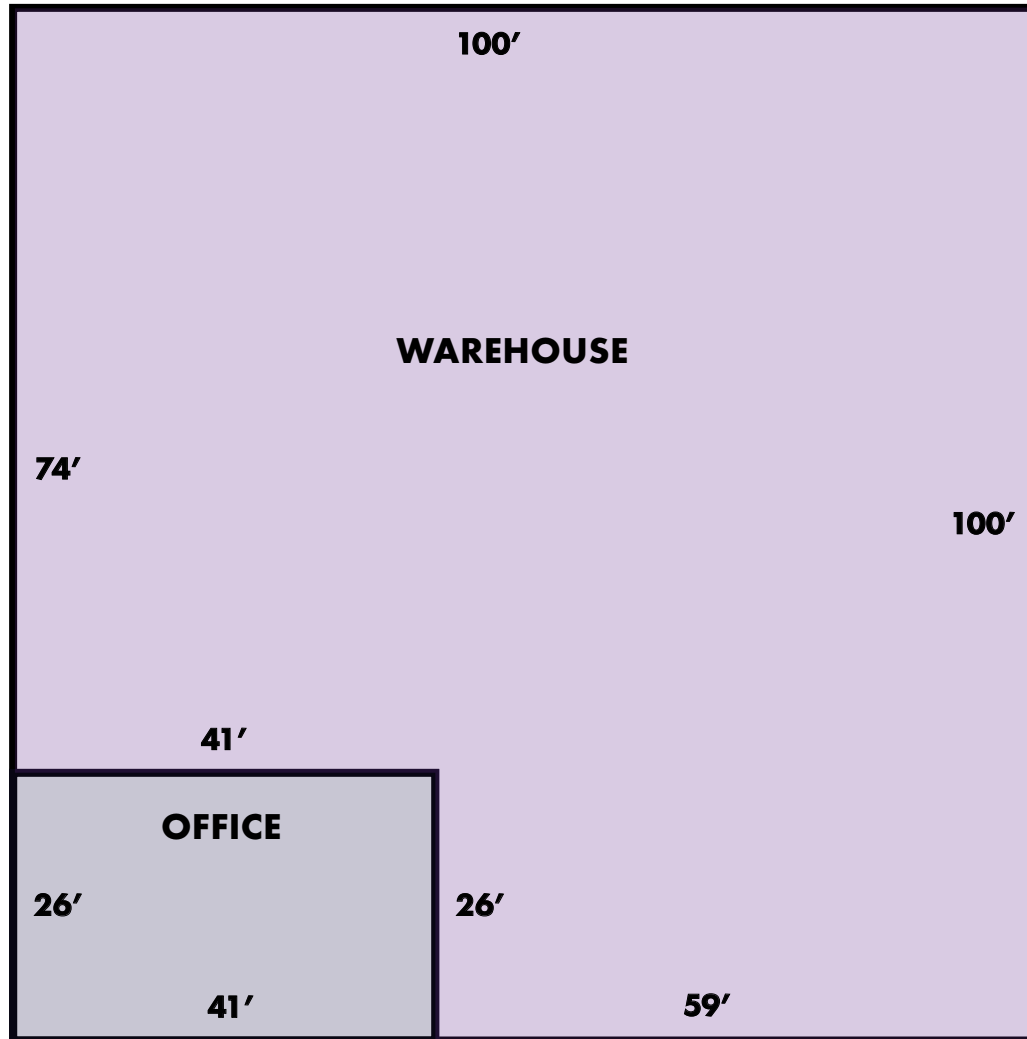
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BUILDING INFORMATION

BUILDING TYPE:	Industrial/Warehouse
YEAR BUILT:	1945
TENANCY:	Single Tenant
TOTAL SQ FT:	±11,014 SF
OFFICE SQ FT:	±2,080 SF
SERVICE GARAGE SQ FT:	±8,934 SF
STORIES:	1
CURRENT USE:	Vacant
CEILING HEIGHT:	15' clear
CONSTRUCTION:	Masonry
DRIVE IN DOORS:	(5) 12' x 12'



FLOOR PLAN



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EXTERIOR PHOTOS



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INTERIOR PHOTOS



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Location Map



LINKS

- [Johnston County Planning & Zoning](#)
- [Johnston County Inspections](#)
- [Johnston County Economic Development](#)
- [Johnston County Public Utilities](#)
- [Johnston County Publics Transportation - JCATS](#)
- [Town of Selma](#)

EASE OF ACCESS

US Hwy 301	0.2 miles
I-95	1.0 miles
US Hwy 70	1.4 miles
I-42	1.6 miles

	5-Mile	15-Mile	25-Mile
2025 Population	29,801	225,218	744,633
Median Household Income	\$64,181	\$93,862	\$89,989
Median Age	40.3	39.1	39.6

Source: STDB

Zoning Map

I-1, Light Industrial

Provides locations for those industrial uses which are likely to be compatible with most other types of uses in the town planning area.

Uses include:

- Boat sales
- Cabinet shops
- Lumber yards
- Electronics manufacturing
- Pharmaceutical manufacturing
- Industrial supply sales and service



Source: [Johnston County NC GIS - Zoning](#)

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Located in a Federal Opportunity Zone

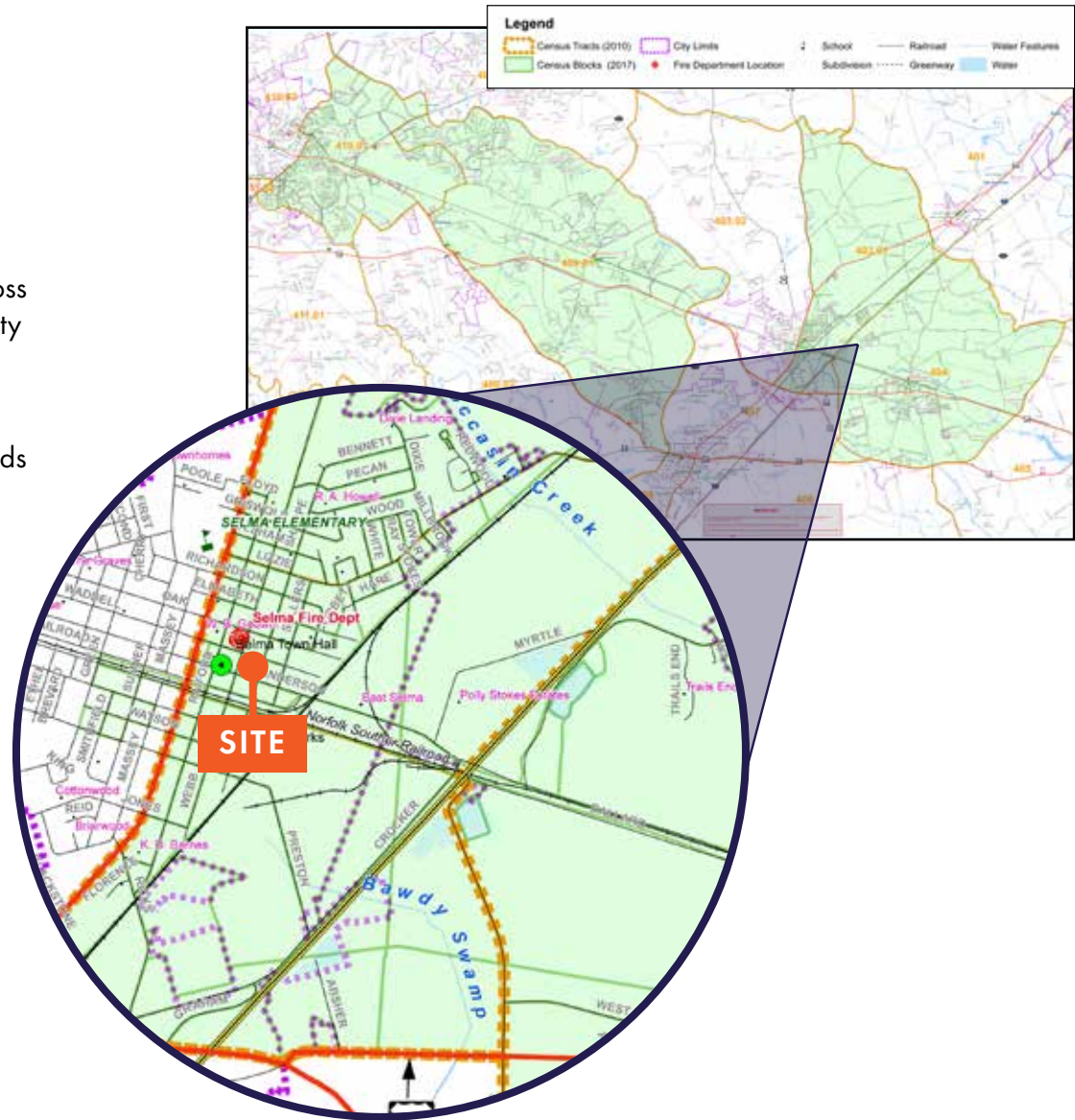
North Carolina Opportunity Zones Program

The Opportunity Zones Program (Sec. 13823) provides tax incentives for qualified investors to re-invest unrealized capital gains into low-income communities throughout the state, and across the country. Low-income census tracts are areas where the poverty rate is 20 percent or greater and/or family income is less than 80% of the area’s median income.

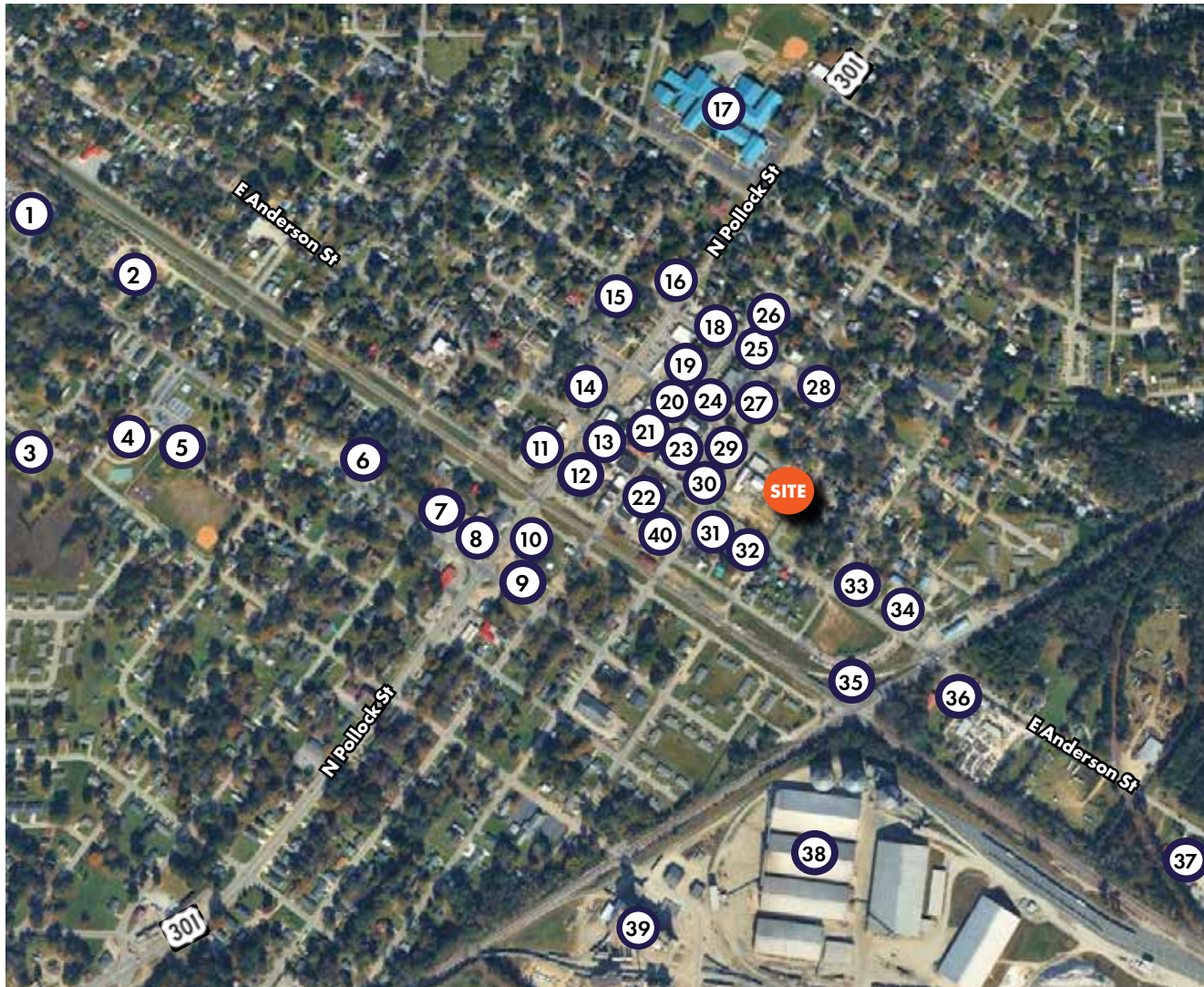
Investments made by qualified entities known as Opportunity Funds into certified Opportunity Zones will receive three key federal tax incentives to encourage investment in low-income communities including:

- Temporary tax deferral for capital gains reinvested in an Opportunity Fund
- Step-up in basis for capital gains reinvested in an Opportunity Fund
- Permanent exclusion from taxable income of long-term capital gains

[View the Tax Cuts and Jobs Act of 2017](#)



NEIGHBORHOOD MAP



- | | |
|---|---|
| 1. JCATS Public Transportation | 20. Vibe Central Events |
| 2. Ross Roadside Towing & Recovery | 21. Barn Shelter Antiques |
| 3. Gloss to Floss Auto Detailing | 22. Smithfield 420 |
| 4. Johnston Lee Headstart Preschool | 23. Town Hall |
| 5. Richard B. Harrison Gymnasium | 24. Hahvahd Yahd Cafe |
| 6. Massey's Wheel Aligning | 25. Rudy Theatre |
| 7. Superior Auto | 26. United States Postal Service |
| 8. Taquerua & Pupuserua Fiorentine Cafe | 27. Selma Fire Department |
| 9. Heidi Moore, C.P.A. | 28. Selma Civic Center |
| 10. Triangle East Baptist Association | 29. Johnston Smiles |
| 11. Exclusive European Woods | 30. Surf 'N' Turf |
| 12. ABC Store | 31. MedEx Medical Transport |
| 13. KS Bank | 32. Selma Tabernacle Church of God |
| 14. Family Dollar | 33. Short Stop Convenience Store |
| 15. Selma's Lion Club | 34. Town of Selma Electrical Department |
| 16. Selma Public Library | 35. Amtrak Selma Smithfield Station |
| 17. Selma Elementary School | 36. Call Pernell Heat & Air |
| 18. LFM Truck Repair | 37. Daybreak Express |
| 19. NAPA Auto Parts | 38. Bailey's Feed Mill |
| | 39. DeFeo Materials - Selma |
| | 40. Trackside Antiques |

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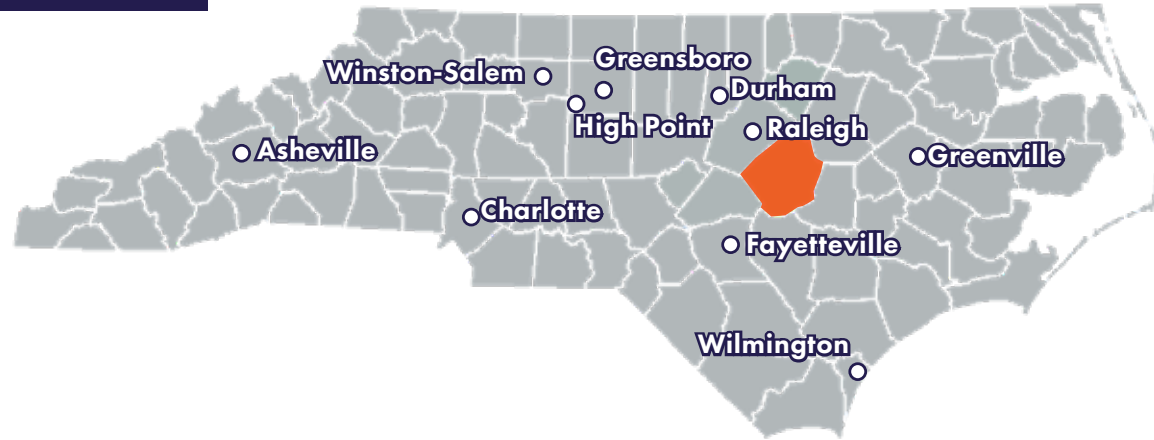
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Quick Facts: Growth in One of NC's Fastest Growing Counties

Johnston County is located in the eastern-central part of North Carolina, with close proximity to the state capital, Raleigh. It's positioned within the Coastal Plain region of the state, characterized by flat terrain and fertile soils.

Traditionally, Johnston County's economy was largely agrarian, with tobacco, cotton and other crops being primary economic drivers. As the region and neighboring areas like Raleigh grew, the economy diversified. Today, it includes sectors like manufacturing, healthcare, retail and more. The county's proximity to major highways, like Interstate 95 and Interstate 40, also makes it a significant hub for logistics and transportation.

The population has been growing steadily, thanks in part to its proximity to the booming Raleigh-Durham-Chapel Hill area. This growth has resulted in increased suburban development in the county.



Economic Development Announcements



NOVO NORDISK
\$4.1 billion investment 1,000 jobs
Major facility expansion at manufacturing campus in Clayton.



CRYSTAL WINDOWS & DOORS
\$93 million investment 500 jobs
New manufacturing facility located at Eastfield Crossing



CLAYTON COMMERCE CENTER
\$55 million investment
±382,000 SF, 34 acre "mini" industrial park development in Clayton.



VEETEE FOODS
\$35.7M investment 200 jobs
New production facility located in Eastfield Crossing



JOHNSTON REGIONAL AIRPORT
\$40 million investment
New manufacturing facility



RAILROAD GRANT
Upgrades/improvements in Selma Support Eastfield Crossing project