

FOR SALE

28 Acres Development Opportunity in Benson



 **3371 BAILEYS CROSSROADS BENSON, NC 27504**

Will Yeager
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PROPERTY DETAILS



SUBJECT

ACREAGE ±28 Acres

ADDRESS 3371 Baileys Crossroads
Benson, NC 27504

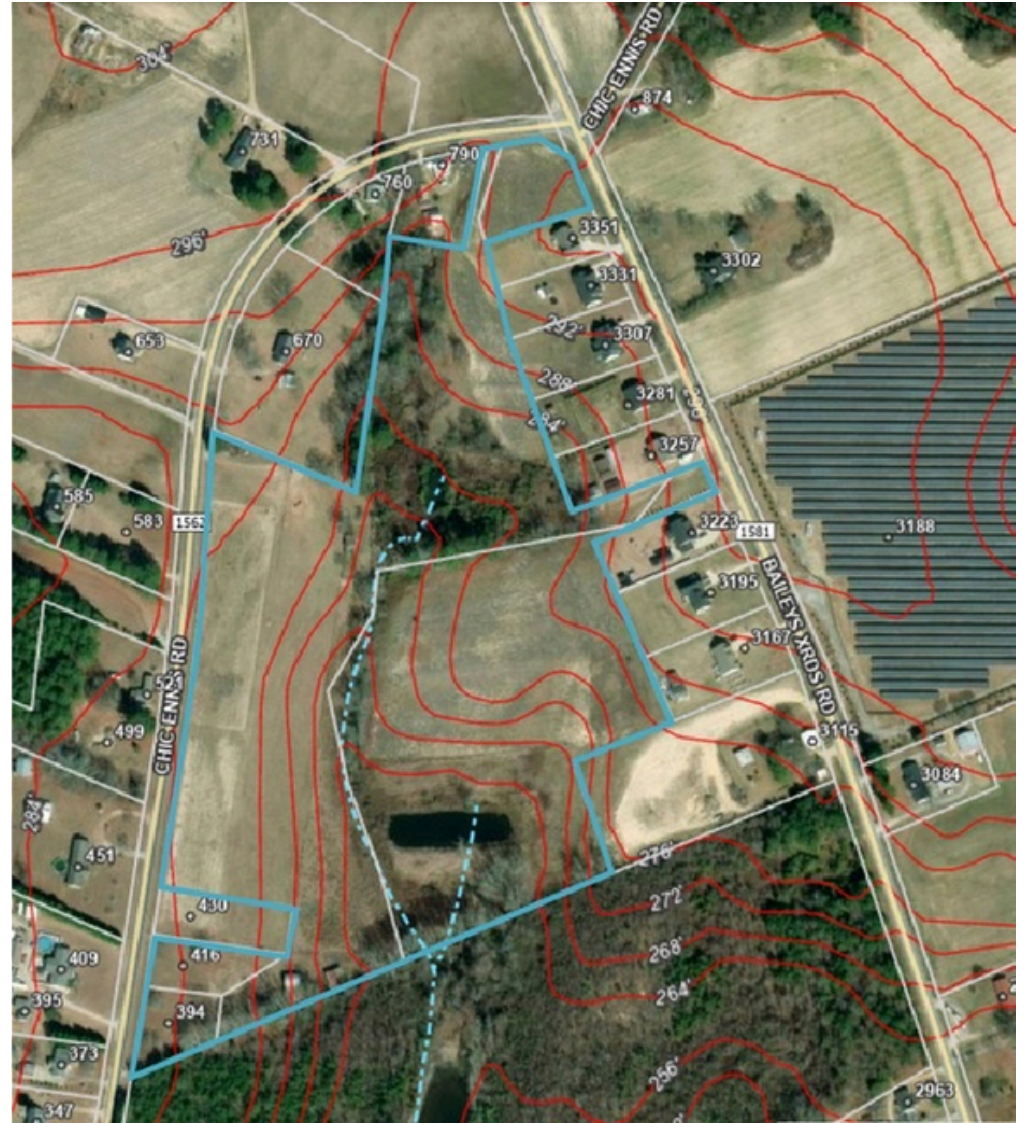
ZONING RA Residential

BEST USE Development

WATER Public water on site

ASKING PRICE \$899,000

Development opportunity in Benson, NC! 28+ acres with more than 1,600 feet of frontage on two public roads, Baileys Crossroads Rd and Chic Ennis Rd. Public water line on site. Property is flat and easy to develop with low grading and foundation cost. Assemblage includes corner parcel with excellent visibility. Harnett County RA zoning. Conveniently located near I-40, I-95, and Highway 421 providing easy access to RTP and NC Carolina CORE. Seller will entertain offers on standard form 580L-T. Don't delay, contact listing agent for more information!



DRAFT SITE PLAN





DEMOGRAPHIC OVERVIEW

POPULATION

	1 mile	3 miles	5 miles
2020 POPULATION	829	5,076	17,598
2024 POPULATION	832	5,558	19,319
2029 POPULATION PROJECTION	896	6,305	22,222
ANNUAL GROWTH 2020-2024	0.1%	2.4%	2.4%
ANNUAL GROWTH 2024-2029	1.5%	2.7%	3.0%
MEDIAN AGE	39.7	40.7	40.1
BACHELOR'S DEGREE OR HIGHER	8%	13%	18%
U.S. ARMED FORCES	0	0	8

HOUSEHOLDS

	1 mile	3 miles	5 miles	5 miles
2020 HOUSEHOLDS	301	1,866	6,766	
2024 HOUSEHOLDS	302	2,041	7,426	
2029 HOUSEHOLD PROJECTION	325	2,316	8,549	
ANNUAL GROWTH 2020-2024	-0.5%	1.4%	1.3%	
ANNUAL GROWTH 2024-2029	1.5%	2.7%	3.0%	
OWNER OCCUPIED HOUSEHOLDS	238	1,713	5,721	
RENTER OCCUPIED HOUSEHOLDS	87	602	2,827	
AVG HOUSEHOLD SIZE	2.7	2.6	2.5	
AVG HOUSEHOLD VEHICLES	2	2	2	
TOTAL SPECIFIED CONSUMER SPENDING (\$)	\$8.8M	\$62.5M	\$214.3M	

AVERAGE HOUSEHOLD INCOME

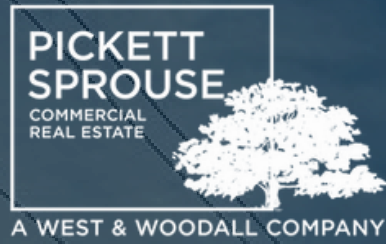
\$65,621
1 MILE

\$71,775
3 MILE

\$68,336
5 MILE

REGIONAL MAP





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