

**UPDATED!! 7.52 Acres of Residential and Commercial
Land in Johnston County, NC**
1006 Stephenson Road
Benson, NC 27504

\$380,000
7.520± Acres
Johnston County



**UPDATED!! 7.52 Acres of Residential and Commercial Land in Johnston County, NC
Benson, NC / Johnston County**

SUMMARY

Address

1006 Stephenson Road

City, State Zip

Benson, NC 27504

County

Johnston County

Type

Hunting Land, Recreational Land, Undeveloped Land, Lot

Latitude / Longitude

35.490486 / -78.554041

Acreage

7.520

Price

\$380,000

Property Website

<https://www.mossyoakproperties.com/property/updated-7-52-acres-of-residential-and-commercial-land-in-johnston-county-nc-johnston-north-carolina/78775/>



UPDATED!! 7.52 Acres of Residential and Commercial Land in Johnston County, NC Benson, NC / Johnston County

PROPERTY DESCRIPTION

For immediate assistance with this listing call Brent Purdum at [919-235-7858](tel:919-235-7858).

7.52+/- Acres of Residential and Commercial Land for Sale in Johnston County NC! Call Brent Purdum at [919-235-7858](tel:919-235-7858) to schedule a showing today!

Exceptional 7.52-Acre Parcel in the Heart of Johnston County, NC: A Unique Opportunity for Homestead or Business Development

Presenting a remarkable 7.52-acre parcel of land situated in the rapidly growing Johnston County, NC, this versatile property is perfectly positioned for both residential and commercial uses. Zoned for General Business (GB) and Agriculture/Residential (AR), this rare offering provides flexibility for a wide range of potential developments, whether you're envisioning a tranquil homestead, a dynamic business venture, or a combination of both. Boasting a prime location just 30 minutes from downtown Raleigh, NC, and 45 minutes from Fayetteville, NC, the property is ideal for those seeking a strategic investment in a thriving region.

Property Features:

- Size: 7.52 acres of gently rolling terrain, providing ample space for a variety of uses.
- Zoning: The property is uniquely zoned with both General Business (GB) and Agriculture/Residential (AR) classifications, making it highly adaptable to your needs.
- Topography: The parcel features a mix of gently rolling hills and a hardwood-bottomed area along Pole Branch Creek at the back of the property, adding to the natural beauty and potential uses for the land.
- Utilities: County water and power are available on-site, streamlining the process of development and reducing upfront infrastructure costs.
- Soil Evaluation: A completed soil evaluation report identifies multiple septic system locations, providing added certainty for those planning residential or commercial structures.
- Boundary Survey: The property has a recent boundary survey, including detailed topography for the commercial zoned portion, offering a clear understanding of the land's shape and elevation, ensuring ease of development.

Location:

- Proximity to Major Cities: Located just 30 minutes from downtown Raleigh, NC, the state's capital, this property offers easy access to the conveniences and opportunities of a major metropolitan area. Whether you're commuting to Raleigh for work, enjoying its diverse amenities, or tapping into its dynamic business environment, this location offers the best of both worlds.
- Access to Fayetteville: Just 45 minutes from Fayetteville, NC, the property is strategically located to take advantage of the economic growth and commercial opportunities in this nearby city.
- Highway Access: The property is only 5 minutes from an access to I-40, offering quick and convenient access to the major highways connecting Johnston County to Raleigh, Fayetteville, and beyond.

The dual zoning of General Business (GB) and Agriculture/Residential (AR) offers an exciting array of possibilities, making this land suitable for both residential and commercial development.

General Business (GB) Zoning: The GB zoning allows for a wide range of commercial activities, including retail, office spaces, service establishments, and more. All uses can be further researched through Johnston County Planning Department.

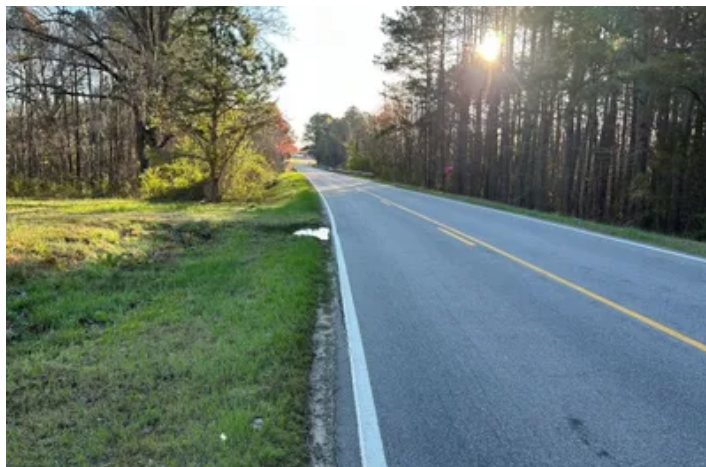
Agriculture/Residential (AR) Zoning: The AR zoning classification opens up the opportunity for residential development, with the possibility of creating a private homestead or a small rural community. The gently rolling terrain and serene hardwood-bottom area

along Pole Branch Creek provide an idyllic setting for those seeking a peaceful retreat in the country, while still being within easy reach of city amenities.

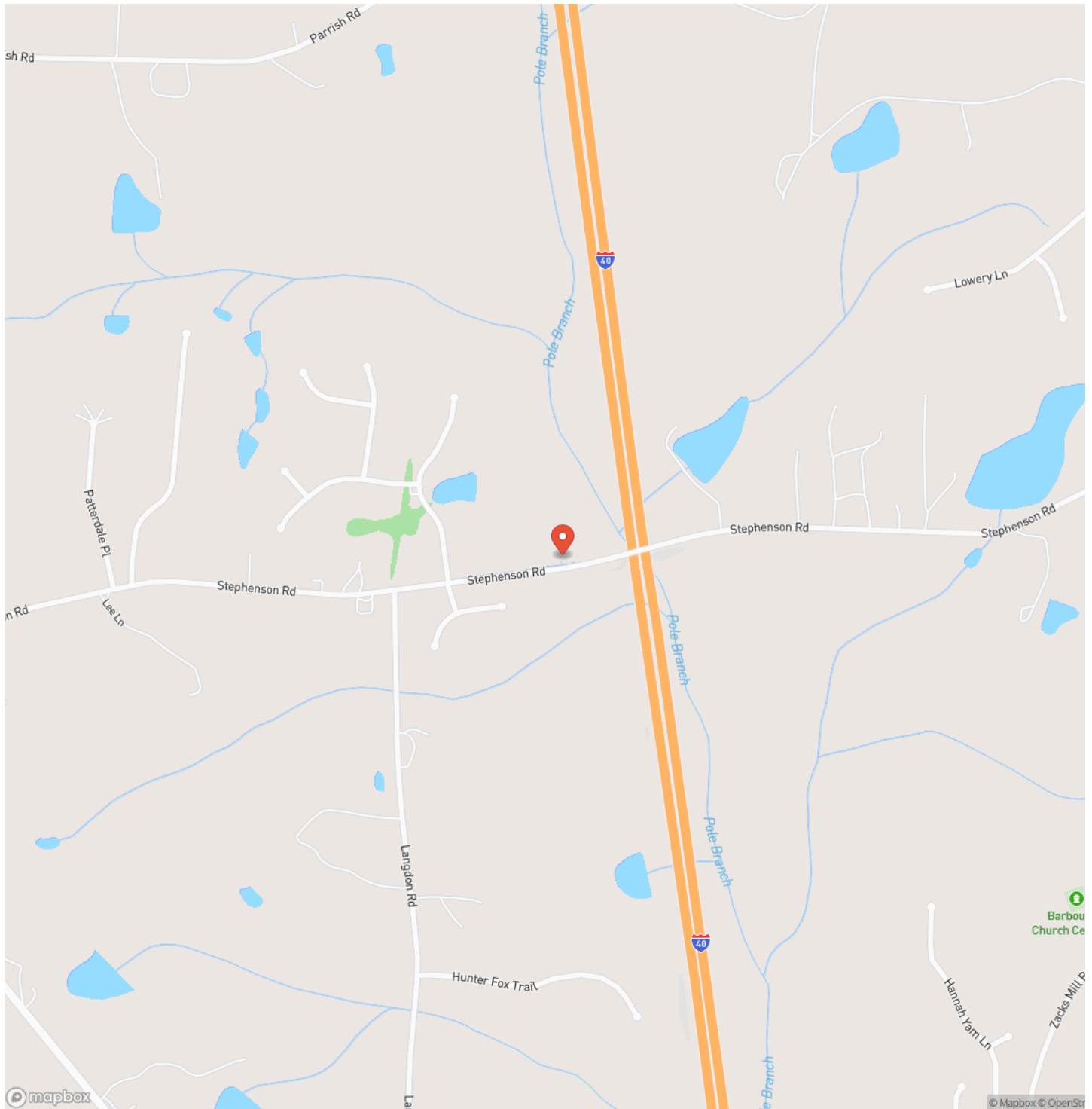
The presence of county water and power on-site makes it easier to create a comfortable and modern home or a community of homes with all the conveniences of urban living, without sacrificing the beauty and tranquility of a rural setting.

For more information on this and other land for sale in Johnston County, contact Brent Purdum at [919-235-7858](tel:919-235-7858) or by email at bpurdum@mossyoakproperties.com, or visit landandfarmsrealty.com.

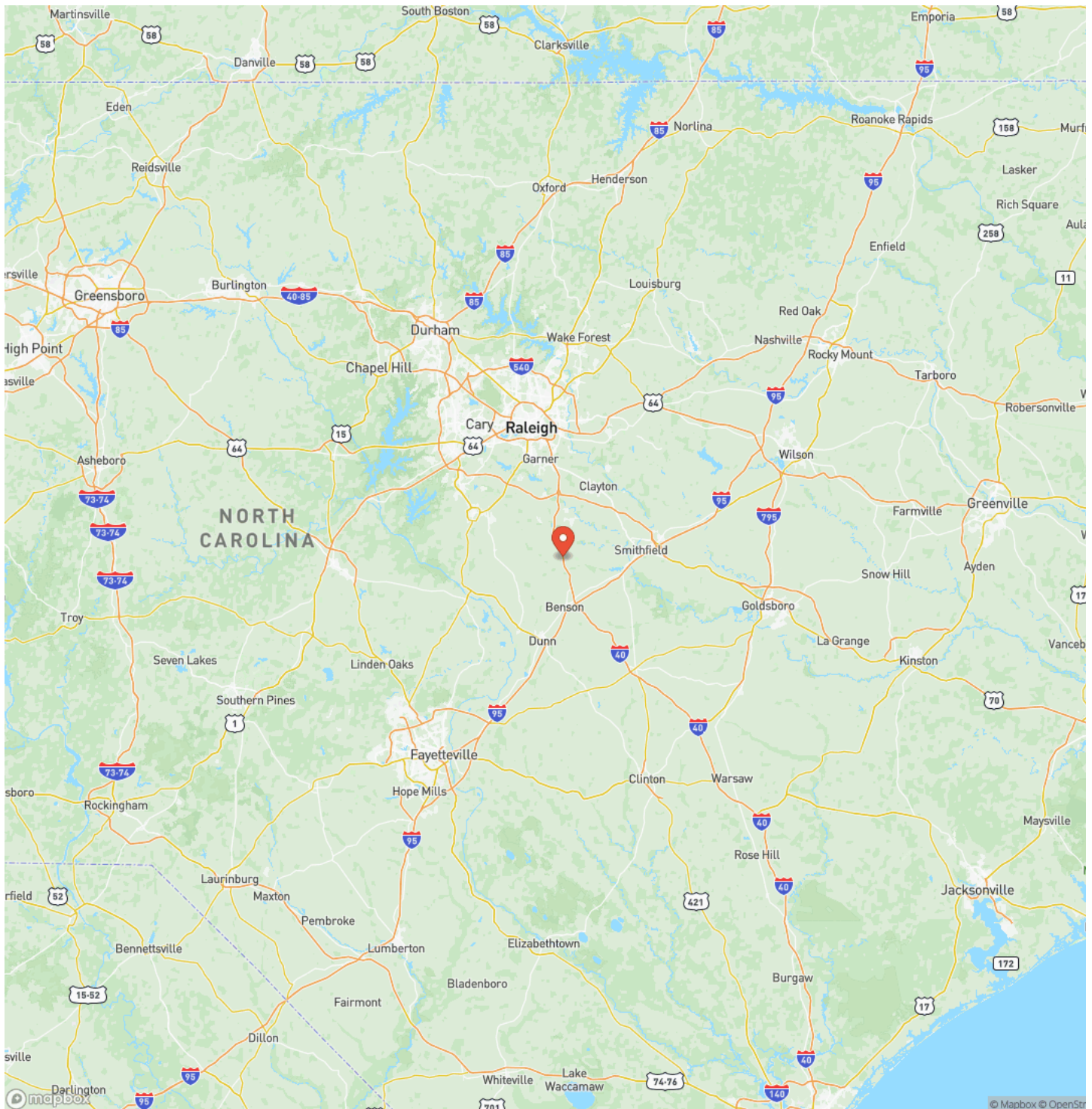
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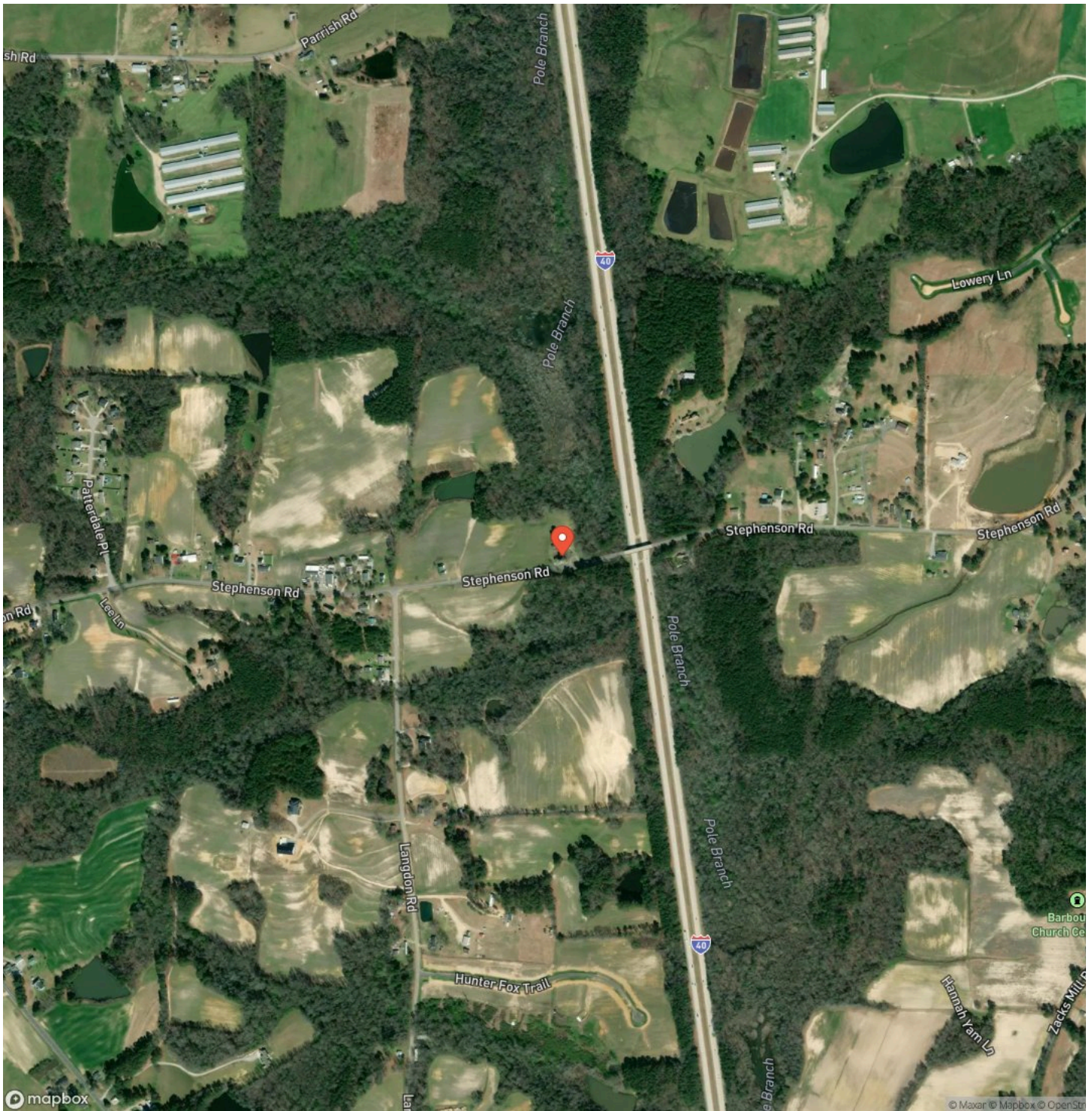
Locator Map



Locator Map



Satellite Map



UPDATED!! 7.52 Acres of Residential and Commercial Land in Johnston County, NC Benson, NC / Johnston County

LISTING REPRESENTATIVE

For more information contact:



Representative

Brent Purdum

Mobile

(919) 235-7858

Office

(844) 480-5263

Email

bpurdum@mossyoakproperties.com

Address

626 Lewis Road

City / State / Zip

NOTES

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This image shows a single sheet of white paper with horizontal ruling lines. The lines are evenly spaced and run across the width of the page. There are no margins, text, or other markings on the paper.



MORE INFO ONLINE:
www.landandfarmsrealty.com

DISCLAIMERS

Information in this brochure is provided solely for information purposes and does not constitute an offer to sell or advertise real estate outside the states in which broker or agent licensed. The information presented has been obtained from sources deemed to be reliable, but is not guaranteed or warranted by the agent, broker, or the sellers of these properties. This offering is subject to errors, omissions, prior sale, price change, correction or withdrawal from the market without notice. All references to age, square footage, income, expenses, acreage, carrying capacity, and land classification, etc. are approximate. Prospective buyers are chargeable with and expected to conduct their own independent investigation of the information and the property and to rely only on those results. Sellers reserve the right to accept or reject any and all offers without liability to any buyer or cooperating broker.

Maps are provided for illustration purposes only, the accuracy is not warranted. Parcels on interactive maps are not adjusted to match aerial backgrounds. This information is for reference purposes only and is not a legal document. Data maps contain errors. The seller and seller's agent are making known to all potential buyers that there may be variations between the location of the existing fence lines and the legal description of the deeded property. Seller and seller's agent make no warranties with regard to the location of the fence lines in relationship to the deeded property lines, nor does the Seller make any warranties or representations with regard to the specific acreage contained within the fenced property lines. Seller is selling the property in an "as is" condition, which includes the location of the fences as they exist. Boundaries shown on the accompanying maps are approximate, based on county parcel data. The maps are not to scale. The accuracy of the maps is not guaranteed. Prospective buyers are encouraged to verify fence lines, deeded property lines and acreages using a licensed surveyor at their own expense.

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