

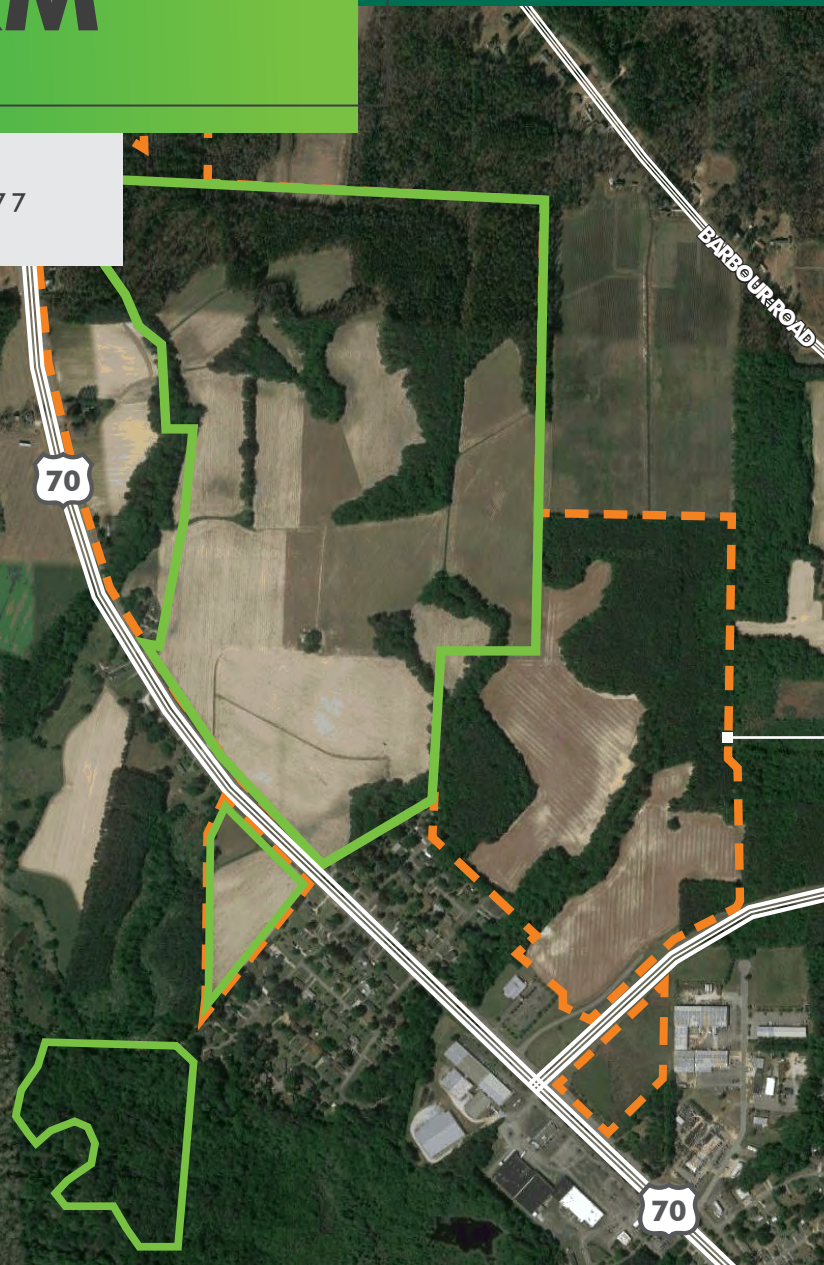
FLEMING FARM

FOR SALE

2110 US HWY. 70 | SMITHFIELD, NC 27577

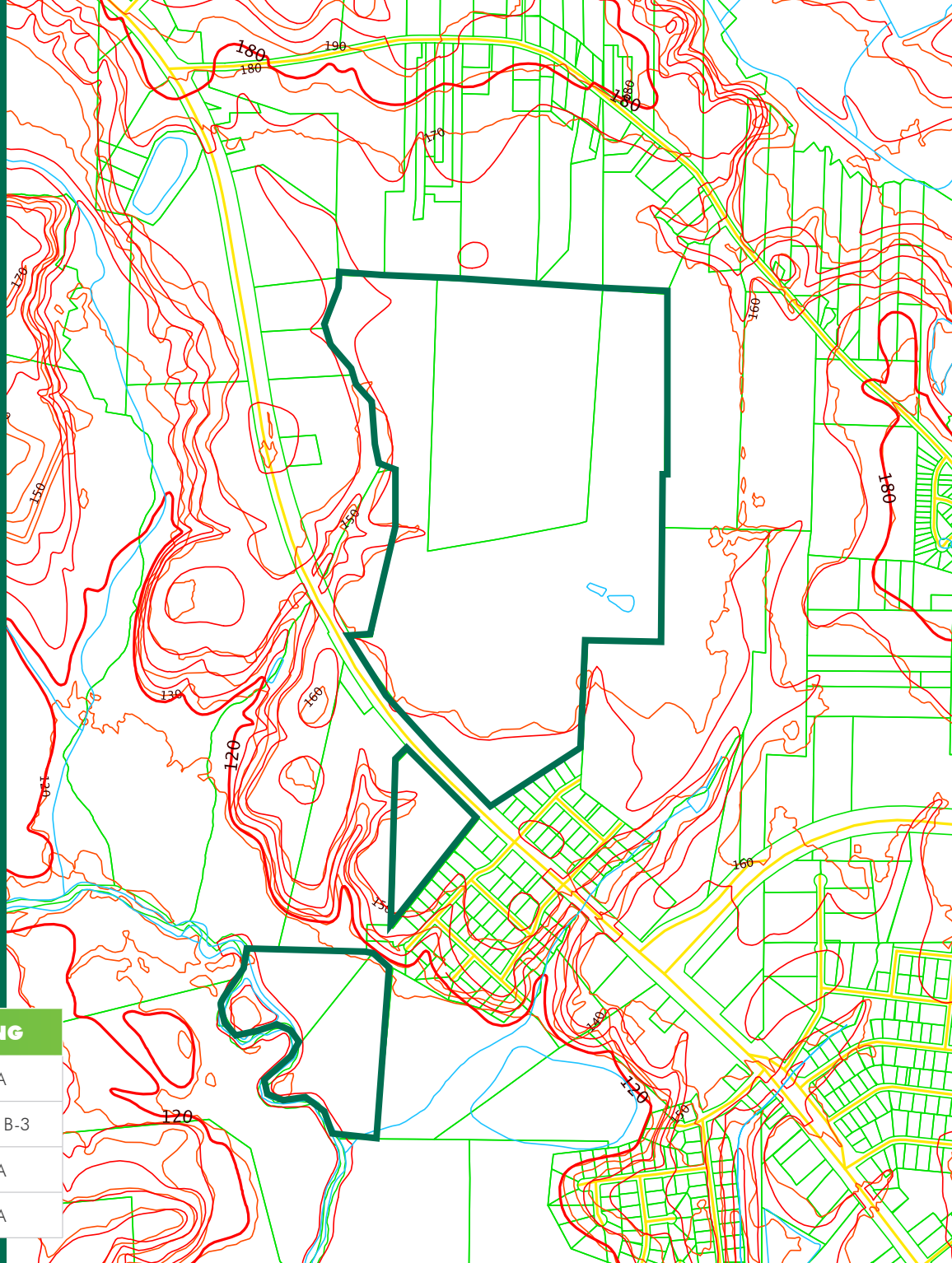
JOHNSTON REGIONAL AIRPORT
AVERAGE OVER 200
AIRCRAFT FLIGHTS PER DAY

WEST SMITHFIELD INDUSTRIAL PARK
±405 ACRES
CERTIFIED INDUSTRIAL SITE



PROPERTY FEATURES

- ±223.338 acres
- Zoned Residential Agricultural (R-20A) and Highway Entranceway Business (B-3) (Town of Smithfield ETJ)
- Residential Agricultural permits single family residential developments on minimum lot sizes of 15,000 sq. ft. For more information on permitted uses, click [here](#)
- Highway Entranceway Business permits offices, professional services, some retail sales and services, restaurants, etc. For more information on permitted uses, click [here](#)
- Future land use calls for Industrial/Employment, Medium Density Residential and Conservation/Open Space (Town of Smithfield ETJ)
- Municipal water line located along US Highway 70; municipal sewer potentially available via an extension
- Fleming Farm makes up a portion of the West Smithfield Industrial Park ±405-acre certified site
- A portion of the property is located in a NC Opportunity Zone and qualifies for tax incentives. For more information on Opportunity Zones, click [here](#)
- Due diligence documents include Phase I, Wetland Delineation Study, GeoTech Study, etc. To access the due diligence files, click [here](#)
- \$4,466,760 (\$20,000/acre) sale price



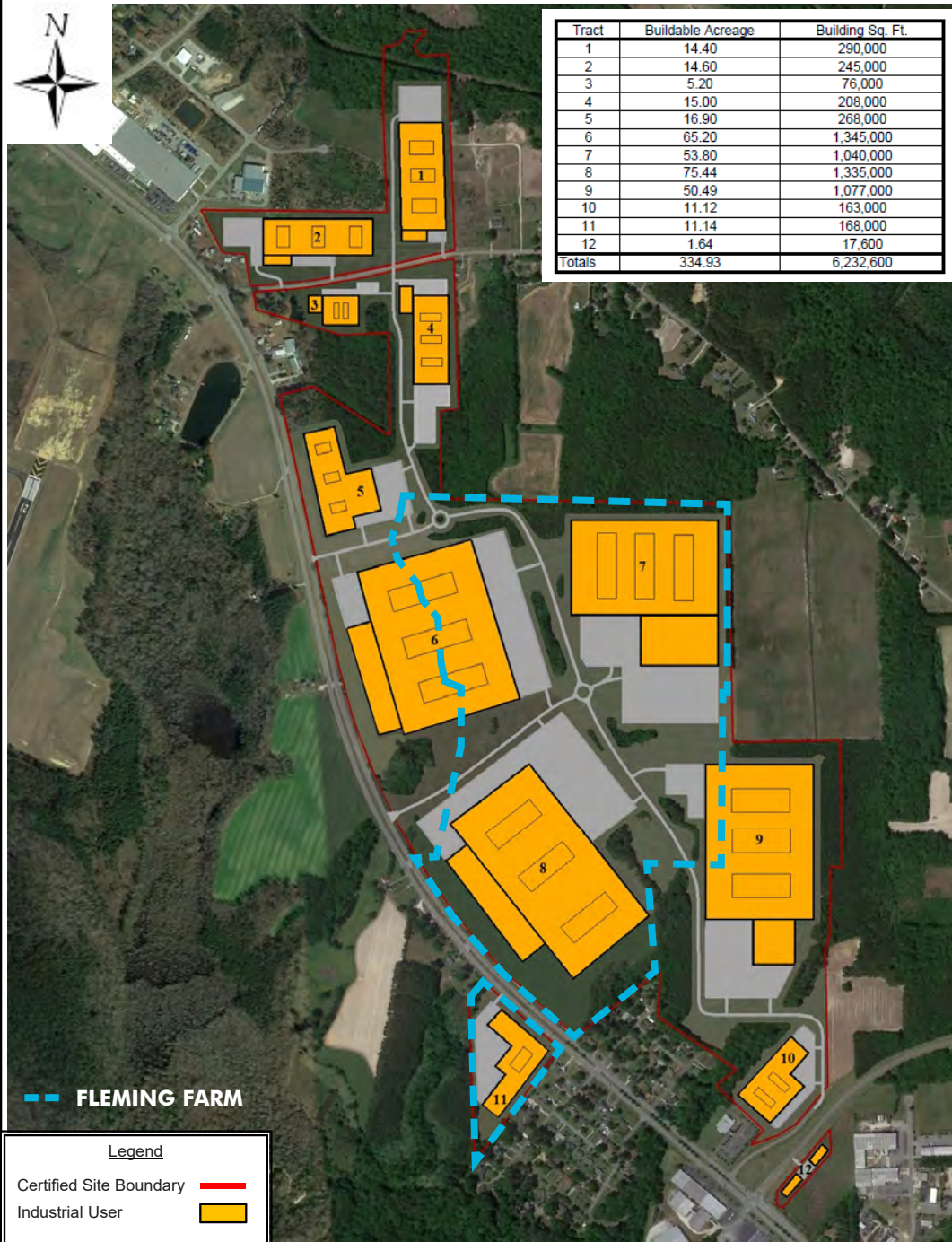
PARCEL ID	ADDRESS	ACREAGE	ZONING
15078011	2110 US HIGHWAY 70 BUSINESS	57.357	R-20A
15078012	2095 W. MARKET STREET	136.400	R-20A & B-3
15078012B	OFF US HIGHWAY 70 BUSINESS	17.513	R-20A
15078012C	OFF US HIGHWAY 70 BUSINESS	12.068	R-20A

FLEMING FARM

Tract	Buildable Acreage	Building Sq. Ft.
1	14.40	290,000
2	14.60	245,000
3	5.20	76,000
4	15.00	208,000
5	16.90	268,000
6	65.20	1,345,000
7	53.80	1,040,000
8	75.44	1,335,000
9	50.49	1,077,000
10	11.12	163,000
11	11.14	168,000
12	1.64	17,600
Totals	334.93	6,232,600

ABOUT WEST SMITHFIELD INDUSTRIAL PARK

- ±405-acre certified industrial site
- Master planned layout depicts over 6.2M sq. ft. of industrial space that could potentially be developed
- Completed due diligence includes:
 - Wetland Determination Study (April 2018)
 - Wetland Mitigation Plan (June 2018)
 - GeoTechnical Report (July 2018)
 - Report of Threatened & Endangered Species (July 2018)
 - Protected Watershed Evaluation (July 2018)
 - Archaeological Report (July 2018)
 - Site Development Cost Estimate (July 2018)
 - 100-Year Floodplain Mapping (July 2018)
 - Topographic Mapping (July 2018)
 - Certification of Filled Areas (July 2018)
 - Phase I Environmental Assessment (August 2018)
- Excellent access on/off US Highway 70 Business, just minutes from Johnston Regional Airport and Blue Line Aviation's new 40,000 sq. ft., \$13M facility



MASTER DEVELOPMENT PLAN

West Smithfield Industrial Park
Smithfield, NC

Map Source:
Google Earth 2018

Modulus, PLLC.

Engineering · Due Diligence · Design
PO Box 935
Oak Ridge, North Carolina 27310
(919) 800-9093

Project No: M645

Boundaries are approximate.
July 2018

FLEMING FARM

RALEIGH | 28 MILES

WILSON | 34 MILES

FAYETTEVILLE | 49 MILES

WEST SMITHFIELD INDUSTRIAL PARK
± 405 ACRES
CERTIFIED INDUSTRIAL SITE

CAFO belk
Walmart DOLLAR TREE
GNC Aaron's
PETSMART HIBBETT SPORTS
O'Reilly AutoZone CITITRENDS
IGA Dunkin' Pizza Hut
burkes OUTLET cvs pharmacy
Lowe's OfficeMax McDonald's
Hardees TACO BELL SONIC
Chick-fil-A PAPA JOHN'S Little Caesars

CAROLINA PREMIUM OUTLETS
± 439,000 SF; 80 RETAILERS

GAP LOFT AMERICAN EAGLE
OUTLET
BANANA REPUBLIC TALBOTS
NEW YORK & COMPANY Justice
dressbarn AÉROPOSTALE
LANE BRYANT carter's
GYMBOREE FOSSIL COACH
DQ

Panera golden corral WAFFLE HOUSE
Ruby Tuesday DUNKIN' ZAXBY'S
Burger King Arby's cici's

FOOD LION MCDONALD'S



OPPORTUNITY ZONES

WHAT IS AN OPPORTUNITY ZONE ("OZ")?

25%

of census tracts in a state could be designated as "opportunity zones"

20%

Census tract must have at least 20% poverty rate

80%

of median income does not exceed 80% of metro or state level

2028

Designation of opportunity zone remains in effect through the end of 2028

TAX ADVANTAGES

2026

Investors can defer taxes on capital gains **until 2026**

2026

Capital must be placed in an opportunity fund **within 180 days**

2026

Once the investment is sold after a holding period of **10 years**, none of the appreciation above the deferred gain is recognized.

2021

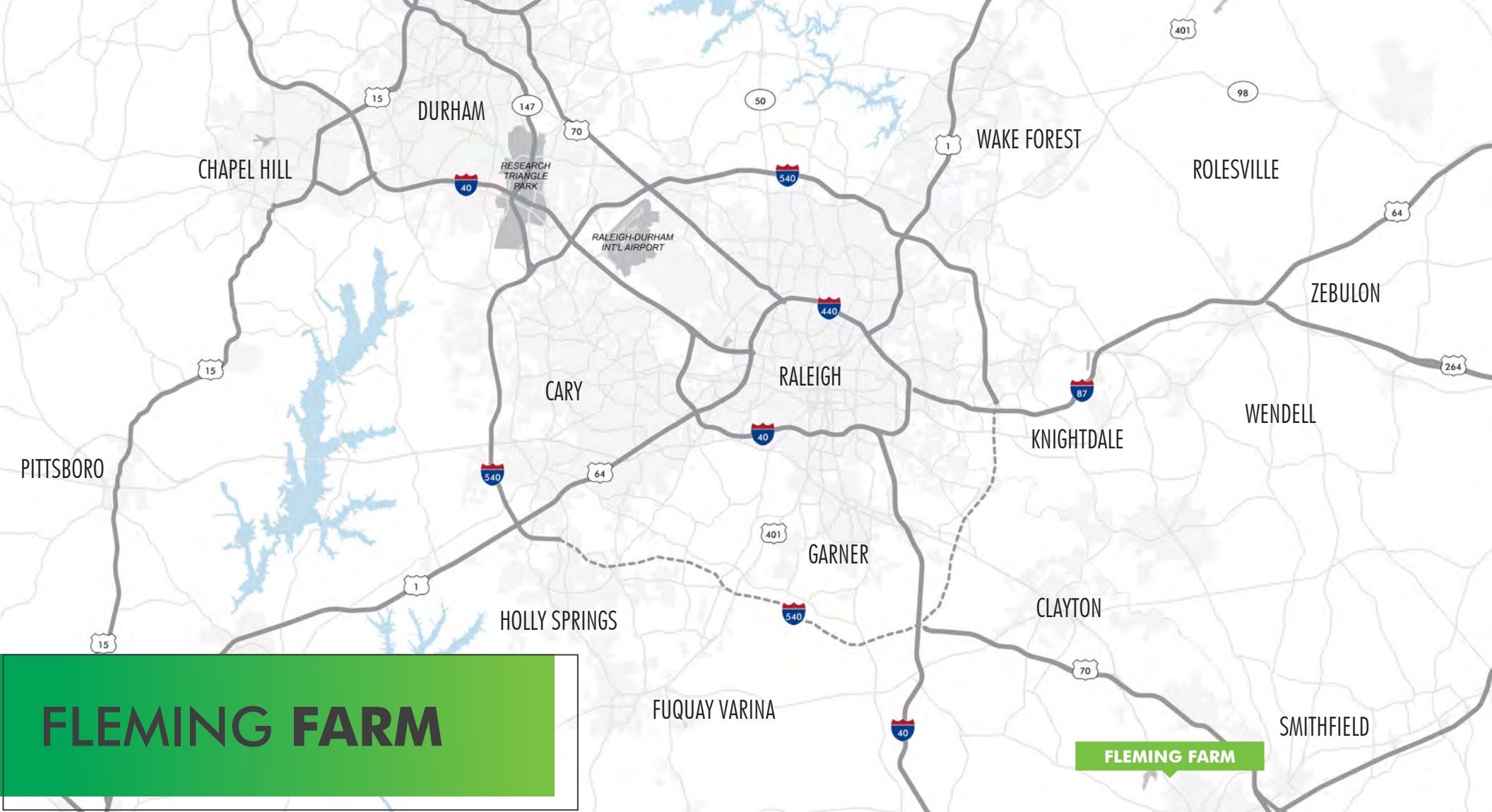
must invest by 2021 to take advantage of tax benefits

5 YEAR

Gains invested qualify for **10% reduction** in amount of taxed gain

7 YEAR

Gains invested qualify for **15% reduction** in amount of taxed gain



FLEMING FARM

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