

1264 BUFFALO ROAD SMITHFIELD, NC 27577

RESIDENTIAL LAND FOR SALE

White Oak Commercial is proud to present approximately 1.6 acres of residential development land for sale on Buffalo Rd in Smithfield, NC. Situated in a bustling area of Smithfield and surrounded by development in every direction, these parcels present the perfect setting for a boutique townhome or single-family project. There is a 200+ unit subdivision directly behind the subject parcels and the Town of Smithfield recently approved another 117 unit project across Buffalo Rd. With easy access to local amenities, schools, and major roads, this opportunity is prime for a high-demand residential development.

Address – 1264 Buffalo Rd, Smithfield, NC 27577

Parcel IDs – 14075040, 14075038B, 14075037

Acreage – 3 parcels totaling approximately 1.55 acres

ETJ – the Town of Smithfield

Current Zoning – R-20A, Residential Agricultural

Future Land Use – Medium-density residential. The suggested rezoning classification is R-8, Single-, Two-, and Multi-Family Residential District.

Highest and Best Use – Single-Family (maximum of 8 units) or Townhomes (approximately 10-12 units).

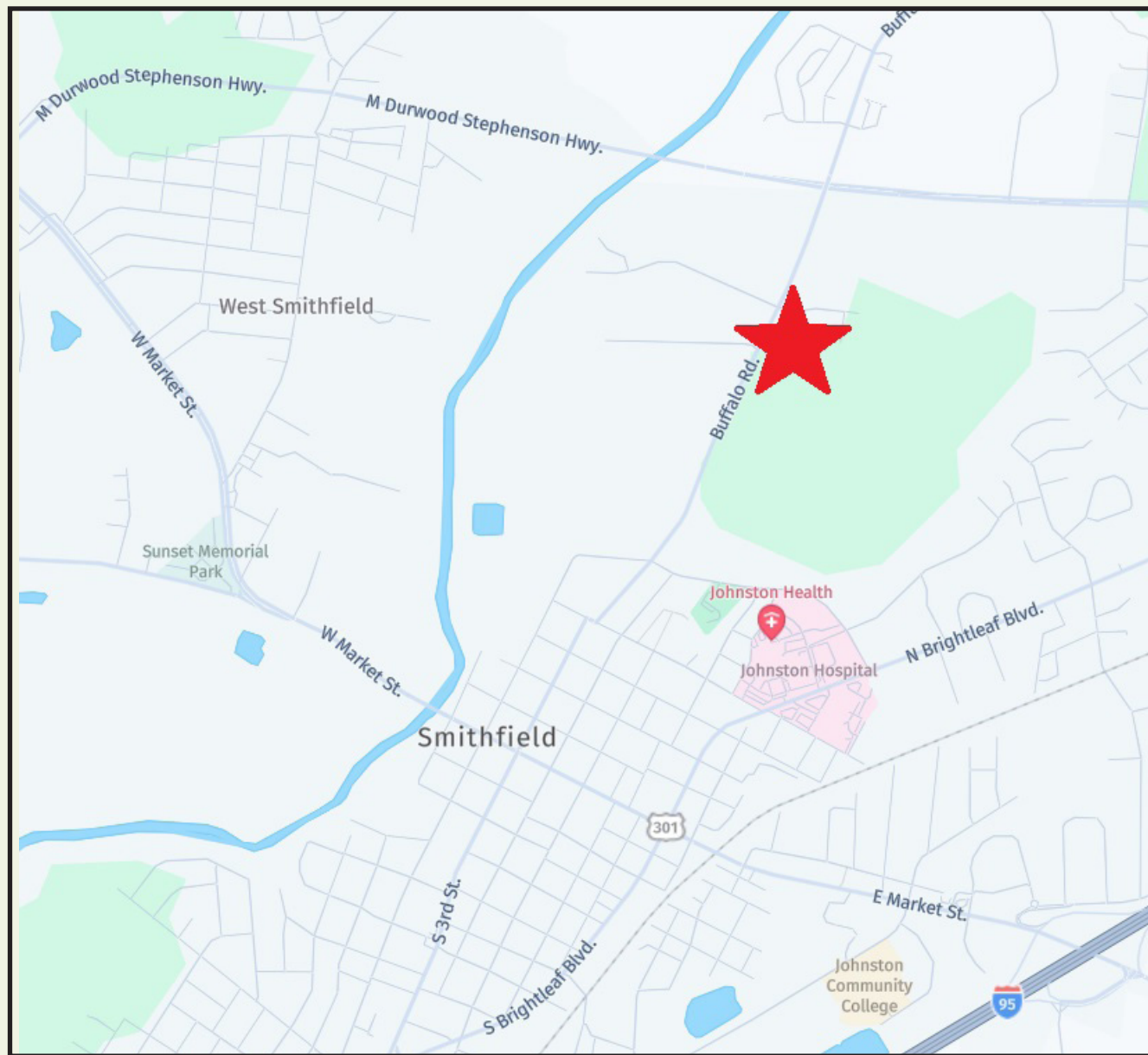
Utilities – All public utilities are to the site.

Access – Approximately 165 feet of road frontage on Buffalo Rd.

Pricing Guidance - \$400,000.00

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William White, Broker
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wwhite@whiteoakcommercial.com

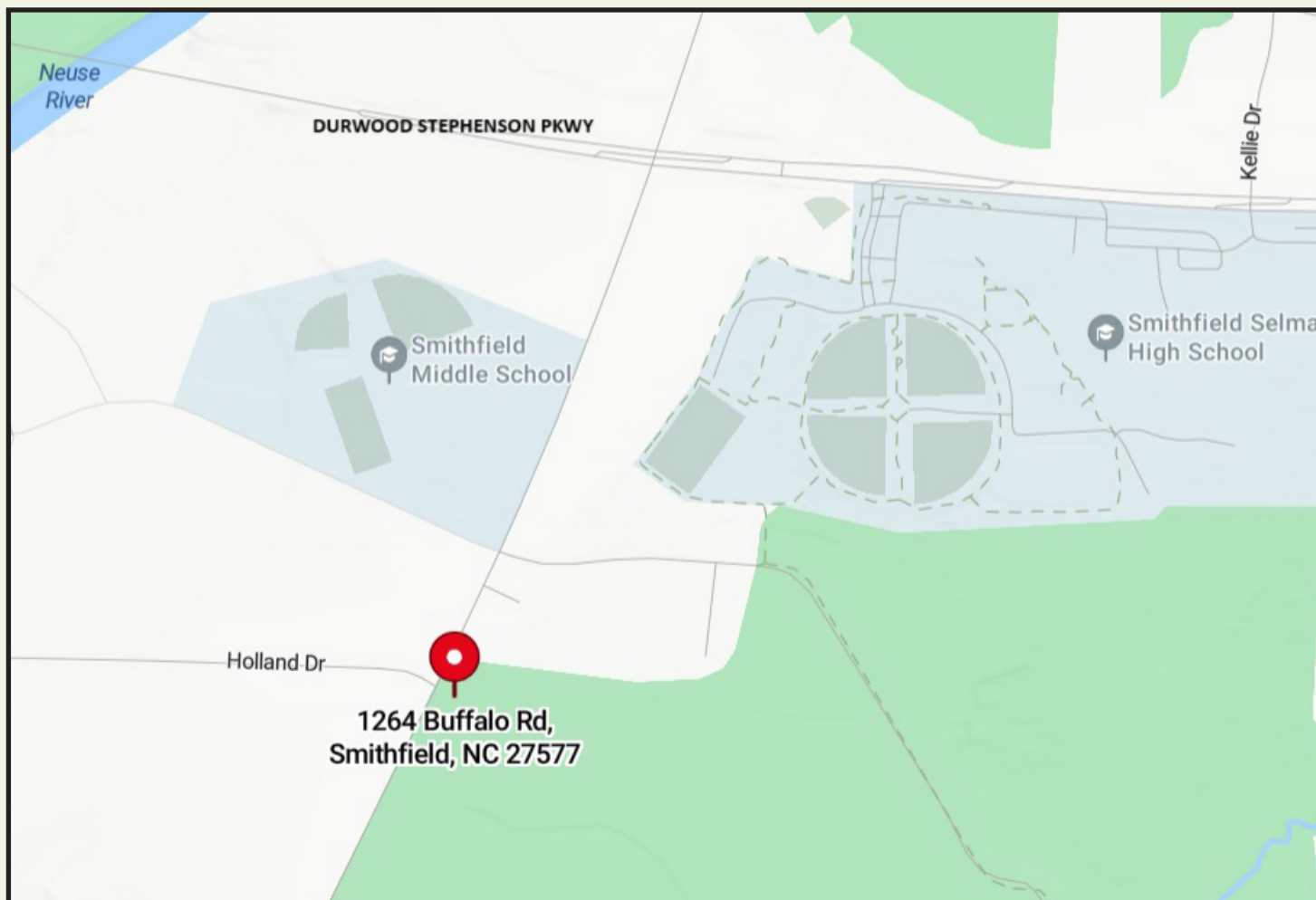


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