

Land Active MLS# 10066689 DOM/CDOM: 469/469	<b>0 S Dunn</b> <b>Benson, NC 27504</b> County: Johnston	<b>\$450,000</b> <b>Agent Detail Report</b>
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Lot Size Acres:	0.321	Sub-Type:	Unimproved Land
Lot Size SqFt:	13,982.76	City Limits YN:	Yes
Lot Size Dim.:	150 x 150	City Limits Of:	Benson
Road Frontage Length:	150	Restrictive Covenants:	No
		Subdivision Name:	Not in a Subdivision
		Association:	No

**Showing Requirements:** Call Listing Agent

**Private Remarks:** All inquires, questions and offers should be directed to LA, Danny Holland at 919-669-0492 or danny@neighborsassociates.com. All offers should be accompanied by a proof of funds letter.

**Public Remarks:** Commercial Lot! New to the Market!! Great Opportunity for your business! 150' x 150' vacant lot with road frontage on two sides. Joins property (MLS#10066681) that is also listed for sale as Commercial Property. Rare find!!

**Directions:** From I-95, take Main Street West into Benson. Go one block, turn left onto S. Dunn Street at the McDonald's. Go two blocks and property will be on the left.

**Latitude:** 35.376838 **Longitude:** -78.544008

Listing Contract Date:	12/10/2024	Listing Agreement:	Exclusive Right To Sell
Original Entry Timestamp:	12/10/2024	Listing Service:	Full Service
Original MLS:	Triangle MLS Inc	Major Change Timestamp:	02/12/2025
		Major Change Type:	Price Change
		Status Change Timestamp:	12/10/2024
		Original List Price:	\$375,000
		List Price:	\$450,000

Name	Office	Primary	Office	E-mail
LA: Danny M Holland (80339 ) DRE#: 264666	Neighbors & Associates, Inc (73129) C24057	919-669-0492	919-701-2854	danny@neighborsassociates.com
CLA: Pamela B Holland (80338) DRE#: 249613	Neighbors & Associates, Inc(73129) C24057	919-669-0419	919-701-2854	pam@neighborsassociates.com

List Price/Acre:	\$1,406,250	Elementary School:	Johnston - Benson
Tax Annual Amt:	\$877.83	Middle Or Jr Sch:	Johnston - Benson
Tax Year:	2023	High School:	Johnston - S Johnston
Tax Assd Value:	\$67,010		
Tax Legal Desc.:	Per Deed		Lot Number: 1

**Restrictions:** Subject To Zoning  
**Road Frontage Type:** City Street  
**Road Responsibility:** Public Maintained Road  
**Road Surface Type:** Asphalt

**Sewer:** Public Sewer  
**Subscriber Confirmation:** Subscriber Created Text: No; Subscriber Took Photos: No  
**Utilities:** None  
**Vegetation:** Other  
**Water Source:** Public  
**Years Owned:** 1 or More Year(s)

**Possession:** Close Of Escrow  
**Property Leased YN:** No  
**Sales Options:** Cash; Conventional  
**Special Listing Conditions:** Standard

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