

Selma Commercial Land

600 RICKS RD, SELMA, NC 27576



Land

FOR

Lease

SIZE

±1.37 AC Usable

PRICE

Call for Pricing



Overview

Situated directly off I-95 (Exit 97) and US-70, offering excellent visibility and access in Selma's growing commercial corridor

Proximity to national Tenant's including McDonald's, Wendy's, Cook Out, Bojangles, Popeye's, Waffle House, Dunkin' and KFC

Zoned IB (Interstate Business) allowing a variety of uses; suitable for retail, office, or service uses and approved for drive thru

The property sits just across I-95, only half a mile from **Eastfield**, a transformative 400-acre mixed-use development. Eastfield already features more than **500,000 square feet of retail** built or underway, with an additional **3 million square feet** of retail, industrial, residential, hospitality, and professional office space planned. Upon completion, the community will also offer extensive lifestyle amenities including walking, jogging, and biking trails, a farmers market, entertainment venues, and vibrant public gathering spaces.



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Property Overview

Demographics

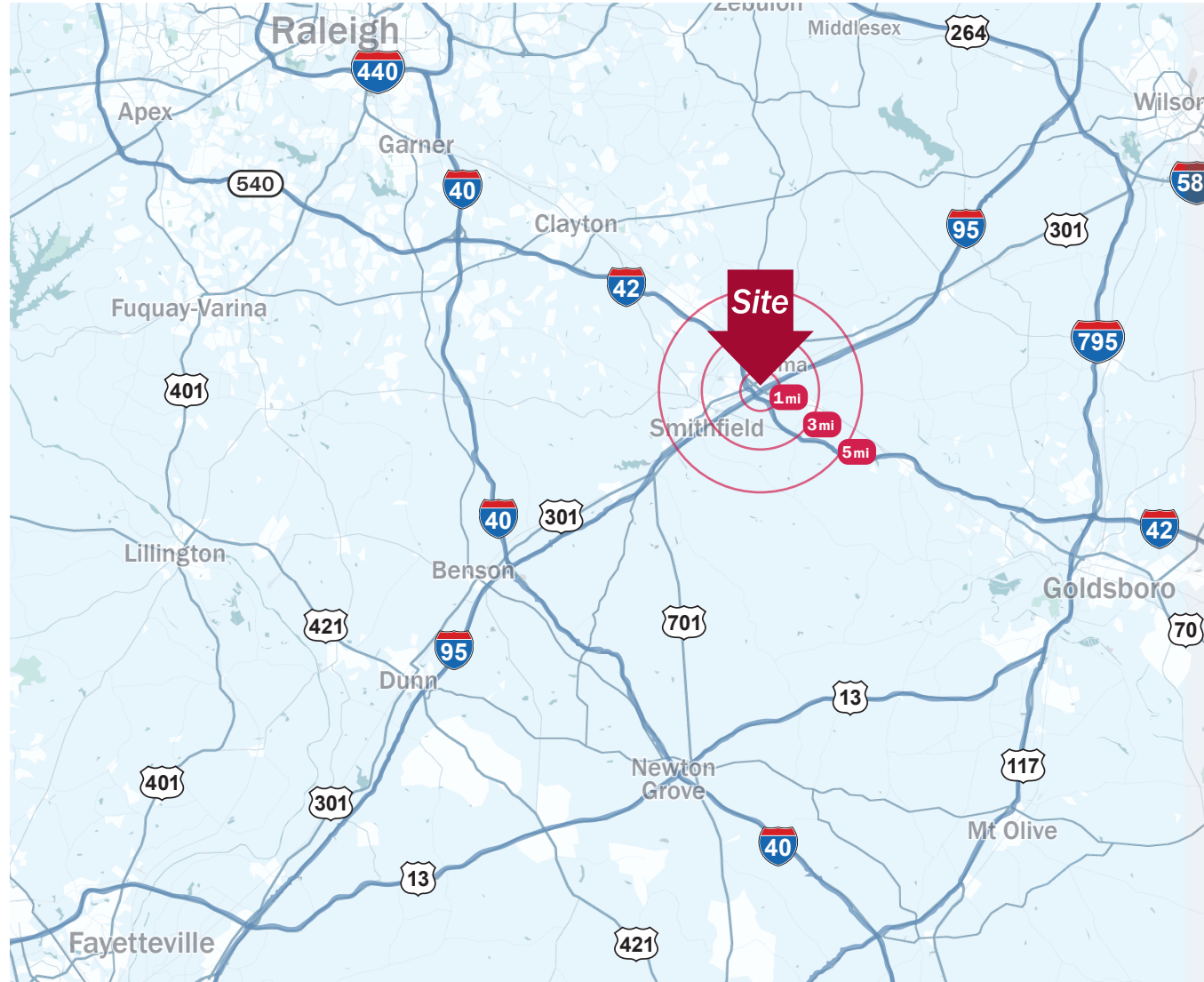
Source: Esri® 2025

	1 mile	3 mile	5 mile
Population	1,927	13,463	28,181
Avg. HH Income	\$45,915	\$67,465	\$81,802

Traffic Count

Source: Esri® 2025

	AADT
I-42/Hwy 70 Byp	21,500 (2023)
Hwy 70	21,500 (2023)
Ricks Rd	6,100 (2022)
I-95	41,904 (2025)



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Market Aerial



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Site Aerial & Access

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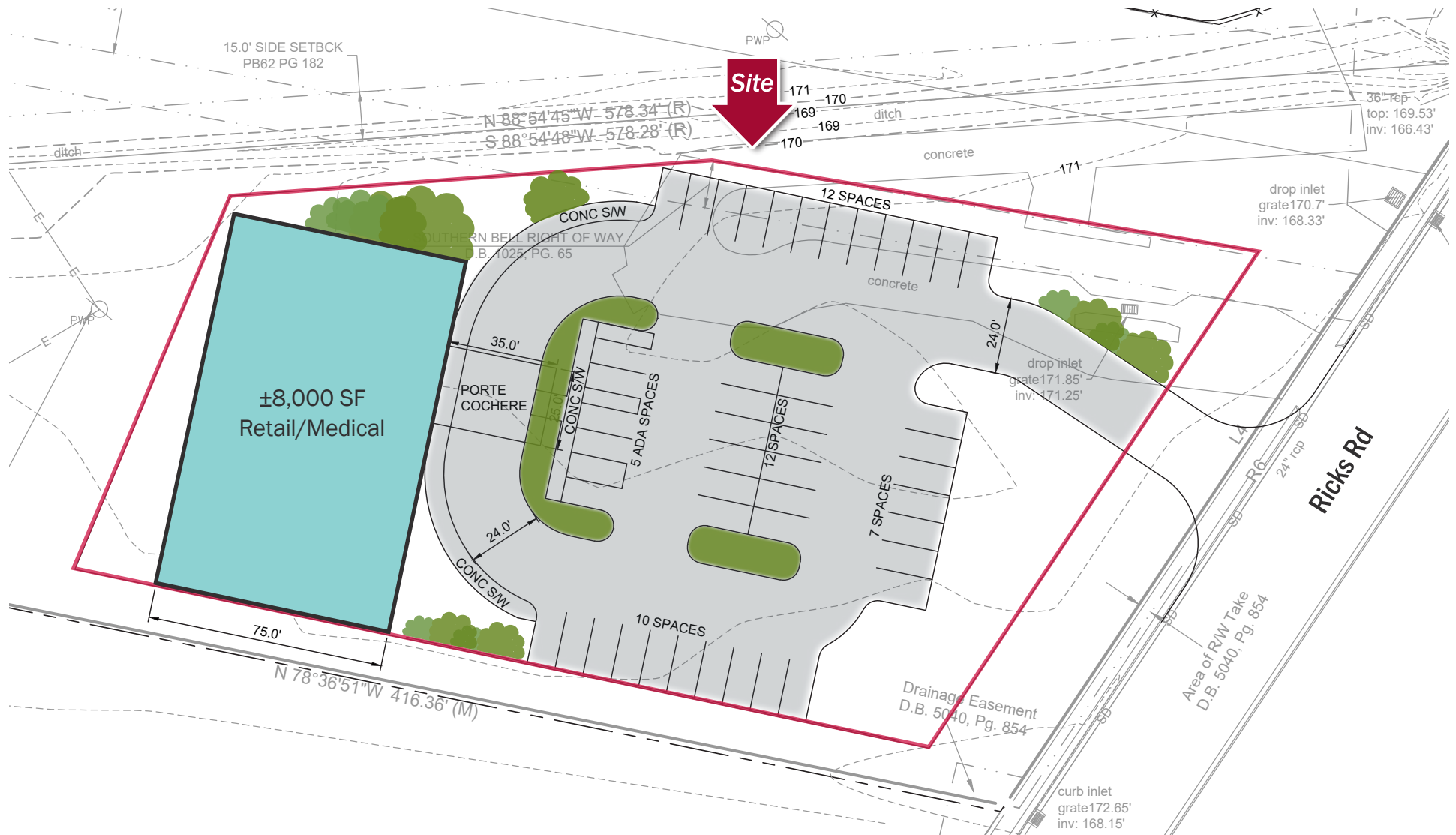
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Site Plan Sketch: MOB



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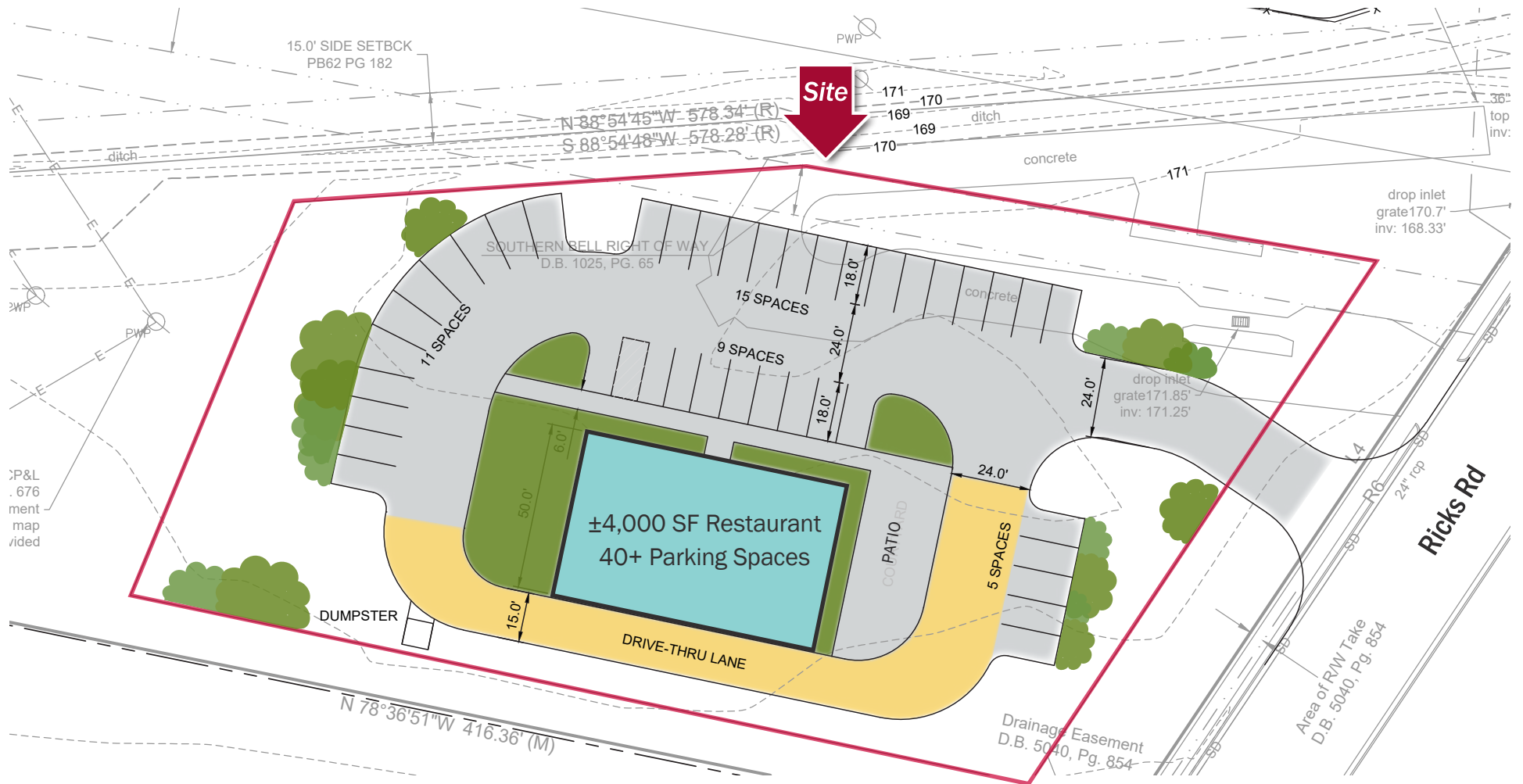
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Site Plan Sketch: QSR



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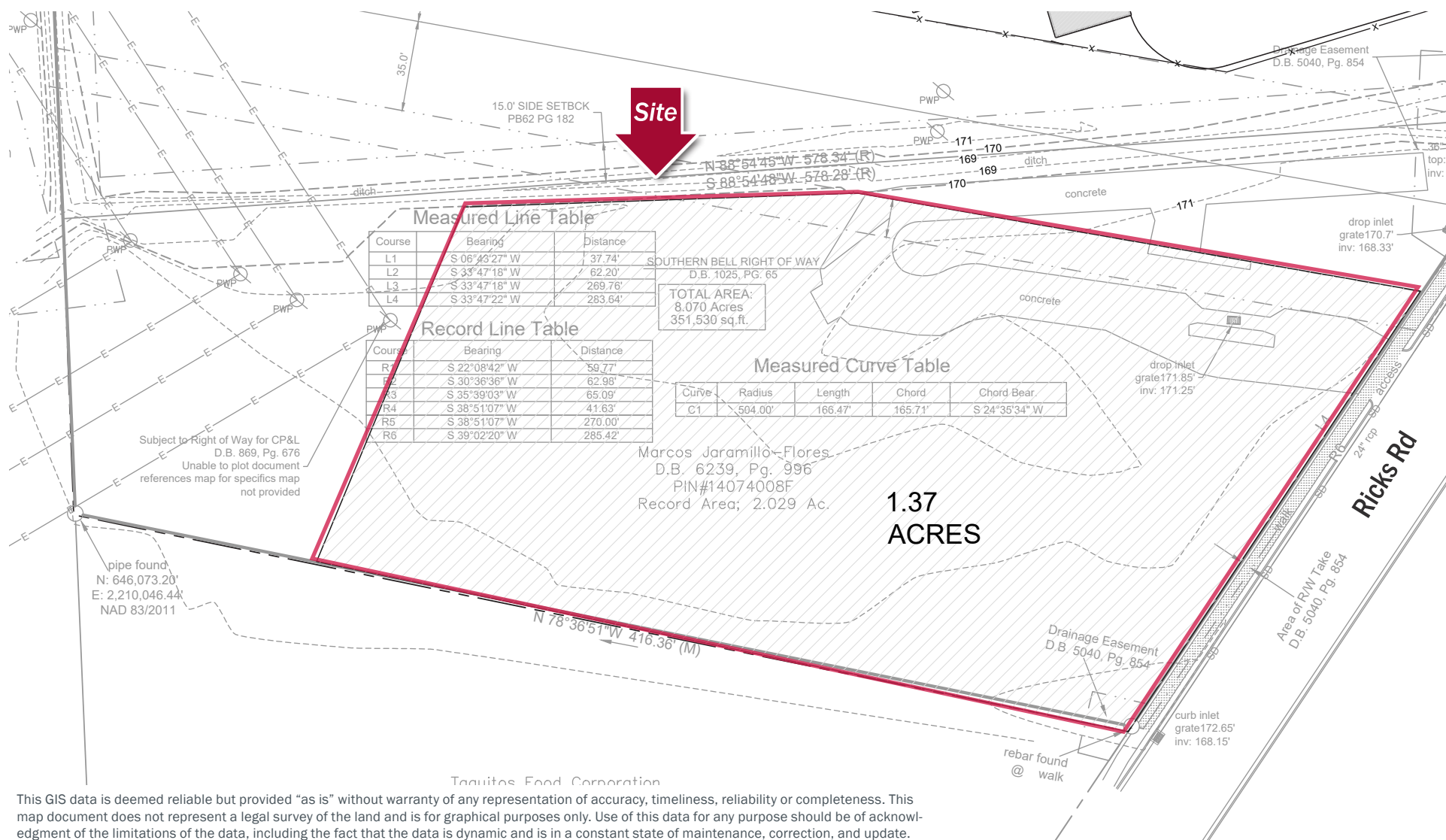
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Site Survey



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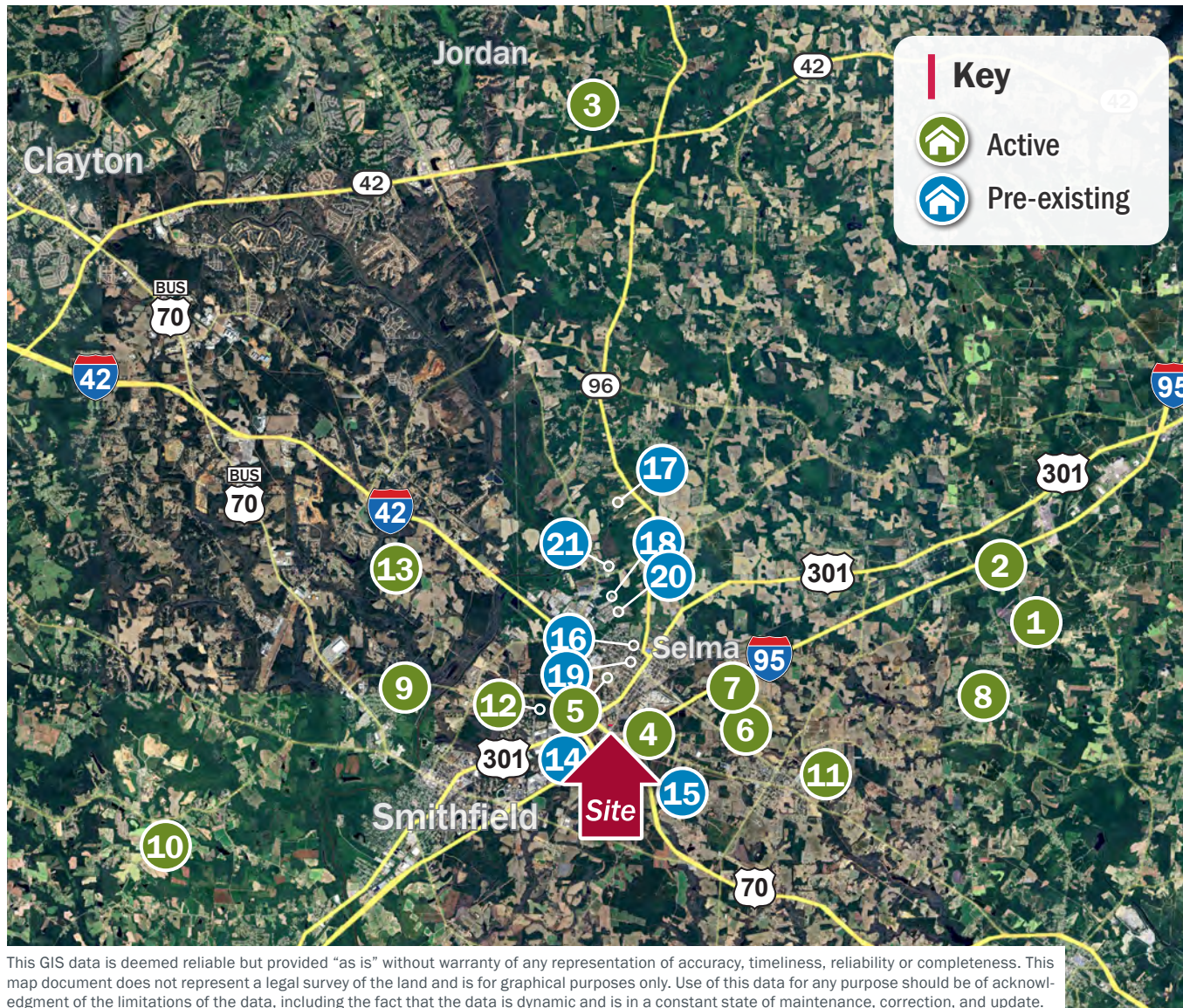
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Residential Activity



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No.	Subdivision	Type	Units
1	Pine Tree Knolls at River Run	SF	29
2	Maxwell Farm	SF	18
3	Abingdon Farms	SF	25
4	Eastfield Crossing / Eastfield Village	MF	348
5	Baylee Ridge	SF	98
6	Emily Gardens	SF	306
7	North Pointe	MF	182
8	Pate Landing	SF	8
9	Franklin Townes	TH	134
10	Cheshire	SF	32
11	Pinecrest	SF	58
12	Local70	SF/MF	575
13	Wilson Mills Rd	SF/TH	1,147
14	The Meadows	APT	44
15	Point South	SF	60
16	Hunting Ridge	MF	88
17	Holly Berry Farm	SF	21
18	412 N Green	SF	2
19	305 W Waddell	SF	2
20	Shady Grove Ct.	SF	102
21	McCormick Dr.	SF	52



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About Eastfield



Eastfield is a 435-acre mixed use development that represents a unique combination of manufacturing, retail, hospitality, and both single and multi-family residential properties.

Conveniently located on I-95 at exits 97 and 98 (Selma), Eastfield is already entitled for over 3-million square feet of developed space. From small retail spaces to industrial tenants that will occupy 1 million+ square feet themselves, Eastfield will serve its local, regional, and I-95 traveler users with a variety of options not found anywhere outside of major metropolitan areas.

Source: <https://adventuredev.com/eastfield-crossing>

Location:
Selma, NC

Square Footage:
3.0 Million

TENANTS



COMING SOON



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