

# +/- 2.27 ACRE TRACT DIRECTLY IN FRONT OF WALMART

1309-1331 North  
Brightleaf Boulevard  
Smithfield, NC 27577

## PROPERTY OVERVIEW

+/- 2.27 acres perfectly located in a high-traffic area. This parcel has approximately 597 feet of road frontage directly next to the entrance of a busy Walmart on Smithfield's main artery.

A new Ford Dealership is slated to break ground directly across the street. Additionally, this part of Smithfield has been identified as the next big commercial growth area for the city and there is a proposal for a \$10.4 million highway expansion project for Booker Dairy road to facilitate new growth.



**TRIANGLE SPECIAL PROPERTIES**

Commercial Real Estate

1921 North Pointe Drive

Durham, NC 27705

919.475.9633

[www.trianglespecialproperties.com](http://www.trianglespecialproperties.com)

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# ABOUT THE PROPERTY

**Located on Brightleaf Blvd.  
in front of Walmart**

**Approximately 597 feet of  
frontage on Brightleaf Blvd.**

**Flat and ready for development**

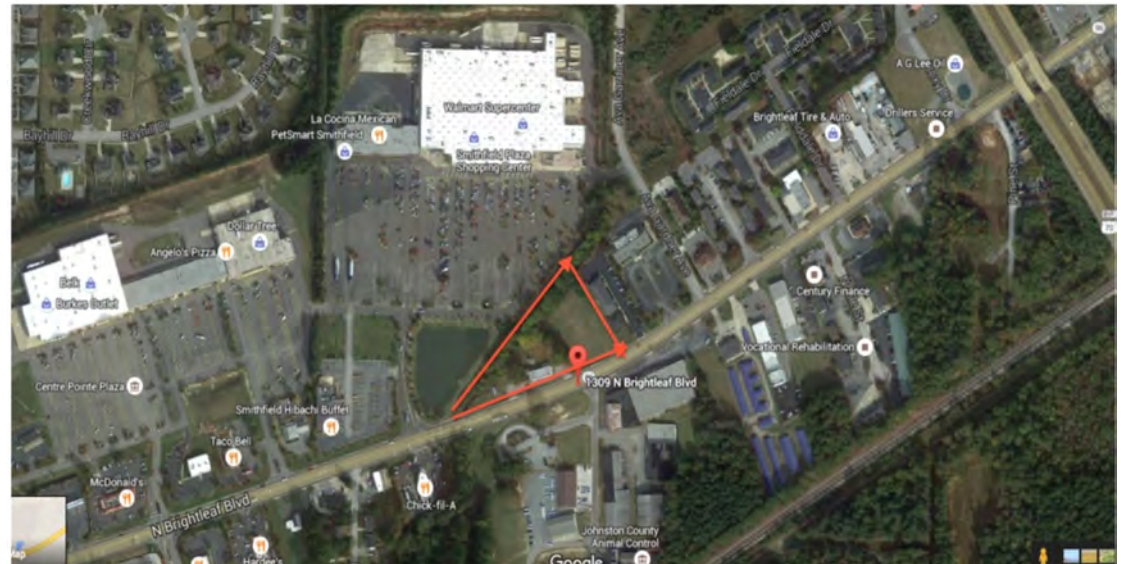
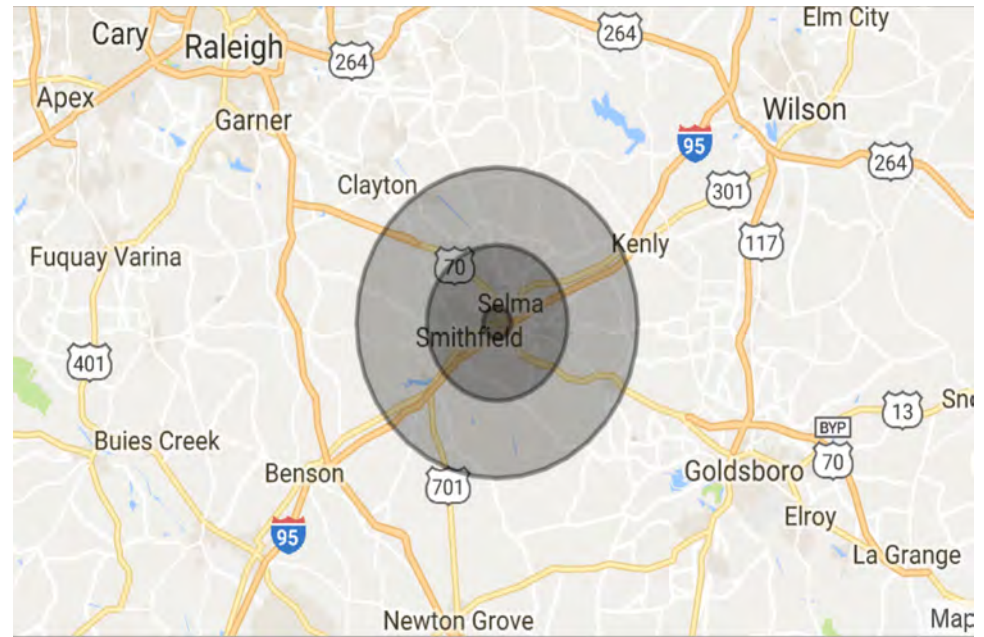
**Ideal for single business or  
potential retail/mixed use**

**Traffic count estimates of  
21,000 ADT**

**Zoning is B-3 Highway  
Entranceway Business  
District**

**Asking price is \$560,000**

***Call for information***  
**919-475-9633**



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GET IN TOUCH

**Mark Staples**  
*Executive Director*

**T. 919.475.9633**

**E. [mark@trianglespecialproperties.com](mailto:mark@trianglespecialproperties.com)**

**Triangle Special Properties** is a North Carolina based commercial real estate brokerage company specializing in real estate sales, leasing and asset management. What sets us apart is not what we do, but how we do it. The company was born of our desire to provide a superior level of hands-on service to meet the unique needs of investors, property owners, tenants and landlords, bringing excellent skills, knowledge, and experience to the commercial real estate industry. Services include strategic advice and execution for property sales and leasing, plus customized research and project consulting.



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