

# 17.92 ± ACRES | COMMERCIAL MIXED-USE

Interchange Zoning – Commercial, Retail, Services, Flex

Public Water & Gravity Sewer

Easy Access to HWY I-40



Yes! We'll Hear Offers

For Sale!

**AVAILABLE! 17.92 ± ACRES**  
Inquire for Pricing

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## Property Highlights:

Located 1/2 mile from I-40

Strong Regional Connectivity – Located in Johnston County's Regional Growth Area

High Visibility Commercial Frontage

Strong Demographics – 20% Population Growth Since 2020

Proven Retail Demand - 45% Retail Leakage in the Immediate Area

\$88 Million Improvement Coming 2030 to HWY 210



### Average Daily

### Traffic Counts (ADT):

I- 40	85,500 ADT
HWY 210	16,700 ADT
HWY 50	17,000 ADT



**For Sale!**

**Yes! We'll Hear Offers**



**Mcgee's Crossroads Middle & Elementary Schools**

### Location:

**12863 NC HWY 210, Benson, NC**

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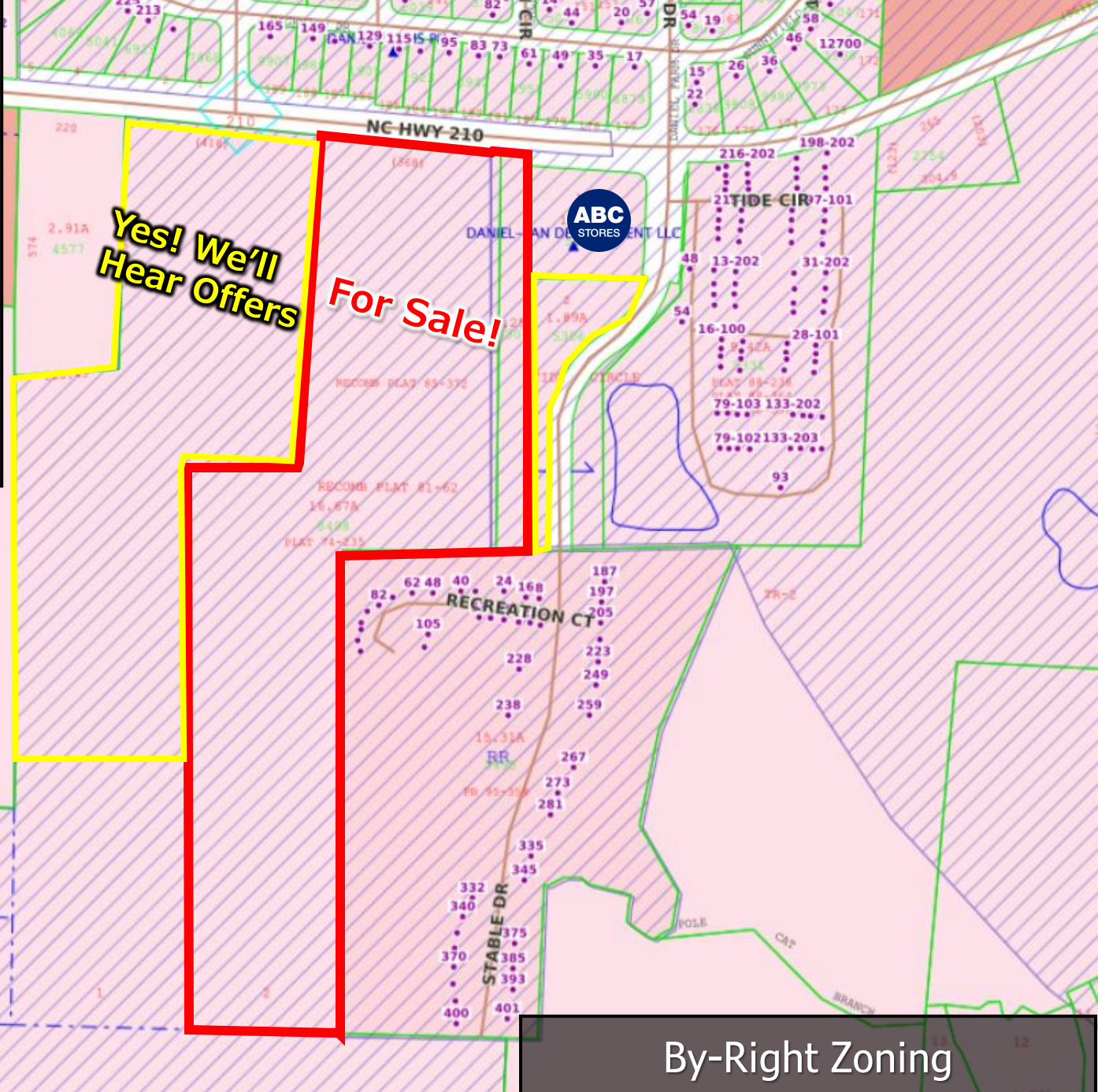
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# IHI – Highway Interchange:

Designed to support higher intensity, traffic-oriented commercial and residential uses along major corridors

Layers Legend

- Johnston County boundary
- IHI Zoning Overlay**
  - County: AR
  - County: AR-CZ
  - County: CB
  - County: GB
  - County: RR
- Parcels
- Street centerlines
- Cell Towers
- Daycare Facilities
- Restaurants
- Lot Lines
- Subdivision
- Address Points



By-Right Zoning

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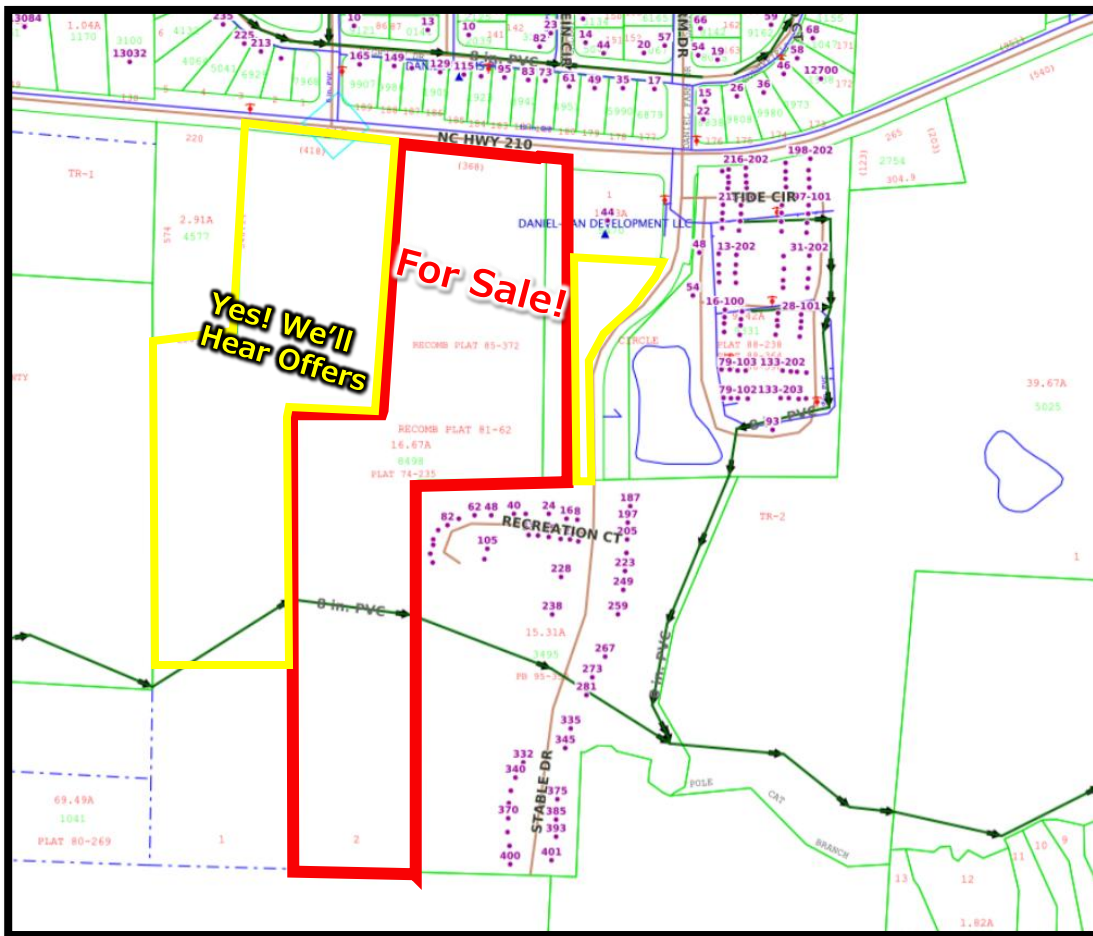
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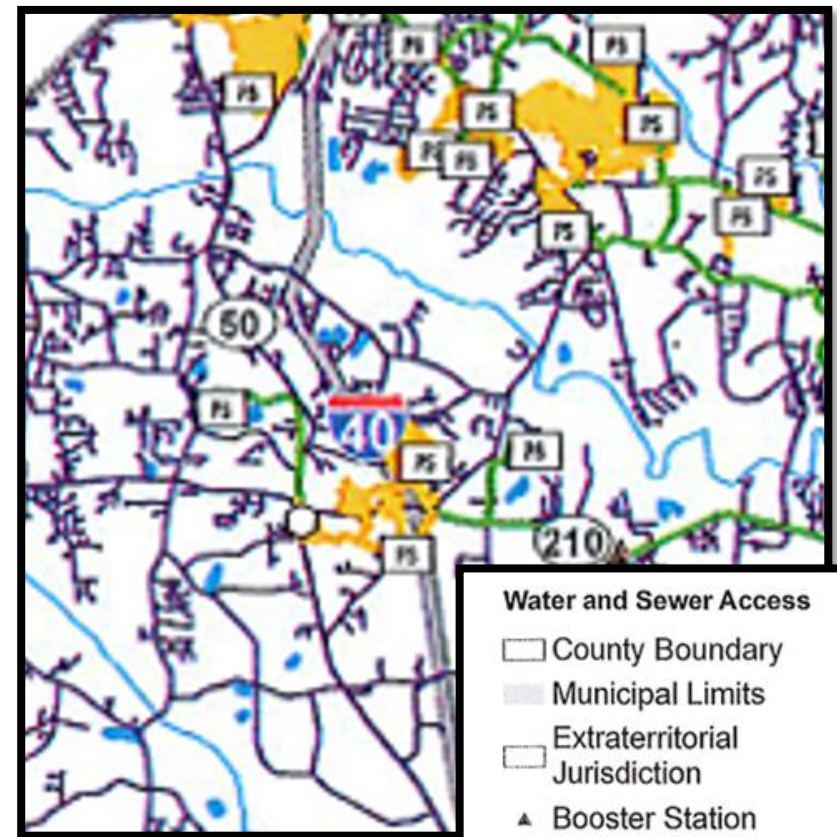
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Water & Sewer | GIS Layer



**Water and Sewer Access**

- County Boundary
- Municipal Limits
- Extraterritorial Jurisdiction
- Booster Station
- Elevated Tank
- Pump Station
- Treatment Points
- Pressure Sewer Line
- Gravity Sewer Line
- Water Line

Gravity Sewer

# JOHNSTON COUNTY'S REGIONAL GROWTH AREA CONCEPT



## Future Growth Plans

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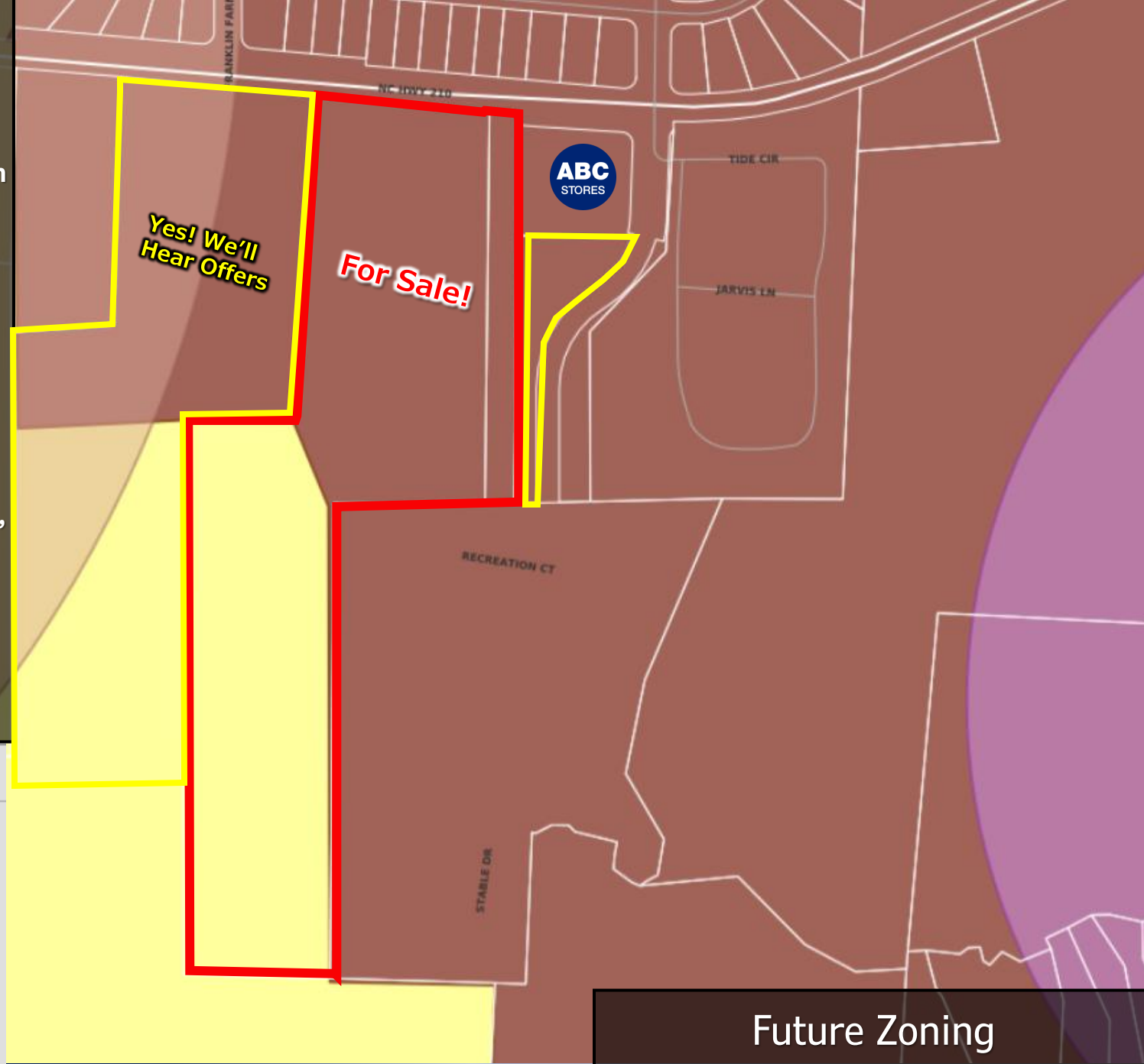
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## Regional Mixed-Use Center:

- Priority Area for Future Growth
- Encourages Blend of Commercial & Residential
- Clear Path for Rezoning
- Backed by Predictable Population Growth
- Employment Uses – Light Flex, Medical or Office Allowed



Layers

Legend

Parcels

NC Routes

Roads

Neighborhood Center

Employment Center

Regional Mixed-Use Center

Low Density Residential

Future Zoning

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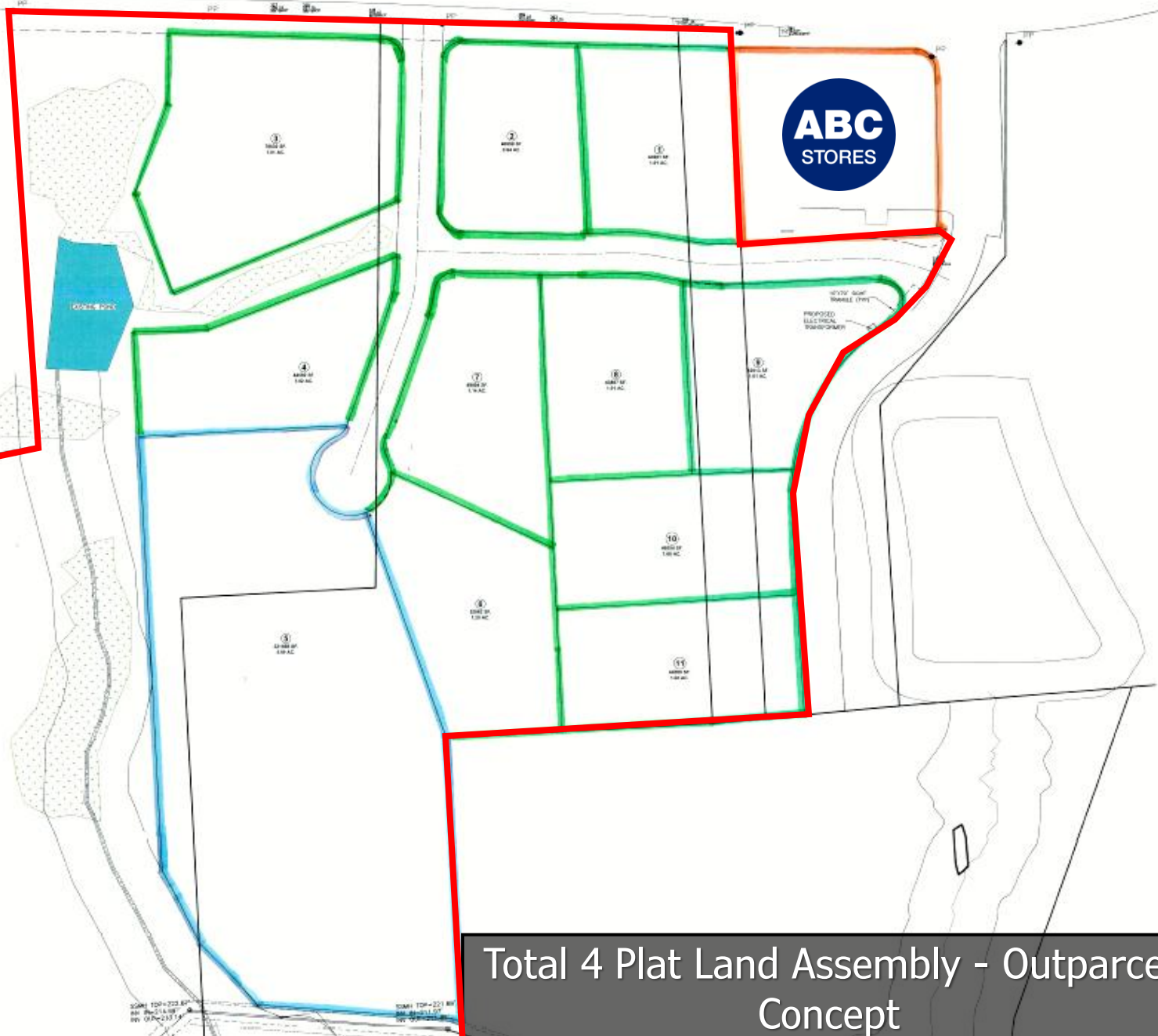
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**Total 4 Plat Land Assembly - Outparcel Concept**

**PRELIMINARY PLAN**  
 FOR  
**210 HIGHWAY - LAN, LLC**  
 PLEASANT GROVE TOWNSHIP - JOHNSTON COUNTY, N.C.



**Dalton Engineering and Associates, P. A.**  
 444 East Main Street  
 P.O. Box 426  
 Clayton, NC 27520  
 (919) 558-4748  
 Fax (919) 558-4741  
 Job: 25004 Date: 04/11 Revision:

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**FOR SALE!**  
17.92 acres

McGee's  
Middle &  
Elementary

# Local Amenities

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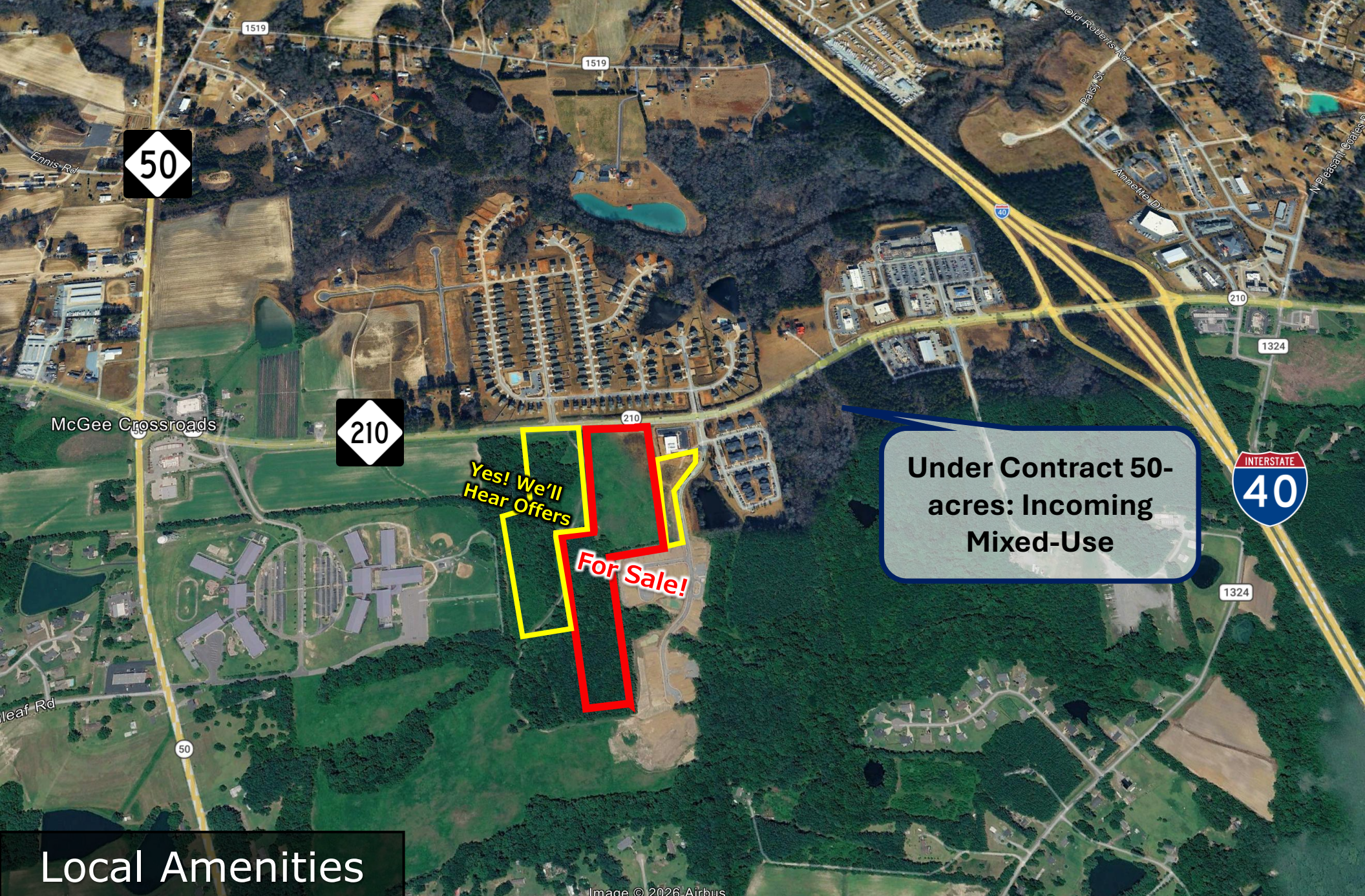
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Image © 2026 Airbus



**Under Contract 50-acres: Incoming Mixed-Use**

**Yes! We'll Hear Offers For Sale!**

# Local Amenities

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# BENSON WILL BE HOME TO \$1 BILLION RARE EARTH MAGNET FACILITY

November 18, 2025



## BENSON WILL BE HOME TO \$1 BILLION RARE EARTH MAGNET FACILITY

### RTP-based Vulcan Elements Will Create 1,000 Manufacturing Jobs in Johnston County

*Johnston County, N.C. – November 18, 2025. Vulcan Elements, a manufacturer of Neodymium Iron Boron rare earth magnets, has selected Benson, North Carolina, for a \$1 billion rare earth magnet manufacturing facility. Founded in Research Triangle Park, Vulcan Elements recently announced a \$1.4 billion partnership with the U.S. government to expand to 10,000 metric tonnes of magnet manufacturing capacity – a critical milestone toward onshoring an essential supply chain for American economic dynamism and national security. The company will execute this partnership in its newly announced facility in Benson, which is expected to exceed 1 million square-feet and create 1,000 jobs.*

Governor Josh Stein joined U.S. Senator Ted Budd, N.C. Commerce Secretary Lee Lilley, state legislators and Vulcan Elements' executives earlier today in making the announcement. "This is a big win for North Carolina," Governor Stein told the gathering. "This veteran-owned company will enable North Carolina to keep leading the way on national security, as well as building the economy of the future," he added. The jobs and investment Vulcan Elements is bringing will add \$2.5 billion to the state's economy over the coming 12 years, the Governor noted. "So Vulcan, welcome home to North Carolina," he said.

R.S. "Butch" Lawter, Jr., Chairman of the Johnston County Board of Commissioners, expects the project to add significant diversification to the local economy. "This important opportunity brings new jobs, new public revenues and state-of-the-art technology to Johnston County," Lawter said. "Equally important, this company, this facility and our county will be a key asset in U.S. national security and the nation's competitive economic position. We look forward to supporting Vulcan Element as it creates its home here and goes about its historic work."