

Land For Sale

202 S Church St. / Hwy 301

KENLY, NC 27542



Interstate 95 (+/- 40,000 AADT)

+/- 0.94 Acres

Lot
#33

Lot
#56

Lot
#55

KEITH BROUILLARD

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Broker/Owner

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Offering Summary

This 0.94± acre property consists of three adjoining lots located in downtown Kenly, NC and only 0.4 miles from Interstate 95 (Exit 107). The northern lot is zoned B-2 (Highway Business), and the two southern lots are zoned R-11 (Residential). Potential uses include gas station, fast food, retail and many other business/commercial uses. The Town of Kenly is open to rezoning the residential lots to commercial/business uses. All major utilities—municipal water, sewer, and electricity—are available to the site. The site features road frontage along both Highway 301 (S. Church Street) and W. First Street, with an Average Annual Daily Traffic (AADT) count of 12,000 on S. Church Street. The lots are level and cleared for easy site development and will not be sold individually. Nearby businesses include Food Lion, McDonald's, Dollar General, Dollar Tree, O'Reilly Auto Parts, Hwy 55 Burgers, Subway, and Quality Inn. The property is situated 14 miles from Smithfield, 14 miles from Wilson, and 20 miles from Goldsboro.



\$675,000

ADDRESS	202 S Church St, Lot 55, Kenly, NC 27542
COUNTY	Johnston County
CORRIDOR	S Church Street / US-301
PROPERTY TYPE	Commercial — exact classification to be confirmed
INTERSTATE ACCESS	I-95 via Exit 107
AREA CHARACTER	Highway-oriented commercial/ retail corridor



Investment Highlights



◆ STRATEGIC US-301 LOCATION

Positioned along S Church Street / US-301, one of Kenly's primary commercial corridors with convenient regional connectivity.

◆ CONVENIENT I-95 ACCESS

Lot 55 is zoned B-2 (Highway Business), and Lots 56 & 33 are zoned R-11 (Residential).

◆ ESTABLISHED COMMERCIAL CORRIDOR

Surrounded by retail, restaurants, automotive services, fuel stations, and other established commercial uses.

◆ STRONG HIGHWAY-ORIENTED DEMAND

Serves both local residents and interstate travelers along the heavily traveled I-95 corridor.

◆ GROWING JOHNSTON COUNTY ECONOMY

Benefits from continued population, employment, commercial, manufacturing, and distribution growth throughout Johnston County.

◆ LOGISTICS & EMPLOYMENT CORRIDOR

Strategically positioned within the Micro-Kenly area, benefiting from interstate and rail connectivity supporting regional employers and logistics users.



Interstate 95 (+/- 40,000 AADT)



Hwy 55

Lugo's Tires

Budge Inn

Durham's
Garage

DOLLAR GENERAL

+/- 0.94 Acres

Lot
#33

Lot
#56

Lot
#55

S Church St (+/- 12,000 AADT)

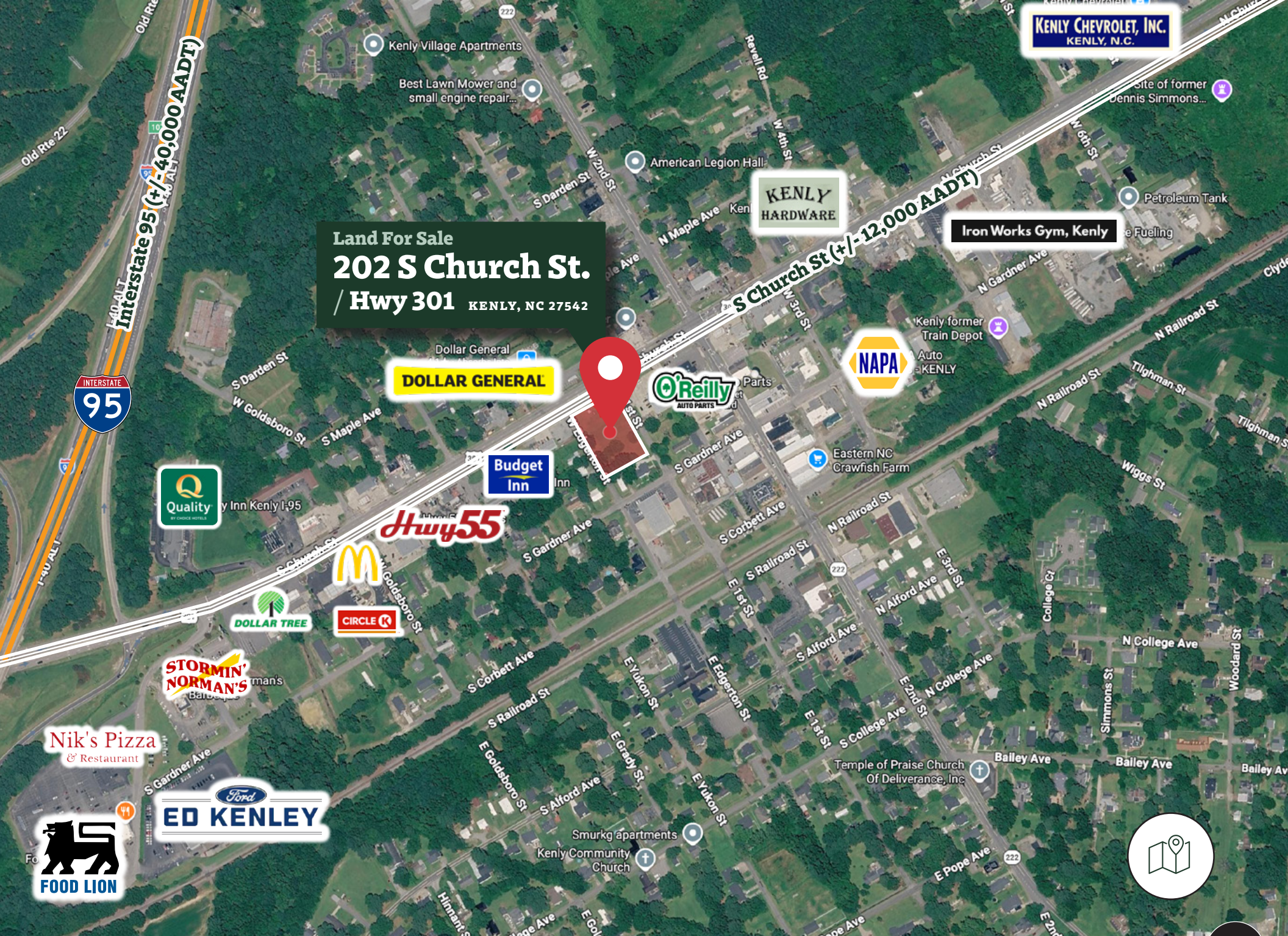
Fire
Department



Kenly Service
Center

carolinaforestry.com





Land For Sale
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KENLY CHEVROLET, INC.
KENLY, N.C.

**KENLY
HARDWARE**

Iron Works Gym, Kenly

DOLLAR GENERAL

**O'Reilly
AUTO PARTS**

NAPA

**Budget
Inn**

**Quality
Inn Kenly I-95**

Hwy 55

McDonald's

CIRCLE K

DOLLAR TREE

STORMIN' NORMAN'S
Barbecue

**Nik's Pizza
& Restaurant**

**Ford
ED KENLEY**

FOOD LION



Market Overview

Kenly, North Carolina is strategically positioned in northern Johnston County along the Interstate 95 corridor, providing the community with strong regional connectivity and direct exposure to one of the East Coast's primary transportation and freight routes. The town is served by three I-95 interchanges—Exits 105, 106, and 107—which have supported an established concentration of travel-oriented retail, restaurants, lodging, fuel, truck services, and other commercial uses.

Kenly benefits from its position within the broader Johnston County and Research Triangle region, offering convenient connectivity to Raleigh, the Triangle's employment centers, and markets throughout eastern North Carolina. Johnston County is strategically located at the intersection of major regional transportation corridors, including I-95 and I-40, while CSX and Norfolk Southern provide freight rail service within the county. This transportation infrastructure strengthens the area's appeal for distribution, logistics, industrial, and highway-oriented commercial users.

The surrounding county continues to experience significant population growth. Johnston County's population increased from approximately 216,000 in 2020 to an estimated 256,448 in 2025, representing growth of approximately 18.7% in five years. This expanding population base, combined with continued growth throughout the greater Raleigh region, provides a favorable backdrop for residential development, retail demand, services, and employment growth.

Kenly itself maintains a small-town character while benefiting from a highly accessible location and an established commercial presence along I-95. The town's highway interchanges serve both the local community and interstate travelers, including the significant commercial trucking activity moving through the corridor. Kenly's combination of interstate access, regional population growth, transportation infrastructure, and proximity to the expanding Research Triangle positions the market for continued long-term commercial and economic development.

40.8

**MEDIAN
AGE**

9,850

**TOTAL
POPULATION**

Income Projection

MEDIAN HOUSEHOLD INCOME: \$66,038

PER CAPITAL INCOME: \$31,562



2,076

**HIGH SCHOOL
GRADUATES**

1,271

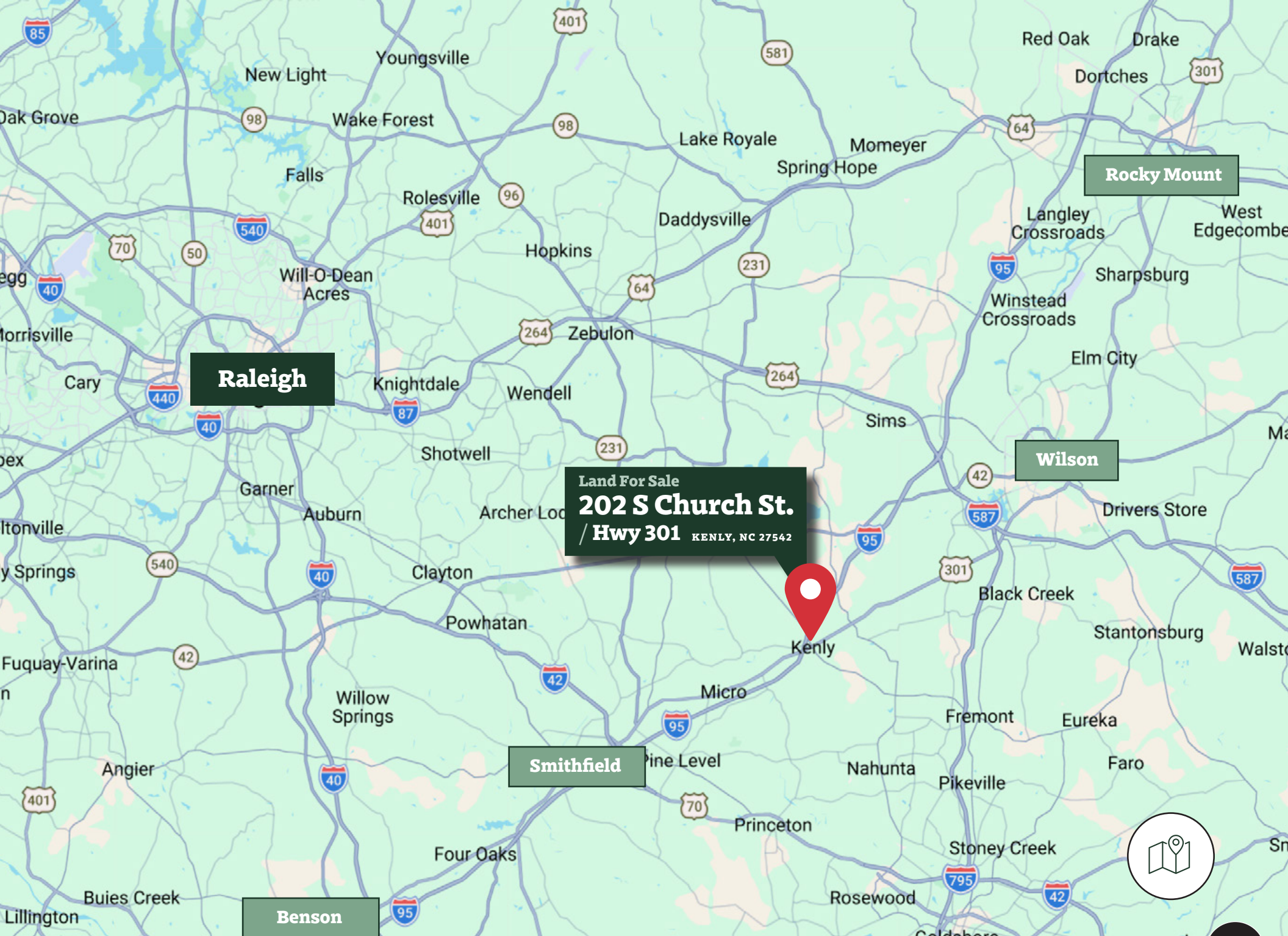
**SOME COLLEGE/
NO DEGREE**

967

**ASSOCIATE
DEGREE**

924

**BACHELOR'S
DEGREE**





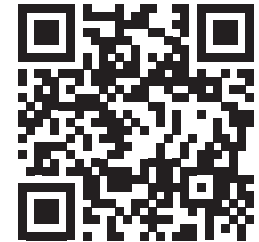
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EXCLUSIVELY LISTED BY:

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The information contained herein has been given to us by the owner of the property or other sources we deem reliable, we have no reason to doubt its accuracy, but we do not guarantee it. All information should be verified prior to purchase or lease.

CAROLINA

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