

FOR SALE  
**GOLD ROCK ROAD**  
ROCKY MOUNT, NC



**MARKET ADVISORS**

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# INVESTMENT SUMMARY

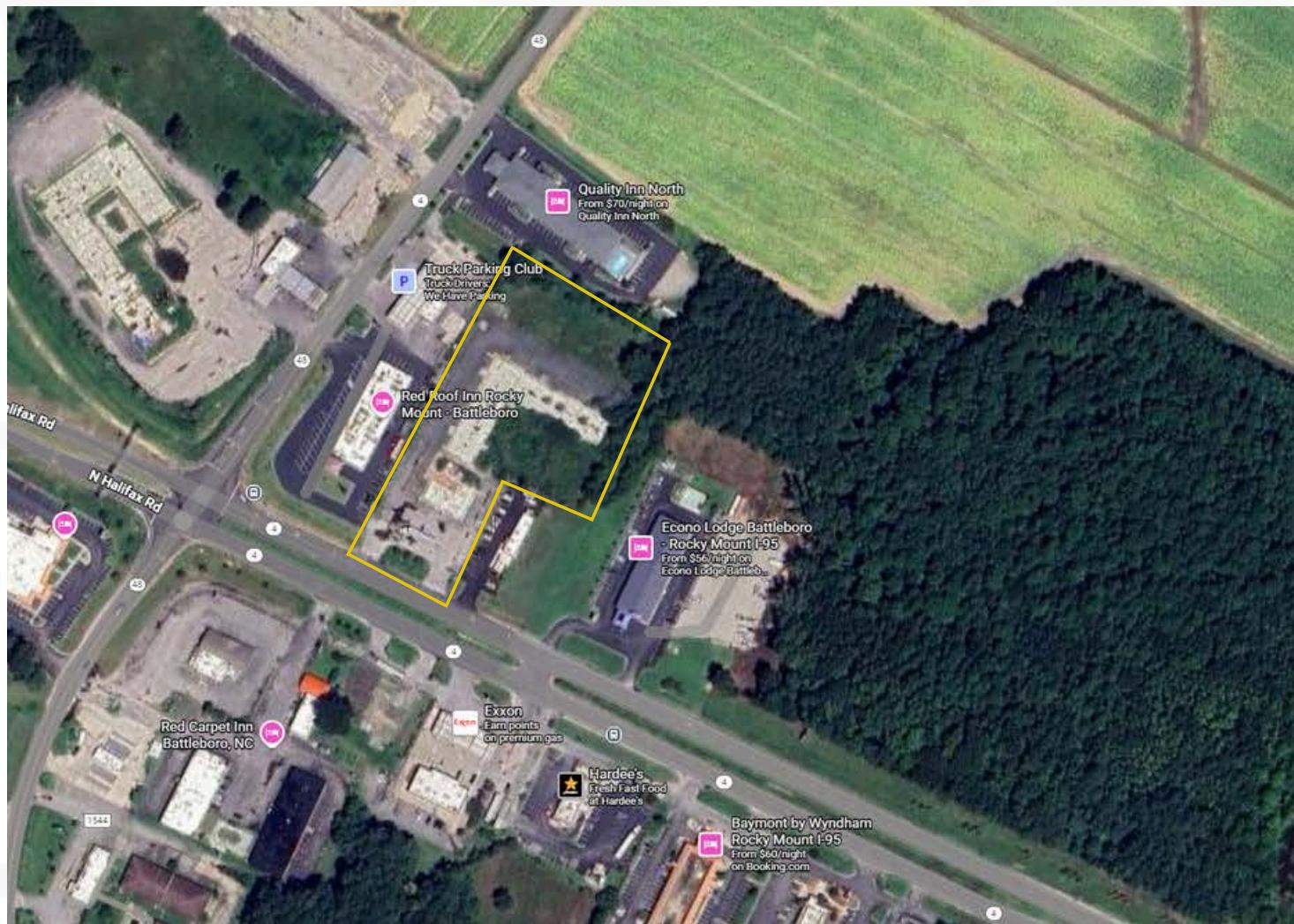
This prime 4-acre commercial site is strategically located at I-95, Exit 145, midway between New York and Florida, making it ideal for high-traffic businesses such as fast food restaurants or hotels. Water and sewer services are available, and the site offers excellent accessibility to major regional employers and hubs, including the CXS Intermodal Terminal, NC DMV Headquarters, Rocky Mount Mills, Cummins Engine Plant, Pfizer, Honeywell, and Rocky Mount Event Center. The property has a deed restriction prohibiting convenience stores and gas stations.

## INVESTMENT HIGHLIGHTS

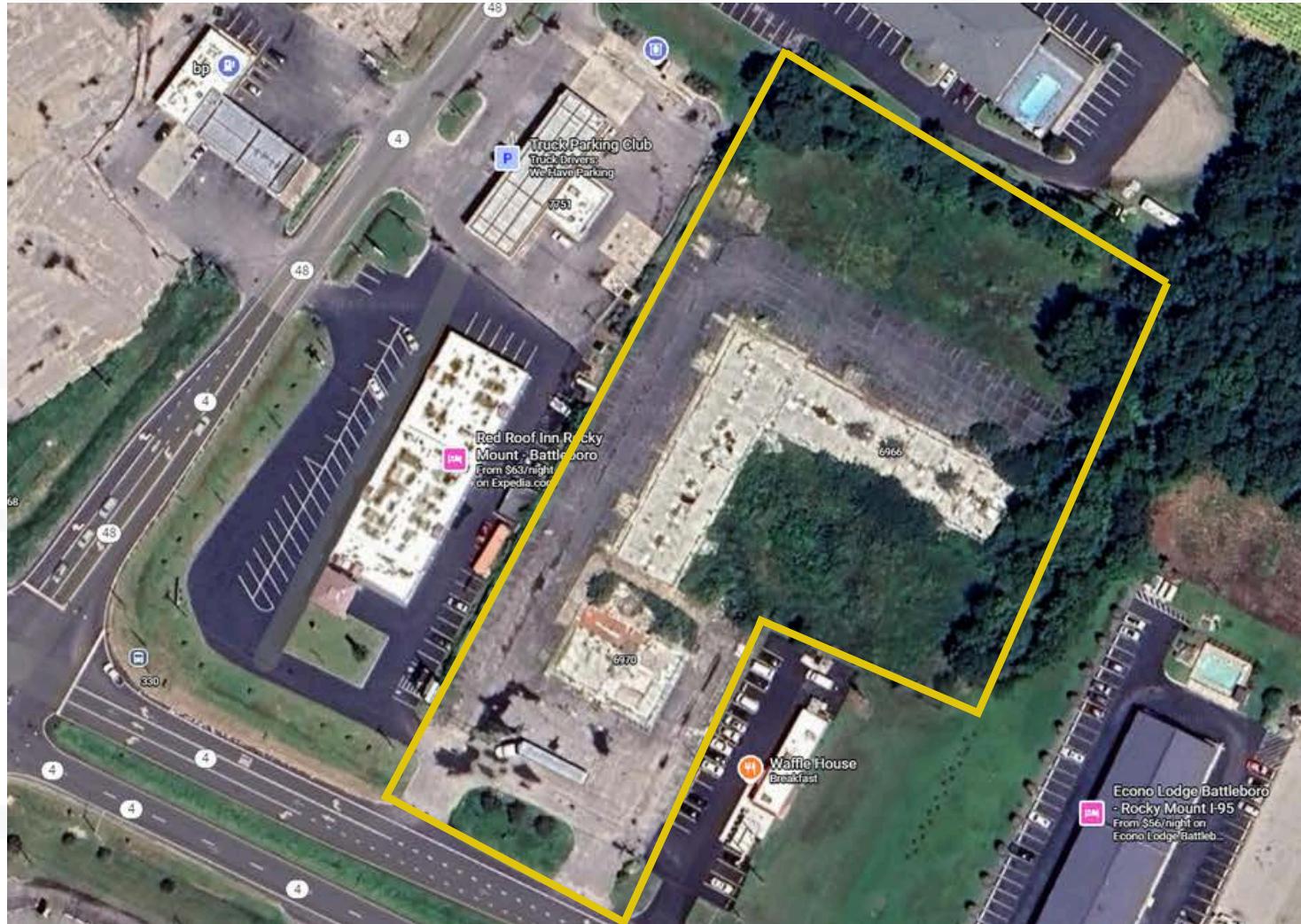
- **Lot Size:** 4 acres
- **Traffic Exposure:** High-traffic location ideal for commercial development
- **Zoning Potential:** B2- City of Rocky Mount Suitable for hospitality, food service, or other commercial ventures
- **Infrastructure:** Water and sewer available on-site
- **Proximity:** Convenient access to I-95 and major regional employment centers
- **Tax History:** 2025 land assessment \$348,480, taxes \$2,195
- **Nearby Amenities & Schools:**
  - Nash County Elementary, Middle, and High Schools
  - Close to restaurants, services, and major employers in Battleboro



# AERIAL VIEWS

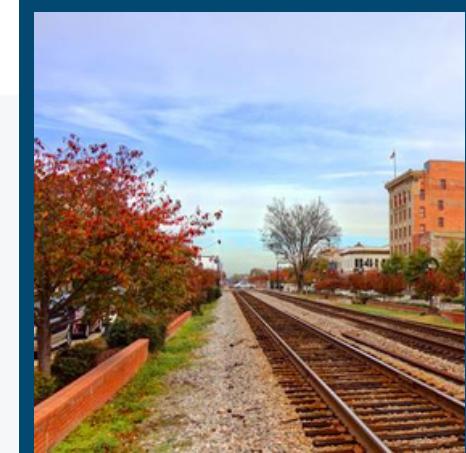


# AERIAL VIEWS



# MARKET & DEMOGRAPHICS

Rocky Mount Metro Population	55,000 residents
Annual Population Growth	0.5%
Median Household Income	\$60,000
Zoning	B2- City of Rocky Mount: Retail, restaurants, offices, banks, health clubs, hotels, motels, multifamily housing, childcare, churches, museums, recreation, automotive, warehouses, temporary uses
Workforce	Driven by healthcare, manufacturing, and education



# MARKET & DEMOGRAPHICS

## NEARBY DEMAND DRIVERS

### ROCKY MOUNT MILLS



Regional entertainment and brewery hub.

### THE ROCKY MOUNT EVENT CENTER



Attracts 125,000 visitors annually.

### NASH & EDGECOMBE COUNTIES' GROWTH INITIATIVES



\$3+ Billion in economic development projects underway.

## COMMUTING & TRAFFIC

20,985,025

VEHICLES PER DAY ON NEARBY HIGHWAYS

70 MILES  
66 MINUTES

TO RALEIGH-DURHAM INTERNATIONAL AIRPORT

7 MINUTES

TO THE ROCKY MOUNT AMTRAK TRAIN STATION

# MARKET & DEMOGRAPHICS

## LARGEST EMPLOYERS



2,000  
EMPLOYEES



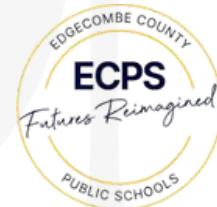
1,500  
EMPLOYEES



1,400  
EMPLOYEES



900  
EMPLOYEES



800  
EMPLOYEES



750  
EMPLOYEES



600  
EMPLOYEES



550  
EMPLOYEES



500  
EMPLOYEES



450  
EMPLOYEES

# PROPERTY LOCATION

RALEIGH, NC

57 MILES

RDU AIRPORT

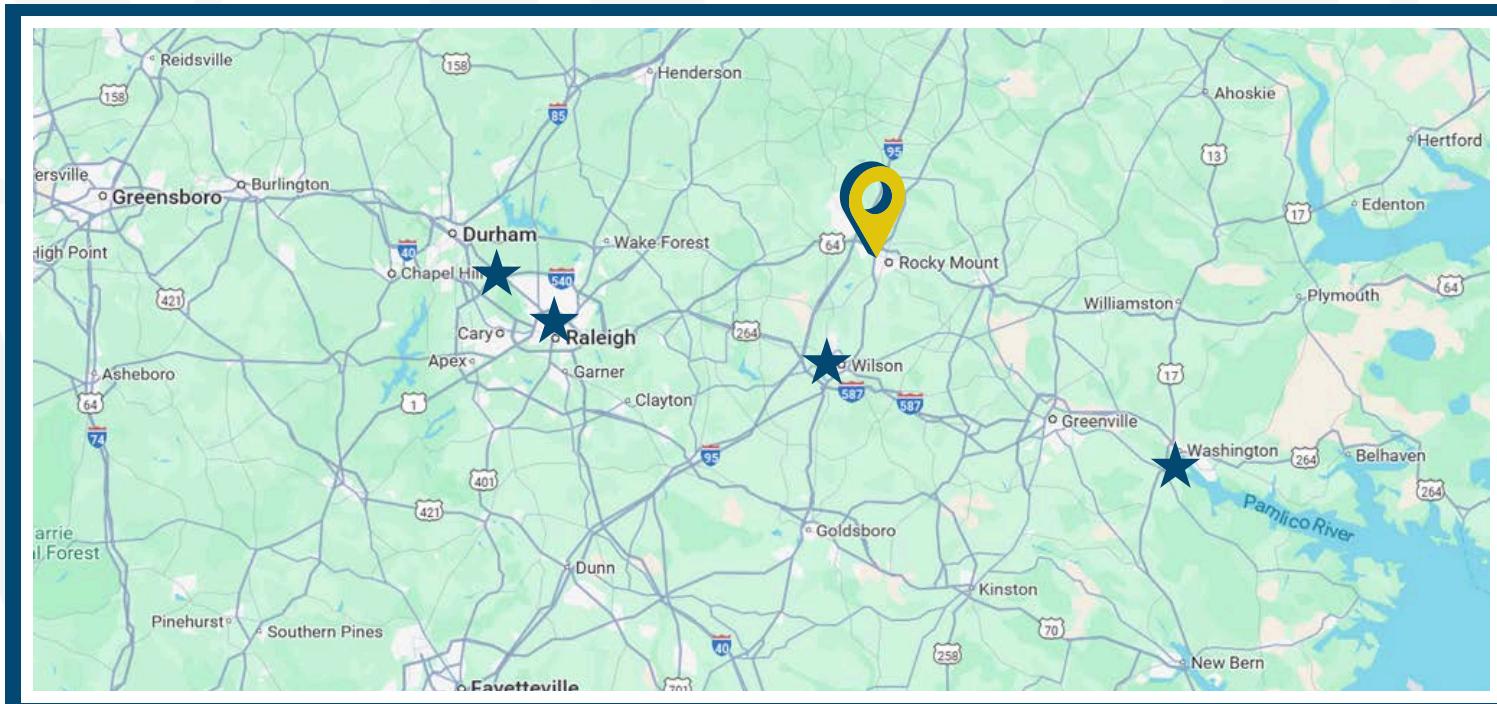
70 MILES

WILSON, NC

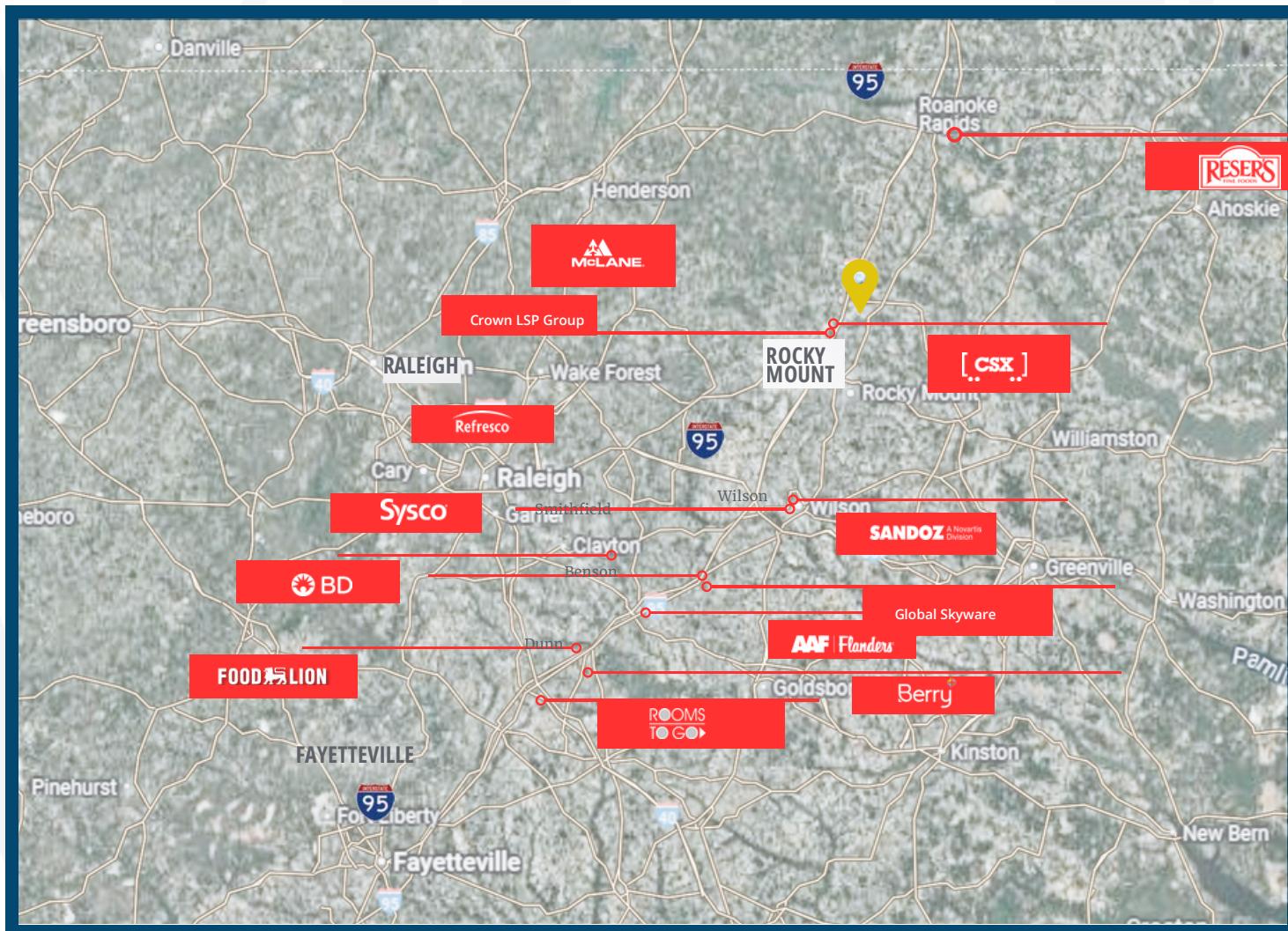
20 MILES

WASHINGTON, NC

62 MILES



# I-95 DISTRIBUTION CENTERS



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