

FOR SALE

GOLD ROCK ROAD

ROCKY MOUNT, NC



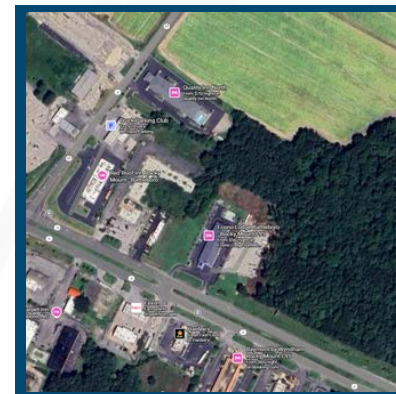
MARKET ADVISORS

JOHN LEA - JLEA@SH-CRE.COM

GARDNER NOBLE - GNOBLE@SH-CRE.COM

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INVESTMENT SUMMARY

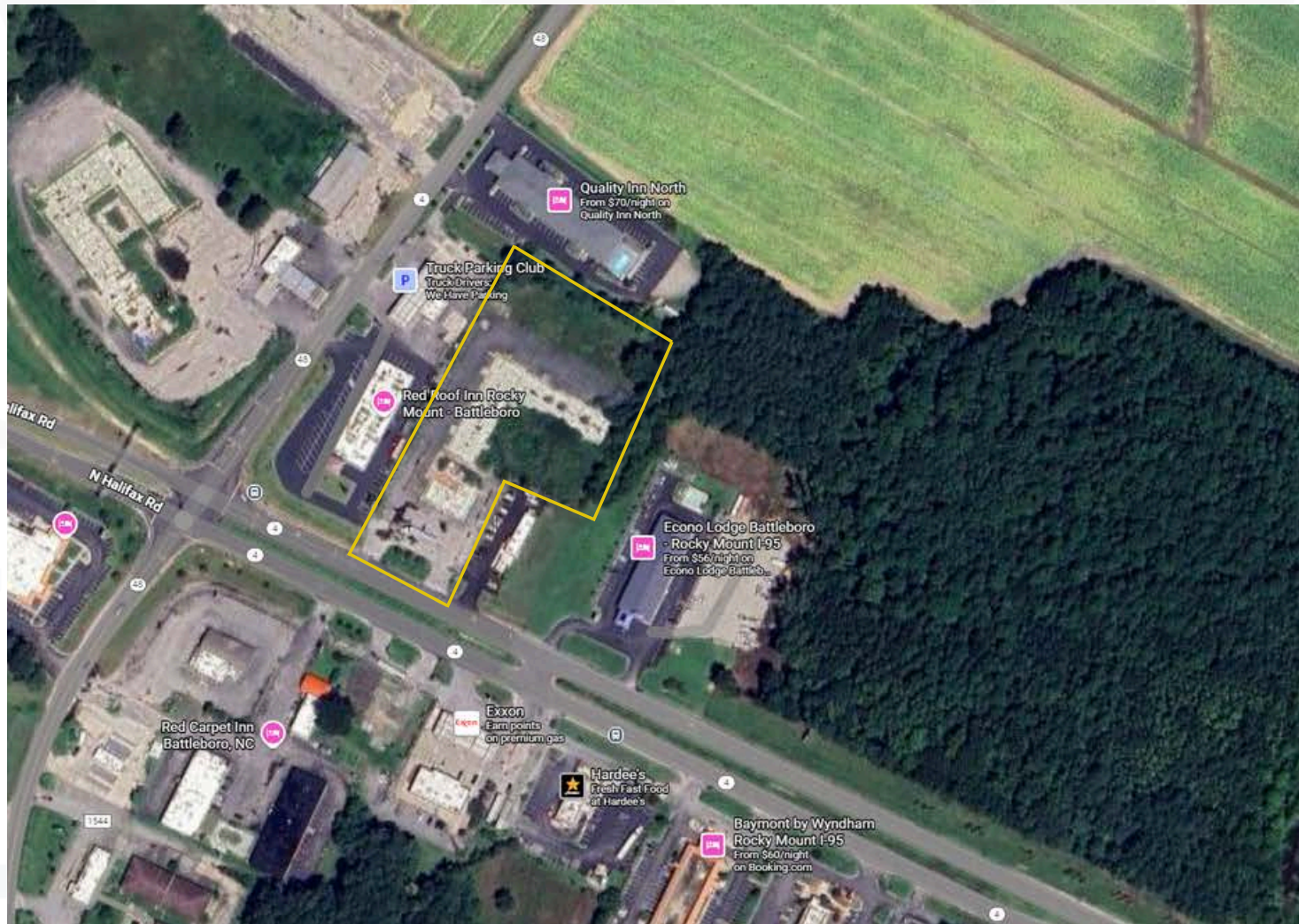
This prime 4-acre commercial site is strategically located at I-95, Exit 145, midway between New York and Florida, making it ideal for high-traffic businesses such as fast food restaurants or hotels. Water and sewer services are available, and the site offers excellent accessibility to major regional 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

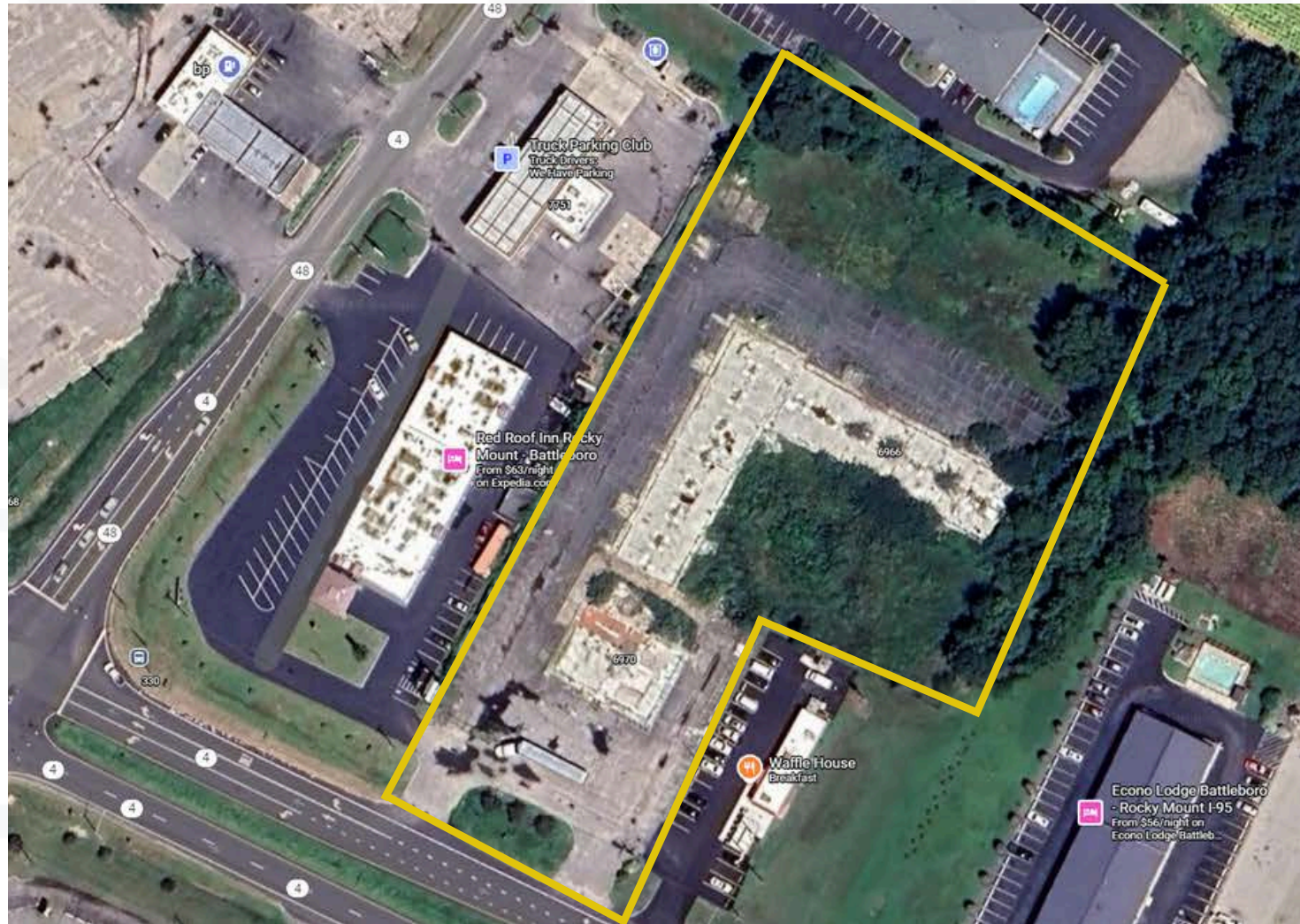
- **Lot Size:** 4 acres
- **Traffic Exposure:** High-traffic location ideal for commercial development
- **Zoning Potential:** B2- City of Rocky Mount Suitable for hospitality, food service, or other commercial ventures
- **Infrastructure:** Water and sewer available on-site
- **Proximity:** Convenient 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

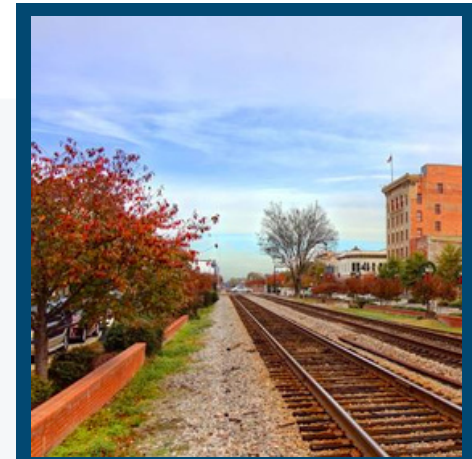


AERIAL VIEWS



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



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



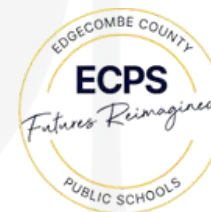
1,500
EMPLOYEES



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

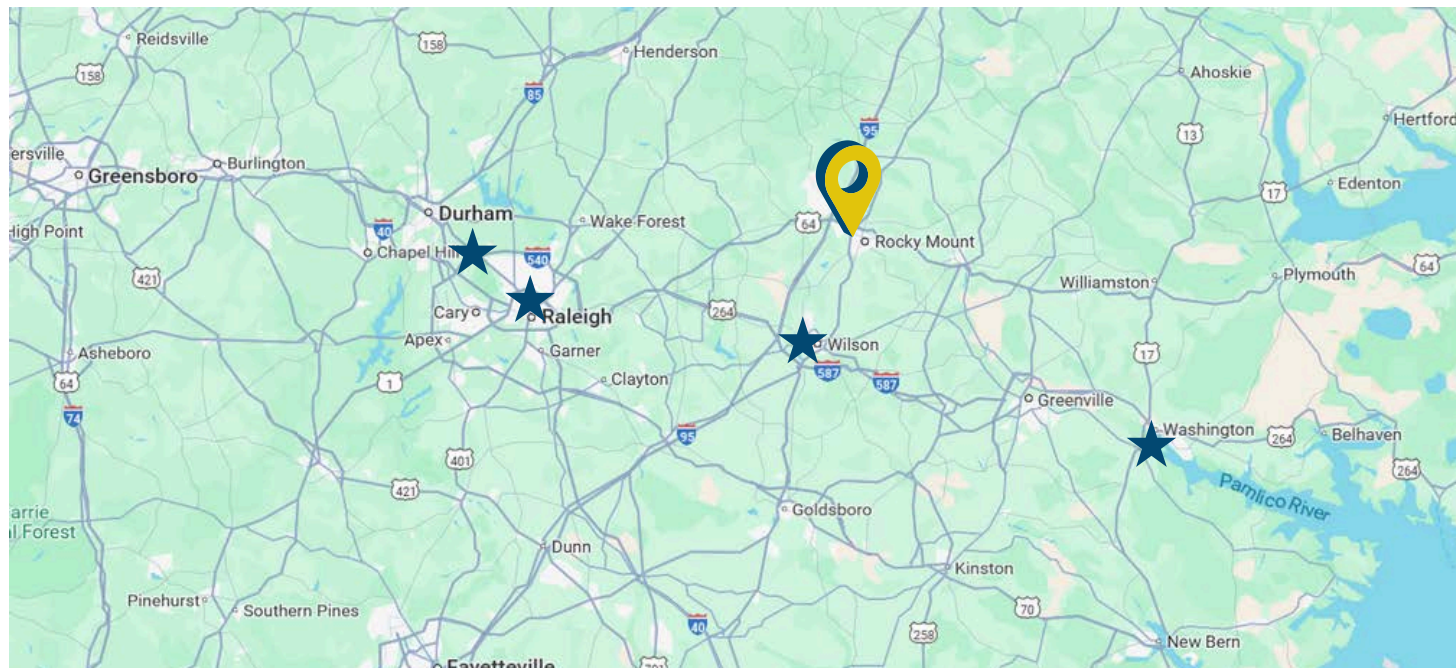
70 MILES

WILSON, NC

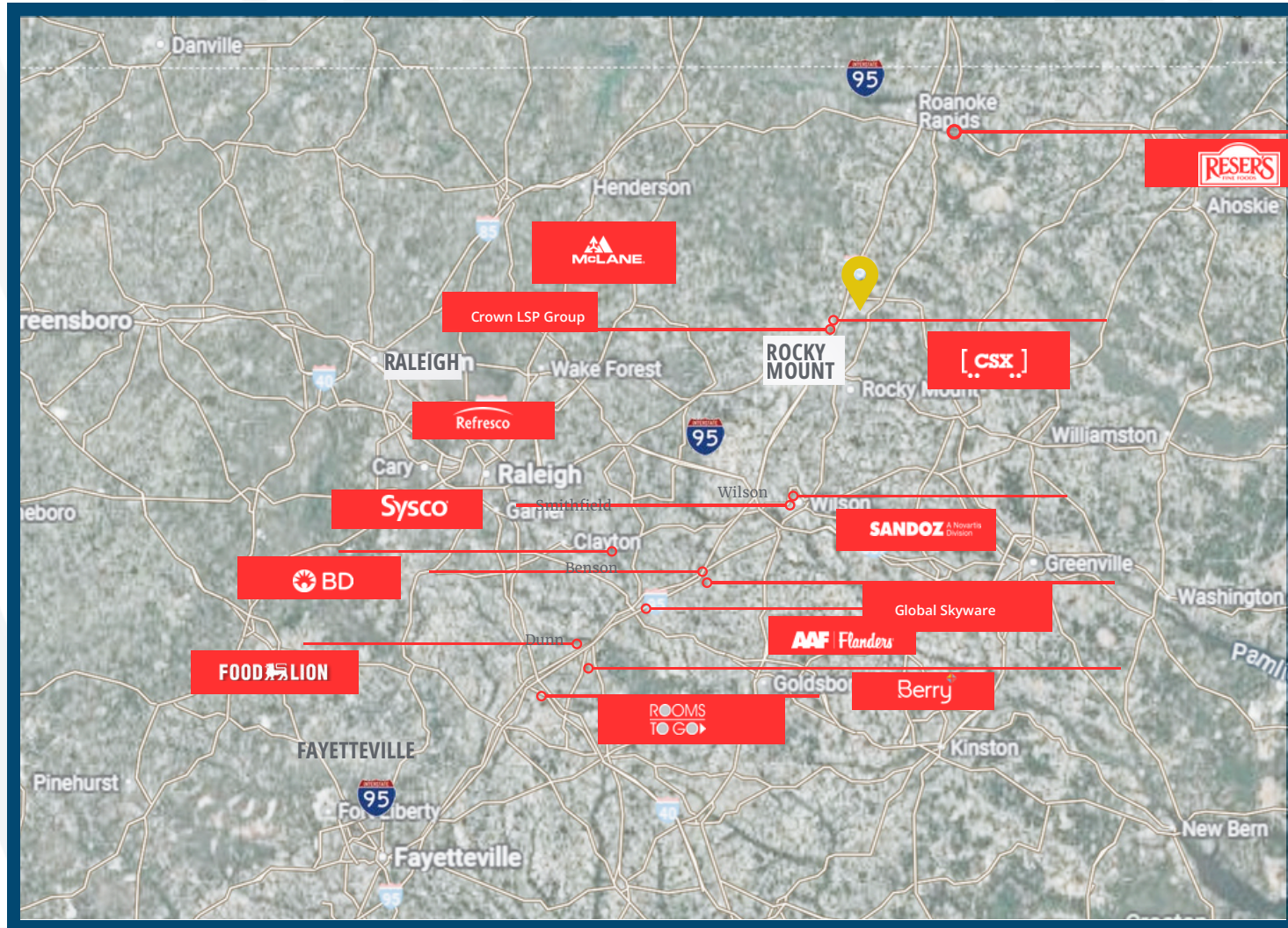
20 MILES

WASHINGTON, NC

62 MILES



I-95 DISTRIBUTION CENTERS



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MARKET ADVISORS

JOHN LEA

JLEA@SH-CRE.COM

+1 252.917.4921

GARDNER NOBLE

GNOBLE@SH-CRE.COM

+1 252-955-6174

