



LAND FOR SALE - COMMERCIAL & RESIDENTIAL

FALLIN PLACE

GOLDSBORO, NC 27534

Dan Koeller
Vice President
919.349.7857
dkoeller@lee-associates.com

Randy Bossé
Senior Director
984.238.1094
rbosse@lee-associates.com

Mike Glennon
Broker
703.772.2339
mglennon@lee-associates.com

 **LEE & ASSOCIATES**
COMMERCIAL REAL ESTATE SERVICES
RALEIGH DURHAM

All information furnished regarding property for sale, rental or financing is from sources deemed reliable, but no warranty or representation is made to the accuracy thereof and same is submitted to errors, omissions, change of price, rental or other conditions prior to sale, lease or financing or withdrawal without notice. No liability of any kind is to be imposed on the broker herein.

Property Summary

Land for Sale
Fallin Place, Goldsboro, NC 27534

±49.08 acres for sale in Goldsboro, North Carolina. The land can be purchased as an assemblage or as smaller parcels. Commercial and residential zoning in place.

- » Nine parcels totaling ±49.08 acres
- » Planned NCDOT improvements to Fallin Boulevard will create additional connection between N Berkeley Boulevard and US 70 Hwy
- » Call broker for pricing



Dan Koeller
919.349.7857
dkoeller@lee-associates.com

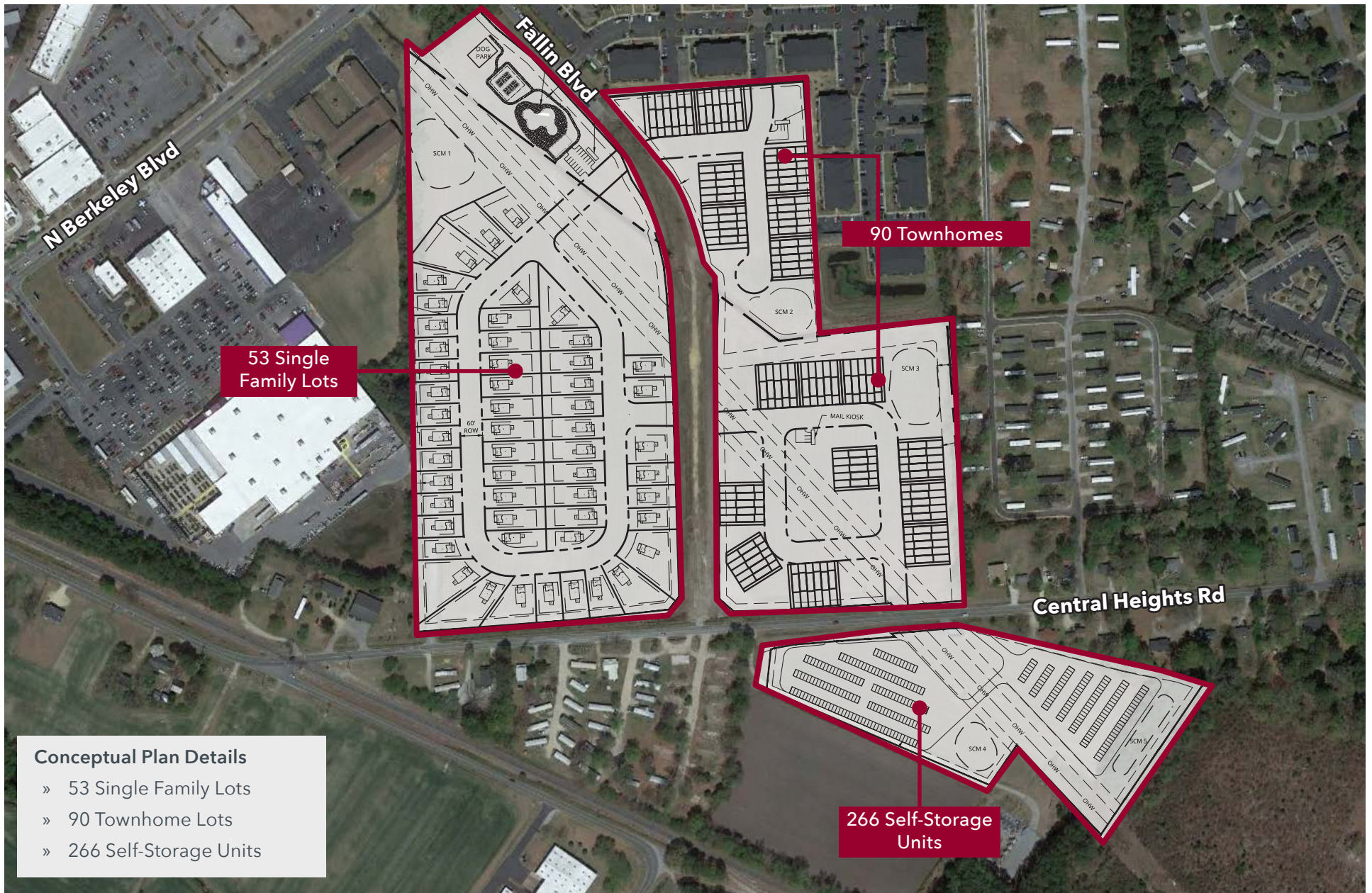
Randy Bossé
984.238.1094
rbosse@lee-associates.com

Mike Glennon
703.772.2339
mglennon@lee-associates.com

LEE & ASSOCIATES
COMMERCIAL REAL ESTATE SERVICES
RALEIGH DURHAM

Conceptual Layout

Land for Sale
Fallin Place, Goldsboro, NC 27534



Conceptual Plan Details

- » 53 Single Family Lots
- » 90 Townhome Lots
- » 266 Self-Storage Units

Dan Koeller
919.349.7857
dikoeller@lee-associates.com

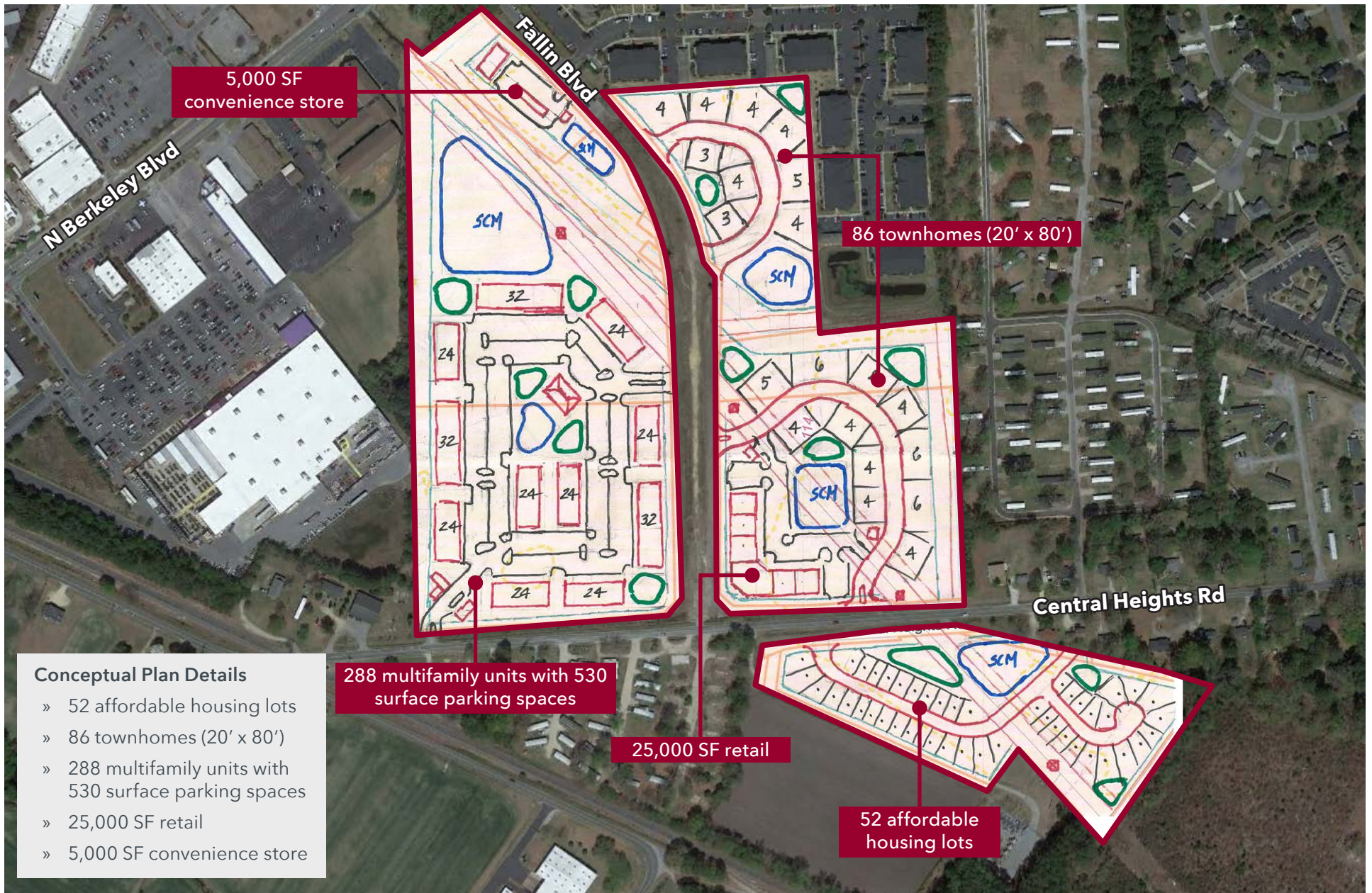
Randy Bossé
984.238.1094
rbosse@lee-associates.com

Mike Glennon
703.772.2339
mglennon@lee-associates.com

LEE & ASSOCIATES
COMMERCIAL REAL ESTATE SERVICES
RALEIGH DURHAM

Conceptual Layout

Land for Sale
Fallin Place, Goldsboro, NC 27534



Dan Koeller
919.349.7857
dikoeller@lee-associates.com

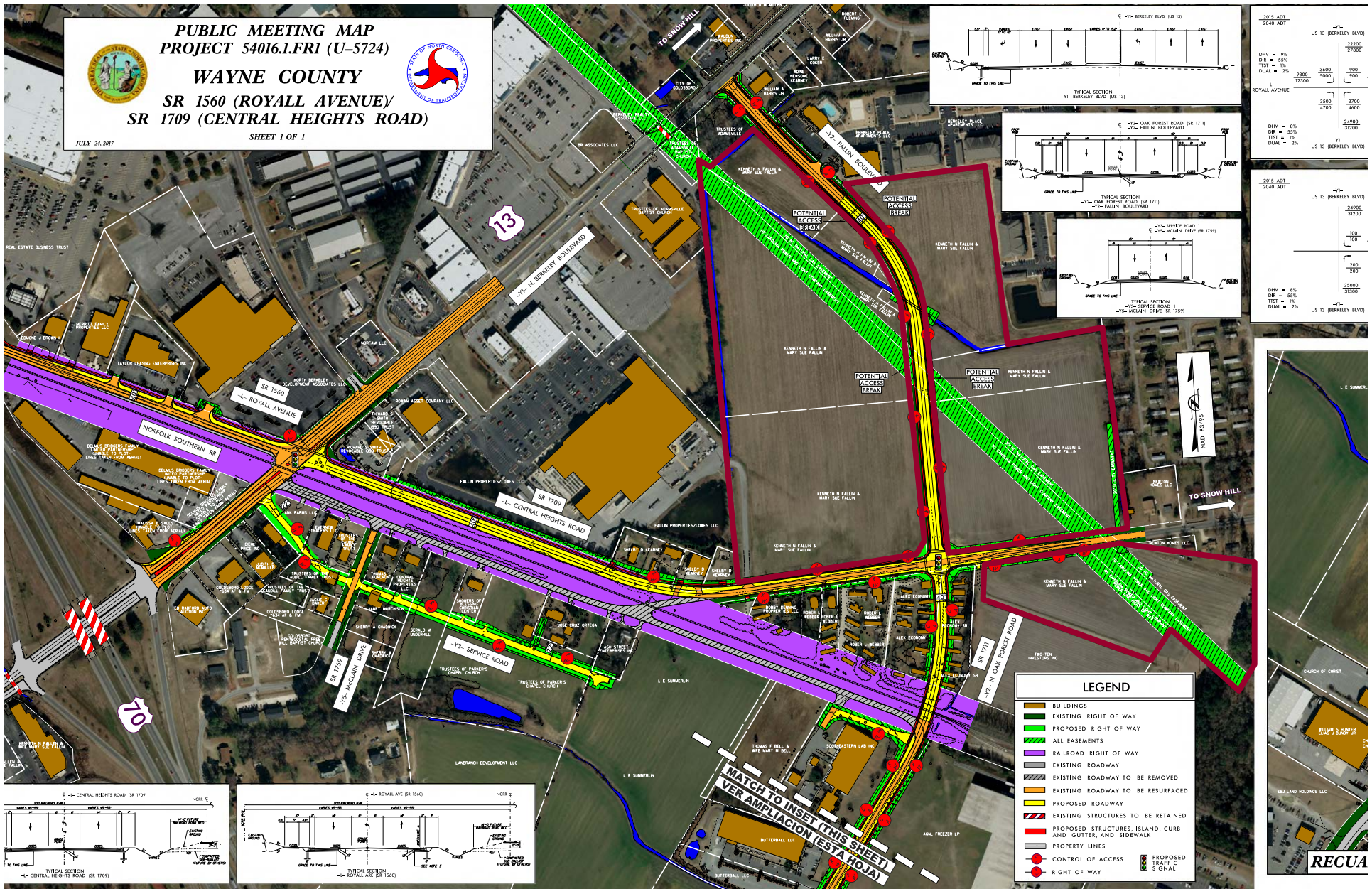
Randy Bossé
984.238.1094
rbosse@lee-associates.com

Mike Glennon
703.772.2339
mglennon@lee-associates.com

LEE & ASSOCIATES
COMMERCIAL REAL ESTATE SERVICES
RALEIGH DURHAM

Planned DOT Improvements

Land for Sale
Fallin Place, Goldsboro, NC 27534

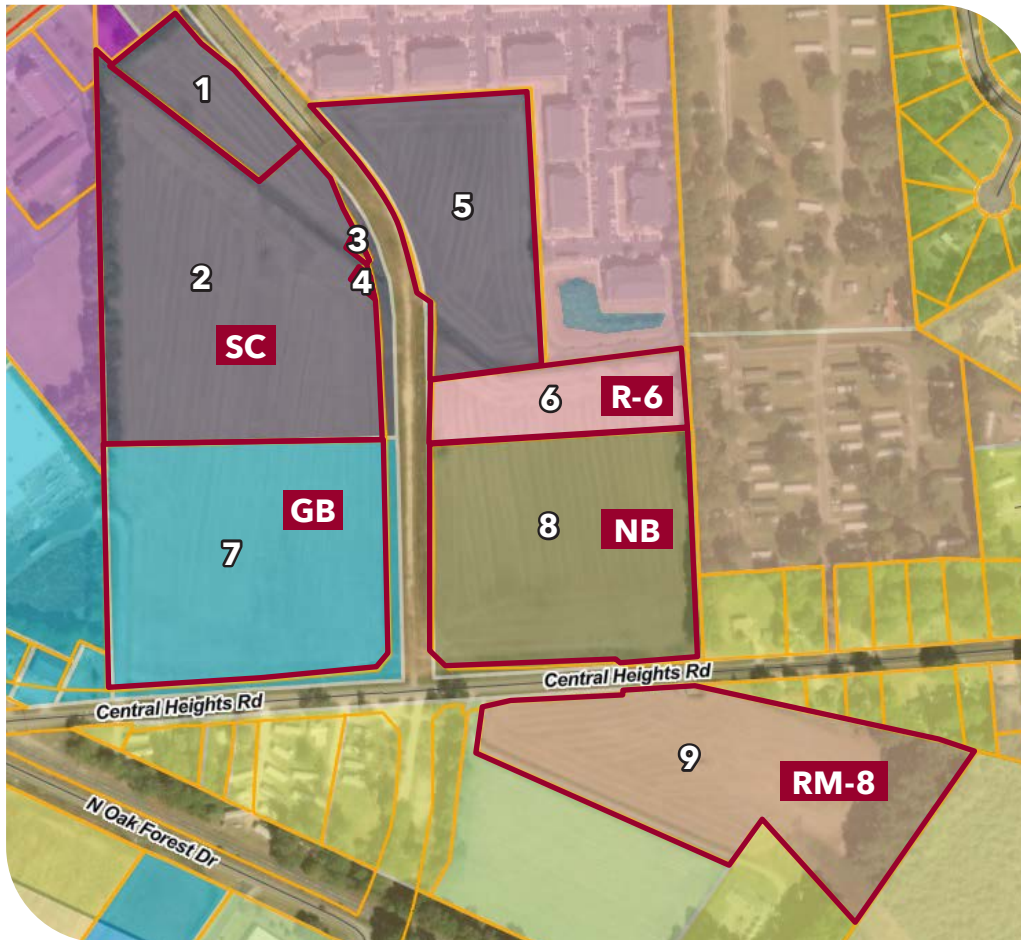


Dan Koeller
919.349.7857
dkoeller@lee-associates.com

Randy Bossé
984.238.1094
rbosse@lee-associates.com

Mike Glennon
703.772.2339
mglennon@lee-associates.com

LEE & ASSOCIATES
COMMERCIAL REAL ESTATE SERVICES
RALEIGH DURHAM



Shopping Center - SC - The Shopping Center district is established to provide for a mix of office, retail and service establishments in one development. Due to the high visibility, typically large size and single ownership/management of shopping centers, the district encourages the coordinated planning and design of structures, pedestrian ways, parking/loading, landscaping/buffering, signage and lighting. The district is intended to promote high quality, unified and accessible developments serving the needs of the community and surrounding area.

Residential - R6-6 - The R-6 district is established to accommodate both single and multifamily residential uses and to prohibit all activities of a commercial nature, except certain home occupations. The minimum lot size is six thousand square feet for a detached single-family dwelling. Multi-family dwellings shall have six thousand square feet of land area for the first unit with an additional two thousand square feet of land area required for each additional dwelling unit.

Residential - RM-8 - The RM-8 district is established to accommodate lower density manufactured home parks. The minimum park size is ten acres. The minimum lot size is eight thousand square feet, but may be increased by the County Health Director based on the results of soil percolation tests for lots not served by City sewers.

Neighborhood Business - NB - The Neighborhood Business district is established to provide the services and commercial development needed to serve primarily the adjoining neighborhoods. The district is intended to promote the development of small pedestrian oriented establishments whose character and use is compatible with nearby residential neighborhoods. The maximum building gross area is twenty-four thousand square feet.

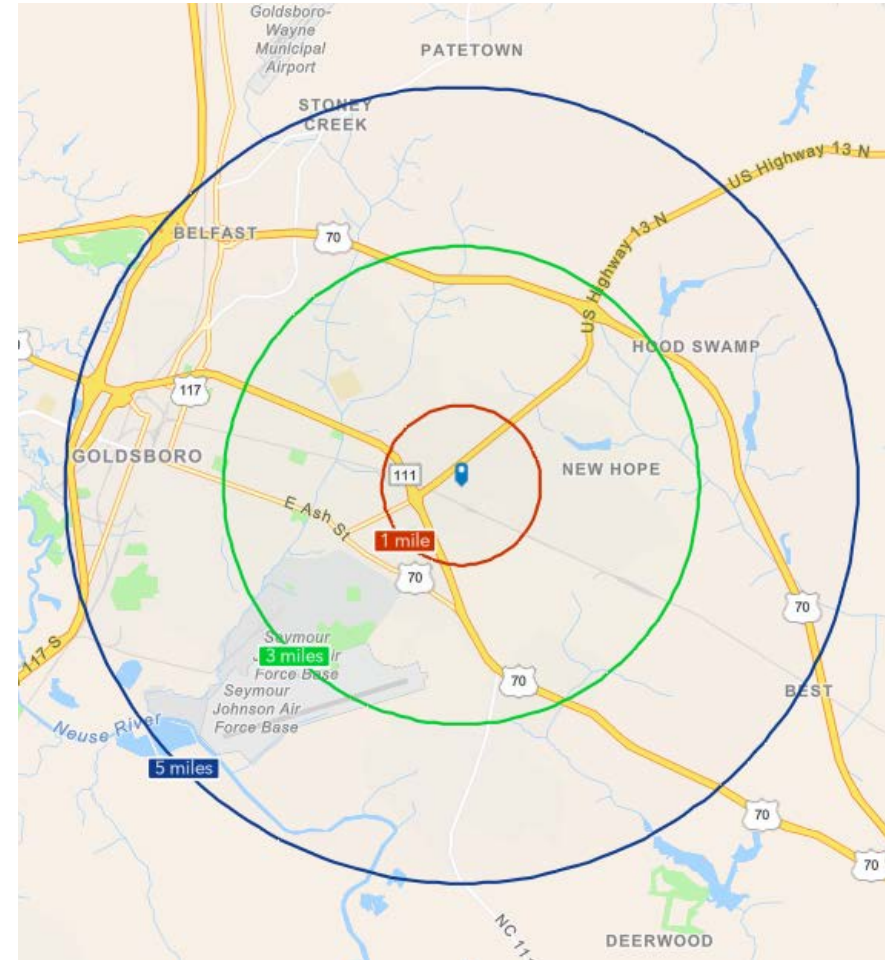
General Business - GB - The General Business district is established to accommodate the widest range of uses providing general goods and services to the community. The district is intended to promote high quality, accessible developments serving the needs of the community and surrounding area. There is no minimum lot size.

Map	Parcel	Acres	Zoning	Map	Parcel	Acres	Zoning
1	3519956881	1.92	SC	5	3529053511	5.7	SC
2	3519957239	11.67	SC	6	3529055055	2.71	R-6
3	3529050474	0.05	SC	7	3519947685	9.65	GB
4	3529050384	0.06	SC	8	3529045688	8.67	NB
				9	3529048073	8.65	RM-8

Demographics

Land for Sale
Fallin Place, Goldsboro, NC 27534

	1 MILE	3 MILES	5 MILES
Population (2023)	4,479	23,041	43,392
Daytime Population	6,571	35,409	57,862
Median Age	37.1	37.4	38.3
Average Household Income	\$81,771	\$70,533	\$64,908
Average Home Value	\$232,828	\$215,370	\$193,513
Bachelor's Degree or Higher	35.4%	31.4%	25.1%



The City of Goldsboro is the proud home of Seymour Johnson Air Force Base, home of the 4th Fighter Wing and 916th Air Refueling Wing.

There are 530+ active-duty officers and 3,800+ enlisted service members and families stationed at Seymour Johnson AFB. The base employs 1,000+ civilians plus numerous contractors.

Located in Eastern North Carolina, the City of Goldsboro is the county seat of Wayne County. Conveniently located on US 70, Goldsboro is within 30 minutes of the I-40 and I-95 corridors.

Dan Koeller
919.349.7857
dikoeller@lee-associates.com

Randy Bossé
984.238.1094
rbosse@lee-associates.com

Mike Glennon
703.772.2339
mglennon@lee-associates.com

LEE & ASSOCIATES
COMMERCIAL REAL ESTATE SERVICES
RALEIGH DURHAM