

OFFERING MEMORANDUM

ROYAL FARMS OUTPARCELS LOT 1 - 2 AC LOT 3 - 6.1 AC WALLACE NC

LIGHTED INTERSECTION
NC HWY 41 & NC HWY 11
758 EAST SOUTHERLAND ST
WALLACE NC 28466

PRESENTED BY:

FRANK EFIRD JR

Managing Director

O: 910.200.0037 | C: 910.200.0037

frank.efird@svn.com

NC #106541

JOSH TAYLOR

Senior Advisor

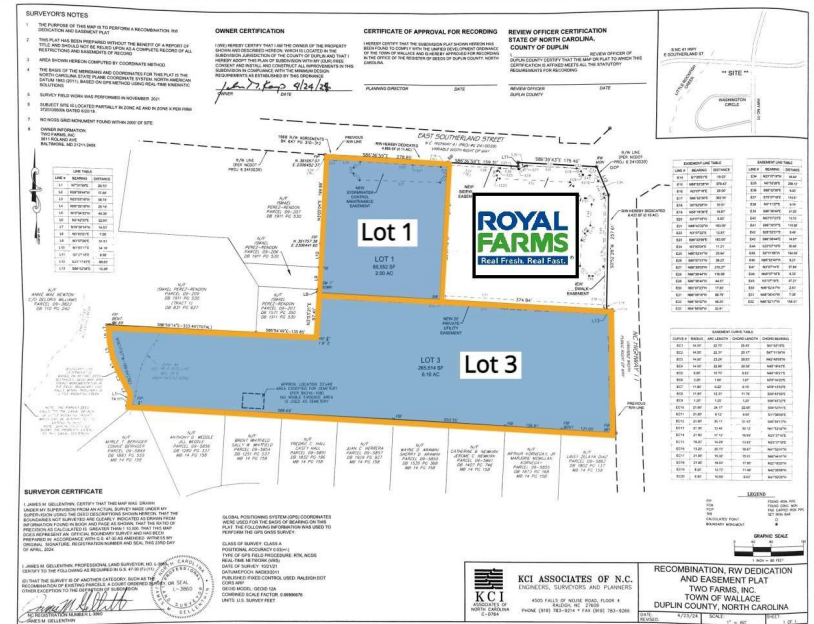
O: 252.670.9590 | C: 252.670.9590

josh.taylor@svn.com

NC #318210







SALE PRICE	\$275,000 / ACRE
LEASE RATE	CALL BROKER FOR PRICING

OFFERING SUMMARY

AVAILABLE SF:	2 - 6 Acres
LOT SIZE:	8.1 Acres
PRICE / ACRE:	\$275,000
ZONING:	Commercial
MARKET:	Wallace
SUBMARKET:	Tin City

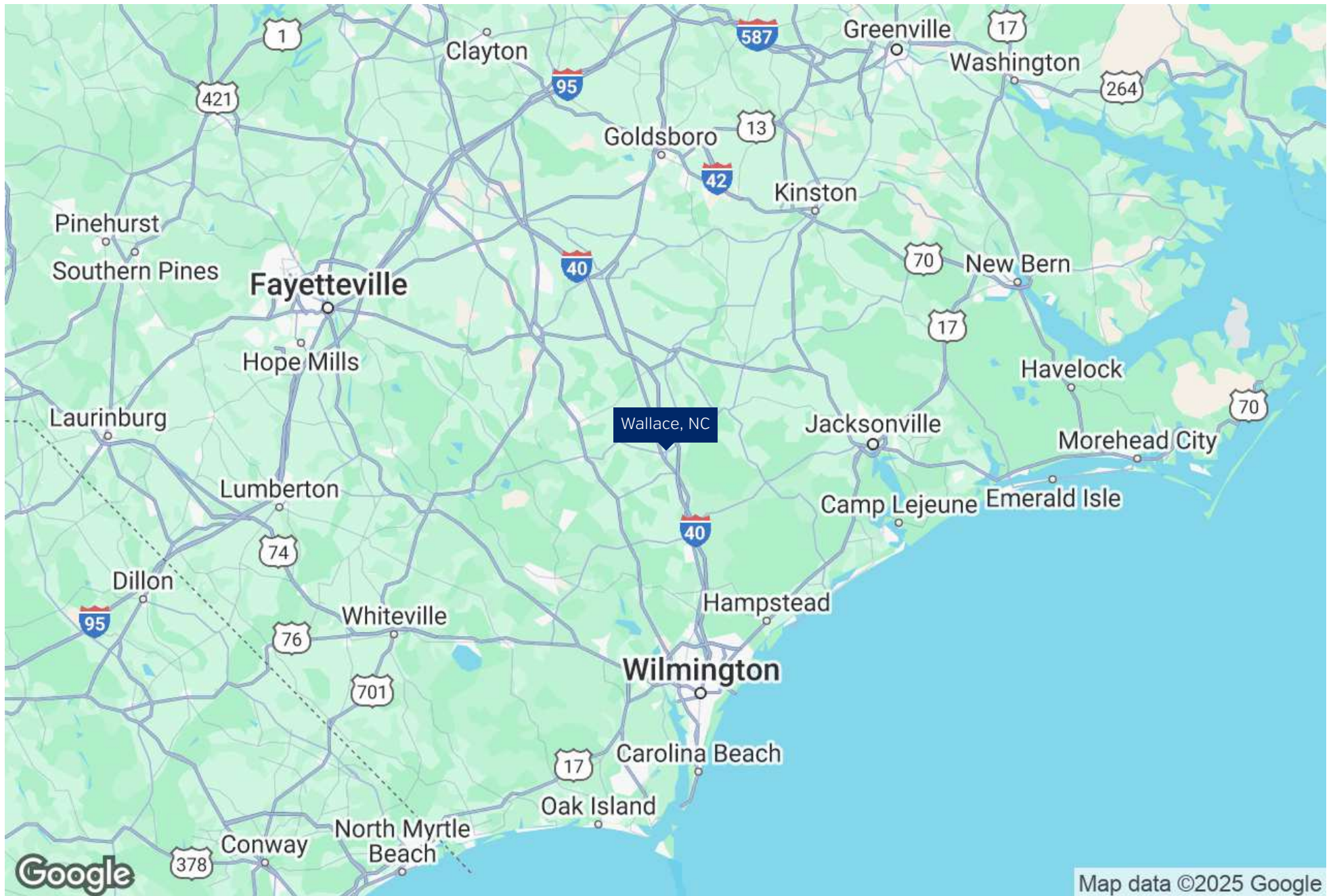
LOCATION OVERVIEW

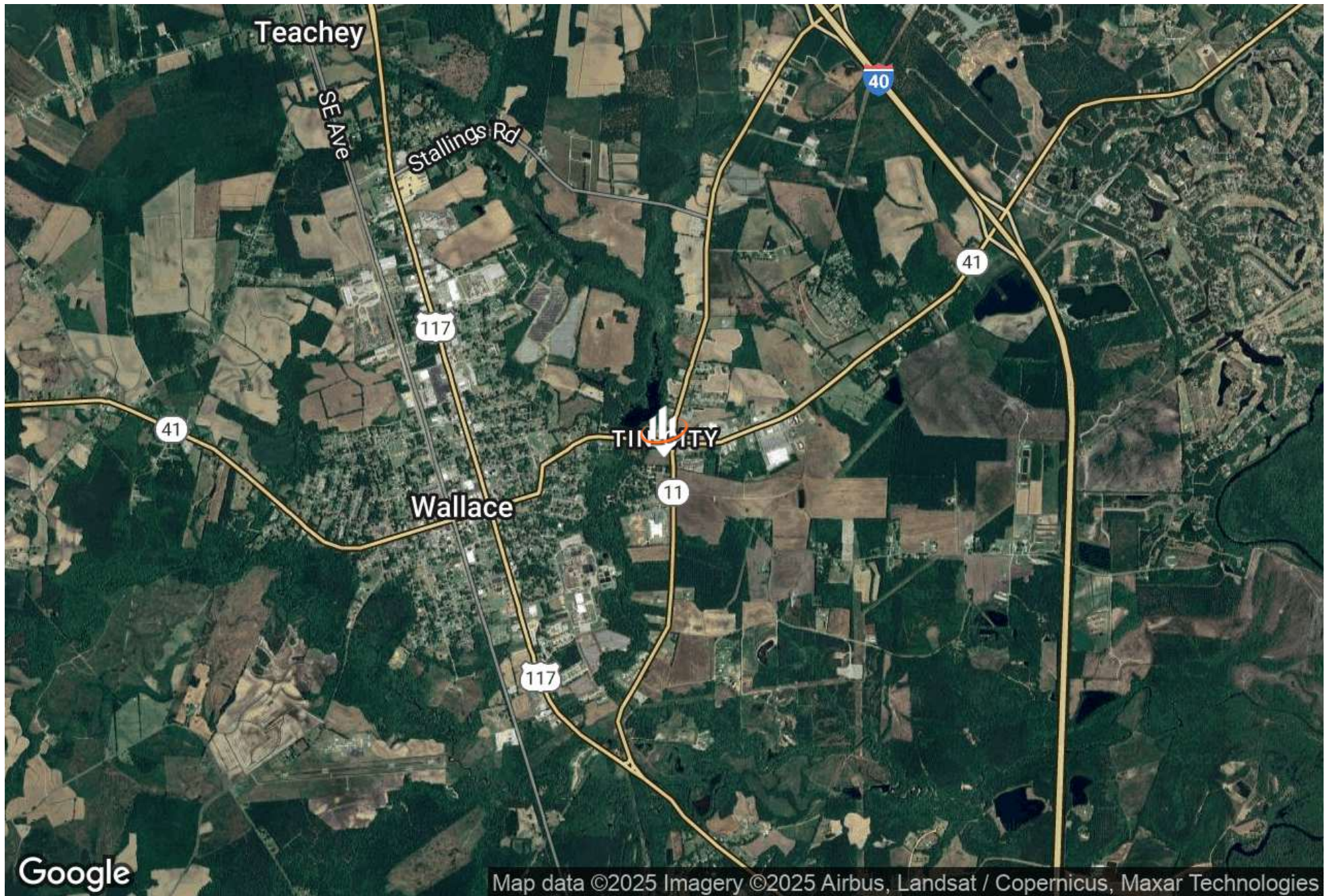
10.8 Total Acre Royal Farms Corner Commercial Site with 2 Lots adjacent to the planned Royal Farms Convenience Store at intersection of NC Hwy 41 & 11. Lot 1 has 2 Acres with 278 feet road frontage on NC Hwy 41 / E Southerland Street; Lot 3 has 6.1 Acres with 276 feet road frontage on NC Hwy 11, part of a 3 lot development Site as shown on "Two Farms Inc Recombination Plat."



PROPERTY DESCRIPTION

10.8 Total Acre Royal Farms Corner Commercial Site with 2 Lots available adjacent to the planned Royal Farms Convenience Store at intersection of NC Hwy 41 & 11. Lot 1 has 2 Acres with 278 feet road frontage on NC Hwy 41 / E Southerland Street; Lot 3 has 6.1 Acres with 276 feet road frontage on NC Hwy 11, part of a 3 lot, "Two Farms Inc Recombination Plat." Development Site is located at a lighted corner intersection on the Wallace NC Retail Corridor, across the street from Walgreens. Local Retailers include: McDonald's, Dollar General & Realo Drugs. 1/2 mile from the Walmart Supercenter with First Bank, ABC Store, Verizon, MyEyeDr, HR Block, OneMain Financial, Murphy USA, Burger King, Zaxby's, Wendy's. 1/4 mile from the Food Lion anchored Wallace Pointe Shopping Center with Peebles, Liberty Tax, Dominos, Subway, O'Reilly Auto Parts, Taco Bell. Coastal Carolina Commons with Dollar Tree, Shoe Show, CATO, Rent-a-Center, US Cellular, Game Stop. The area has numerous planned residential and multifamily developments in process. Access to water & sewer.







**ROYAL
FARMS**
Real Fresh. Real Fast.®

World-Famous Chicken
Always Fresh, Never Frozen!

"...best fast-food fried chicken..."
- Food & Wine Magazine

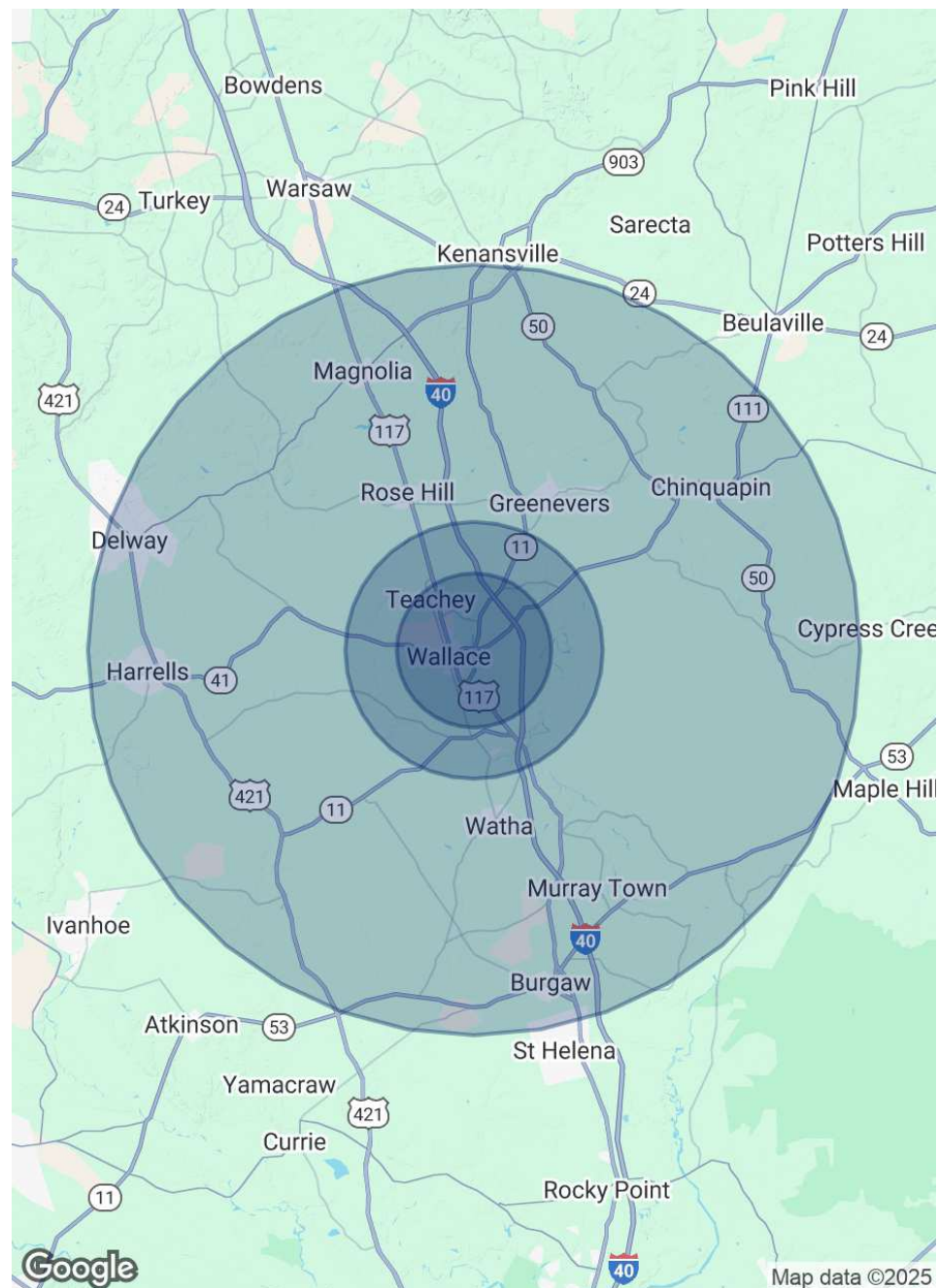
POPULATION

	3 MILES	5 MILES	15 MILES
TOTAL POPULATION	6,178	9,635	34,677
AVERAGE AGE	43	44	43
AVERAGE AGE (MALE)	41	42	41
AVERAGE AGE (FEMALE)	45	45	44

HOUSEHOLDS & INCOME

	3 MILES	5 MILES	15 MILES
TOTAL HOUSEHOLDS	2,454	3,876	13,603
# OF PERSONS PER HH	2.5	2.5	2.5
AVERAGE HH INCOME	\$74,366	\$76,490	\$72,710
AVERAGE HOUSE VALUE	\$209,164	\$223,493	\$194,341

Demographics data derived from AlphaMap





Richard Williamson

Managing Director

JLL

500 East Pratt Street, Suite 1250

Baltimore, MD 21202

Mobile: 410-404-5522



Frank Efird Jr.

Managing Director

SVN | Efird Commercial Real Estate

6 Market Street

Wilmington, NC 28401

Mobile: 910-200-0037





JOSH TAYLOR

Senior Advisor

josh.taylor@svn.com

Direct: **252.670.9590** | Cell: **252.670.9590**

NC #318210

PROFESSIONAL BACKGROUND

A native of New Bern, athletics and education took Josh to NC State University where he was a letterwinner on the Wolfpack football team while earning a business degree from NCSU's Poole College of Management. Hard work and a balanced regiment led Taylor to earn a full scholarship after initially walking onto the football team and continued his success as a Caterpillar Scholar-Athlete as well as serving on the Leadership Council for Wolfpack Football.

After his time in Raleigh, Taylor spent 4 years in the logistics and technology sectors. He became the National Sales Director at Survey.com who was eventually acquired by TRAX Retail, a leading global provider of retail analytics and AI solutions headquartered in Singapore.

Taylor has been surrounded by family in the real estate business, including development, real estate law, property management, and traditional brokerage. His athletic and sales background, passion for his home state, and relationship building has provided valuable skills in commercial real estate that he uses daily in deal sourcing, negotiations, educating buyers and sellers, and effectively marketing the team's listings.

Since joining SVN Efid Commercial Real Estate in 2020, Taylor has displayed his ability to successfully lead his clients to the closing table across various types of transactions from 1031 Exchanges, NNN Investments, Multifamily, Industrial, Office leasing and Marina sales.

Taylor enjoys his off time on the beautiful coast of NC, boating, waterfowl hunting, golfing, and of course cheering on Wolfpack athletics.

EDUCATION

- NC State University - Raleigh, NC
- BS Business Administration, Supply Chain Management
- Varsity Football Letterwinner
- Caterpillar Scholar Athlete

SVN | Efid Commercial Real Estate

6 Market Street
Wilmington, NC 28401

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