



FOUNDRY
COMMERCIAL

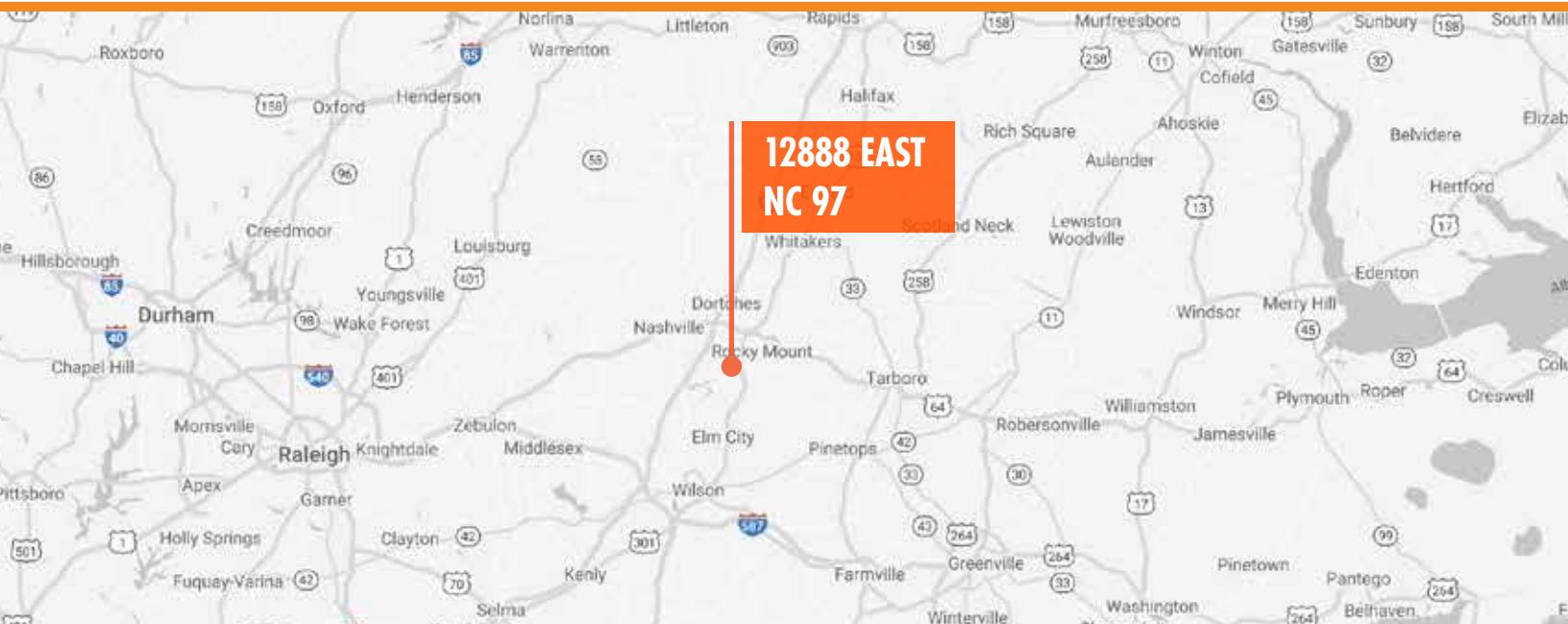
12888 EAST NC 97

ROCKY MOUNT, NORTH CAROLINA 27803

COMMERCIAL LAND FOR SALE
±31.35 ACRES

12888 EAST NC 97

COMMERCIAL LAND FOR SALE



Foundry Commercial, LLC is pleased to present +/- 31.35 acres of commercial/agricultural land for sale located at the corner of NC 301 Bypass and NC 97 in Rocky Mount, Nash County, North Carolina.

- Four parcels located within the City of Rocky Mount and Rocky Mount ETJ with zoning designations of Commercial Corridor District and Agricultural District ([Link to Nash County Zoning Information](#))
- Five minutes/3.2 miles to Downtown Rocky Mount
- Six minutes/3.9 miles to Highway 64
- 26,000 VPD (301 Bypass) and 7,600 VPD (NC 97)
- Property served by municipal water and sewer

PROPERTY DETAILS			
PIN	ACRES	ZONING	JURISDICTION
374807595493	20.92	Commercial Corridor District (B-2)	City of Rocky Mount
374807591702	5.62	Agricultural District (A-1)	Rocky Mount ETJ
374807593214	3.53	Agricultural District (A-1)	Rocky Mount ETJ
374807582573	1.28	Agricultural District (A-1)	City of Rocky Mount
TOTAL	31.35 Acres		

PROPERTY INFORMATION	
PRICING	\$815,100 (\$26,000/acre)

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
2023 ESTIMATED POPULATION	2,225	21,432	48,382
2028 PROJECTED POPULATION	2,168	20,943	47,857
EST. HOUSEHOLD INCOME	\$78,817	\$81,859	\$79,636
EST. HOUSEHOLDS	876	8,888	20,146
DAYTIME POPULATION	562	7,626	23,329

For more information, please contact:

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 Analyst
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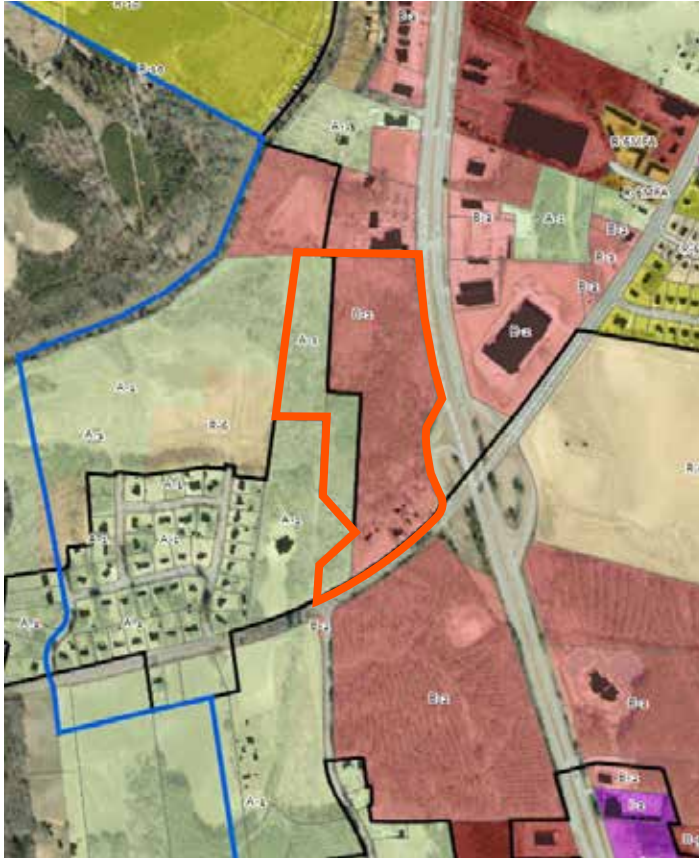
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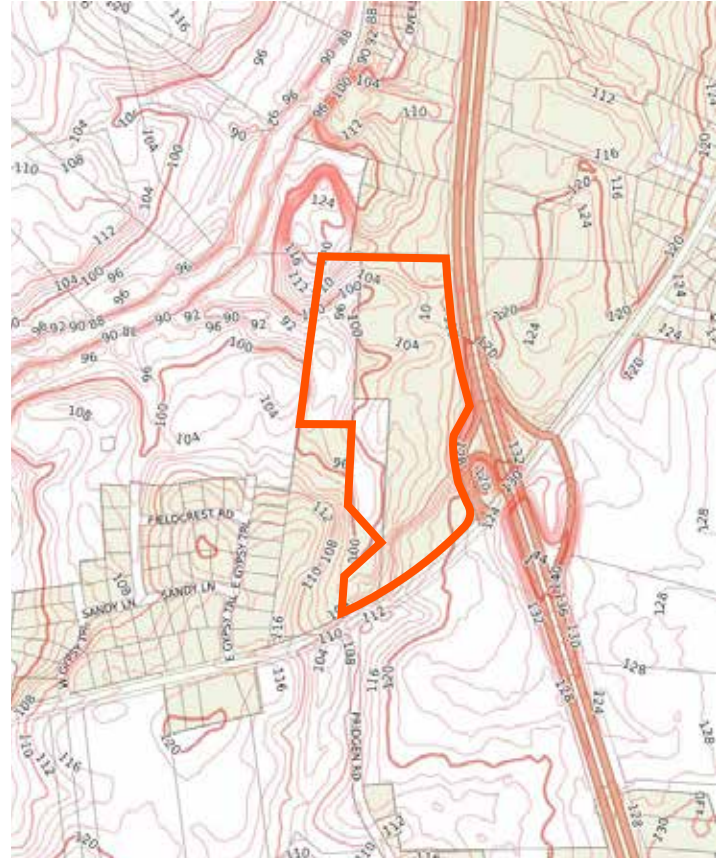
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COMMERCIAL LAND FOR SALE

ZONING MAP



TOPOGRAPHIC MAP



LEGEND

- A-1
- B-2
- B-5
- R-6
- R-6MFA
- R-10
- I-2

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AREA AMENITIES



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