

COMMERCIAL



AVAILABLE FOR SALE

Industrial or Multi-Family Development Opportunity

Rocky Mount, NC

1300 Scott Street, Rock Mount, NC

5.72 +/- acres of Prime Graded & Fenced Land
Priced at \$525K,

This expansive property spans almost 6 acres
and boasts both Light Industrial Zoning and
Residential Rezoning opportunities.



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MAP

Three minutes to Downtown Rocky Mount, surrounded by several educational academies: Baskerville Elementary, DS Johnson Elementary, Edwards Elementary, JW Parker Middle and Rocky Mount Middle School. From the Imperial Centre for the Arts & Sciences to the Rocky Mount Event Center, there is always something for families to enjoy.



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MARGUERITE GREENE

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Century 21 Triangle Group

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Seller Financing Available



Sales Price: \$525,000.00

- 4 Warehouses each 23,040 SQ FT
- Built 1950
- Acreage 5.72
- Legal Description: Whse & Lot 25 Scott St.
- Seller Daniel & Georgia Vuncannon

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23,040 SQ FT Per Warehouse

AN OVERVIEW

+/- 92,160 SQUARE FEET TOTAL	4 WAREHOUSES	12 ZONING
5.72 ACRES	FENCED AND GATED YARD	7 Minutes to I95 and HWY 64

Great Owner User opportunity, own over 5 acres of Industrial zoned property with existing structures. Value Add prospect for investors looking to invest in redevelopment site.

Keep it **Industrial** and upgrade the Warehouses, the owner of the property is also the owner and operator of [All Things Metal](#), located in Sanford, NC. They are North Carolina's Top Choice for metal buildings, metal roofs and all metal components

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WATER ACCESS

Contact: Negrete C. Silver, MPA Engineering Technician II, Public Works
252.972.1127 (office) negrete.silver@rockymountnc.gov



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SEWER ACCESS

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1300 Scoot Street, Rock Mount, NC

INDUSTRIAL

Currently zoned Zoning: I-1, Light Industrial District

Featuring four unconditioned warehouses with a total of 92,160 square feet, this site includes a fenced and gated yard, perfect for secure operations. Each of the four warehouses offers 23,040 square feet of space, equipped with covered delivery entrances for convenience. The property, ideal for owner-users or investors seeking a value-add prospect, is just 7 minutes away from I95 and HWY 64, providing excellent connectivity.

- 1 bathroom
- 2 buildings have Sprinkler Systems
- 2 buildings - no fire suppression systems
- Eave ht. is 18' roof is 1/2-12
- Columns every 16'x20-25'
- Overhead lighting in each building.
- Floors are 6+ inches of concrete.
- Fire hydrants are on the property.
- Roofs - 2 are rubber 2 are metal
- The Middle building was taken down in approximately 1996 after Fran
- Electricity in all buildings, 3 phase optional but not currently - each building has its own electrical panel.
- Overhead lighting in each building.

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Proposed Rezoning R-6MFA

Residential (with rezoning) Multifamily or Townhome site - rezoning to R-6MFA permits multifamily, single-family detached, single-family attached, two-to four-family dwellings.

- Currently zoned I-1 (Light Industrial District). Surrounding property is primarily zoned R-6MFA (Multifamily Residential District), with a few parcels zoned I-1 and B-5 (Commercial Services District) to the south. The property immediately to the north is the city-owned Northeastern Cemetery. The city's Comprehensive Plan, the Together Tomorrow Tier 1 Smart Growth Plan, identifies the area as a "Developed Area for possible R-6MFA (Multifamily Residential District).
- Find the uses permitted in the R-6MFA district in [Section 503 of the City of Rocky Mount Land Development Code](#)
- Contact: JoSeth Bocook, Rocky Mount, Deputy Director of Development Services JoSeth.Bocook@rockymountnc.gov

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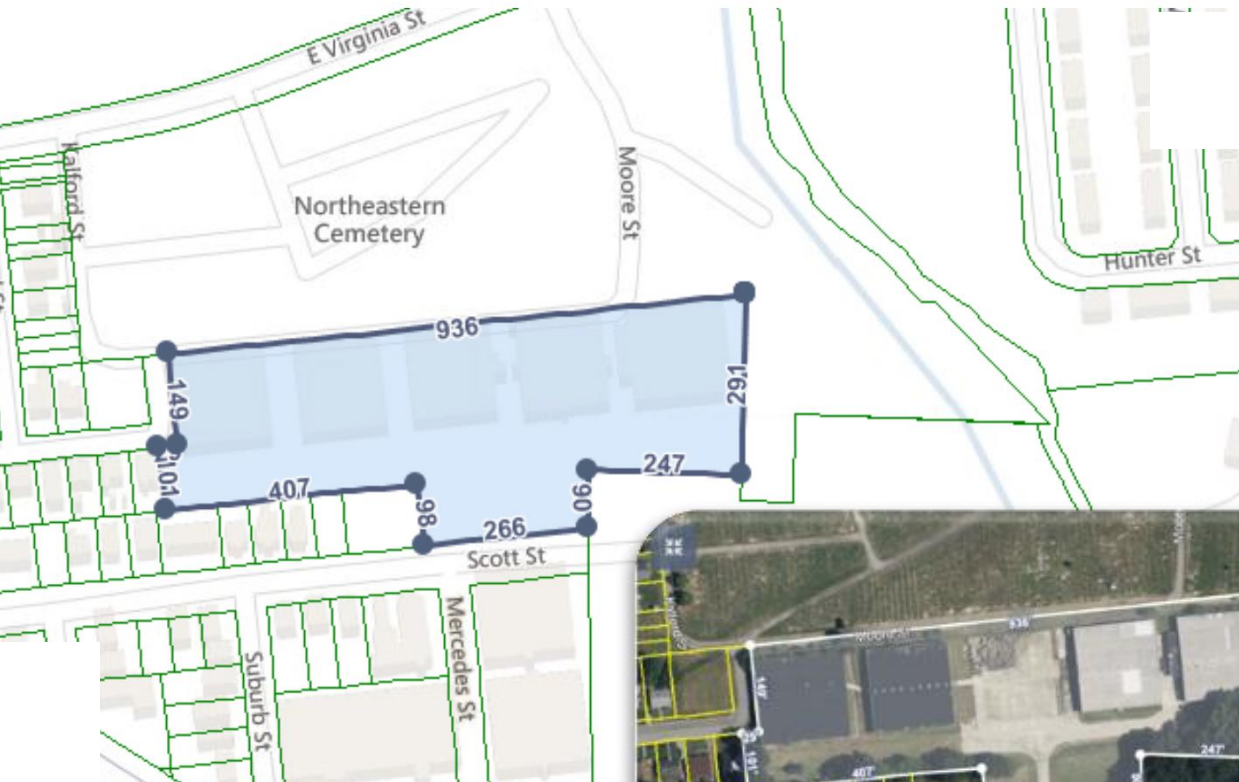


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MAP



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ABOUT ROCKY MOUNT



The city's population was 54,341 as of the 2020 census, making it the 20th-most populous city in North Carolina. The city is 45 miles east of Raleigh, the state capital. Living in Rocky Mount offers residents a suburban feel and most residents rent their homes. Rocky Mount has several parks servicing their many families and young professionals that make Rocky Mount there home.

Rocky Mount is an All-America Award-winning city in Edgecombe and Nash counties in the coastal plains of the state of North Carolina. The City of Rocky Mount is a North Carolina Main Street community, designated by the N.C. Department of Commerce Main Street & Rural Planning Center. As a Main Street America Accredited member, Rocky Mount is in the top tier recognition of Main Street America communities.



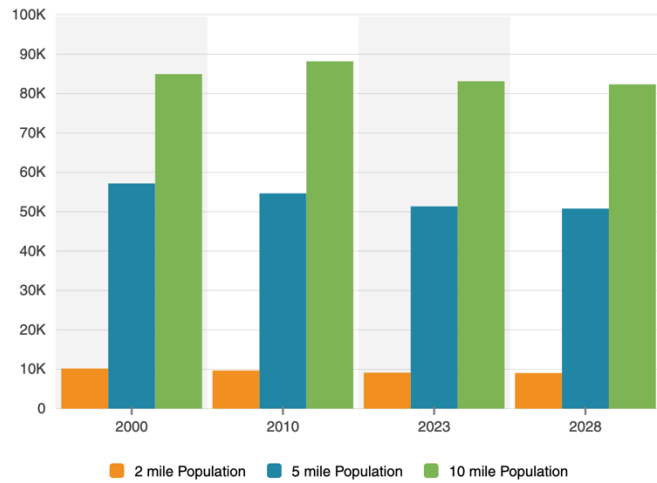
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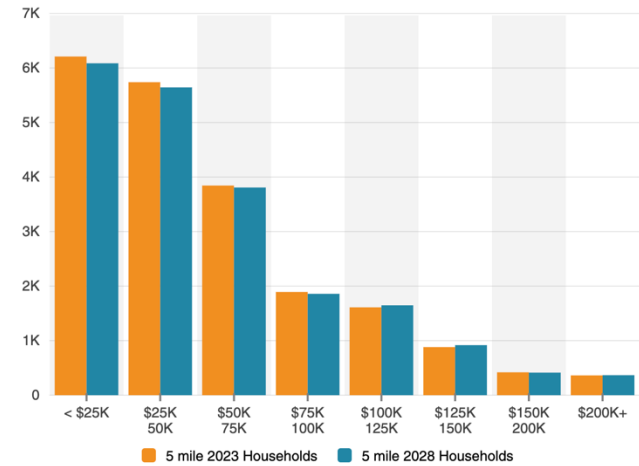
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DEMOGRAPHICS

Population



Household Income



Demographics

	1 mile	3 miles
Population	1,646	24,285
Households	741	10,744
Median Age	37.50	39.20
Median HH Income	\$58,561	\$45,391
Daytime Employees	3,945	20,808
Population Growth '23 - '28	▲ 1.94%	▲ 2.67%
Household Growth '23 - '28	▲ 1.75%	▲ 2.73%

Traffic

Collection Street	Cross Street	Traffic Vol	Last Measured	Distance
North Church Street	Boddie Ct N	9,028	2022	0.19 mi
State Rd 1555	-	8,451	2022	0.41 mi
Airport Road	Construction Dr W	6,000	2019	0.46 mi
Cool Spring Rd	Atlantic Ave E	8,306	2018	0.47 mi
Airport Rd	Construction Dr W	6,137	2022	0.48 mi
Jeffreys Road	N Wesleyan Blvd NW	4,200	2019	0.50 mi
Jeffreys Road	Fenner Rd W	7,100	2019	0.50 mi
N Wesleyan Blvd	Tiffany Blvd SW	20,949	2022	0.52 mi
Jeffreys Rd	N Wesleyan Blvd SE	7,367	2022	0.52 mi
North Wesleyan Boulevard	Airport Rd SW	14,994	2022	0.53 mi

Made with TrafficMatrix® Products

Income

	2 mile	5 mile	10 mile
Avg Household Income	\$51,835	\$56,014	\$62,364
Median Household Income	\$39,506	\$40,636	\$49,089
< \$25,000	1,002	6,210	8,786
\$25,000 - 50,000	1,336	5,739	8,070
\$50,000 - 75,000	724	3,844	6,350
\$75,000 - 100,000	371	1,893	3,471
\$100,000 - 125,000	244	1,611	3,310
\$125,000 - 150,000	108	882	1,619
\$150,000 - 200,000	39	420	863
\$200,000+	42	363	708



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LOCATION

ACCESS

HIGHWAYS/INTERSTATES

1300 Scott Street can be easily accessed by multiple Highway interchanges on US 64 and future I-87. Additionally, the site is 9.2 miles from I-95 and less than 30 miles from I-795.

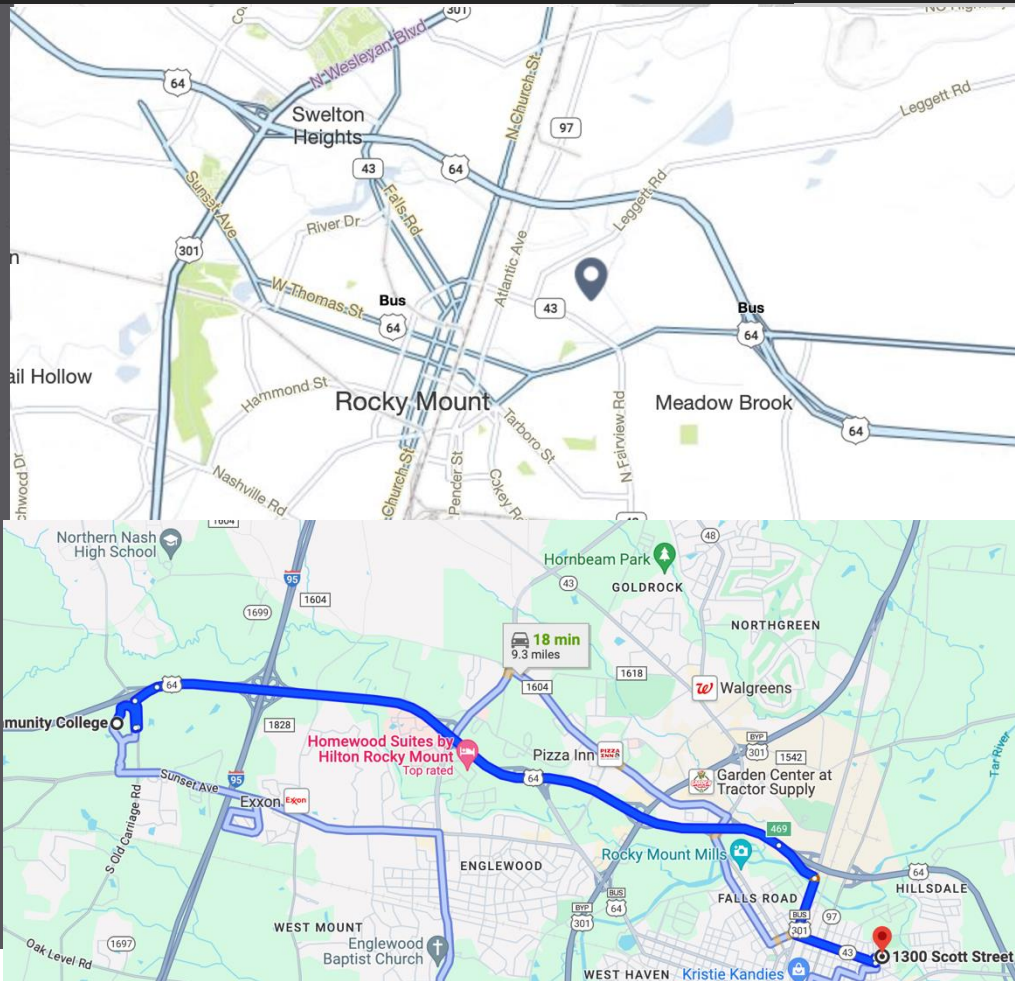
RAIL ACCESS

A CSX rail line runs along the western side of the property, and existing Norfolk Southern Class I Freight Service and CSX rail lines intersect just southwest of the site.

PORT ACCESS

2521 N Church Street is ideally located to utilize five East Coast deepwater ports. All five ports can be accessed by road and rail.

- Port of Wilmington, NC
- Port of Morehead City, NC
- Port of Charleston, SC
- Norfolk International Terminals, VA
- Port of Savannah, GA



The property is positioned with frontage along Scott Street and is in Rocky Mount with excellent access to Rocky Mount, Wilson, Greenville, and Interstate 95 and Hwy. 64

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NC DISCLOSURE:

NC Disclosure Working with Real Estate Agents

When buying or selling real estate, you may find it helpful to have a real estate agent assist you. Real estate agents can provide many useful services and work with you in different ways. In some real estate transactions, the agents work for the seller. In others, the seller and buyer may each have agents. And sometimes the same agents work for both the buyer and the seller. It is important for you to know whether an agent is representing you as your agent or simply assisting you while acting as an agent of the other party. This brochure address the various types of agency relationships that may be available to you. It should help you decide which relationship you want to have with a real estate agent. It will also give you useful information about the various services real estate agents can provide buyers and sellers, and it will help explain how real estate agents are paid.

SELLERS

SELLER's Agent

If you are selling real estate, you may want to "list" your property for sale with a real estate firm. If so, you will sign a "listing agreement" authorizing the firm and its agents to represent you in your dealings with buyers are you seller's agent. You may also be asked to allow agents from other firms to help find a buyer for your property.

Be sure to read and understand the listing agreement before you sign it. Your agent must give you a copy of the listing agreement after you sign it.

Duties to Seller: The listing firm and its agents must: promote your best interests; be loyal to you; follow your lawful instructions; provide you with material facts that could influence your decisions; use reasonable skill, care and diligence; and account for all monies they handle for you. Once you have signed the listing agreement, the firm and its agents may not give any confidential information about you to prospective buyers or their agents without your permission so long as they represent you. But until you sign the listing agreement, you should avoid telling the listing agent anything you would not want a buyer to know.

Services and Compensation: To help you sell your property, the listing firm and its agents will offer to perform a number of services for you. These may include helping you price your property; advertising and marketing your property; giving you all required property disclosure forms for you to complete; negotiating for you the best possible price and terms; reviewing all written offers with you; and otherwise promoting your interests.

For representing you and helping you sell your property, you will pay the listing firm a lease commission or fee. The listing agreement must state the amount or method for determining the sales commission or fee and whether you will allow the firm to share its commission with agents representing the buyer.

Dual Agent: You may even permit the listing firm and its agents to represent you and a buyer at the same time. This "dual agency relationship" is most likely to happen if an agent with your listing firm is working as a buyer's agent with someone who wants to purchase your property. If this occurs and you have not already agreed to a dual agency relationship in your listing agreement, your listing agent will ask you to amend your listing agreement to permit the agent to act as agent for both you and the buyer.

It may be difficult for a dual agent to advance the interests of both buyer and seller. Nevertheless, a dual agent must treat buyer and seller fairly and equally. Although dual agent owes them the same duties, buyers and sellers can prohibit dual agents from divulging certain confidential information about them to the other party.

Some firms also offer a form of dual agency called "designated agency" where one agent in the firm represents the landlord and another agent represent the tenant. This option (when available) may allow each "designated agent" to more fully represent each party. If you choose the "dual agency" option, remember that since a dual agent's loyalty is divided between parties with competing interests, it is especially important that you have a clear understanding of what your relationship is with the dual agent and what the agent will be doing for you in the transaction.

When selling real estate, you may have several choices as to how you want a real estate firm and its agents to work with you. For example, you may want them to represent only you (as a buyer's agent). You may be willing for them to represent both you and the landlord at the same time (as a dual agent). Or you may agree to let them represent only the seller (landlord's agent or sub agent). Some agents will offer you a choice of these services. Others may not.

BUYERS

When leasing real estate, you may have several choices as to how you want a real estate firm and its agents to work with you. For example, you may want them to represent only you (as a buyer's agent). You may be willing for them to represent both you and the seller at the same time (as a dual agent). Or you may agree to let them represent only the seller (seller's agent or sub agent). Some agents will offer you a choice of these services. Others may not.

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BUYER'S AGENT

Duties to Buyer: If the real estate firm and its agent represent you, they must: promote your best interests; be loyal to you; follow your lawful instructions; provide you with all material facts that could influence your decisions; use reasonable skills, care and diligence; and account for all monies they handle for you. Once you have agreed (either orally or in writing) for the firm and its agents to be your Buyer's agent, they may not give any confidential information about you to landlord or their agents without your permission so long as they represent you. But until you make this agreement with your Buyer's agent, you should avoid telling the agent anything you would not want a seller to know.

Unwritten Agreements: To make sure that you and the real estate firm have a clear understanding of what your relationship will be and what the firm will do for you, you may want to have a written agreement. However, some firms may be willing to represent you and assist you for a time as a buyer's agent without a written agreement. But if you decide to lease a particular property, the agent must obtain a written agency agreement before writing the lease. If you do not sign it, the agent can no longer represent and assist you and is no longer required to keep information about you confidential.

Be sure to read and understand any agency agreement before you sign it. Once you sign it, the agent must give you a copy of it.

Services and Compensation: Whether you have a written agreement or unwritten agreement, a buyer's agent will perform a number of services for you. There may include helping you: find a suitable property; arrange financing; learn more about the property; and otherwise promote your best interests. If you have a written agency agreement, the agent can also help you prepare and submit an LOI or Lease Contract to the seller.

A Buyer's agent can be compensated in different ways. For example, you can pay the agent out of your own pocket. Or the agent may seek compensation from the seller or listing agent first but require you to pay if the listing agent refuses. Whatever the case, be sure your compensation arrangement with your Buyer's agent is spelled out in a buyer agency agreement before you purchase a property and that you carefully read and understand the compensation provision.

Dual Agent: You may permit an agent or firm to represent you and the seller at the same time. This "dual agency relationship" is most likely to happen if you become interested in a property listed with your buyers's agent or the agent's firm. If this occurs and you have not already agreed to a dual agency relationship in your (written or oral) buyer agency agreement, your buyer's agent will ask you to amend the buyer agency agreement or sign a separate agreement or document permitting him or her to act as agent for both you and the seller. It may be difficult to for a dual agent to advance the interests of both the buyer and seller. Nevertheless, a dual agent must treat buyers and sellers fairly and equally. Although the dual agent owes them the same duties, Buyers and Sellers can prohibit dual agents from divulging certain confidential information about them to the other party.

Some firms also offer a form of dual agency called "designated dual agency" where one agent in the firm represents the seller and another agent represents the buyer. This option (when available) may allow each "designated agent" to more fully represent each party.

If you choose the "dual agency" option, remember that since a dual agent's loyalty is divided between parties with competing interests, it is especially important that you have a clear understanding of what your relationship is with the dual agent and what the agent will be doing for you in the transaction. This can be accomplished by putting the arrangement in writing at the earliest possible time.

Seller's Agent Working With a Buyer

If the real estate agent or firm that you contact does not offer Buyer agency or you do not want them to act as your Buyer agent, you can still work with the firm and its agents. However, they will be acting as the Seller's agent (or "sub agent"). The agent can still help you find and purchase the property and provide many of the same services as a Buyer's agent. The agent must be fair with you and provide with any "material facts" about properties.

But remember, the agent represents the seller - not you - and therefore must try to obtain for the seller the best possible price and terms for the seller's property. Furthermore, a seller's agent is required to give the Seller any information about you (even personal, financial or confidential information) that would help the Seller in the sale of his or her property. Agents must tell you in writing if they are Seller's agents before you say anything that can help the Seller. But until you are sure that an agent is not a Seller's agent, you should avoid saying anything you do not want a Seller to know.

Seller's agents are compensated by the Seller.

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