

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

Wallace, NC 28466

PRESENTED BY:

FRANK EFIRD JR

Managing Director

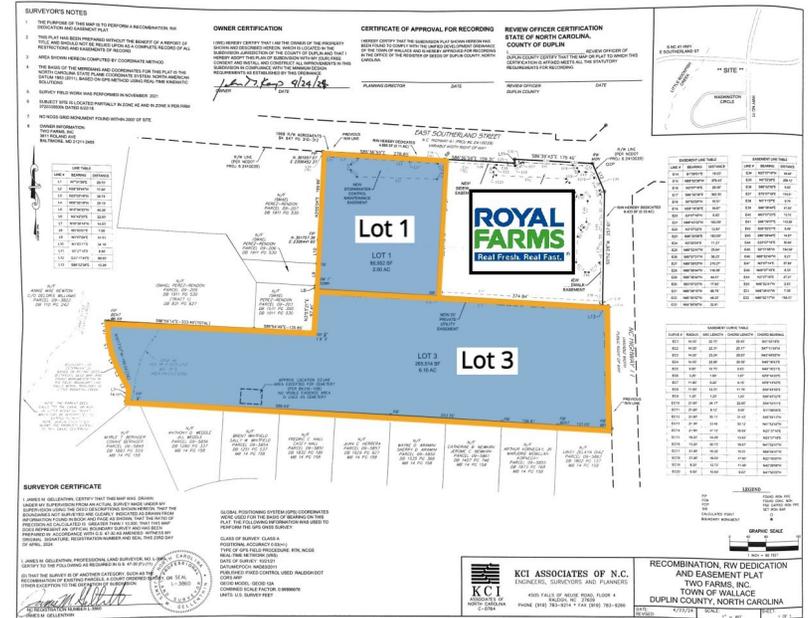
O: 910.200.0037 | C: 910.200.0037

frank.efird@svn.com

NC #106541







|                   |                                |
|-------------------|--------------------------------|
| <b>SALE PRICE</b> | <b>\$275,000 / ACRE</b>        |
| <b>LEASE RATE</b> | <b>CALL BROKER FOR PRICING</b> |

## LOCATION OVERVIEW

10.8 Total Acre Royal Farms Corner Commercial Site with 2 Lots adjacent to the 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.

## OFFERING SUMMARY

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



## PROPERTY DESCRIPTION

10.8 Total Acre Royal Farms Corner Commercial Site with 2 Lots available adjacent to the 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.

**SURVEYOR'S NOTES**

1. THE PURPOSE OF THIS MAP IS TO PERFORM A RECOMBINATION, RW DEDICATION AND EASEMENT PLAT
2. THIS PLAT HAS BEEN PREPARED WITHOUT THE BENEFIT OF A REPORT OF TITLE AND SHOULD NOT BE RELIED UPON AS A COMPLETE RECORD OF ALL RESTRICTIONS AND EASEMENTS OF RECORD
3. AREA SHOWN HEREON COMPUTED BY COORDINATE METHOD
4. THE BASIS OF THE MERIDIANS AND COORDINATES FOR THIS PLAT IS THE NORTH CAROLINA STATE PLANE COORDINATE SYSTEM, NORTH AMERICAN SOLUTIONS
5. SURVEY FIELD WORK WAS PERFORMED IN NOVEMBER 2021
6. SUBJECT SITE IS LOCATED PARTIALLY IN ZONE AE AND IN ZONE X PER FIRM 372033000N DATED 6/20/18
7. NO NGCS GRID MONUMENT FOUND WITHIN 2000' OF SITE
8. OWNER INFORMATION:  
TWO FARMS, INC  
3611 ROLAND AVE  
BALTIMORE, MD 21221-2408

**OWNER CERTIFICATION**

I (WE) HEREBY CERTIFY THAT I AM THE OWNER OF THE PROPERTY SHOWN AND DESCRIBED HEREON, WHICH IS LOCATED IN THE SUBDIVISION JURISDICTION OF THE COUNTY OF DUPLIN AND THAT I HEREBY ADOPT THIS PLAN OF SUBDIVISION WITH MY (OUR) FREE CONSENT AND INSTANTLY CONSTRUCT ALL IMPROVEMENTS IN THIS SUBDIVISION IN COMPLIANCE WITH THE MINIMUM DESIGN REQUIREMENTS AS ESTABLISHED BY THIS ORDINANCE

*James M. Gellenthin* 4/23/24  
OWNER DATE

**CERTIFICATE OF APPROVAL FOR RECORDING**

I HEREBY CERTIFY THAT THE SUBDIVISION PLAT SHOWN HEREON HAS BEEN FOUND TO COMPLY WITH THE UNITED DEVELOPMENT ORDINANCE OF THE TOWN OF WALLACE AND IS HEREBY APPROVED FOR RECORDING IN THE OFFICE OF THE REGISTER OF DEEDS OF DUPLIN COUNTY, NORTH CAROLINA.

PLANNING DIRECTOR DATE

**REVIEW OFFICER CERTIFICATION**

STATE OF NORTH CAROLINA,  
COUNTY OF DUPLIN

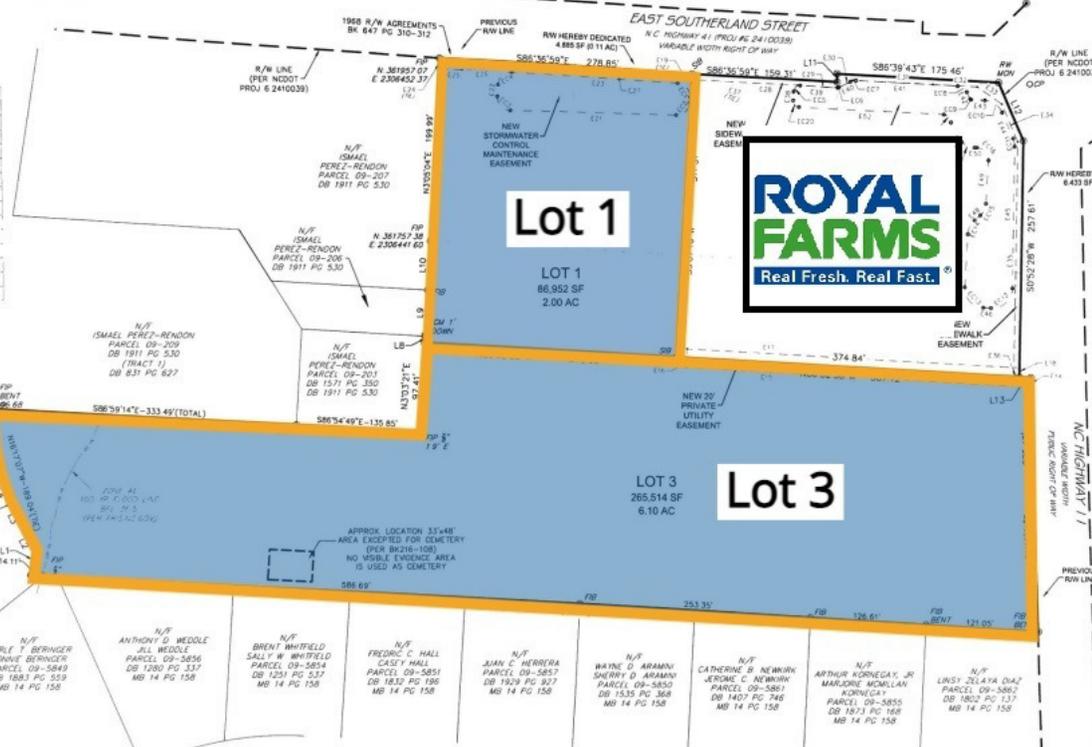
REVIEW OFFICER OF DUPLIN COUNTY CERTIFY THAT THE MAP OR PLAT TO WHICH THIS CERTIFICATION IS AFFIXED MEETS ALL THE STATUTORY REQUIREMENTS FOR RECORDING.

REVIEW OFFICER DATE  
DUPLIN COUNTY



**LINE TABLE**

| LINE # | BEARING     | DISTANCE |
|--------|-------------|----------|
| L1     | N7°15'58"E  | 29.72    |
| L2     | N28°38'44"W | 17.86    |
| L3     | N2°32'18"W  | 38.74    |
| L4     | N28°32'18"W | 28.19    |
| L5     | N10°42'37"W | 40.38    |
| L6     | N2°42'37"E  | 22.89    |
| L7     | N10°34'46"W | 14.82    |
| L8     | N1°03'17"E  | 7.58     |
| L9     | N1°07'28"E  | 10.81    |
| L10    | N1°03'17"E  | 14.18    |
| L11    | S9°27'18"E  | 8.86     |
| L12    | S27°14'15"E | 69.85    |
| L13    | S8°52'38"E  | 12.89    |



**EASEMENT LINE TABLE**

| LINE # | BEARING     | DISTANCE |
|--------|-------------|----------|
| E14    | S1°29'15"E  | 10.07    |
| E15    | S8°52'38"E  | 29.42    |
| E16    | N0°37'18"E  | 20.07    |
| E17    | S8°52'38"E  | 29.42    |
| E18    | S9°27'18"E  | 10.81    |
| E19    | N28°38'44"W | 17.86    |
| E20    | N2°32'18"W  | 38.74    |
| E21    | N28°32'18"W | 28.19    |
| E22    | N10°42'37"W | 40.38    |
| E23    | N2°42'37"E  | 22.89    |
| E24    | N10°34'46"W | 14.82    |
| E25    | N1°03'17"E  | 7.58     |
| E26    | N1°07'28"E  | 10.81    |
| E27    | N1°03'17"E  | 14.18    |
| E28    | S9°27'18"E  | 8.86     |
| E29    | S27°14'15"E | 69.85    |
| E30    | S8°52'38"E  | 12.89    |

**EASEMENT CURVE TABLE**

| CURVE # | RADIUS | ARC LENGTH | CHORD LENGTH | CHORD BEARING |
|---------|--------|------------|--------------|---------------|
| EC1     | 14.90  | 22.77      | 25.47        | S47°43'18"E   |
| EC2     | 14.90  | 22.31      | 25.17        | S47°11'58"E   |
| EC3     | 14.90  | 22.24      | 25.03        | N47°48'18"E   |
| EC4     | 14.90  | 22.88      | 25.50        | N48°18'42"E   |
| EC5     | 6.87   | 10.70      | 9.82         | N48°18'42"E   |
| EC6     | 3.07   | 1.69       | 1.67         | N78°14'20"E   |
| EC7     | 11.80  | 6.22       | 6.10         | N78°13'28"E   |
| EC8     | 11.80  | 12.31      | 11.70        | S50°43'58"E   |
| EC9     | 1.20   | 1.20       | 1.20         | S88°48'22"E   |
| EC10    | 21.80  | 24.17      | 22.90        | S54°35'18"E   |
| EC11    | 21.80  | 9.12       | 9.07         | S11°08'08"E   |
| EC12    | 21.80  | 35.11      | 31.42        | S48°19'10"E   |
| EC13    | 21.80  | 33.46      | 30.32        | N41°54'40"E   |
| EC14    | 21.80  | 37.12      | 35.69        | N23°37'42"E   |
| EC15    | 18.20  | 14.29      | 13.87        | N23°37'42"E   |
| EC16    | 18.20  | 20.72      | 18.87        | N41°54'40"E   |
| EC17    | 21.80  | 18.32      | 15.01        | N41°54'40"E   |
| EC18    | 21.80  | 18.80      | 17.90        | N27°18'20"E   |
| EC19    | 8.20   | 12.72      | 11.48        | N42°28'58"E   |
| EC20    | 8.80   | 10.69      | 9.62         | N41°50'28"E   |

**SURVEYOR CERTIFICATE**

I, JAMES M. GELLENTHIN, CERTIFY THAT THIS MAP WAS DRAWN UNDER MY SUPERVISION FROM AN ACTUAL SURVEY MADE UNDER MY SUPERVISION USING THE DEED DESCRIPTIONS SHOWN HEREON. THAT THE BOUNDARIES NOT SURVEYED ARE CLEARLY INDICATED AS DRAWN FROM INFORMATION FOUND IN BOOK AND PAGE AS SHOWN. THAT THE RATIO OF PRECISION AS CALCULATED IS GREATER THAN 1:10,000. THAT THIS MAP DOES REPRESENT AN OFFICIAL BOUNDARY SURVEY AND HAS BEEN PREPARED IN ACCORDANCE WITH G.S. 47-30 AS AMENDED. WITNESS MY ORIGINAL SIGNATURE, REGISTRATION NUMBER AND SEAL, THIS 23RD DAY OF APRIL, 2024.

I, JAMES M. GELLENTHIN, PROFESSIONAL LAND SURVEYOR, NO. L-3860, CERTIFY TO THE FOLLOWING AS REQUIRED IN G.S. 47-30 (F-11):

(D) THAT THE SURVEY IS OF ANOTHER CATEGORY, SUCH AS THE RECOMBINATION OF EXISTING PARCELS, A COURT ORDERED SURVEY, OR OTHER EXCEPTION TO THE DEFINITION OF SUBDIVISION.

*James M. Gellenthin*  
NC REGISTRATION NUMBER L-3860  
JAMES M. GELLENTHIN

GLOBAL POSITIONING SYSTEM (GPS) COORDINATES WERE USED FOR THE BASIS OF BEARING ON THIS PLAT. THE FOLLOWING INFORMATION WAS USED TO PERFORM THE GPS GNSS SURVEY:

CLASS OF SURVEY: CLASS A  
POSITIONAL ACCURACY: 0.03(+/-)  
TYPE OF GPS FIELD PROCEDURE: RTK, NGCS  
REAL-TIME NETWORK (RTS)  
DATE OF SURVEY: 10/21/21  
DATUM/EPOCH: NAD83/2011  
PUBLISHED FIXED CONTROL USED: RALEIGH DOT CORS ASP  
GEOID MODEL: GEOID 12A  
COMBINED SCALE FACTOR: 0.9999676  
UNITS: U.S. SURVEY FEET

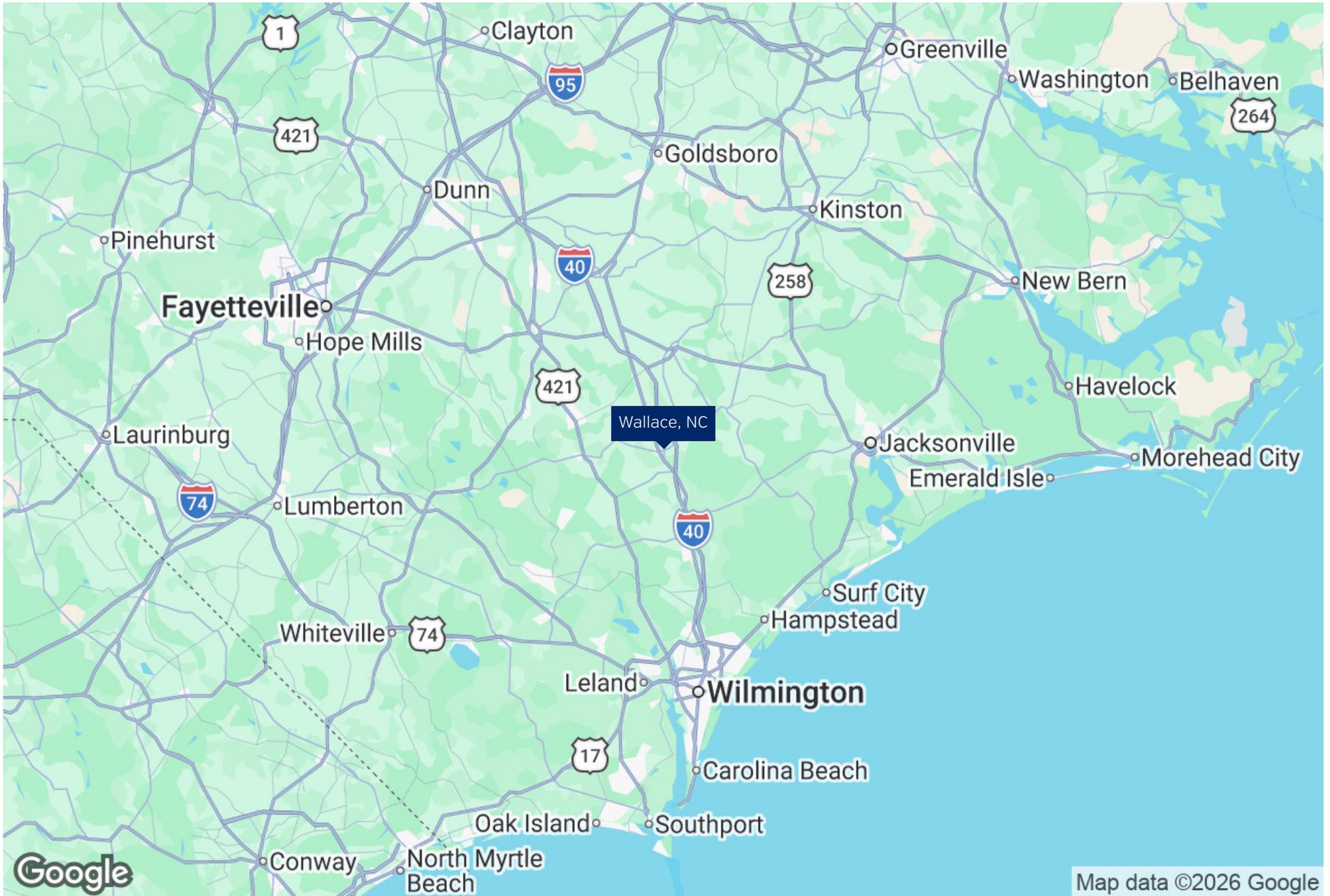
**KCI ASSOCIATES OF N.C.**  
ENGINEERS, SURVEYORS AND PLANNERS

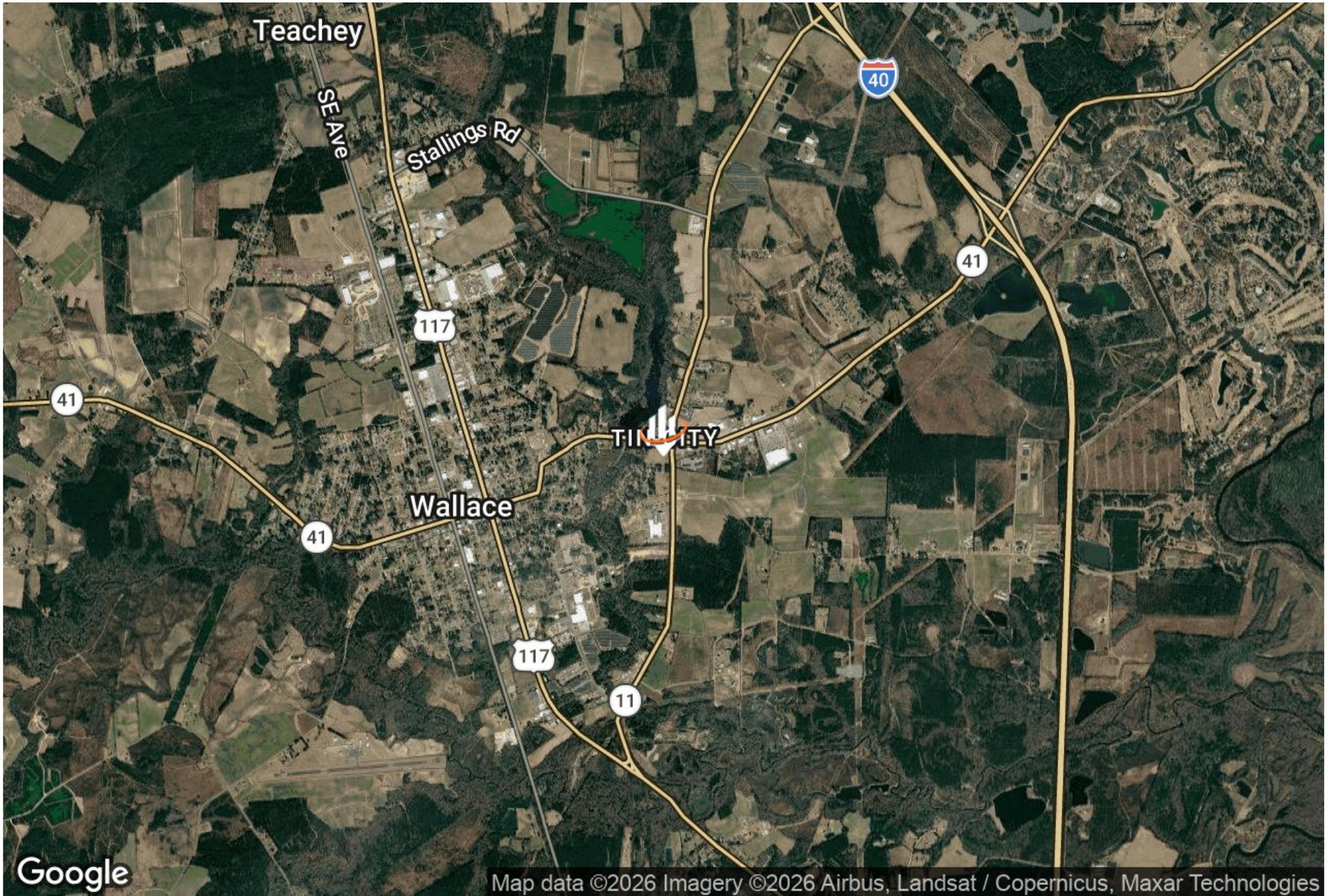
4505 FALLS OF NEUSE ROAD, FLOOR 4  
RALEIGH, NC 27609  
PHONE (919) 783-9214 • FAX (919) 783-9266

**RECOMBINATION, RW DEDICATION AND EASEMENT PLAT**  
TWO FARMS, INC.  
TOWN OF WALLACE  
DUPLIN COUNTY, NORTH CAROLINA

DATE REVISED: 4/23/24 SCALE: 1" = 80' SHEET: 1 OF 1









# ROYAL FARMS

Real Fresh. Real Fast.®



## World-Famous Chicken

Always Fresh, Never Frozen!

**“...best fast-food fried chicken...”**  
- Food & Wine Magazine

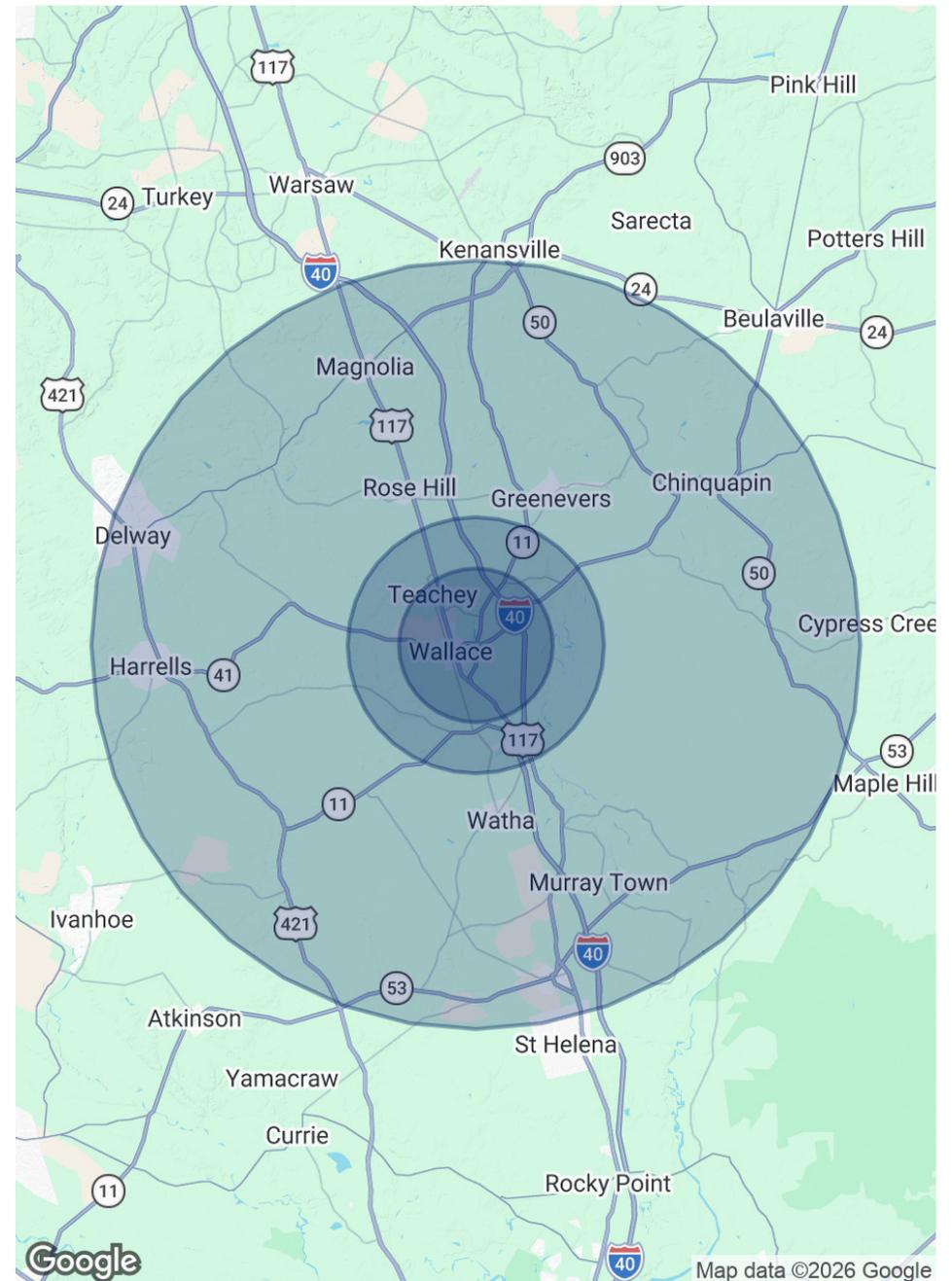
## POPULATION

|                      | 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

|                     | 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**

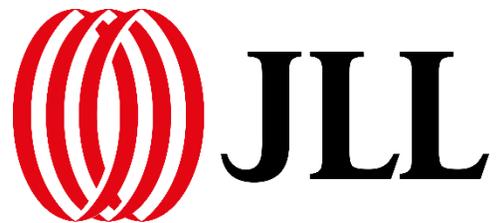
*Managing Director*

JLL

500 East Pratt Street, Suite 1250

Baltimore, MD 21202

Mobile: 410-404-5522



**Frank Efirm Jr.**

*Managing Director*

SVN | Efirm Commercial Real Estate

6 Market Street

Wilmington, NC 28401

Mobile: 910-200-0037



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