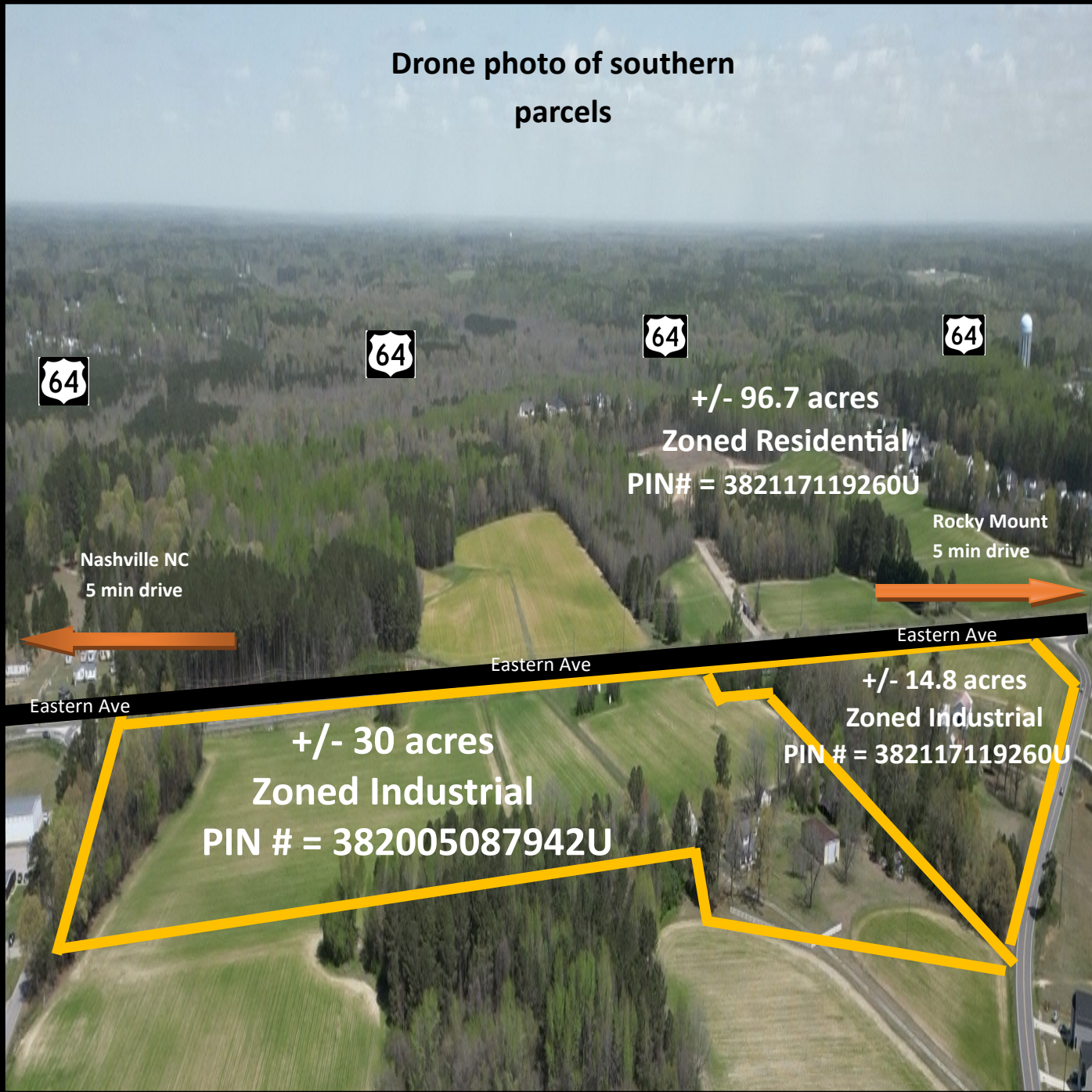


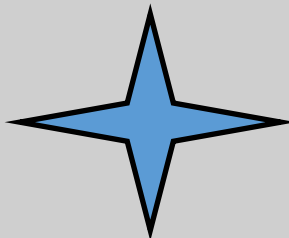
# Eastern Ave, Rocky Mount NC, 27804

Can be bought individually or together (+/- 141.5 acres total)

Drone photo of southern parcels



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## Pricing Information

### Individual asking prices

1. +/- 96.7 Ac North Parcel      \$65,000/Ac = \$6,285,500
  2. +/- 30 Ac South Parcel      \$64,000/Ac = \$1,920,000
  3. +/-14.8 Ac Intersection Parcel    \$120,000/Ac = \$3,700,000
- +/-141.5 Acres total**

### Drone photo of northern parcel



# Map layout + information

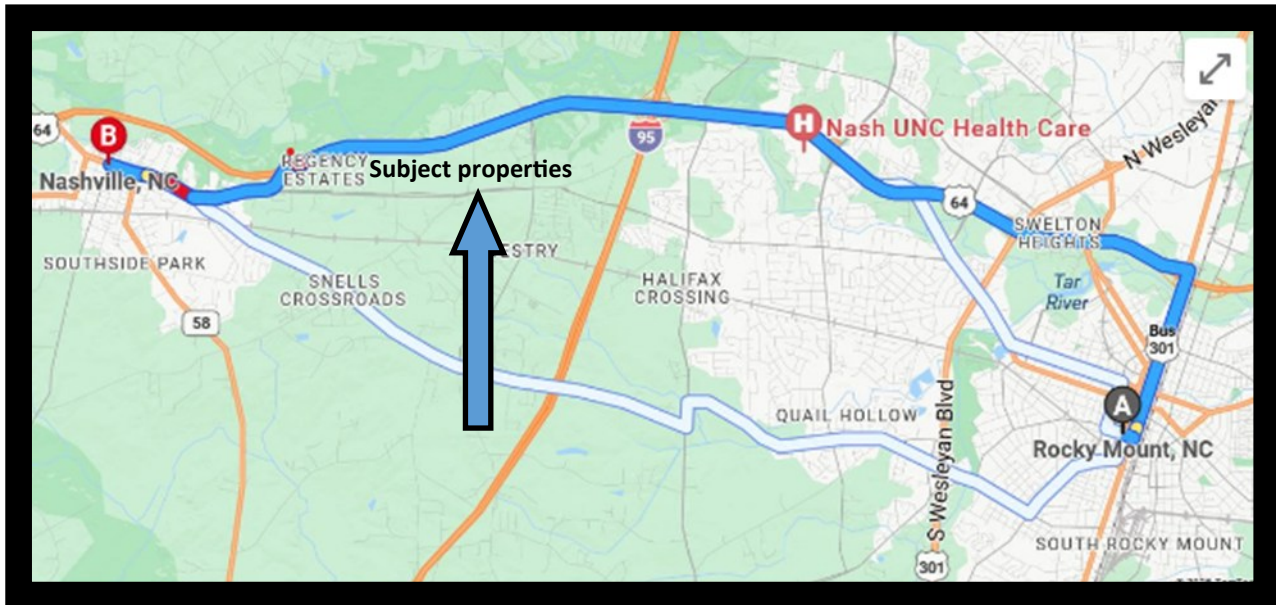


Located in Rocky Mount NC, these large parcels are an excellent opportunity for commercial, industrial, or residential development. The parcels can be bought together or separately. They offer high visibility, a large amount of street frontage from multiple streets, and excellent topography. They're only a 2 min drive from the highway 64 interchange and a new interstate 95 interchange. Other close by facilities include Nash Community College, Hardee's, Sheetz, Shell's station and multiple residential subdivisions. The town of Nashville is only 5 mins down the street from these parcels as well. Don't miss this amazing development opportunity before it leaves the market.

## Additional information

Three beautiful tracts of land totaling +/- 141.5 acres between Rocky Mount and Nashville, NC located on Eastern Avenue are now available for sale. These parcels can be bought together or separate. The immediate area of the sites is under development by the NC Department of Transportation, and includes new four lane highways with roundabouts and a new I-95 interchange coming in 2026. The property is only a few mins away from not only I-95 but also from US-64 (to be known as I-87 in the future). Each tract is essentially at street level, the topography is essentially flat and each tract is mostly cleared land. Municipal water and sewer have been extended by Nash County and are very near the subject property.

- +/- 96.7 Ac North Parcel**
- +/- 30 Ac South Parcel**
- +/- 14.8 Ac South Intersection Parcel**
- +/- 141.5 Ac = Total**



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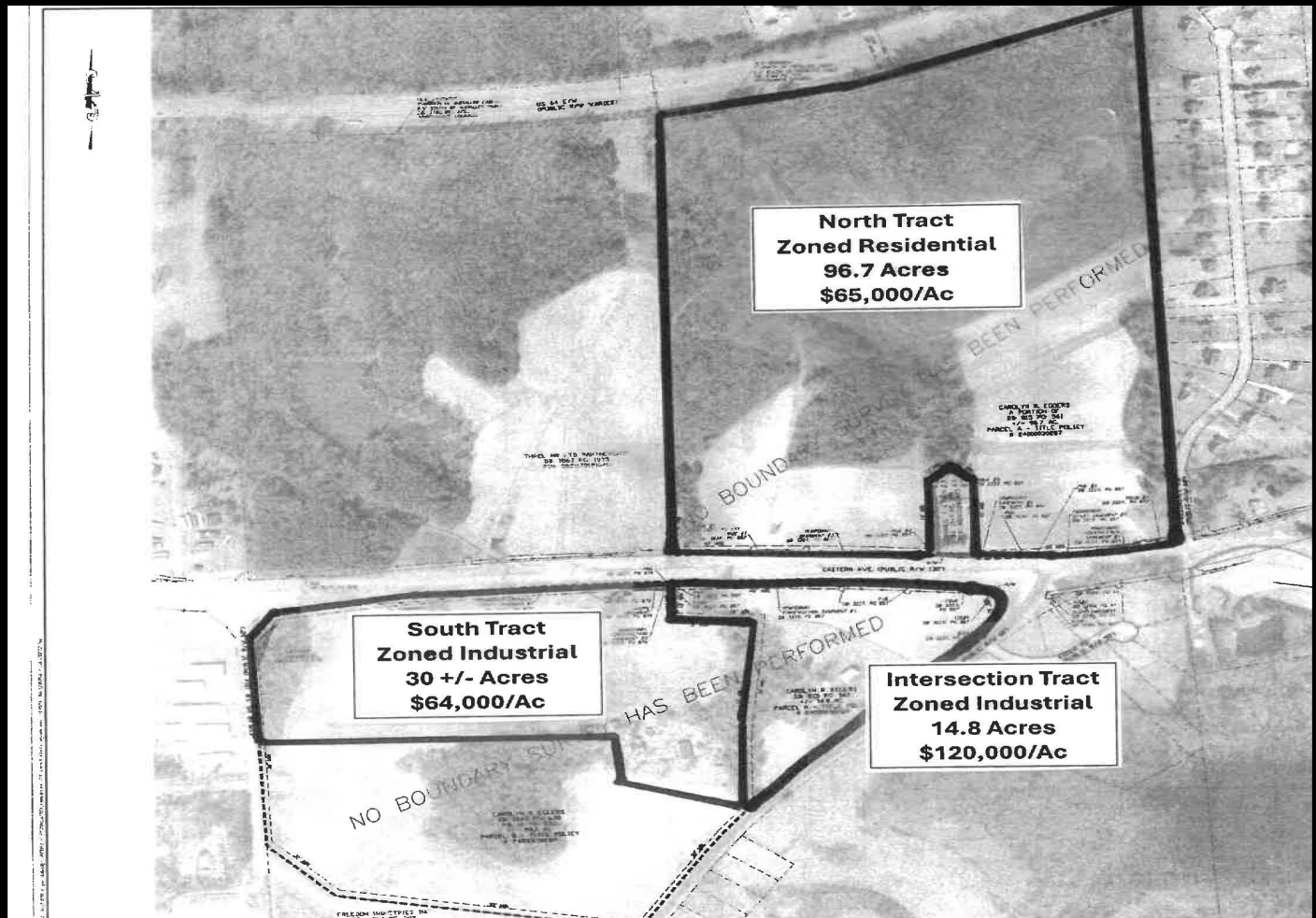
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## Highlights

- .2 min drive from highway 95 interchange
- .Parcels can be bought separately or as a package
- .Properties boarded by multiple streets
- .Flat topography
- .2 min drive from existing highway 64 interchange
- .2 min drive from Nash Community College
- .2 min drive from Sheetz, Hardees, and Shell's gas station
- .Main road frontage street (Eastern Ave) recently expanded into 4 lanes
- .5 min drive from the town of Nashville