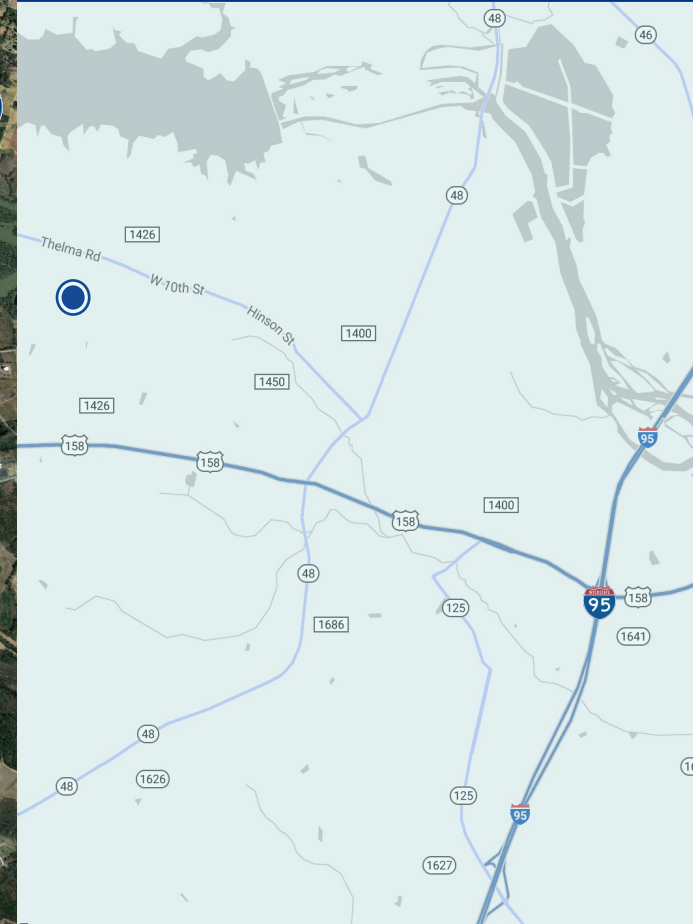


0 ZOO ROAD NORTH
ROANOKE RAPIDS, NC 27870



PROPERTY OVERVIEW

ADDRESS	Zoo Road North
CITY, STATE	Roanoke Rapids, NC
COUNTY	Halifax County
ACREAGE	27.29 Acres
SALES PRICE	\$421,613
ZONING	Residential-Agricultural (R-A)
UTILITIES	Halifax County public water available
PIN	0902583

LOCATION

The subject property consists of 27.29 acres and is located 4.5 miles from the I-95 exit for Hwy 158 and Weldon. The site offers level topography and is wooded.

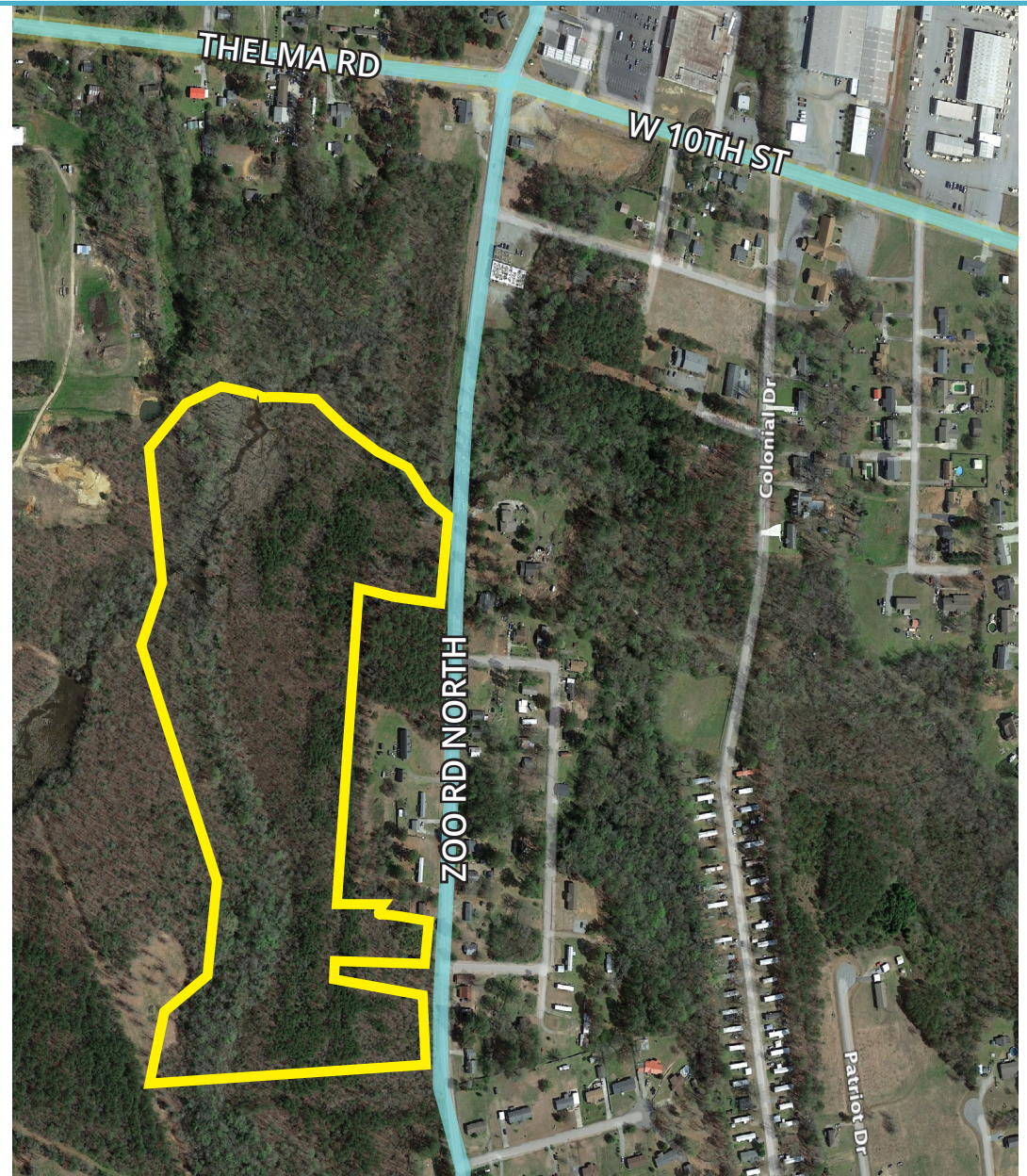
ZONING - RESIDENTIAL AGRICULTURAL (R-A)

Permitted use of the land is for low density residential properties and limited agricultural activities due to restricted access to public water and sewer services.

ROANOKE RAPIDS AND HALIFAX COUNTY

Roanoke Rapids is between metropolitan markets in North Carolina and Virginia, and is midway between Florida and New York via I-95. The city is pro-growth and has programs to incentivize growth and development in the area. The area qualifies for the high levels of state business incentives.

Halifax County has evolved into a center for arts, culture, education and tourism. Principle industries include manufacturing, hospitality, health care, education and agricultural products.



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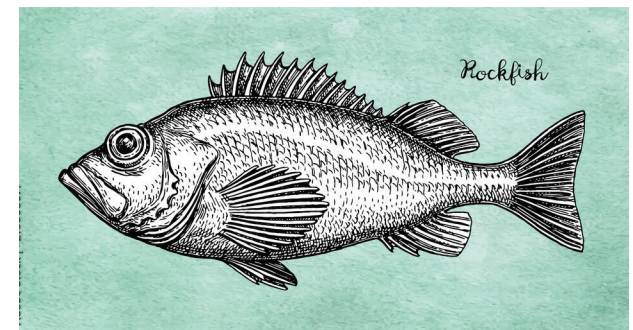
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ROANOKE RAPIDS LAKE & ROANOKE RIVER

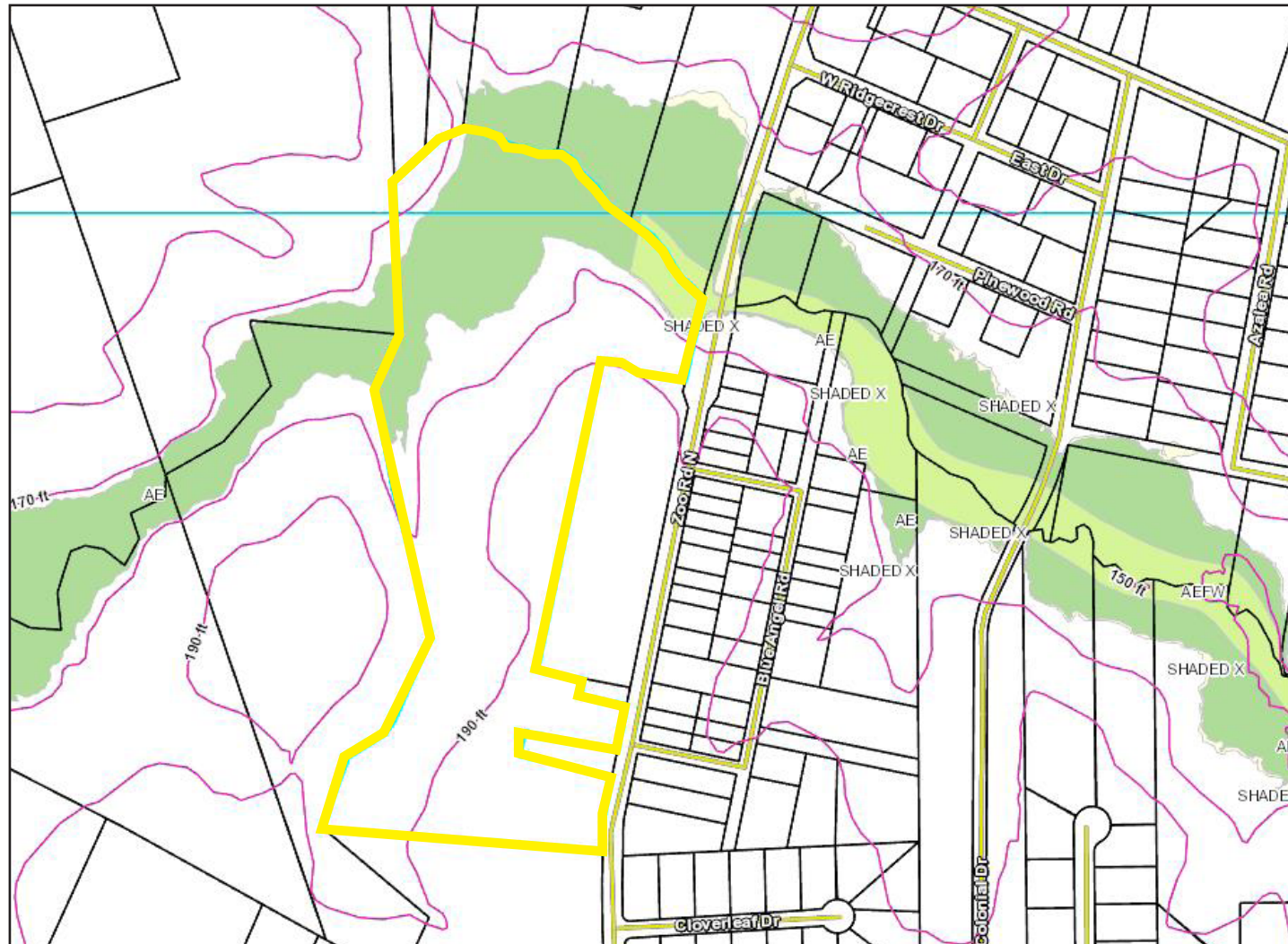


Roanoke Rapids Lake and the Roanoke River are perfect for an afternoon of kayaking, bird-watching and world-class striped bass fishing. With nearly 50 miles of lake shoreline, it is easy to find a great place to relax.

Roanoke Rapids Lake Park offers a 17-acre lakefront area for public swimming and public boat ramp access. It has walking trails, a playground, sand volleyball, a nine-hole disc golf course, horseshoe pits and a handicapped accessible fishing pier. There are also picnic shelters, grills, restrooms and concessions. Only four miles down the river sits Weldon, NC known as "The Rockfish Capital of the World."



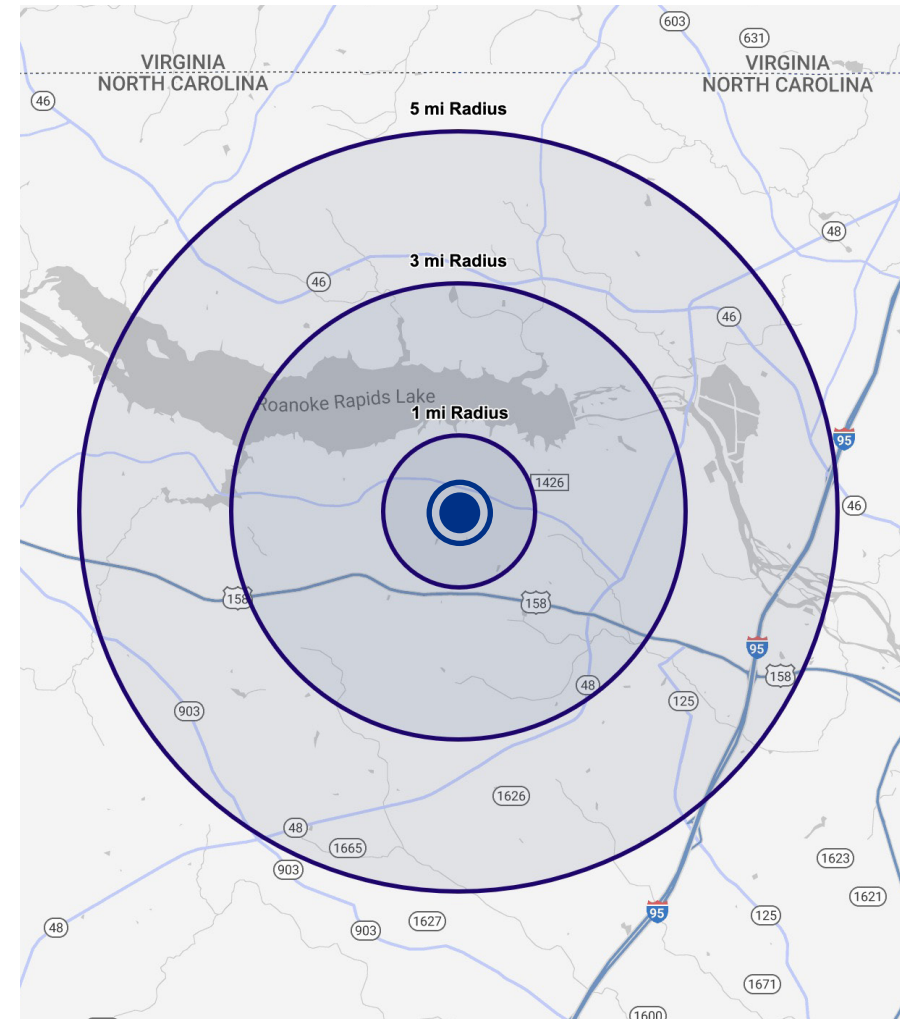
TOPOGRAPHY & FLOOD PLAIN



DEMOGRAPHICS

DEMOGRAPHICS (2021 EST.)	1-MILE	3-MILE	5-MILE
Total Population	2,282	15,201	25,835
Total Households	951	6,365	11,214
Average Household Income	\$72,184	\$64,648	\$63,828
Median Household Income	\$44,637	\$44,435	\$42,853
Daytime Population	1,691	10,875	22,825

DEMOGRAPHICS (2026 PRJ.)	1-MILE	3-MILE	5-MILE
Total Population	2,211	14,336	24,568
Total Households	1,027	6,738	12,002
Average Household Income	\$81,356	\$73,449	\$71,893
Median Household Income	\$52,509	\$51,302	\$49,439



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