



# Roanoke Rapids Multifamily Development Land

±16.63 acres of multifamily land

OFFERING MEMORANDUM

---

# Table of contents

**01** Property Overview

**02** Area Overview

## Carolinas Multifamily Group

### **Michele Stewart**

Vice President, Capital Markets  
+1 919 420 1580  
michele.stewart@avisonyoung.com

### **Steven B. Peden**

Principal, Capital Markets  
+1 919 719 8198  
steven.peden@avisonyoung.com

### **Kyle Gonzalez**

Vice President, Capital Markets  
+1 919 866 4273  
kyle.gonzalez@avisonyoung.com

© 2023. Avison Young. The information contained in this offering memorandum, contains selected information pertaining to the property detailed herein, and based upon sources deemed to be accurate. It does not purport to be all-inclusive or to contain all the information which a prospective purchaser may desire, and each potential purchaser is encouraged to verify the information contained herein. The offering memorandum is not a substitute for buyer's thorough due diligence investigation. Any verification or analysis or information contained herein are solely the responsibility of the recipient. Avison Young and the offeror makes no guarantee, warranty or representation whatsoever about the accuracy or completeness of any information contained herein. Avison Young and its client expressly disclaim any responsibility for any incompleteness or inaccuracies herein.

This offering memorandum is the property of Avison Young and its client, which may be used only by parties approved by Avison Young or the offeror. The specified property is privately offered and, by accepting this offering memorandum, the party in possession hereof agrees (i) that this offering memorandum and its contents are of a confidential nature and will be held and treated in the strictest confidence, and (ii) to return these materials to Avison Young, or destroy, at such party's election immediately upon request. No portion of this offering memorandum may be copied or otherwise reproduced or disclosed to anyone without the prior written authorization of Avison Young.

A stylized, dark blue map background with white lines representing streets and water bodies. The map is oriented with a grid-like street pattern on the left and a more irregular, wavy pattern on the right, suggesting a coastline or a different type of terrain.

# 01

## Property overview

---

# Property overview

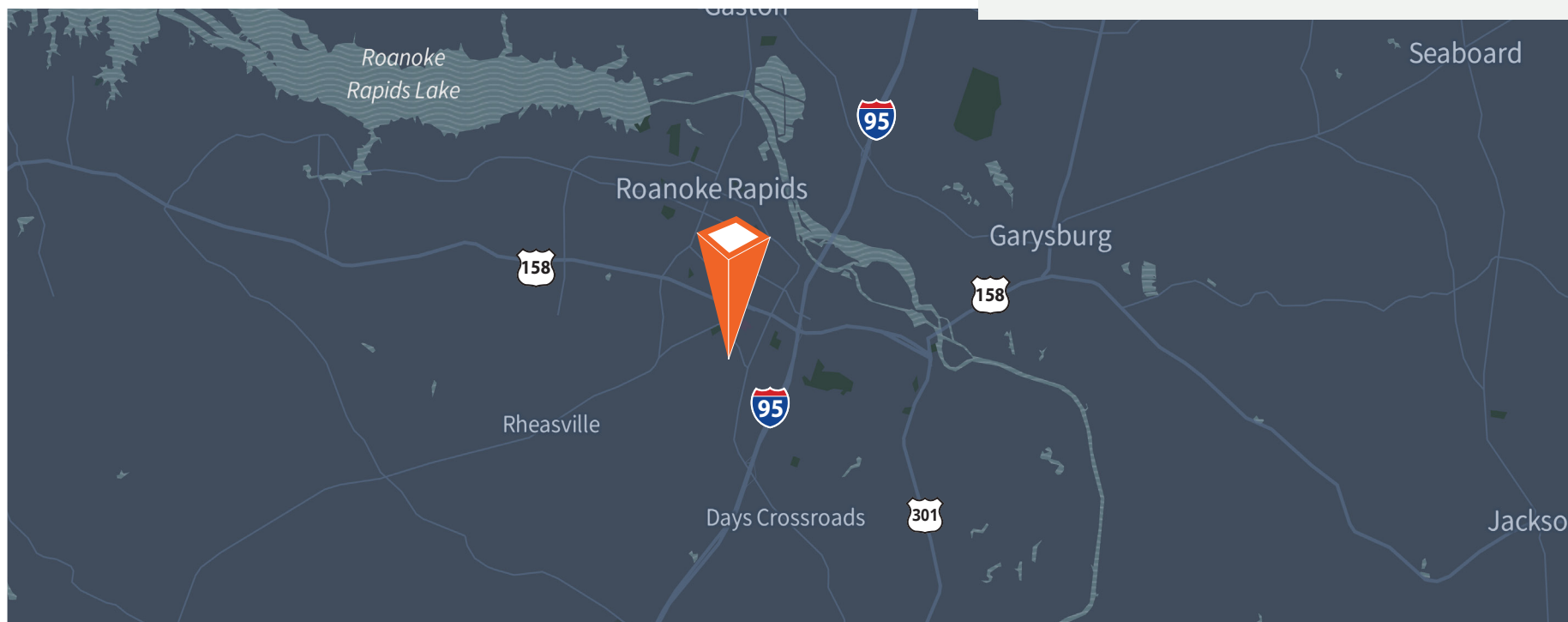
Avison Young's Capital Markets Team is pleased to present the Cross Creek property located in Roanoke Rapids, NC. We are actively involved in over a dozen other similar land transactions throughout the Triangle area and beyond and are uniquely positioned to assist in navigating the increased demand for these types of development sites.

The property is situated in an ideal location best suited for multifamily development. The almost 17-acre property has a conditional use permit for approval of 144 units including a clubhouse and pool with connectivity to water & sewer. The site is conveniently located near the ECU Health North Hospital, the ECU Health Urgent Care, Walmart, Hampton Inn and various restaurants, banks and fitness facilities. With nearby easy and convenient access to I-95 and NC Highway 158 we feel the site would generate favorable interest.

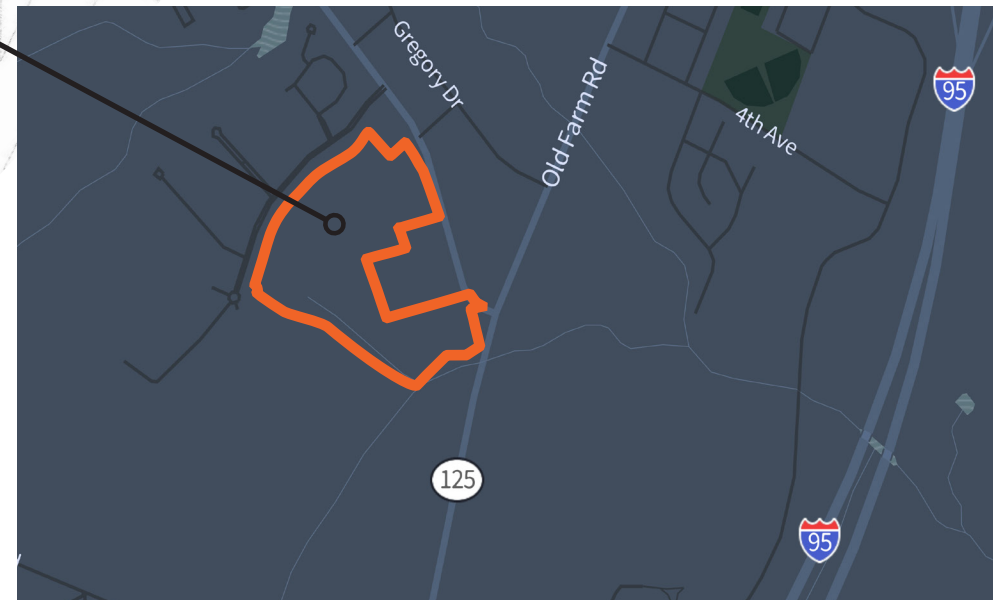
Please feel free to reach out with any questions regarding this opportunity and we appreciate your interest.

## PROPERTY SUMMARY

<b>Address</b>	NC 125 Cross Creek Parkway Tract 3
<b>City</b>	Roanoke Rapids, NC
<b>County</b>	Halifax
<b>Zoning</b>	Proposed R-3
<b>Land area</b>	±16.63 acres
<b>Potential units</b>	±144



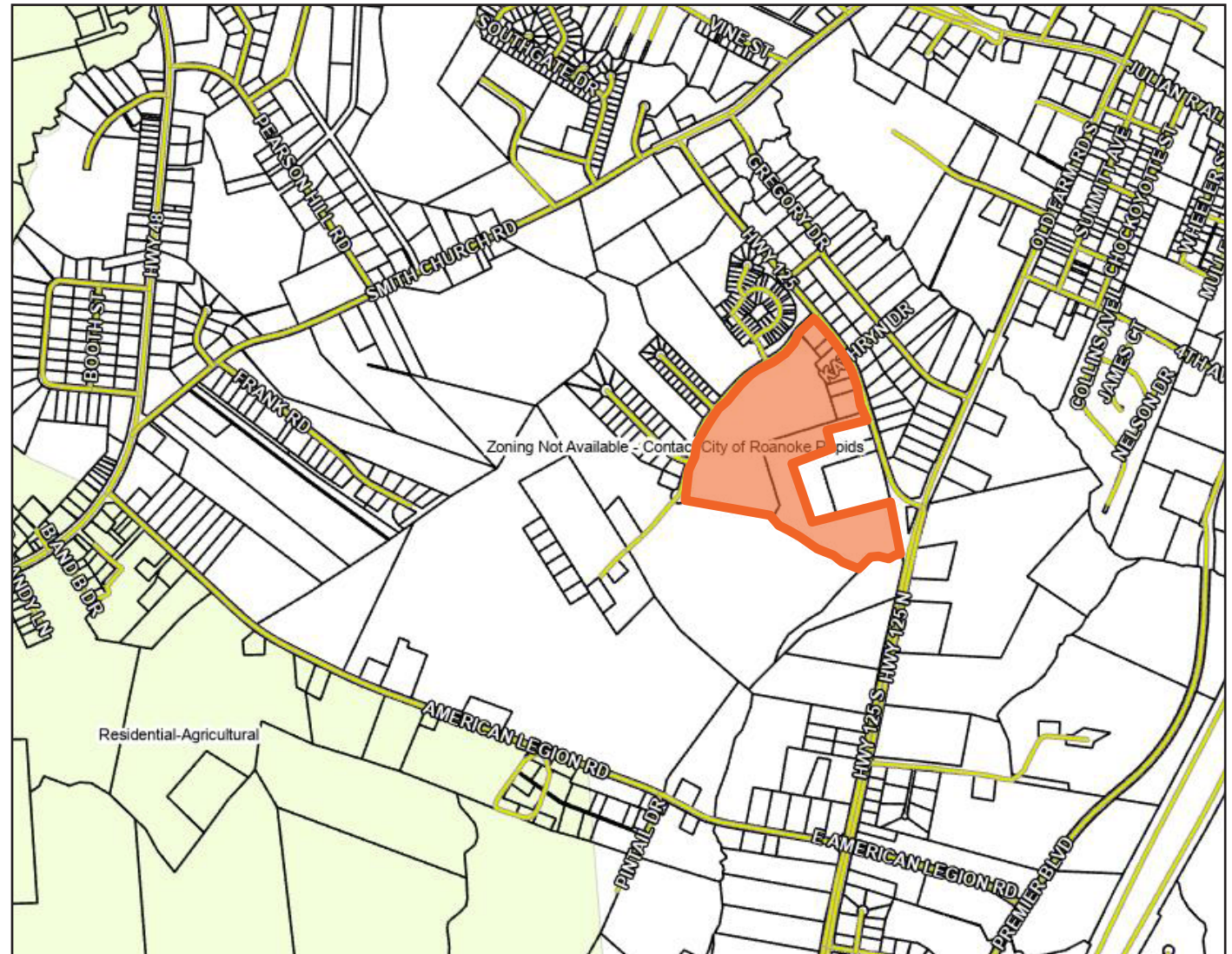
# Site plan





# Zoning

*PROPOSED  
ZONING:*  
**R-3 Zone**  
which  
permits  
multifamily  
development



A stylized, dark blue map background with white lines representing streets and water bodies. The map is oriented with a river or coastline on the right side.

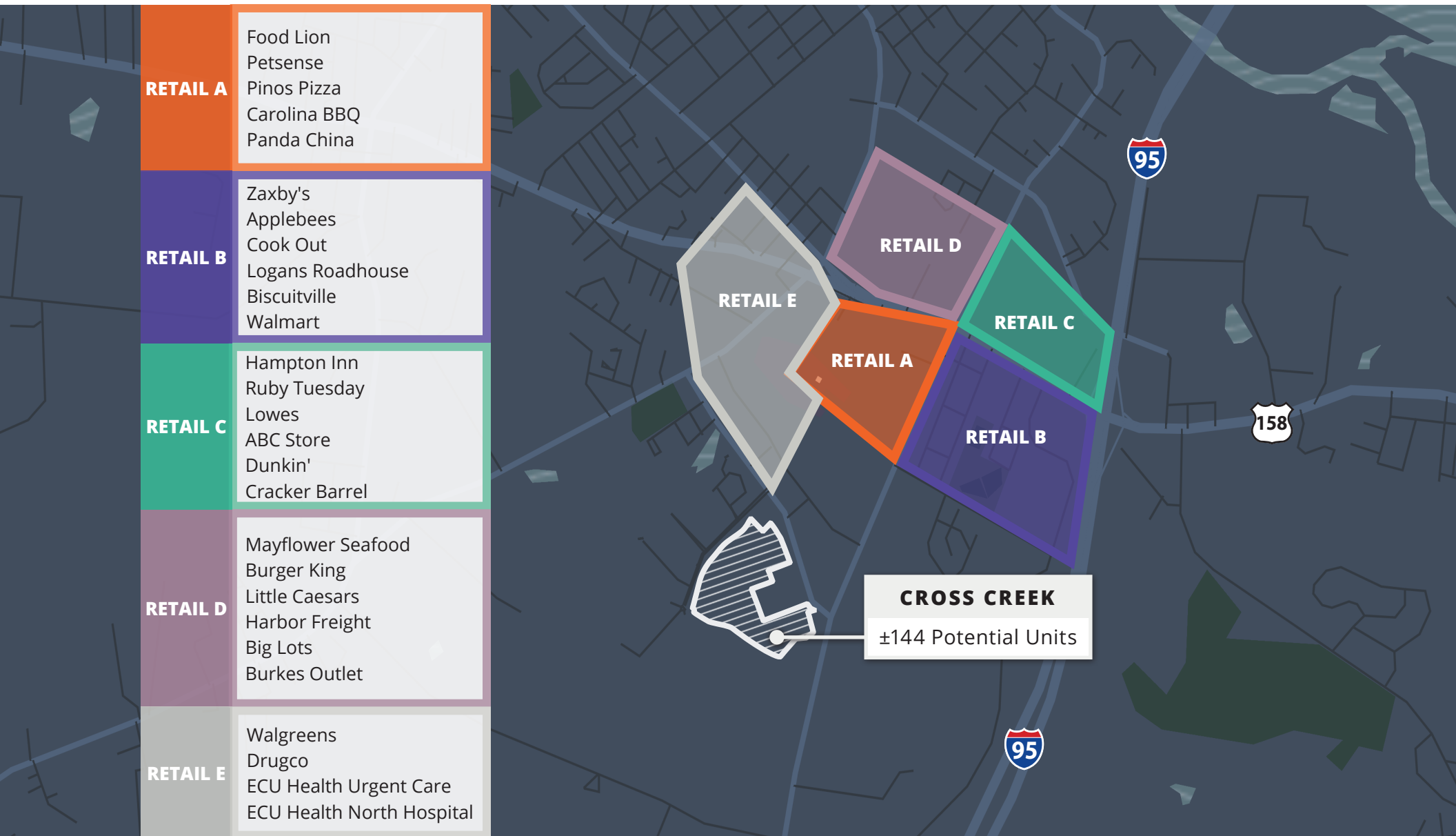
# 02

## Area overview

---

# Amenity overview

## ROANOKE RAPIDS





# Halifax County

## SUBMARKET

For the fourth year in a row, Site Selection Magazine has named the Roanoke Rapids Micropolitan Area as one of the Top 100 micropolitan in the United States. Roanoke Rapids is a city in Halifax County, North Carolina. It is the principal city of the Roanoke Rapids Micropolitan Statistical Area and is also an anchor city of the Rocky Mount-Wilson-Roanoke Rapids CSA. The city was first settled as a mill town, being home to multiple textile mills. Roanoke Rapids is now home to a KapStone Paper and Packaging paper manufacturing facility.



Halifax County is in northeastern North Carolina at the center of the US East Coast, halfway between New York and Florida. Interstate 95 traverses through Halifax County with connections to Interstate 85 and US Highway 64 within 30 miles. The network of Interstate and multi-lane highways connects Halifax County to the entire Atlantic seaboard. Manufacturers are within 90 minutes of several of the fastest-growing metropolitan areas in North Carolina and Virginia, including Raleigh, Durham, and Greenville in North Carolina and Richmond, Portsmouth, and the Hampton Roads Area of Virginia. Washington, DC and North Carolina's world-famous Outer Banks are less than a three-hour drive.

Halifax County's unique combination of assets have encouraged businesses to prosper here for almost 250 years. Our labor force is hardworking and dependable. Recent studies reveal that North Carolina workers are 36% more productive than the average U.S. worker.

## HALIFAX COUNTY

**47,525** Population

**\$72,563** Average hh income

**24,603** Housing units

**\$159,195** Average home value

# Halifax County

## SUBMARKET

### EDUCATION

Halifax County provides a wide range of high-quality educational opportunities. Students starting in pre-school can progress through high school, vocational and technical training, certificate programs, or secure a four-year college degree. Also serving the Roanoke Valley is the KIPP-Gaston College Preparatory School. KIPP, based on the Knowledge is Power Program, is a network of free open-enrollment college preparatory public schools throughout the United States.

Halifax Community College serves the Roanoke Valley and offers technical and vocational education programs, college transfer, and associate degrees in many areas of study. Halifax Community College is an important partner in support of business recruitment and expansion



efforts. Within a forty-minute drive are Chowan University and North Carolina Wesleyan College. North Carolina State University (NCSU), the University of North Carolina at Chapel Hill (UNC-CH), North Carolina A&T State University (NCA&T), Duke University, and East Carolina

University are easily accessible and located within a 90-minute drive.

### CONNECTIVITY

The Carolina Connector (CCX) Intermodal Rail Terminal is located on US Highway 301 near several industrial sites in Halifax County. The Terminal allows shippers to combine the long-haul efficiencies of rail with the flexibility of short-haul trucks for cost-effective and reliable freight transport. Intermodal transportation moves freight in a container without any handling of the freight itself when changing modes. Halifax County offers convenient access to major deep-water ports in both North Carolina and Virginia: The Port of Virginia's Suez-class cranes can handle ships loaded 26 containers across. As the second largest port on the East Coast, over 95 percent of the world's shipping lines utilize the Port of Virginia.

### RECREATION

One of the best places to find an array of water-related activities is Lake Gaston. The lake is 34 miles long with over 20,000 acres of water surface and 350 miles of shoreline. Lake Gaston offers you a choice of swimming, wind surfing, water skiing and other boating activities. Roanoke Rapids Lake, and the Roanoke River are a fisherman's paradise. Fishing is an option year-round for a variety of species including large-mouth bass, striped bass, and walleye. Local guides are available for tourists and residents who would like to visit our lakes and river.

The riverfront Town of Weldon is designated as the "Rockfish Capital of the World." The Roanoke Canal Museum and Trail is one of the city's oldest historical sites. The 1823 canal lock building has been adapted as a museum to show the significance of the canal system to American westward expansion. It offers an in-depth look at the influential people who pushed for the Roanoke River to become a source of trade and navigation, as well as the commodities that were shipped and traded on the Roanoke River.



**If you would like more  
information on this offering  
please get in touch.**

**Michele Stewart**

Vice President, Multifamily  
+1 919 420 1580  
michele.stewart@avisonyoung.com

**Steven B. Peden**

Principal, Multifamily  
+1 919 719 8198  
steven.peden@avisonyoung.com

**Kyle Gonzalez**

Vice President, Multifamily  
+1 919 866 4273  
kyle.gonzalez@avisonyoung.com

**Emily Bostic**

Transaction Manager  
+1 919 866 4274  
emily.bostic@avisonyoung.com

**Alex O'Hara**

Client Services Coordinator  
+1 919 913 1115  
alex.ohara@avisonyoung.com

**Visit us online**  
[avisonyoung.com](https://avisonyoung.com)

---

© 2023 Avison Young, North Carolina. All rights reserved.

E. & O.E.: The information contained herein was obtained from sources which we deem reliable and, while thought to be correct, is not guaranteed by Avison Young.

5440 Wade Park Boulevard, Suite 200 | Raleigh, NC 27607 | +1 919 785 3434

---

**AVISON  
YOUNG**

---