



SOLD!! 50.36 ACRES OF DEVELOPMENT / COMMERCIAL LAND FOR SALE IN NASH COUNTY NC!

SOLD

For immediate assistance with this listing call SEAN MALOY at 844-412-1200.

Prime land ready for commercial or residential development!-Call-SEAN MALOY at 844-412-1200 to schedule a showing today!

This prime tract of land is ready for commercial or residential development!

Located in the Oak Level Township and adjacent to the city limits of Rocky Mount, NC, this property is the last section of the old Whitley Farm. It is approximately +/- 50.36 acres that is currently zoned "GI" General Industrial District with the Nash County Planning Office. General Industrial District zoning is primarily intended to accommodate a wide range of assembling, fabricating, and manufacturing uses. General Industrial Districts are established for the purpose of providing appropriate locations and development regulations for uses which may require special measures to ensure compatibility with adjoining properties. As with any such property, an owner could potentially have a property zoned for other desirable uses, such as Residential, Office & Institutional, Commercial, or other types of districts.

Access to the tract is on Sunset Avenue and boasts approximately 322-feet of road frontage. Electrical and fiber optic telecommunication lines, city water & sewer run along the avenues right away, making the future opportunities for this tract limitless for development uses. Further, Sunset Avenue has been approved for widening. The affected landowners have settled with NC Department of Transportation so that this important improvement project can begin at the appropriate time. -Additionally, a new interchange is being built to connect I-95 with Sunset Avenue, making this an incredible location for different uses!

The property is generally flat with only a small 30ft slope from the north property line to the southeast corner. There are no water features, wetlands or flood plain on the property. This allows for maximum utilization of the land, which is a rare attribute to find such properties. The timber on this property includes a variety of very mature hardwoods and pines that don't look to have ever been harvested. These majestic trees not only add value to the land, they add inherent beauty to the property and would make for a great setting for an office park or residential area.

The tract is in a superb location with convenient access to the cities of Rocky Mount and Nashville NC, NC Highway 64, and I-95. Nash Community College (<https://www.nashcc.edu/>) is a ¼-mile west and the University of North Carolina, Nash Hospital Complex (<https://www.nashunchealthcare.org/>) is just 2-miles away to the east, making it an great location for residential development.

All these attributes make this property a unique opportunity for an investor company or group to consider. Call me today to learn more about this unique investment opportunity!

I invite you to explore the embedded map in this listing for a detailed view of the property and surrounding area. There are many photos that you may find interesting.

MORE DETAILS

Address:
Off Sunset Avenue
Rocky Mount, NC 27804

Acreage: 50.4 acres

County: Nash

MOPLS ID: 38403

GPS Location:
35.970500 x -77.890000

PRICE: \$1,200,000

CONTACT AGENT



SEAN MALOY

**BROKER IN CHARGE / VICE
PRESIDENT OF OPERATIONS**

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