



COMMERCIAL



AVAILABLE  
FOR SALE  
B2 Development Opportunity  
Rocky Mount, NC

0 Goldrock Rd, Rocky Mount, NC 27804  
1.16 +/- acres of Prime Land  
Priced at \$550K

This property spans almost 2 acres and boasts  
B-2 Commercial Corridor District zoning in Rocky  
Mount, NC.



# CENTURY 21 COMMERCIAL.

## Zoning B-2

B-2 zoning in Rocky Mount, NC, designates a Commercial Corridor District, primarily for major retail and service activities located outside the central business district. It is designed for high-traffic areas along major arterials, catering to residents, non-residents, and transient traffic with adequate parking and landscaped open space.

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### Key Aspects of B-2 Zoning (Rocky Mount):

- \* Location: Typically found along major arterials outside the central business district (B-4).
  - \* Permitted Uses: Includes a wide range of retail, service, and office uses designed to serve the broader community.
  - \* Development Standards: Subject to planned building group requirements, including landscaping and screening.
- Find the uses permitted in section B-2 [City of Rocky Mount Land Development Code](#)
  - Contact: Tyra Hines [Tyra.Hines@rockymountnc.gov](mailto:Tyra.Hines@rockymountnc.gov)

#### SELLER REPRESENTATIVE



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CENTURY21Triangle Group  
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## Permitted Usage

### B-2, Commercial Corridor District

- Accessory building
- Accessory Use
- Adult day care center in non-residential district
- Adult day center in an institutional structure
- Adult day home occupation
- Adult establishment
- Alcoholic beverages, packaged, retail store, including ABC store
- Ambulance service, non-govern-mental
- Animal medical care, including kennel operation (s/BOA)
- Assembly; armory, assembly hall, coliseum, movie theater, stadium, etc.
- Auction sales, excluding livestock auctioning
- Automobile off-street, parking
- Automobile truck, trailer rental
- Automobile repair and/or body work excluding commercial wrecking, dismantling, or storage of junked vehicle
- Automobile sales, new and used
- Automobile service station operation
- Automobile/vehicle wash
- Bakery production and wholesale sales
- Bakery on premises and retail only
- Beauty shop/barber service
- Bed and Breakfast
- Boats and accessories, retail sales, and service
- Bus station activities
- Childcare center in non-residential districts
- Childcare home occupation
- Childcare structure in an institutional structure
- Church/ religious institution
- Contractor, excluding outside storage of equipment or supplies
- Convenience store
- Dwelling, live/work
- Dwelling, multifamily
- Dwelling, multistory high density, Central City area and adaptive reuse of historic properties
- Dwelling, upper story
- Farmers' market
- Fabrication, light manufacturing
- Financial Institutions
- Fire station operations
- Flea market
- Funeral home
- Government operation
- Grocery/food sales
- Health club/gym spa
- Historical preservation commercial use (s/CC)
- Home occupation
- Kennel operations
- Laboratory operations, medical or dental
- Library
- Lodge (fraternal organizations)
- Manufactured home sales
- Modular/ manufactured office, for office and/or exhibition (s/BOA)
- Motel, hotel, or motor court operations
- Monument sales
- Museum/art gallery
- Newspaper publishing
- Nightclub, Bar & Tavern
- Nursery operations - retail/wholesale
- Office use (of a doctor, dentist, osteopath, chiropractor, optometrist, physiotherapist, or other medically-oriented profession)
- Office use (with no on-premise stock of goods for sale to the general public and the operation and services of which are customarily conducted by means of written, verbal, or mechanically reproduced communication material)
- Open/passive space
- Pawn shop
- Private recreation club or swimming club (s/BOA)
- Public recreation, such as community center building, parks, museum, playgrounds, and similar facilities operated on a nonprofit basis
- Radio or television studio activities only
- Recreation or amusement enterprise
- Recreation or amusement enterprise, racquet facilities
- Restaurant
- Retailing or servicing 50,000 or less gross sq. ft. per unit with operations conducted and merchandise displayed inside and/or outside a building and not otherwise listed herein
- Retailing or servicing with operations conducted and merchandise displayed inside and/or outside a building and not otherwise listed herein
- School: commercial, trade or vocational
- School: elementary, junior high and high school (s/CC)
- Storage, outside
- Storage, warehouse
- Taxicab/limousine operations
- Temporary use
- Theater production, outdoor (s/BOA)
- Tobacco sales warehouse
- Utility station or substation (s/BOA)
- Wireless communications tower less than 100 feet in height
- Wireless communications tower 100 feet or greater in height (s/BOA)
- Yard sale (attic sale, lawn sale, or garage sale) as an accessory use to a residence or church or civic, cultural, educational, charitable, or similar organization

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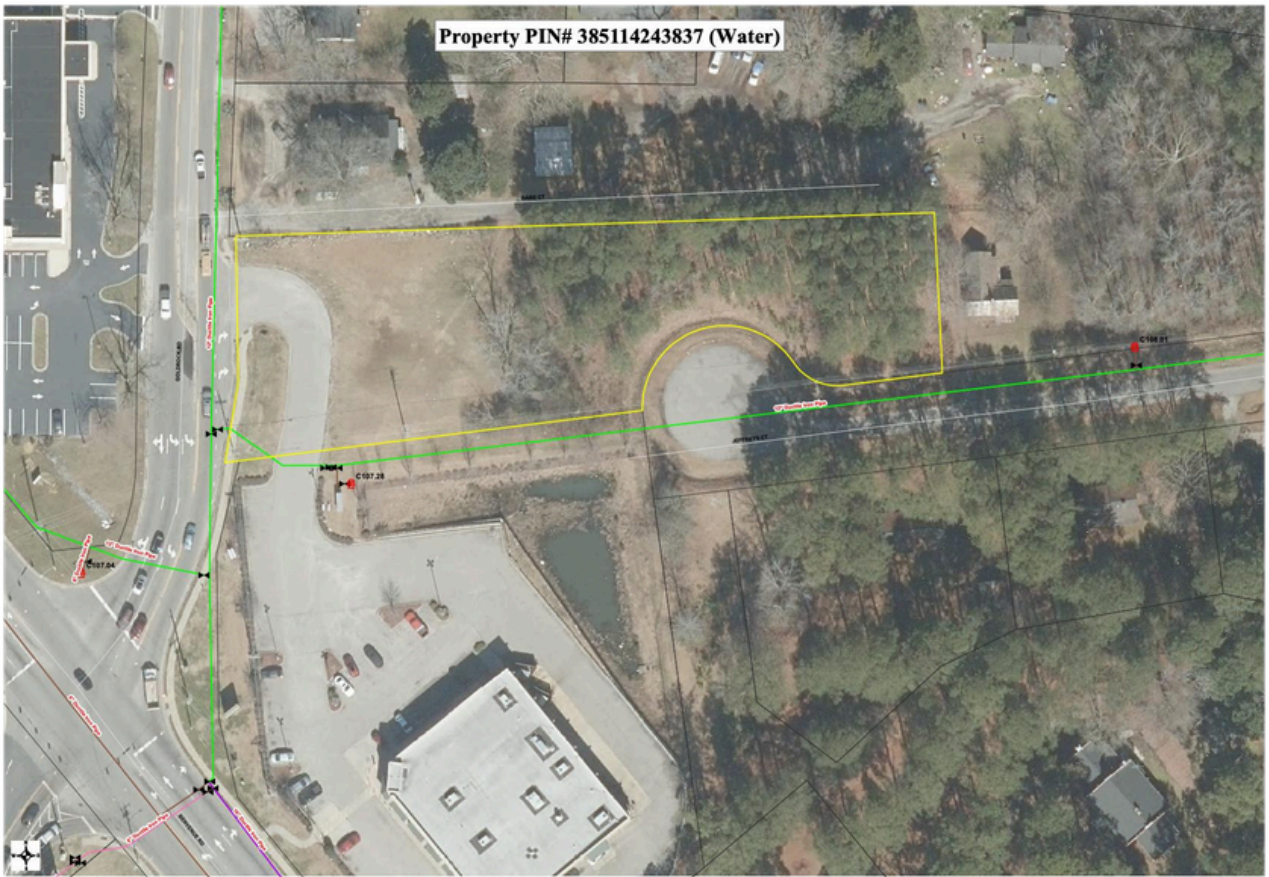
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## WATER ACCESS

Contact: Negrete C. Silver, MPA Engineering Technician II, Public Works  
252.972.1127 (office) [negrete.silver@rockymountnc.gov](mailto:negrete.silver@rockymountnc.gov)



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# CENTURY 21 COMMERCIAL.

MAP



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**Seller Financing Available**



Sales Price: \$550,000.00

- Min. 30% Earnest Deposit
- Acreage 1.16
- Pin#38511424383 7
- Legal Description:  
TRACT 4782 98 21, 1.16 AC,  
HOME
- Sellers:  
XIEU VAN & PHUOC VAN  
NGUYEN

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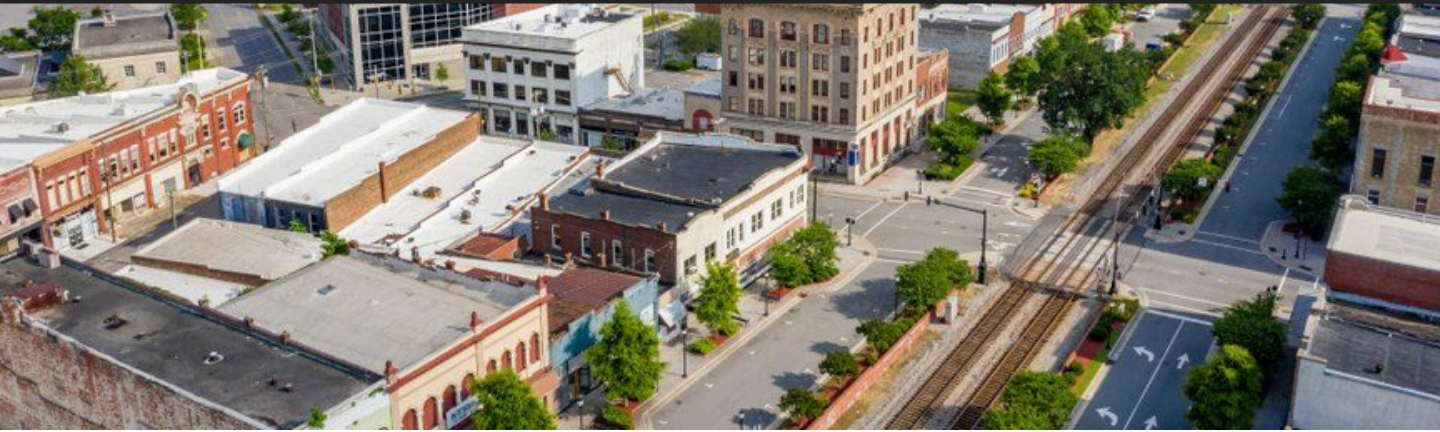


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## ABOUT ROCKY MOUNT



The city's population was 54,341 as of the 2020 census, making it the 20th-most populous city in North Carolina. The city is 45 miles east of Raleigh, the state capital. Living in Rocky Mount offers residents a suburban feel and most residents rent their homes. Rocky Mount has several parks servicing their many families and young professionals that make Rocky Mount their home.

Rocky Mount is an All-America Award-winning city in Edgecombe and Nash counties in the coastal plains of the state of North Carolina. The City of Rocky Mount is a North Carolina Main Street community, designated by the N.C. Department of Commerce Main Street & Rural Planning Center. As a Main Street America Accredited member, Rocky Mount is in the top tier recognition of Main Street America communities.

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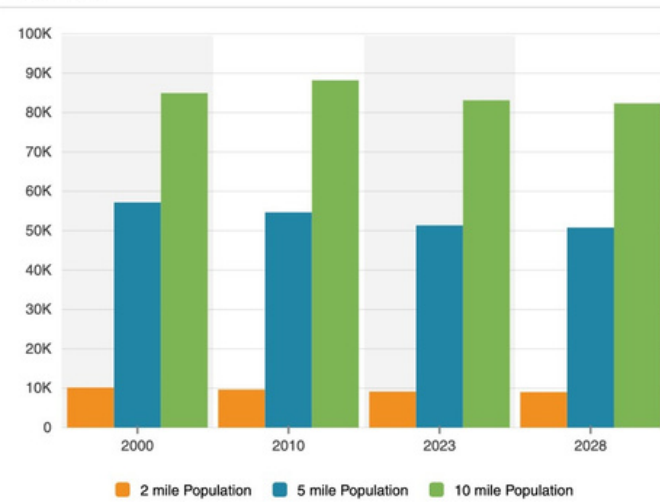


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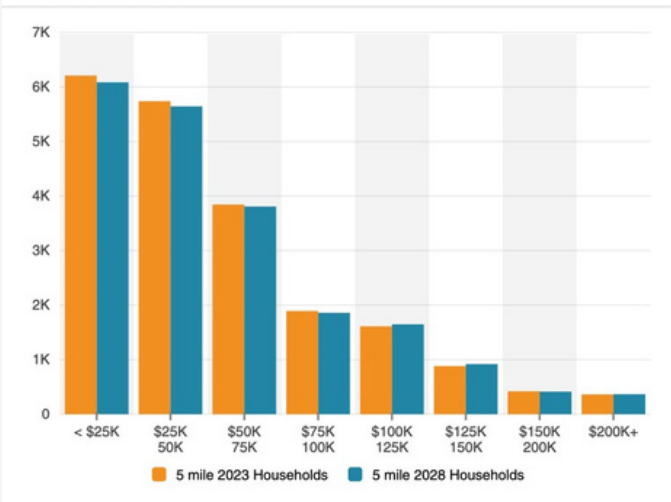
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## Population



## Household Income



## Demographics

|                             | 1 mile   | 3 miles  |
|-----------------------------|----------|----------|
| Population                  | 1,646    | 24,285   |
| Households                  | 741      | 10,744   |
| Median Age                  | 37.50    | 39.20    |
| Median HH Income            | \$58,561 | \$45,391 |
| Daytime Employees           | 3,945    | 20,808   |
| Population Growth '23 - '28 | ↑ 1.94%  | ↑ 2.67%  |
| Household Growth '23 - '28  | ↑ 1.75%  | ↑ 2.73%  |

## Traffic

| Collection Street        | Cross Street       | Traffic Vol | Last Measured | Distance |
|--------------------------|--------------------|-------------|---------------|----------|
| North Church Street      | Boddie Ct N        | 9,028       | 2022          | 0.19 mi  |
| State Rd 1555            | -                  | 8,451       | 2022          | 0.41 mi  |
| Airport Road             | Construction Dr W  | 6,000       | 2019          | 0.46 mi  |
| Cool Spring Rd           | Atlantic Ave E     | 8,306       | 2018          | 0.47 mi  |
| Airport Rd               | Construction Dr W  | 6,137       | 2022          | 0.48 mi  |
| Jeffreys Road            | N Wesleyan Blvd NW | 4,200       | 2019          | 0.50 mi  |
| Jeffreys Road            | Fenner Rd W        | 7,100       | 2019          | 0.50 mi  |
| N Wesleyan Blvd          | Tiffany Blvd SW    | 20,949      | 2022          | 0.52 mi  |
| Jeffreys Rd              | N Wesleyan Blvd SE | 7,367       | 2022          | 0.52 mi  |
| North Wesleyan Boulevard | Airport Rd SW      | 14,994      | 2022          | 0.53 mi  |

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## Income

|                         | 2 mile   | 5 mile   | 10 mile  |
|-------------------------|----------|----------|----------|
| Avg Household Income    | \$51,835 | \$56,014 | \$62,364 |
| Median Household Income | \$39,506 | \$40,636 | \$49,089 |
| < \$25,000              | 1,002    | 6,210    | 8,786    |
| \$25,000 - 50,000       | 1,336    | 5,739    | 8,070    |
| \$50,000 - 75,000       | 724      | 3,844    | 6,350    |
| \$75,000 - 100,000      | 371      | 1,893    | 3,471    |
| \$100,000 - 125,000     | 244      | 1,611    | 3,310    |
| \$125,000 - 150,000     | 108      | 882      | 1,619    |
| \$150,000 - 200,000     | 39       | 420      | 863      |
| \$200,000+              | 42       | 363      | 708      |

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## LOCATION

### ACCESS

#### HIGHWAYS/INTERSTATES

1300 Scott Street can be easily accessed by multiple Highway interchanges on US 64 and future I-87. Additionally, the site is 9.2 miles from I-95 and less than 30 miles from I-795.

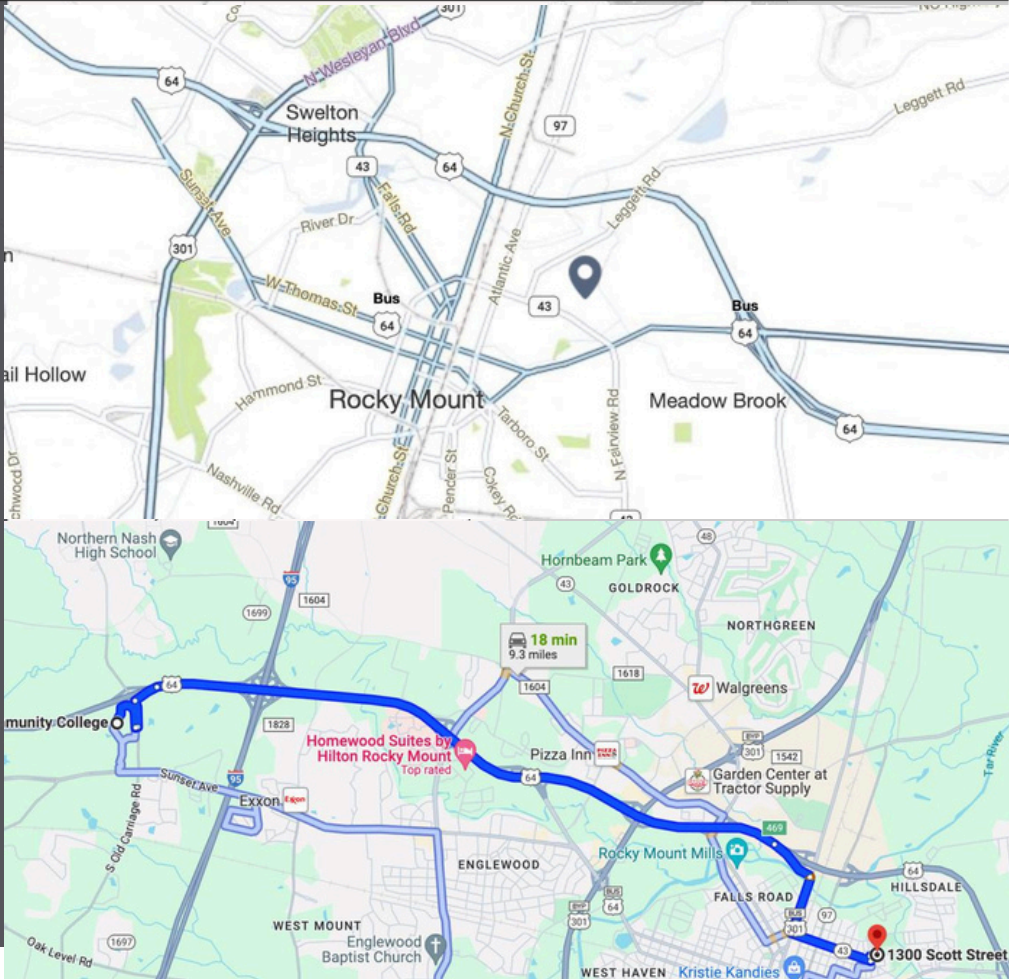
#### RAIL ACCESS

A CSX rail line runs along the western side of the property, and existing Norfolk Southern Class I Freight Service and CSX rail lines intersect just southwest of the site.

#### PORT ACCESS

2521 N Church Street is ideally located to utilize five East Coast deepwater ports. All five ports can be accessed by road and rail.

- Port of Wilmington, NC
- Port of Morehead City, NC
- Port of Charleston, SC
- Norfolk International Terminals, VA
- Port of Savannah, GA



The property is positioned with frontage along Scott Street and is in Rocky Mount with excellent access to Rocky Mount, Wilson, Greenville, and Interstate 95 and Hwy. 64

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