

OFFERING MEMORANDUM

DRY & COLD STORAGE PACKING FACILITY

GARLAND, NC | BLADEN COUNTY



**IRON HORSE
COMMERCIAL**
www.ironhorsecommercial.com

HILTON
AUCTION AND REALTY, INC.
www.hiltoncompanies.com



±51,844 SF FOOD PROCESSING & COLD STORAGE FACILITY

±13.55 ACRES | 6 PARCELS | 4 BUILDINGS

Court Supervised Sale Process

Stalking Horse Structure + Overbid Procedures

William B. Lilly, Jr. | Broker In Charge

(910) 997-2248 / (704) 985-9300

will@ironhorsecommercial.com

Dean Hilton | Co-Broker

(910) 862-1718

dean@hiltoncompanies.com



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RECEIVERSHIP SALE AT A GLANCE

DRY & COLD STORAGE PACKING FACILITY

6 PARCELS | 4 BUILDINGS

±13.55 ACRES



±13.55 ACRES / 6 PARCELS



±51,844 SF / 4 BUILDINGS



GARLAND, BLADEN
COUNTY, NC



COMPETING BID DEADLINE:
FEBRUARY 27, 2026



MINIMUM OVERBID:
\$1,200,000



EARNEST MONEY DEPOSIT:
\$50,000

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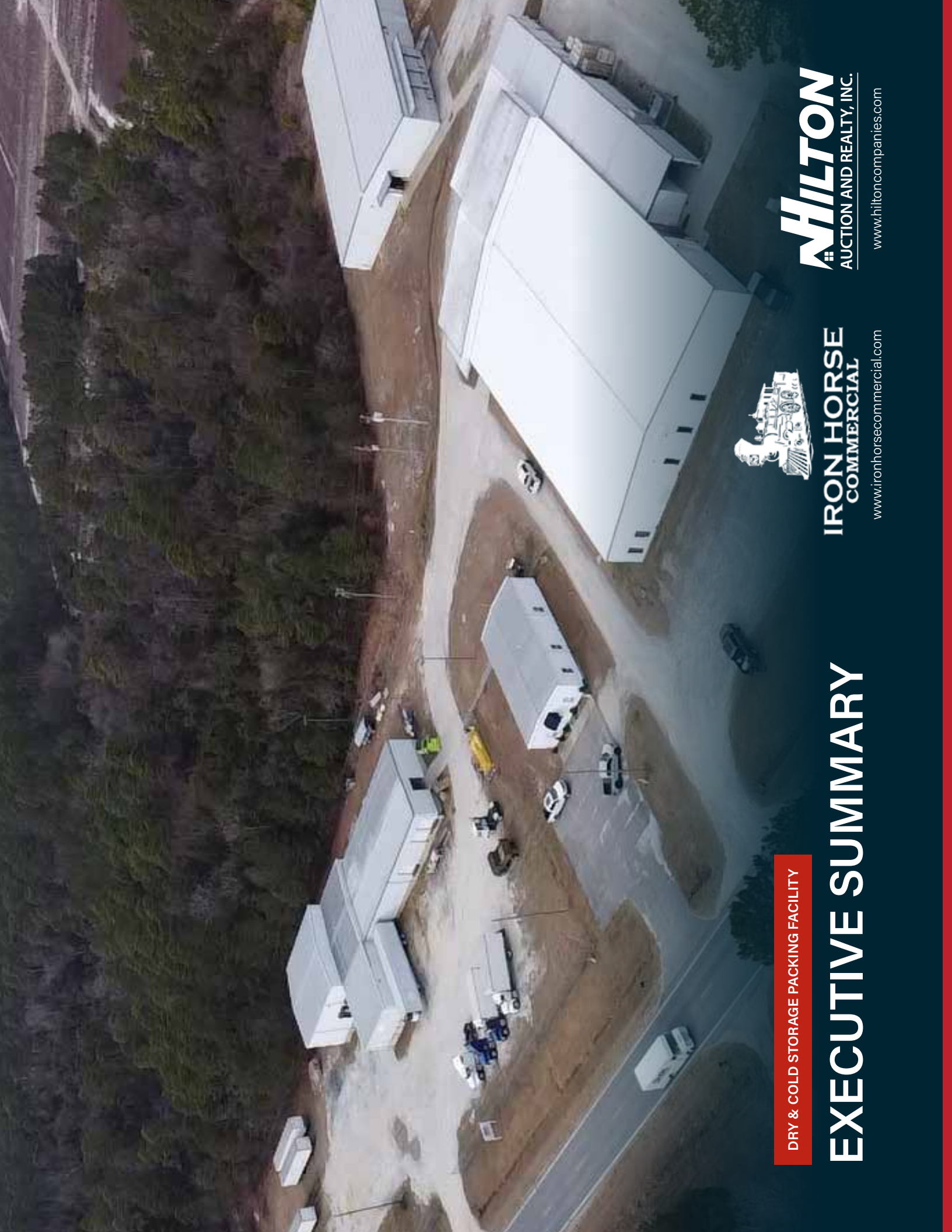
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DRY & COLD STORAGE PACKING FACILITY

EXECUTIVE SUMMARY



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Executive Summary

A Specialized Cold Storage & Packing Facility Opportunity

Iron Horse Commercial is pleased to present the offering for 11375 & 11483 US Hwy 701 N (Garland, NC), a specialized food processing and cold storage property located in Bladen County, North Carolina. The property encompasses ±13.55 acres and is improved with a four-building industrial/agricultural facility totaling ±51,844 SF, with original construction spanning 1994–2013 and renovations completed in 2021.

This offering is being marketed pursuant to a court-supervised receivership disposition, with an anticipated stalking horse structure and established overbid procedures for qualified purchasers.

OFFERING SNAPSHOT

±13.55
ACRES



±51,844
SF



6

PARCELS



4

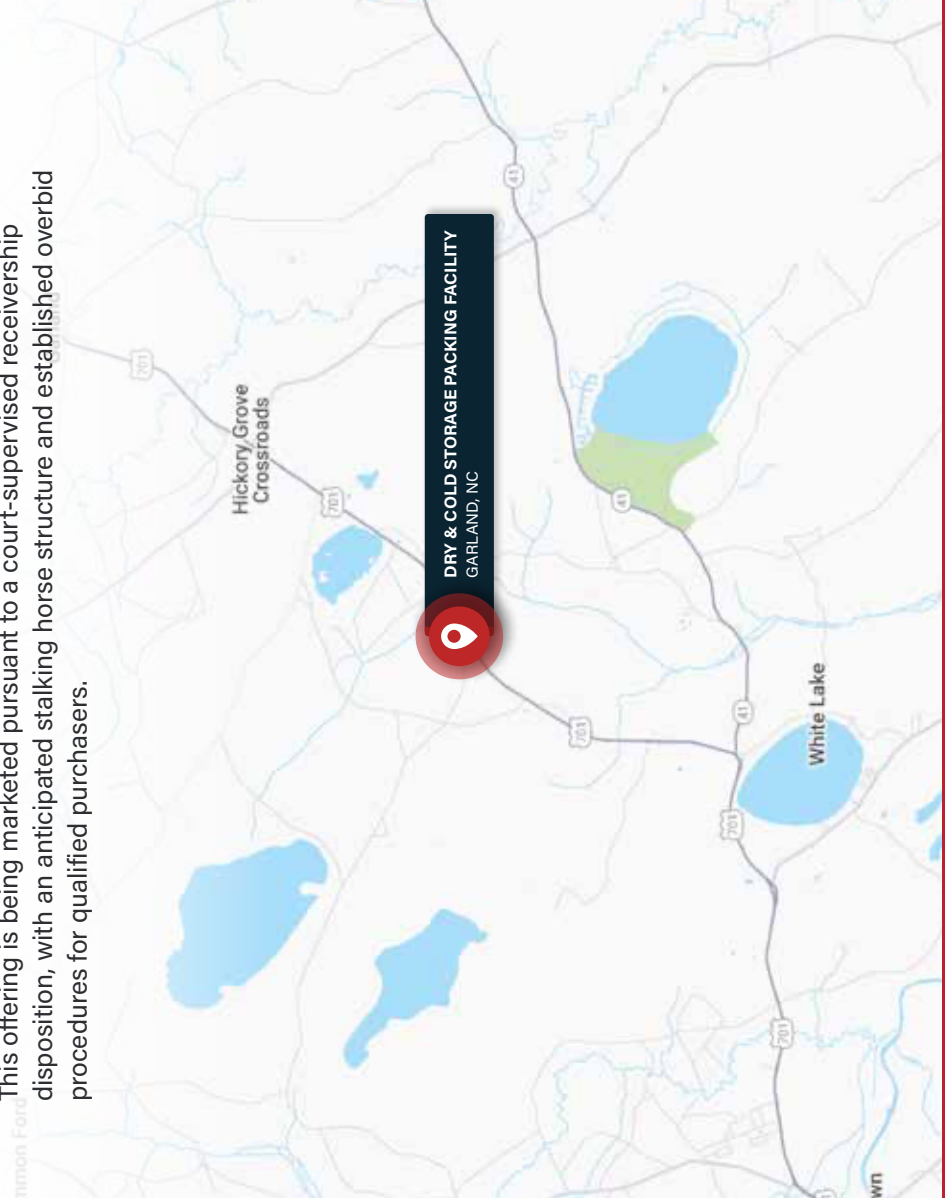
BUILDINGS



COLD STORAGE
+ CONDITIONED PRODUCTION



STALKING HORSE
+ OVERBID PROCESS



DRY & COLD STORAGE PACKING FACILITY
GARLAND, NC

Investment Highlights



Specialized Food Processing + Cold Storage

The property includes a purpose-built operational layout supporting food production, cold/freezer storage, office functions, and non-conditioned industrial space. Total improvements include:

- ±4,504 SF Office / Break Area
- ±18,186 SF Conditioned Production Area
- ±11,654 SF Cold/Freezer Storage
- ±17,500 SF Non-Conditioned Space



Large Acreage Site with Functional Industrial Yard

The facility is positioned on ±13.55 acres, offering meaningful land area for circulation, yard storage, expansion potential, and operational separation.



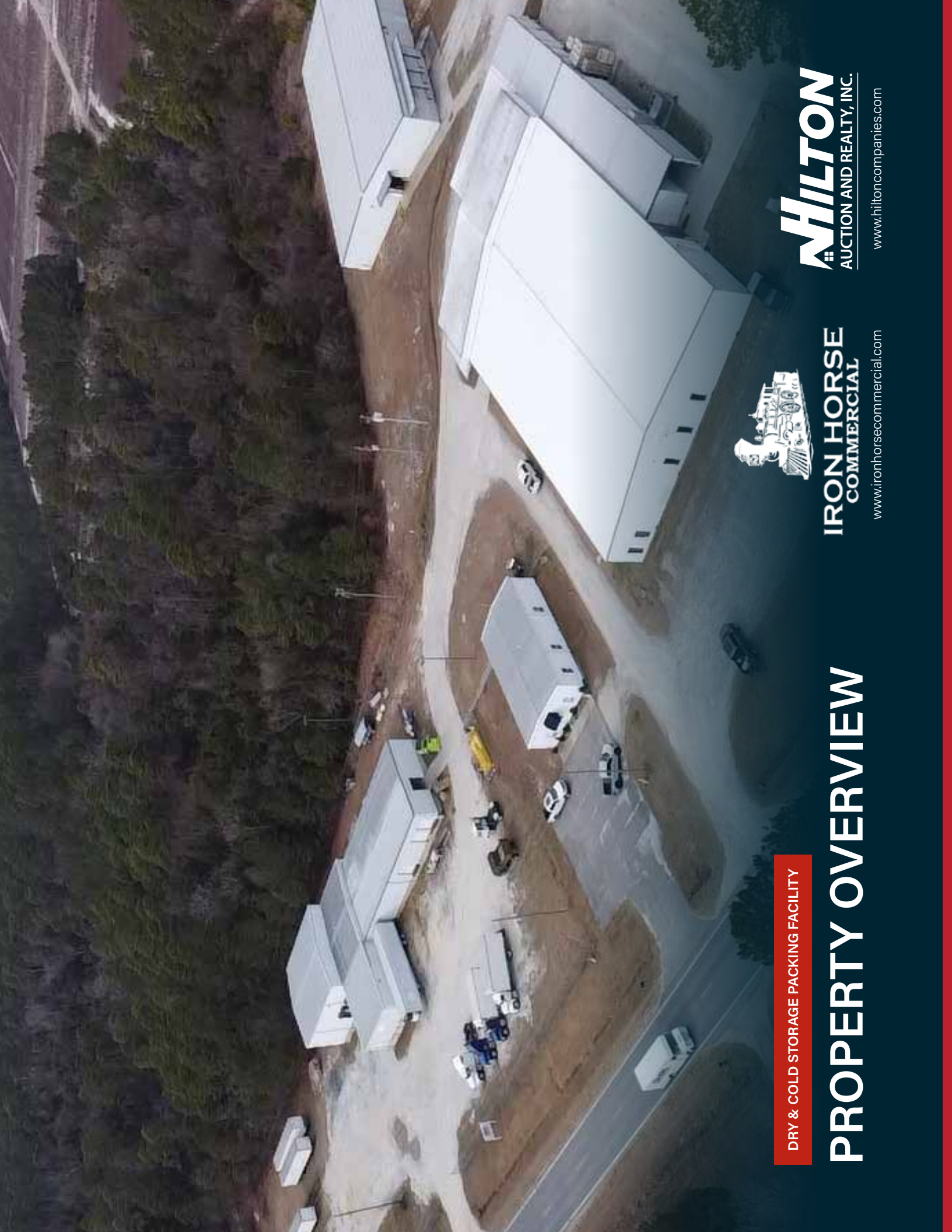
Renovations Completed in 2021

The facility has undergone notable reinvestment, including renovations completed in 2021, enhancing suitability for modern industrial operations and continued functional use.



Strategic Rural Location Supporting Agricultural Supply Chains

Bladen County's economic character includes significant agricultural activity, supporting food-related and logistics-aligned operations. The region produces a variety of crops including **tobacco, peanuts, blueberries, and cotton.**



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DRY & COLD STORAGE PACKING FACILITY

PROPERTY OVERVIEW

Property Overview

Southern Belle Organics, LLC

The offering consists of a multi-parcel site totaling ±13.55 acres, comprised of six (6) tax parcels.

IMPROVEMENTS

The property is improved with a four (4) building industrial/agricultural facility totaling ±51,844 SF. The improvements were constructed between 1994 and 2013, with facility upgrades and renovations completed in 2021.

FACILITY COMPOSITION

The building program is laid out to support a full processing workflow and cold chain logistics, consisting of:

±4,504 SF Office/Break Area	Administrative support, staff, and operational oversight
±18,186 SF Conditioned Production Area	Temperature-controlled production and processing areas
±11,654 SF Cold/Freezer Storage	Refrigerated and freezer capacity supporting cold chain needs
±17,500 SF Non-Conditioned Area	Flexible industrial space for staging, storage, and general operations

The property's scale and layout support industrial vehicle access, flexible yard usage, and functional separation between production, storage, and circulation.



DRY & COLD STORAGE PACKING FACILITY

±13.55 AC

6 Parcels | 4 Buildings

PARCEL MAP

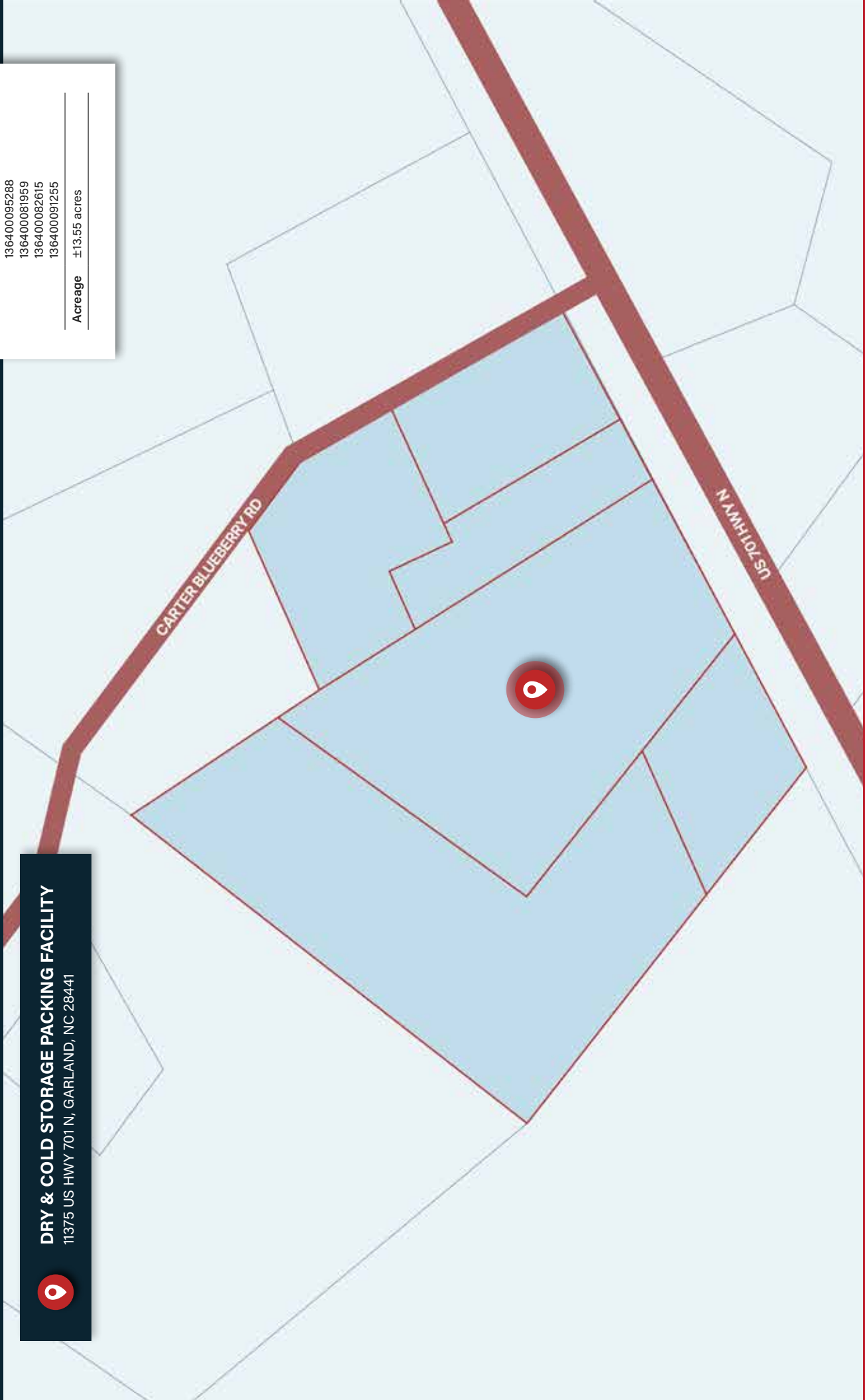


DRY & COLD STORAGE PACKING FACILITY
11375 US HWY 701 N, GARLAND, NC 28441

LOT HIGHLIGHTS

PIN	136400603465
	136400097098
	136400095288
	136400081959
	136400082615
	136400091255

Acreage ±13.55 acres



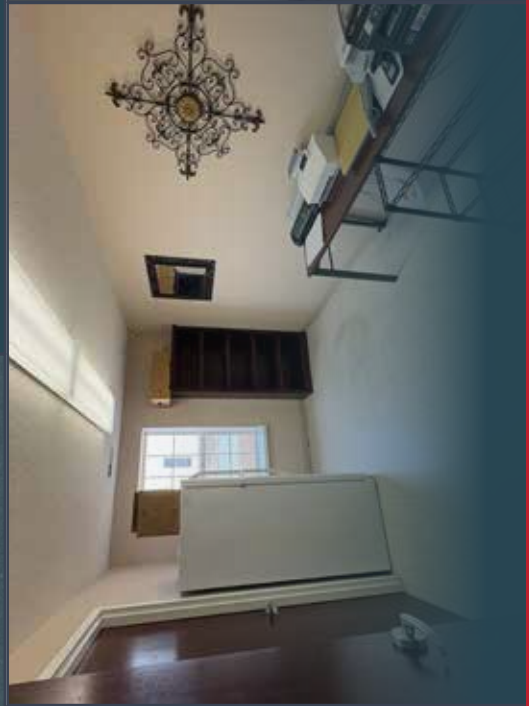
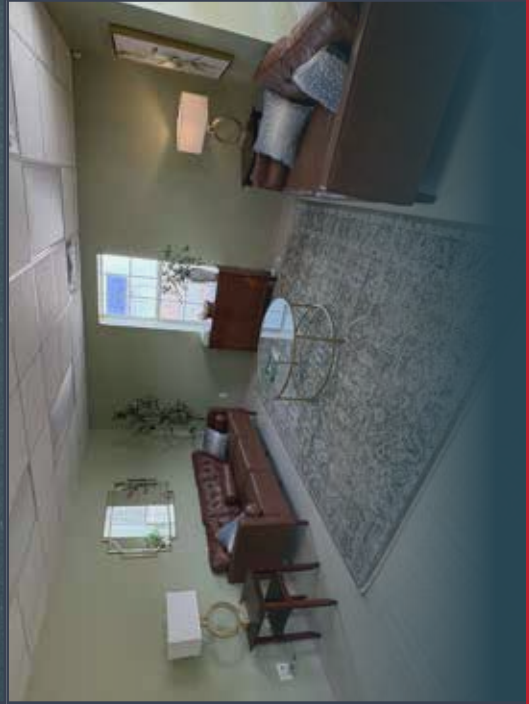
PROPERTY PHOTOS AERIAL



PROPERTY PHOTOS MAIN PACKING SITE



PROPERTY PHOTOS OFFICE

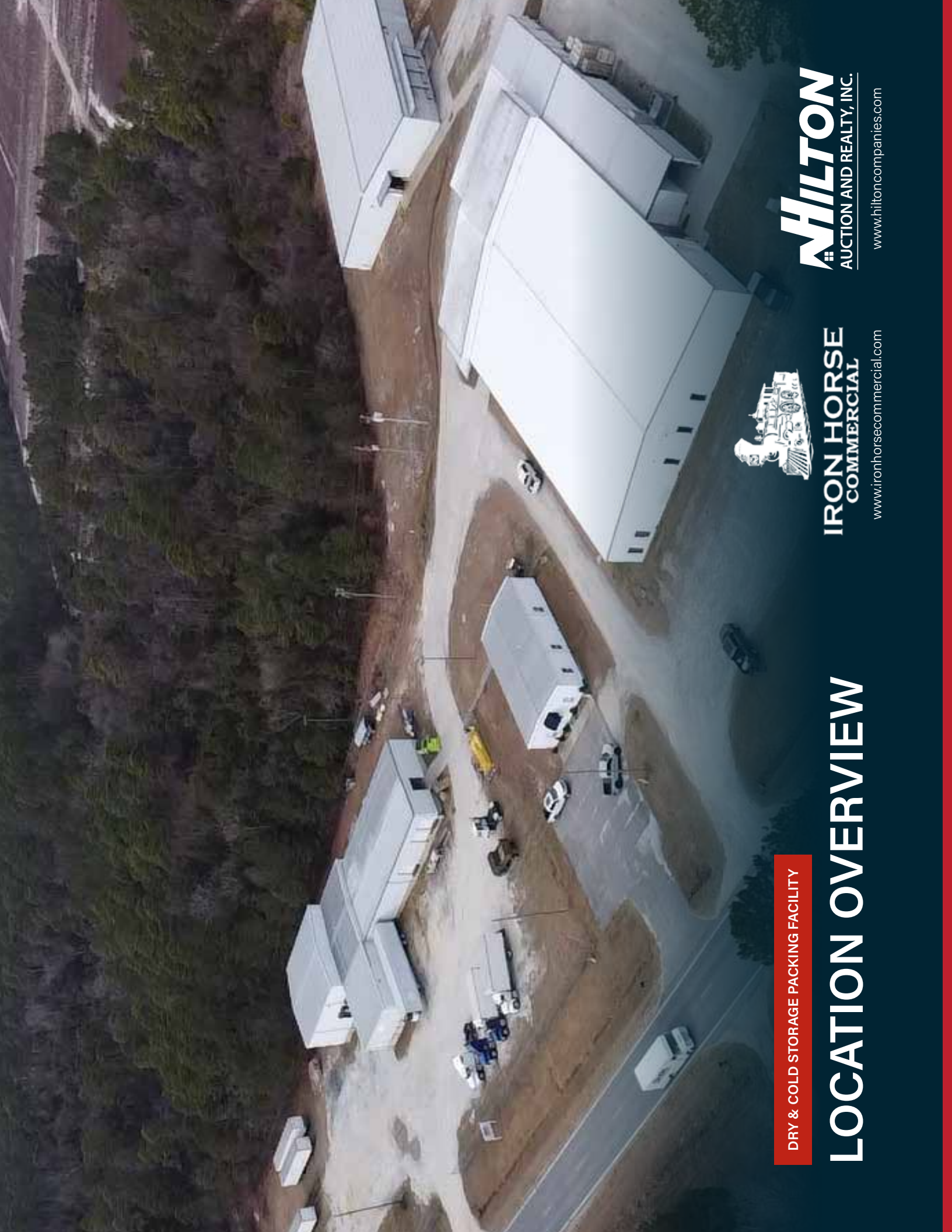


PROPERTY PHOTOS COLD STORAGE SITE



PROPERTY PHOTOS DRY STORAGE SITE





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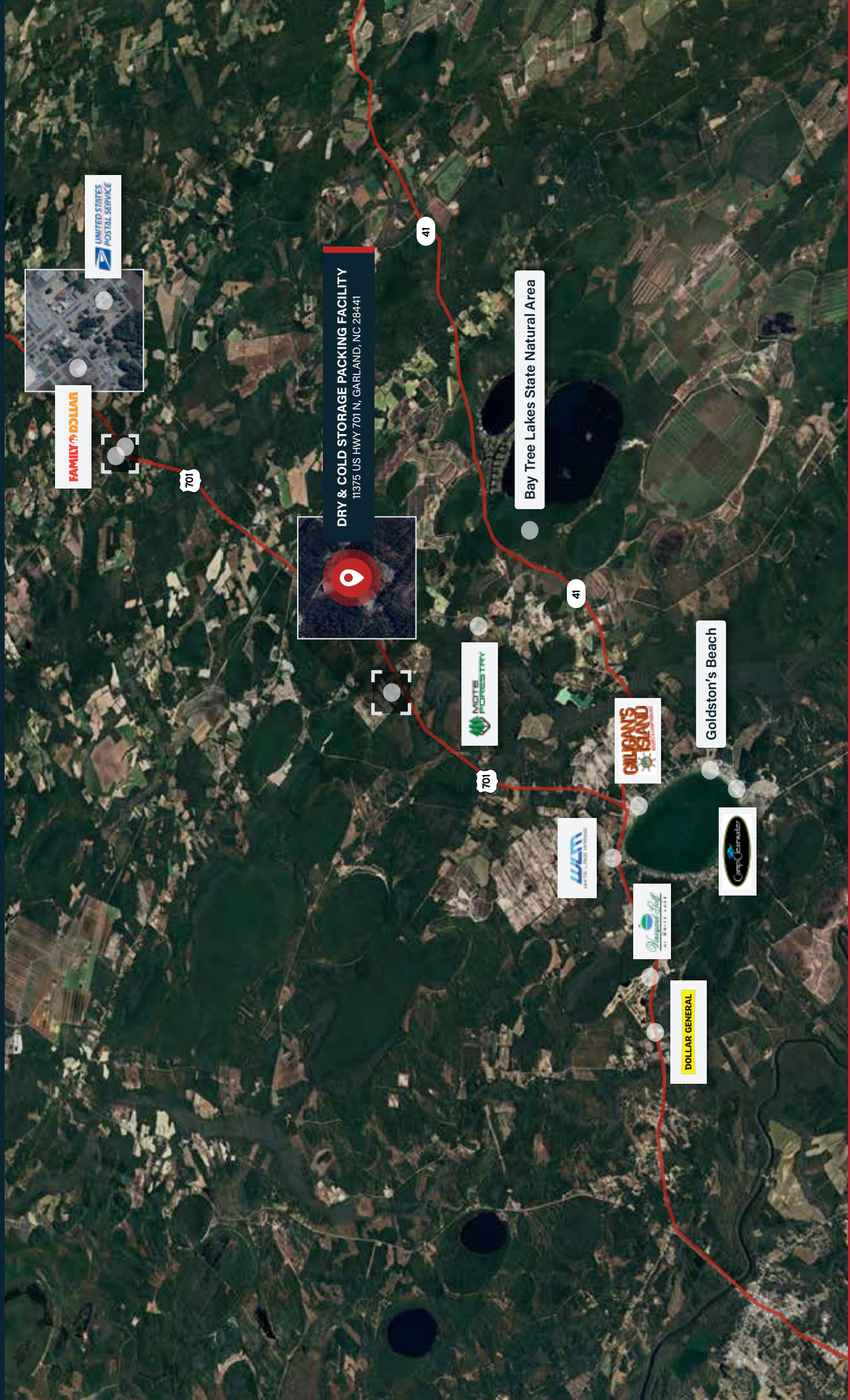
LOCATION OVERVIEW

REGIONAL MAP



DRY & COLD STORAGE PACKING FACILITY
11375 US HWY 701 N, GARLAND, NC 28441

TRADE AREA



DRY & COLD STORAGE PACKING FACILITY
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FAMILY DOLLAR

UNITED STATES POSTAL SERVICE

MOTTS FORESTRY

GULLIGAN'S ISLAND

WATM

Dollar General

DOLLAR GENERAL

Camp Carwaters

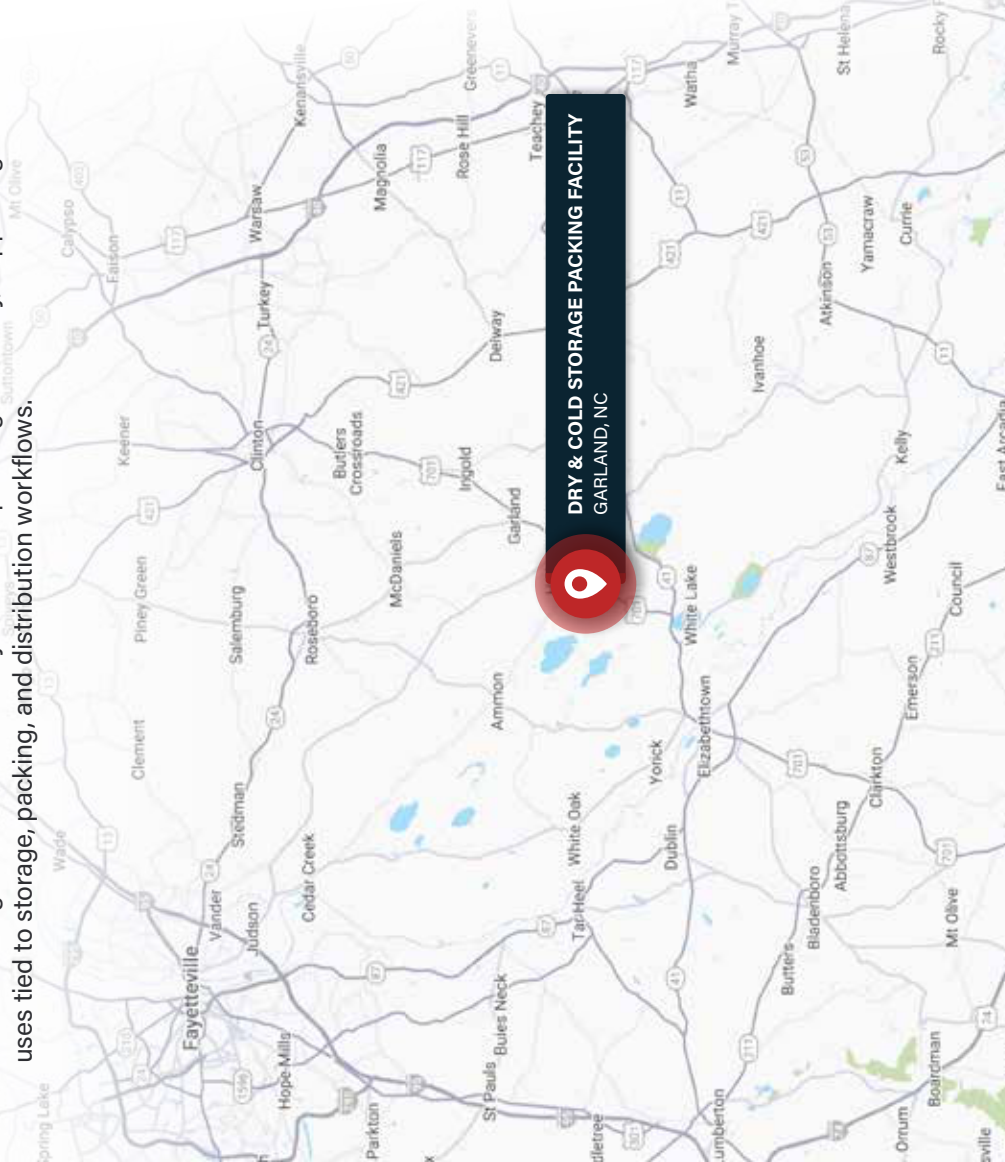
Goldston's Beach

Bay Tree Lakes State Natural Area

GARLAND, NORTH CAROLINA

DRY & COLD STORAGE PACKING FACILITY

The facility is located in Bladen County, within the community of Garland, North Carolina, positioned along the US Highway 701 N corridor—an established route supporting regional movement throughout southeastern North Carolina. This setting offers a strong blend of accessibility and rural operating efficiency, supporting industrial uses tied to storage, packing, and distribution workflows.



DRY & COLD STORAGE PACKING FACILITY
GARLAND, NC

Bladen County and the surrounding trade area are widely recognized for produce and agricultural activity and are often referenced as the “Blueberry Capital of the East Coast.” This identity reflects a long-standing farm-to-market ecosystem that aligns naturally with cold chain and produce-related industrial support uses.



The immediate trade area is primarily defined by **low-density rural development and agricultural land uses**, consistent with the broader market’s operational profile. The site’s acreage footprint provides meaningful separation from competing uses while supporting outdoor yard functionality, staging capability, and long-term adaptability for specialized industrial operations.



Regional Access & Key Locations

The immediate trade area is characterized by low-density rural development and agricultural land uses, consistent with a market environment where land scale and functional separation support long-term operational use. This setting can be advantageous for specialized facilities that benefit from flexible circulation, staging potential, and compatibility with logistics-oriented activity.

The Garland location sits within a regional network of nearby communities and commercial nodes that support workforce availability, services, and supply chain movement throughout southeastern North Carolina.

1 Elizabethtown, NC (County Seat)

Primary local hub for county services, workforce draw, and regional commerce.

2 Tar Heel, NC (Major Processing & Employment Node)

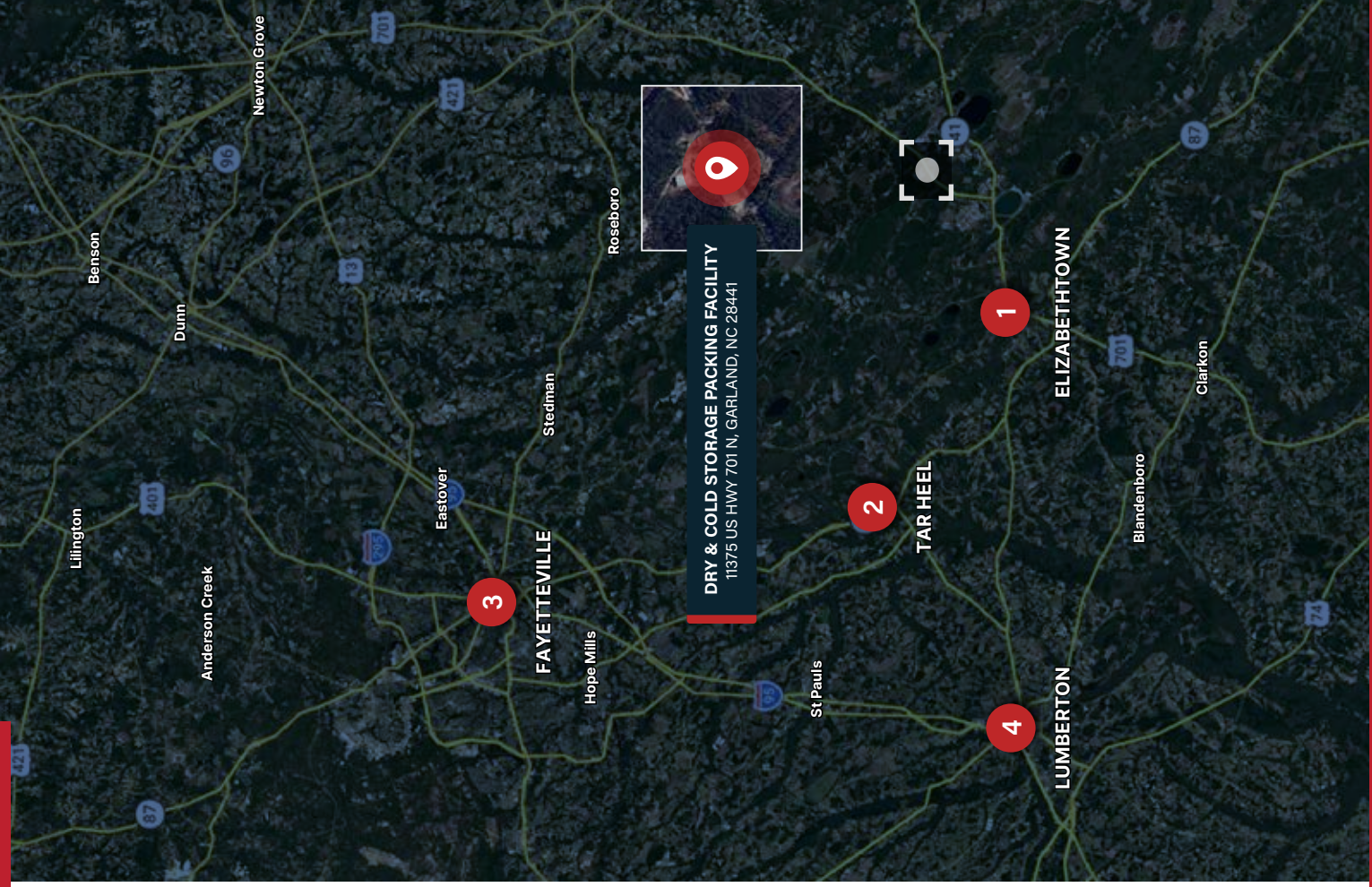
Recognized regional food/processing presence that reinforces the area's agricultural and industrial backbone.

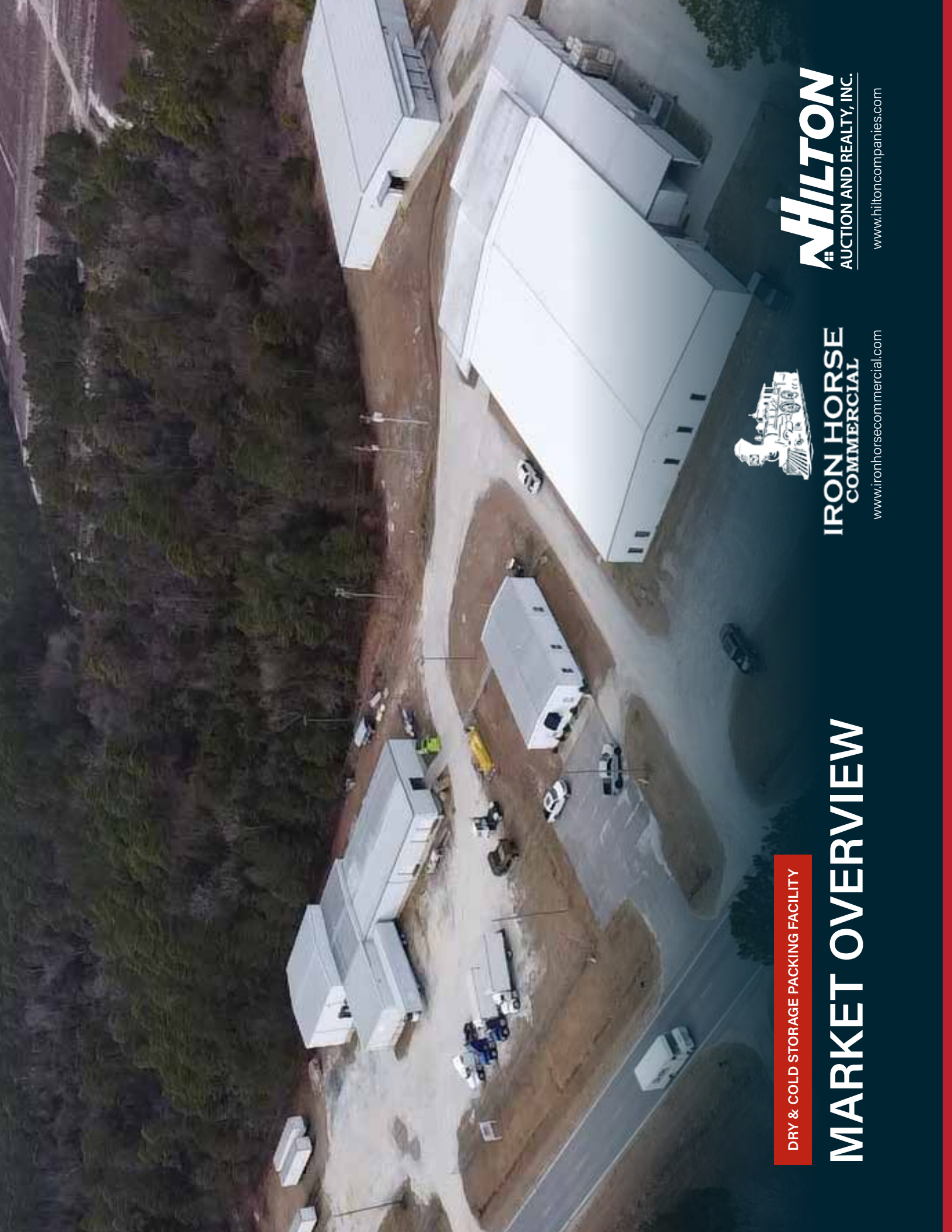
3 Fayetteville, NC / Fort Bragg

Largest regional employment center and economic anchor supporting broader demand throughout the region.

4 Lumberton, NC

A larger nearby commercial node supporting services, labor access, and regional connectivity.





DRY & COLD STORAGE PACKING FACILITY

MARKET OVERVIEW



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North Carolina

A LEADING AGRICULTURAL AND AGRIBUSINESS ECONOMY

North Carolina is a major U.S. agricultural state with a broad production base that supports food-related processing, cold storage, and distribution infrastructure statewide. The sector continues to demonstrate long-term resilience and scale, reinforced by both domestic demand and a mature agribusiness supply chain.

- **Regional Advantage - Southeastern North Carolina**

Southeastern North Carolina benefits from proximity to the Fayetteville regional hub, which is strongly influenced by Fort Bragg—one of the most significant economic anchors in the region. Fort Bragg generates an estimated \$8.1 billion economic impact on the local economy, supporting employment, services, and downstream demand across multiple sectors.

- **Local Market Context - Bladen County**

Bladen County is characterized by large-scale rural land use patterns and an established agricultural economy. According to NC State Extension, Bladen County is North Carolina's top blueberry county, with approximately 5,736 acres of blueberries, reflecting the area's specialization in agricultural production. The county's broader agricultural output includes diverse crop categories and livestock production as reflected in USDA/NASS county-level reporting.

Agricultural Scale + Limited Replacement Supply

North Carolina's mature agricultural regions benefit from established production networks and supporting infrastructure, while development patterns in rural counties often favor continued agricultural use and lower-density land characteristics.

BY THE NUMBERS

\$111.1B

NC AGRICULTURE & AGRIBUSINESS ECONOMIC IMPACT



#1 IN THE US

SWEETPOTATO PRODUCING STATE (BY TONNAGE)



5,736 ACRES

BLADEN COUNTY BLUEBERRIES (TOP NC BLUEBERRY COUNTY)



\$8.1B

FORT BRAGG ECONOMIC IMPACT (FAYETTEVILLE REGION ANCHOR)



Fayetteville

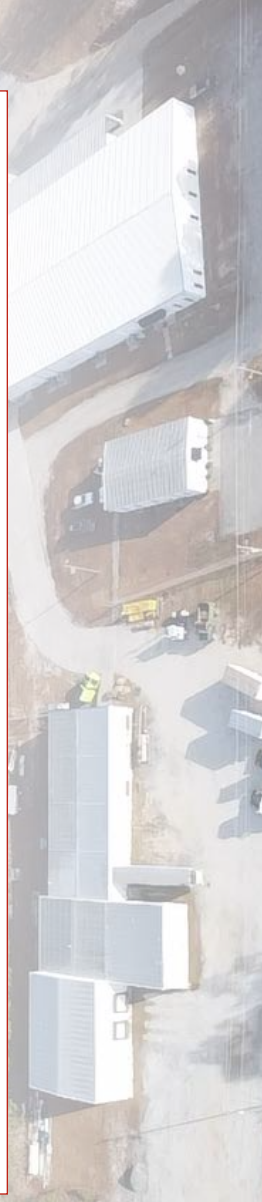
Hope Mills

Lumberton

Whiteville

Leland

GARLAND, NC



Overbid Process & Key Dates

STEP 1



COMPETING OVERBIDS

Parties that would like to submit a competing overbid must do so in accordance with the Court-Approved Bidding Procedures. A copy of those procedures is available upon request. In order to be deemed a Qualified Bidder, the competing overbid must be submitted by 5:00 p.m. Eastern Time on February 27, 2026 (the "Competing Bid Deadline"), and must be in the same form as the Stalking Horse Agreement including without limitation, an Earnest Money Deposit in the amount of \$50,000.00. In addition, a Qualified Bid may be for no less than \$1,200,000, and the bidder must demonstrate its financial ability to perform pursuant to the contract.

Competing Bid Deadline:
February 27, 2026 (5:00 PM EST)

Minimum Overbid	\$1,200,000
Earnest Money Deposit	\$50,000

STEP 2



INSPECTIONS

Will be by appointment

STEP 3



COURT APPROVAL & CLOSING

The property is a regulated facility and remains subject to routine USDA inspections and compliance protocols.

Accordingly, all site visits, inspections, and due diligence activity must be pre-scheduled by appointment through the listing team. Unscheduled visits are prohibited. Do not approach on-site staff or personnel. All communications must be directed to the listing brokers.

IMPORTANT NOTICE

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DISCLAIMER

Property Information

All information contained herein has been obtained from sources believed reliable; however, Iron Horse Commercial and Hilton Auction & Realty makes no representation or warranty, expressed or implied, as to the accuracy or completeness of the information. Prospective purchasers are responsible for conducting their own independent due diligence and verification of all information.

Sale Terms (Court-Supervised Receivership Disposition)

The Property is being marketed pursuant to a **court-supervised receivership sale process**, including a **stalking horse purchase agreement and Court-approved overbid procedures**. The sale is **"AS IS, WHERE IS"**, with all faults and conditions, known and unknown. No warranties or representations, expressed or implied, are made by the seller, receiver, or broker(s).

Bidder Responsibility

By submitting a bid or participating in the sale process, bidders acknowledge that they have reviewed and understand the applicable sale procedures and agree to be bound by the terms and requirements set forth in the Court-approved bidding process. It is the bidder's sole responsibility to verify all information to their own satisfaction.

Closing & Payment

The successful bidder will be required to execute the applicable purchase documentation and provide any deposit required pursuant to the approved bid procedures. The transaction may be subject to additional conditions, including Court approval, and closing shall occur in accordance with the timeline and terms established under the sale process.



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