

±30.88-Acre Site with Development Potential

192 HILLTOP DRIVE

GARYSBURG, NORTH CAROLINA


GREAT NECK
REALTY CO.

±19,582 SF FAMILY LIFE CENTER | ±22.42 ACRES OF EXCESS LAND | ZONED AR

www.greatneckrealtyco.com



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192 HILLTOP DRIVE

EXECUTIVE SUMMARY



The Offering

Great Neck Realty Co. is pleased to present 192 Hilltop Drive, a distinctive investment opportunity for owner-users and investor alike. Located in Garysburg, North Carolina, the offering includes a two-story Family Life Center and two adjacent land parcels, totaling 30.88 acres. Constructed in 2005, the centerpiece building features 19,582 square feet of functional space, thoughtfully designed for institutional, educational, and community purposes. The property also includes a 900-square-foot storage building constructed in 2020, ample surface parking, and quality site improvements.

Situated within Northampton County, the property benefits from its accessibility to Interstate 95 and US Highways 301/158, major transportation routes along the eastern seaboard. With flexible AR zoning (Residential Agricultural District), the property supports a wide range of permissible uses, positioning this as an attractive opportunity for institutional, recreational, educational, or mixed-use redevelopment.

KEY HIGHLIGHTS

- ±19,582 SF Family Life Center built in 2005
- ±30.88-acre site with significant excess land for future development
- AR zoning (Residential Agricultural District) allows for a broad range of uses
- Community-oriented design with classrooms, offices, kitchen/dining, and gymnasium
- Strategic visibility and accessibility via I-95 and US 301/158
- Opportunity for value-add, adaptive reuse, or long-term land investment



±19,582 SF
SIZE



±30.88 AC
SITE AREA



75 SURFACE PARKING SPACES
(6 HANDICAPPED)



ADDRESS 192 Hilltop Dr, Garysburg, NC 27831

SIZE ±19,582 SF Family Life Center

ZONING AR - Residential Agricultural District

ACCESS 0.2 miles to US 301/158

DEAL SNAPSHOT



Strategic Investment Drivers

● Significant Land Offering

The property spans 30.88 acres, providing a unique opportunity for both immediate use and future development. With 22.42 acres designated as excess land, investors can pursue subdivision, expansion, or redevelopment strategies to unlock additional value.

● Institutional-Quality Facility

At the center of the property is a 19,582-square-foot Family Life Center, constructed in 2005 with durable steel framing and a brick and stucco facade. Its flexible layout, including classrooms, offices, a gymnasium, and kitchen facilities, supports a wide range of adaptive uses.

● Flexible Zoning

Zoned AR (Residential Agricultural Low Density District), the property benefits from one of the most permissive classifications under the Town of Garysburg's ordinance. This allows for a wide range of residential, community, and institutional uses, creating adaptability for multiple investment scenarios.

● Strategic Location on Major Corridors

Situated just 0.2 miles from U.S. Highways 301/158 and with proximity to Interstate 95, the property offers unparalleled regional connectivity. This prime location ensures excellent visibility, accessibility, and positioning within the Mid-Atlantic transportation network.

● Nearby Industry & Innovation Hub

Just five miles away, the North Carolina Center for Automotive Research (NCCAR) serves as the state's first automotive testing facility. As the only site of its kind on the East Coast, NCCAR attracts industry partners and research activity, positioning the area as an emerging innovation corridor.

● Proximity to Key Institutions

The property is located within minutes of Halifax Community College, a regional higher education institution serving a population of approximately 65,000. The nearby Halifax-Northampton Regional Airport further strengthens access, providing a 5,500-foot lighted runway and corporate aviation facilities within a 20-minute drive.



Immediate Area



192 HILLTOP DRIVE

PROPERTY OVERVIEW



Site Plan



Property Profile

The property at 192 Hilltop Drive comprises three parcels totaling 30.88 acres, anchored by a two-story 19,582-square-foot Family Life Center built in 2005. The facility features a brick and stucco facade and includes classrooms with exterior access, administrative offices, a kitchen and dining area, and a gymnasium with an upper-level running track. A 900-square-foot storage building built in 2020, along with 75 paved parking spaces and adequate site improvements, complement the main structure.

Located in Garysburg, Northampton County, the site benefits from proximity to Interstate 95 and U.S. Highways 301/158, providing strong regional connectivity. The property is zoned AR (Residential Agricultural Low Density District), permitting a wide range of residential and community uses.

With 22.42 acres of excess land, the property offers flexibility for future development while maintaining the existing improvements for institutional or mixed-use purposes.

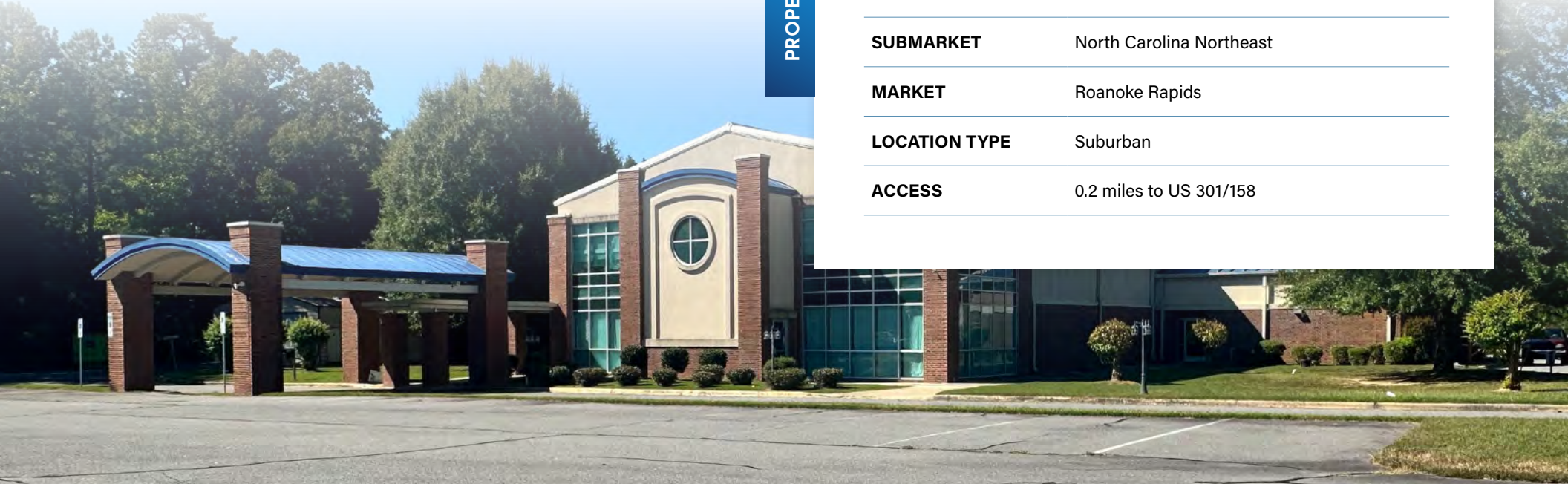


PROPERTY DETAILS

192 HILLTOP DRIVE

ADDRESS

CITY	Garysburg
STATE ZIP	NC 27831
SUBMARKET	North Carolina Northeast
MARKET	Roanoke Rapids
LOCATION TYPE	Suburban
ACCESS	0.2 miles to US 301/158



Building Specifications

192 Hilltop Drive, built in 2005, is a 19,582-square-foot engineered steel building with a brick and stucco facade, designed for institutional and community use. It includes classrooms with exterior access, administrative offices, a gymnasium with an upper running track, workout rooms, and a commercial kitchen with dining facilities. The site also features a 900-square-foot storage building built in 2020, along with 75 paved parking spaces, including six handicapped-accessible spaces.

FEATURE	SPECIFICATION
PARCEL SIZE	±30.88 Acres (1,345,133 SF)
GROSS BUILDING AREA	±19,582 SF
ZONING	AR - Residential Agricultural District
YEAR BUILT	2005
CONSTRUCTION	Brick and Stucco facade
STORIES	2
PARKING	75 Surface Spaces (6 Handicapped)
FLOOD ZONE	FEMA Zones X (Minimal Flood Hazard)
PARCEL NUMBER	04-00571; 04-04616 & 04-04615



Building Specifications

FEATURE	SPECIFICATION
FOUNDATION	6" concrete slab on grade over 6 mil polyethylene and 4" of sand.
ROOF	Metal gable-style roof in blue, original construction and in serviceable condition.
INTERIOR	Acoustic tile ceilings, painted sheetrock walls, fluorescent lighting, polished concrete floors; central HVAC throughout.
EXTERIOR	Painted 24-gauge galvanized metal sheets with 6" vinyl-faced insulation and brick veneer in good condition; insulated vinyl casement windows and aluminum/glass entry doors.
BUILDING FEATURES	Classrooms, meeting rooms, and gymnasium with upper-level running track.
RESTROOMS	Ten restrooms with laminate counters, ceramic fixtures, vinyl floors, and ADA compliance.
ACCESSIBILITY	Fully accessible at ground level. All entrances are at ground level. The second level is accessible by stairs.
SITE IMPROVEMENTS	Asphalt-paved driveway and 75 marked parking spaces with 6 ADA spaces. Adequate site drainage supporting long-term usability.
AGE & CONDITION	Built in 2005, well-maintained with an effective age of ± 15 years; remaining economic life estimated at ± 30 years. Adequately maintained, with no significant deferred maintenance noted



Exterior Photos



Interior Photos



192 HILLTOP DRIVE

LOCATION OVERVIEW



Strategic Location

192 Hilltop Drive is strategically positioned in Garysburg, Northampton County, with direct access to major transportation corridors. The property is just 0.2 miles from U.S. Highways 301/158 and benefits from nearby Interstate 95. This connectivity ensures convenient travel throughout the region, linking the site to Weldon, Roanoke Rapids, and the Virginia border within minutes. Its location balances rural character with strong accessibility, making it an advantageous setting for institutional, educational, or redevelopment uses.

Close to the Virginia Border

enhancing **regional connectivity**

Only 0.2mi

from **U.S. Highways 301/158**

Quick Access

to **Interstate 95**, a major East Coast corridor

Close Proximity

to **Roanoke Rapids and Weldon**



REGIONAL DEMAND DRIVERS & CORPORATE NEIGHBORS

The surrounding region supports a growing economic base and is home to key institutions and employers that drive long-term fundamentals for Northampton County



North Carolina Center for Automotive Research (NCCAR)

- Approximately 5 miles from the property
- State-sponsored automotive research and testing facility
- Features a 4.6-mile ride & handling course, advanced labs, and client garages



Halifax Community College

- Within 5 miles of the property
- Provides workforce training, technical programs, and continuing education
- Supports local employment and professional development initiatives



Halifax-Northampton Regional Airport

- Located within a 20-minute drive of the property
- General aviation airport with a 5,500-foot lighted runway and parallel taxiway
- Modern terminal facilities, T-Hangars, and corporate hangar space

Area Dynamics

192 Hilltop Drive benefits from strong regional accessibility with U.S. Highways 301/158 and Interstate 95 nearby, providing direct north-south connectivity along the Eastern Seaboard. This infrastructure links Garysburg to Roanoke Rapids, Weldon, and the Virginia border, ensuring convenient regional access.

The surrounding area offers a balanced mix of uses, combining residential neighborhoods with recreational amenities, commercial services, and industrial activity. Residents and visitors enjoy access to outdoor resources such as the Roanoke River, golf courses, and hunting and fishing clubs, while nearby towns provide additional retail, dining, healthcare, and education. Light industrial activity and community institutions also contribute to the area's evolving economy, balancing rural character with expanding opportunities.

Together, these dynamics create a stable and diverse environment that supports both community and economic growth.

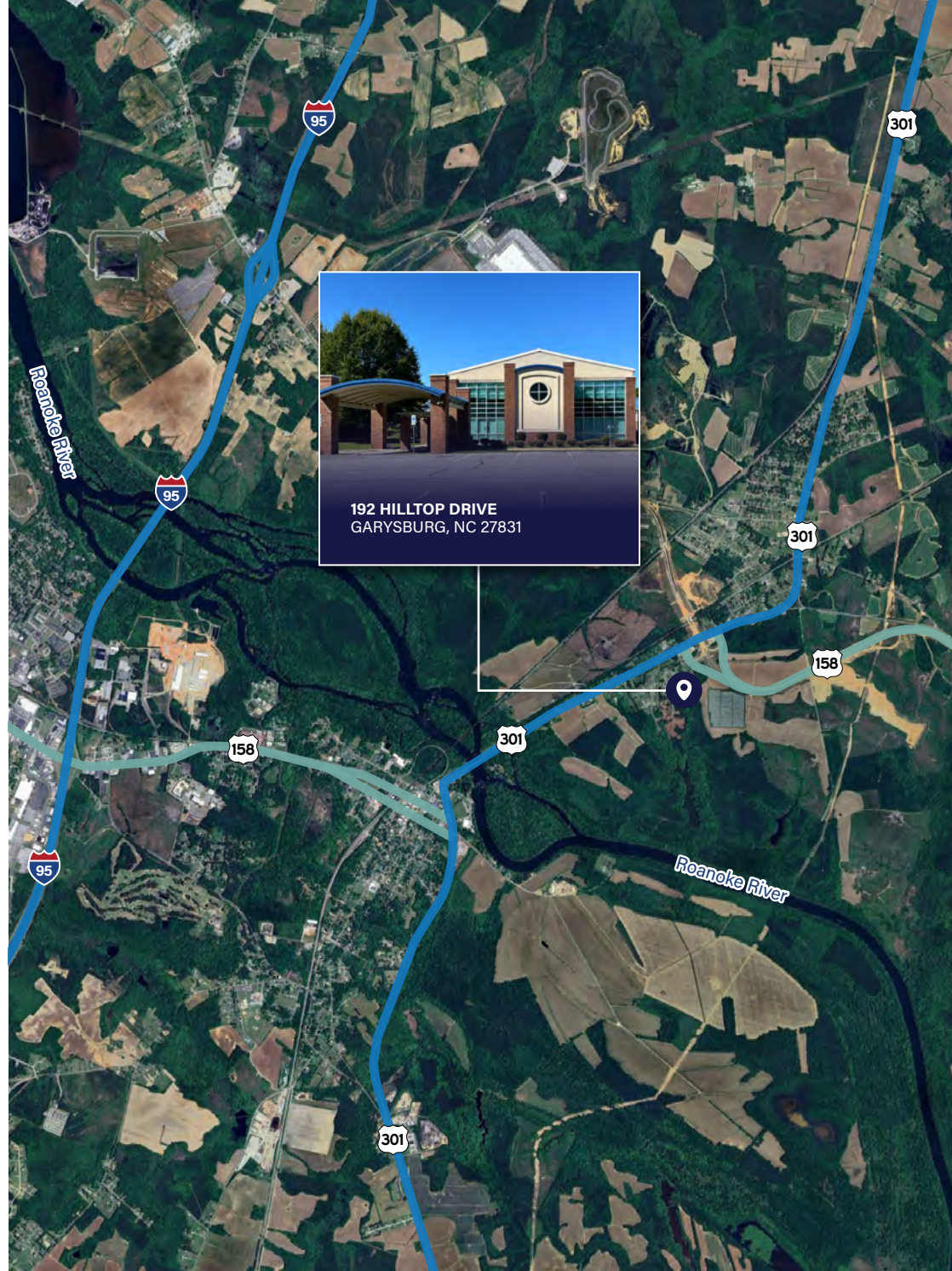
Access to I-95 and U.S. Highways 301/58
for regional connectivity



Proximity to the Roanoke River
a regional destination for recreation and eco-tourism



Surrounded by a mix of
residential, commercial, recreational, and industrial uses



Aerial View



Nearby Developments



NORTH CAROLINA CENTER FOR AUTOMOTIVE RESEARCH (NCCAR)

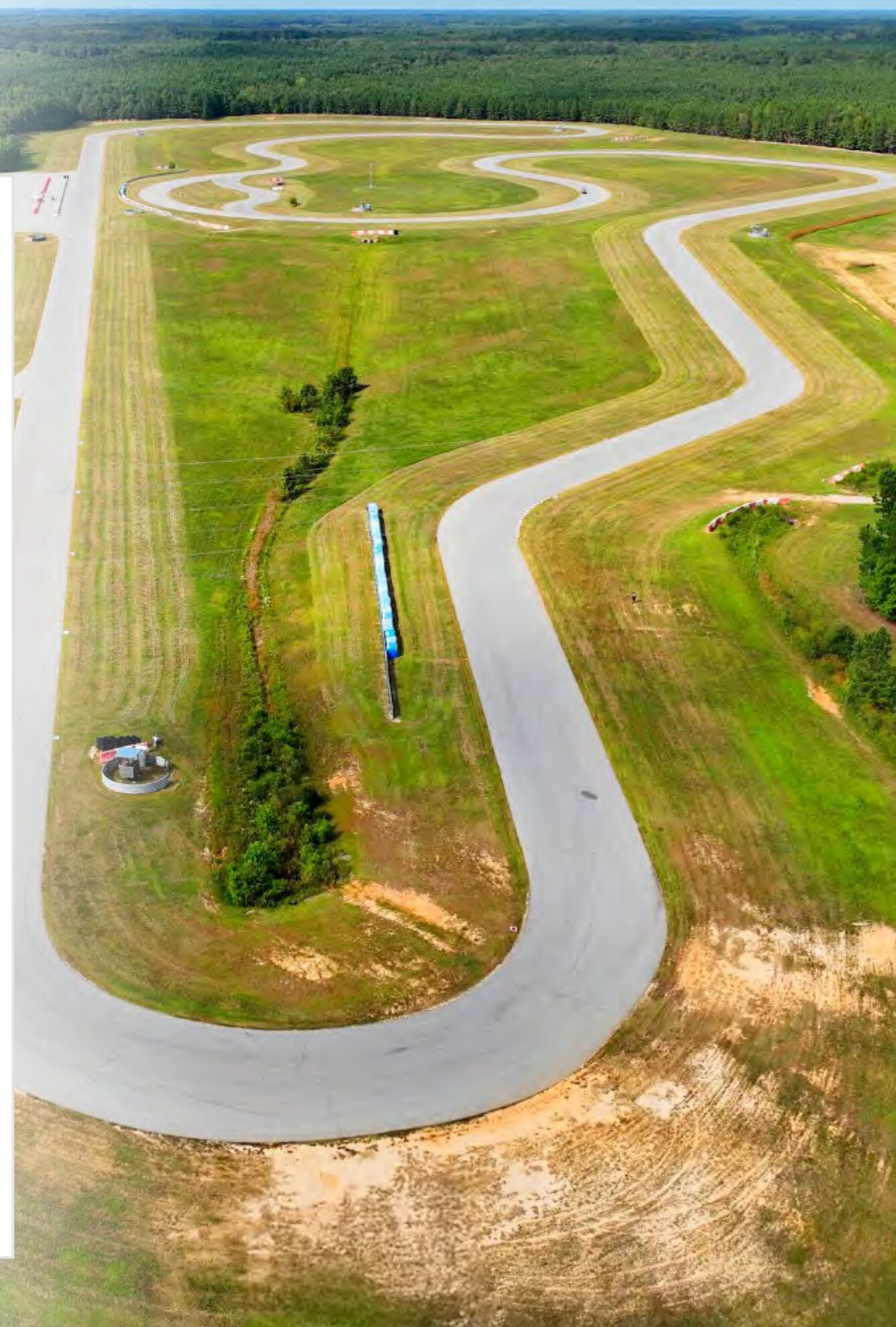
A major demand driver near the property is the North Carolina Center for Automotive Research (NCCAR), North Carolina's first automotive testing site and the only facility of its kind on the East Coast.

Located on 620 acres in Garysburg, NCCAR was developed through sponsorship from the State of North Carolina, USDOT, Northampton County, and the state's university and community college system. Its affiliation with these institutions strengthens research capacity, workforce development, and industry partnerships, positioning Northampton County as a hub for advanced automotive innovation.

The facility was designed to support the research, testing, and development needs of the automotive industry, accommodating vehicles ranging from medium-duty trucks to advanced autonomous systems. NCCAR features a 2.03-mile ride and handling course, an integrated vehicle dynamics area, six private garages with lifts and support areas, and private engineering suites.

KEY HIGHLIGHTS

- North Carolina's first automotive testing facility and the only one on the East Coast
- 2.03-mile ride and handling course with integrated vehicle dynamics area
- ±620-acre site
- Six private garages with office, storage, and engineering space



192 HILLTOP DRIVE

MARKET OVERVIEW



Garysburg, NC: Regional Connectivity and Investment Potential

Garysburg, located in Northampton County along the I-95 corridor, offers a strategic position between North Carolina and Virginia. The town is minutes from Roanoke Rapids and within reach of Raleigh-Durham and Richmond, providing direct access to larger labor markets, consumer bases, and regional infrastructure. Its location along a major interstate makes it a natural fit for logistics, light industrial, and community-serving uses, while maintaining the affordability and accessibility that appeal to value-driven investors.

The area is further supported by regional investment in healthcare, manufacturing, and renewable energy, which continue to strengthen the economic base of eastern North Carolina. Local leadership actively promotes redevelopment and adaptive reuse, creating opportunities for projects that align with long-term growth. With its strategic connectivity, supportive business climate, and proximity to expanding metropolitan areas, Garysburg presents a compelling environment for investors seeking stability and future upside.

MARKET DEMOGRAPHICS

16,580

Population



26,350

Workforce (Micropolitan)



\$47.9K

Median HH Income



Source: CoStar

Northampton County: A Platform for Sustainable Growth

Northampton County serves as a key anchor in northeastern North Carolina, combining its agricultural heritage with a growing presence in renewable energy and advanced manufacturing. Its expansive land base and access to major transportation routes have attracted large-scale solar projects and cost-efficient industrial users, positioning the county as a leader in sustainable development.

Economic development efforts focus on infrastructure improvements, business recruitment, and adaptive reuse, supported by state and local incentives. With a stable employment base in healthcare, education, and manufacturing, and a pro-business climate encouraging long-term investment, Northampton County offers a compelling environment for institutional capital seeking resilience and growth potential in eastern North Carolina.



MARKET HIGHLIGHTS



Strategic East Coast Access

Located along I-95 and US-158, the county provides direct connectivity to major regional markets including Raleigh-Durham, Richmond, and Hampton Roads.



Renewable Energy Leader

Significant investment in large-scale solar projects has positioned Northampton as one of eastern North Carolina's most active counties for sustainable energy development.



Diverse Economic Base

Agriculture, forestry, healthcare, and advanced manufacturing form a stable foundation, with ongoing diversification into logistics and distribution.



Pro-Business Environment

State and local incentives support new investment, adaptive reuse, and job creation, reinforcing the county's appeal to institutional capital.



Cost-Efficient Growth Platform

Competitive land and operating costs, combined with access to regional labor pools, make Northampton an attractive alternative to higher-cost metropolitan areas.

Source: CoStar

Specialty Property and Land Positioning for Capital Appeal

In Northampton County and the broader eastern North Carolina region, Specialty properties with adjacent land represent a limited yet strategically important segment of the market. These assets are valued for their adaptability, serving niche operators while maintaining flexibility for repositioning as demand evolves. The inclusion of contiguous land enhances market appeal by enabling expansion, redevelopment, or phased build-out aligned with regional growth. With large, developable parcels along major transportation corridors increasingly scarce, Specialty assets with land stand out as flexible platforms capable of meeting near-term needs while supporting long-term value creation.

- **Limited supply of specialty properties**
with contiguous land supports long-term value
- **Flexible configurations**
allow adaptation for niche operators or repositioning
- **Adjacent land enables phased**
expansion, redevelopment, or complementary uses
- **Scarcity of large developable parcels**
strengthens competitive positioning

WHY SPECIALTY + LAND

Specialty assets paired with land offer investors a dual-track strategy: stable performance today with the ability to unlock additional value tomorrow. The land component provides a hedge against market shifts, ensuring the property can evolve with tenant demand, while the specialty use creates differentiation in a competitive landscape. Together, they deliver a flexible, resilient investment vehicle with both income stability and long-term growth potential.

Key Investment Drivers

- **Optionality**
Current use plus future redevelopment pathways
- **Capital Efficiency**
Land banking preserves upside at low carrying cost
- **Market Scarcity**
Few comparable assets with contiguous land available
- **Growth Alignment**
Positioned to benefit from regional economic drivers

Economic Drivers

The area's economy is shaped by a balance of traditional industries and emerging growth sectors, creating a resilient foundation for long-term investment. Agriculture and forestry remain central, while renewable energy, healthcare, and advanced manufacturing have expanded the region's profile. With direct access to I-95 and US-158, the area leverages its strategic location to attract logistics and distribution activity, positioning it as a stable yet evolving market for institutional capital.

EDUCATION & HEALTH SERVICES

Agriculture and forestry remain foundational to the area's economy, shaping both its identity and long-term stability. The county's fertile soils support row crops such as soybeans, corn, and cotton, while timber production continues to supply regional mills and downstream manufacturing. These industries not only sustain local livelihoods but also contribute to North Carolina's broader agricultural output, which remains the state's largest economic sector. With established infrastructure, generational expertise, and access to regional markets via I-95, the agricultural base provides a reliable platform for future agribusiness expansion and value-added processing opportunities.

Tier 1 Country
with Agri Incentives

212,000+
Acres of Farmland

518
Active Farms

Top Crops
Soybeans, Corn, Cotton

Forestry Supported
by NC Forest Service

\$111 Billion
Statewide Agri/
Agribusiness Impact

Source: USDA Census of Agriculture; NC Department of Agriculture & Consumer Services; USDA NCRS

Economic Drivers



RENEWABLE ENERGY

The region has emerged as one of North Carolina's leaders in renewable energy development, particularly in utility-scale solar. Large tracts of available land, favorable regulatory conditions, and access to transmission infrastructure have attracted significant private investment. Multiple solar farms are already in operation, contributing to the local tax base and providing long-term lease income for landowners. Statewide, North Carolina ranks among the top five states for installed solar capacity, and rural counties like this one are central to that growth. With continued policy support, grid modernization, and financing tools such as the new C-PACE program, the area is positioned to remain a key contributor to the state's clean energy transition.

Top 5 Solar State in U.S

James Beard Award winner for Outstanding Restaurant (Indian street food)

Utility-Scale Projects

Multiple large solar farms already in operation

C-PACE Financing

New program supports renewable energy investment

Transmission Access

Direct links to Duke and Dominion grids

Clean Energy Growth

Renewables drive long-term regional expansion

Source: NC Sustainable Energy Association; NC Utilities Commission; ncIMPACT Initiative

Economic Drivers

HEALTHCARE & EDUCATION

Healthcare and education form the backbone of community stability in Northampton County. The county is served by ECU Health North (formerly Halifax Regional satellite), the Northampton County Health Department, and regional providers such as Roanoke Chowan Community Health Center. These institutions deliver essential care, preventive services, and public health programs while also generating steady employment. On the education side, Northampton County Schools and nearby higher-ed institutions, including Halifax Community College and East Carolina University (ECU), provide workforce training and access to continuing education. Together, these systems strengthen the county's human capital and ensure long-term resilience.



TOP REGIONAL UNIVERSITIES



Halifax
COMMUNITY COLLEGE



CHOWAN
UNIVERSITY



ELIZABETH CITY
STATE UNIVERSITY



ECU



WESLEYAN

Northampton residents benefit from proximity to five regional higher-ed institutions, led by Halifax Community College and East Carolina University, which provide workforce training and advanced degree pathways.

TOP HEALTHCARE PROVIDERS



ECU HEALTH
North Hospital



Conway
Physicians
Group



RCCHC
Roanoke Chowan Community Health Center



NCHD
Northampton County Health Department



RIIG

Local care is anchored by the Northampton County Health Department and RCCHC, with hospital access through ECU Health North and Lake Gaston Medical Center.

Economic Drivers



MANUFACTURING & LOGISTICS

North Carolina is consistently ranked the #1 state for manufacturing competitiveness, and Northampton County leverages this statewide strength with its strategic location and available industrial land. The county sits directly on the I-95 corridor, providing seamless access to the Mid-Atlantic and Southeast markets. Local employers include advanced manufacturing, food processing, and distribution operations, supported by proximity to the CSX rail network and the Port of Virginia. With competitive labor costs, a Tier 1 county designation, and access to workforce training through the NC Community College System, Northampton is well-positioned for continued industrial growth.

Together, Northampton County's economy is anchored by its core drivers of Agriculture & Forestry, Renewable Energy, Healthcare & Education, and Manufacturing & Logistics, each contributing to long-term stability and growth. These sectors are complemented by additional drivers such as Retail & Services, which support daily needs and local employment, and Tourism & Recreation, which leverage the county's natural landscapes, cultural heritage, and proximity to regional attractions. The result is a balanced economic base that blends traditional industries with emerging opportunities, positioning Northampton County as both resilient and forward-looking in its development trajectory.

#1 State for Manufacturing Competitiveness

North Carolina ranked top in 2024

212 New Industrial Projects in 2024

Statewide pipeline of manufacturing and logistics facilities

Strategic I-95 Location

Direct access to Mid-Atlantic and Southeast markets

CSX Rail & Port of Virginia Access

Connectivity to national and global trade routes

Competitive Labor Costs

Lower than national average with skilled workforce support

Tier 1 County Incentives

Enhanced state and local development programs

Industrial Land Availability

Sites positioned for advanced manufacturing and distribution

Source: Site Selection Group; NC Department of Commerce; SalesLeads Industrial Construction Report

Demographics

13,126

2024 Population
5-Mile Radius

1,086

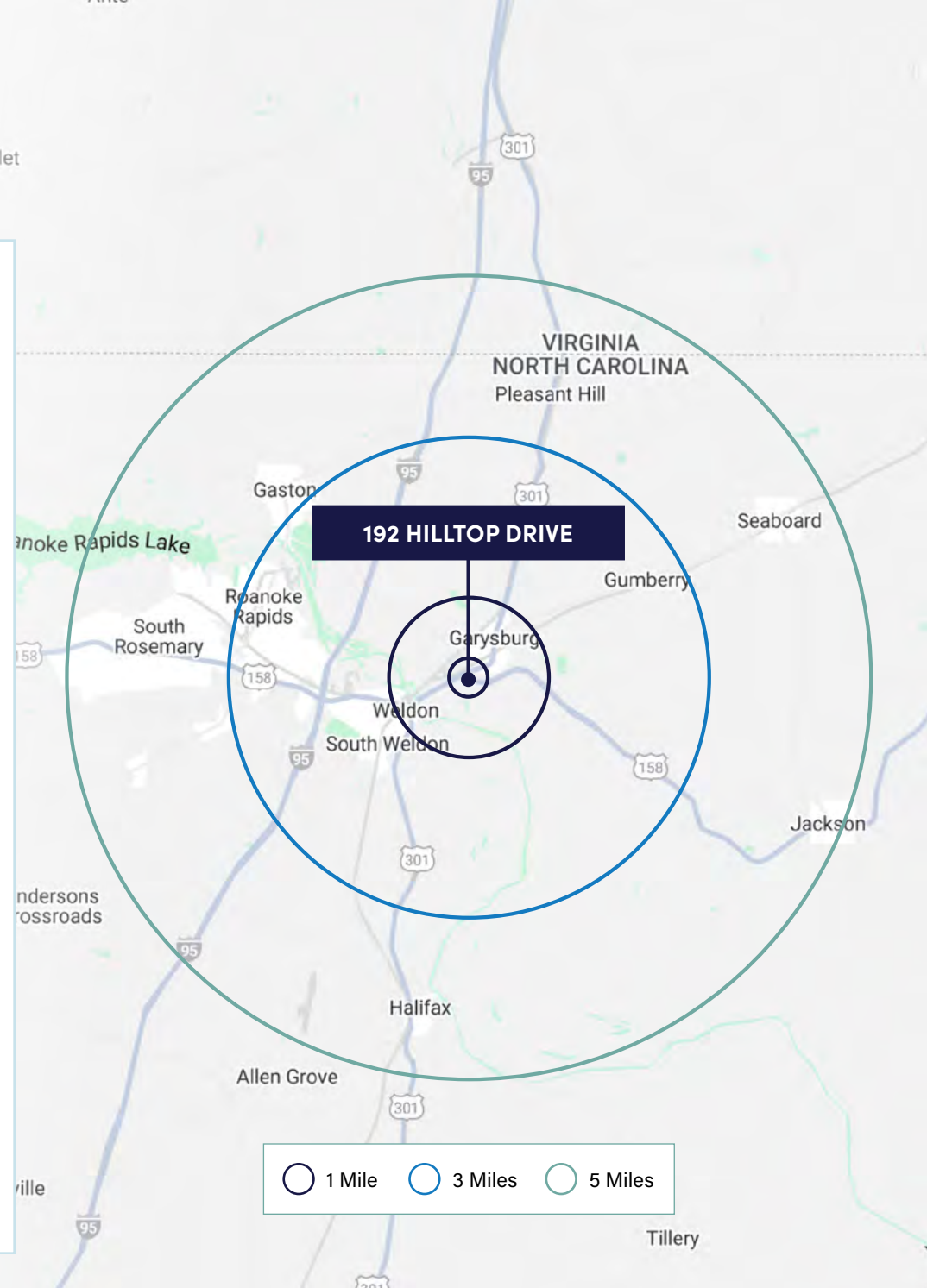
Total Businesses
5-Mile Radius

\$58,718

Avg. Household Income
5-Mile Radius

	1 Mile	3 Mile	5 Mile
Population			
2024 Population	342	3,155	13,126
2029 Population Projection	300	3,056	12,672
Median Age	47.6	45.0	44.6
Households			
2024 Households	155	1,320	5,789
2029 Household Projection	136	1,274	5,587
Income			
Average Household Income	\$64,316	\$50,921	\$58,718
Median Household Income	\$37,763	\$31,000	\$38,276
Daytime Demographics			
Total Businesses	6	164	1,086
Total Employees	20	1,695	11,514

Source: CoStar



○ 1 Mile ○ 3 Miles ○ 5 Miles

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