



GOLDSBORO

105 East Holly Street, Goldsboro, NC 27530

- 192,333 RSF
- I-2 Zoning
- Inactive Rail Spur
- Ceilings 17' - 30'
- Excellent Interstate access

CONTACT:

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PROPERTY SUMMARY



Property Summary

Building SF:	232,000
Lot Size:	6.34 Acres
Price:	\$3,000,000
Zoning:	I-2

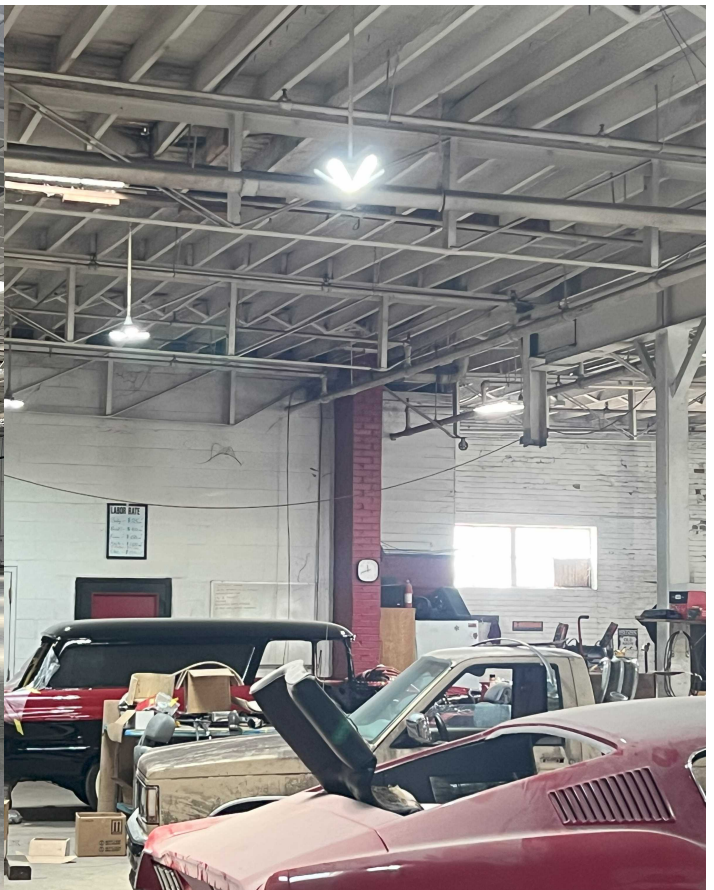
Property Overview

Designated "Opportunity Zone"
Inactive Rail Spur
Logistics Yard
High return opportunity

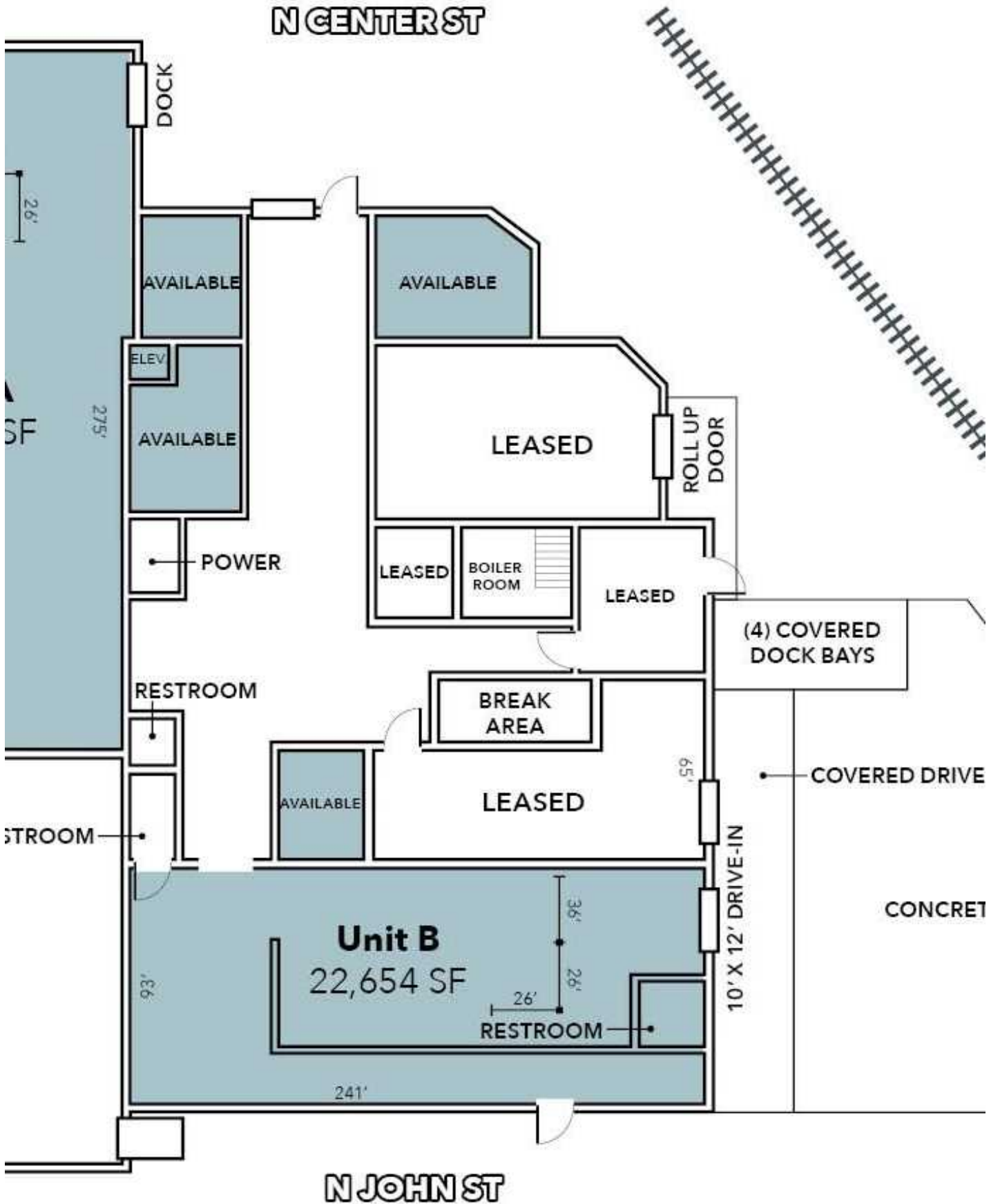
Location Overview

The city is situated in North Carolina's Coastal Plain and is bordered on the south by the Neuse River and the west by the Little River, approximately 40 miles southwest of Greenville, 50 miles southeast of Raleigh, the state capital, and 75 miles north of Wilmington in Southeastern North Carolina. Goldsboro, NC offers a favorable business climate with low corporate taxes, affordable real estate, and a growing workforce, making it an attractive location for companies. Additionally, the presence of Seymour Johnson Air Force Base and a variety of industries contribute to a supportive economic environment.

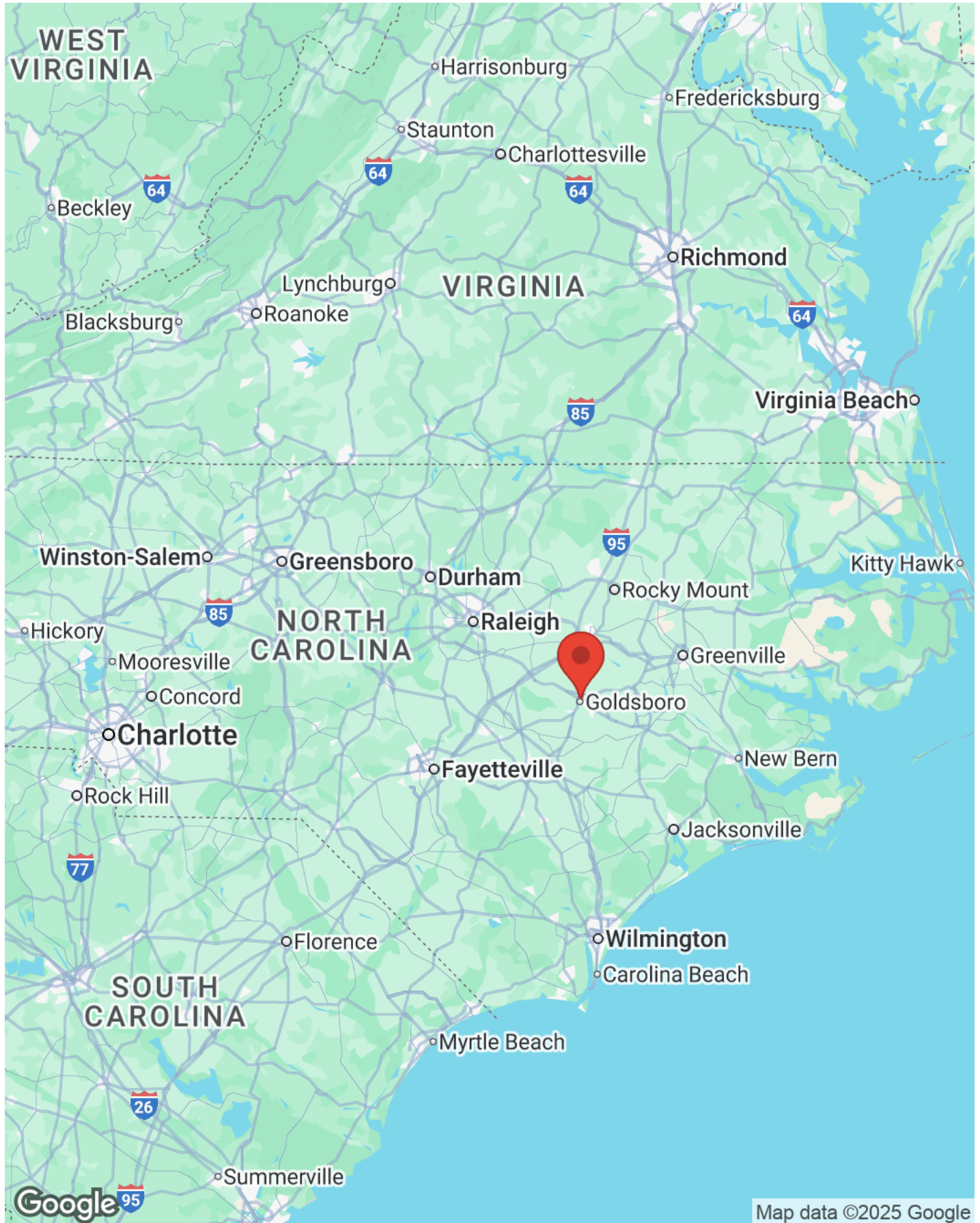
PROPERTY PHOTOS



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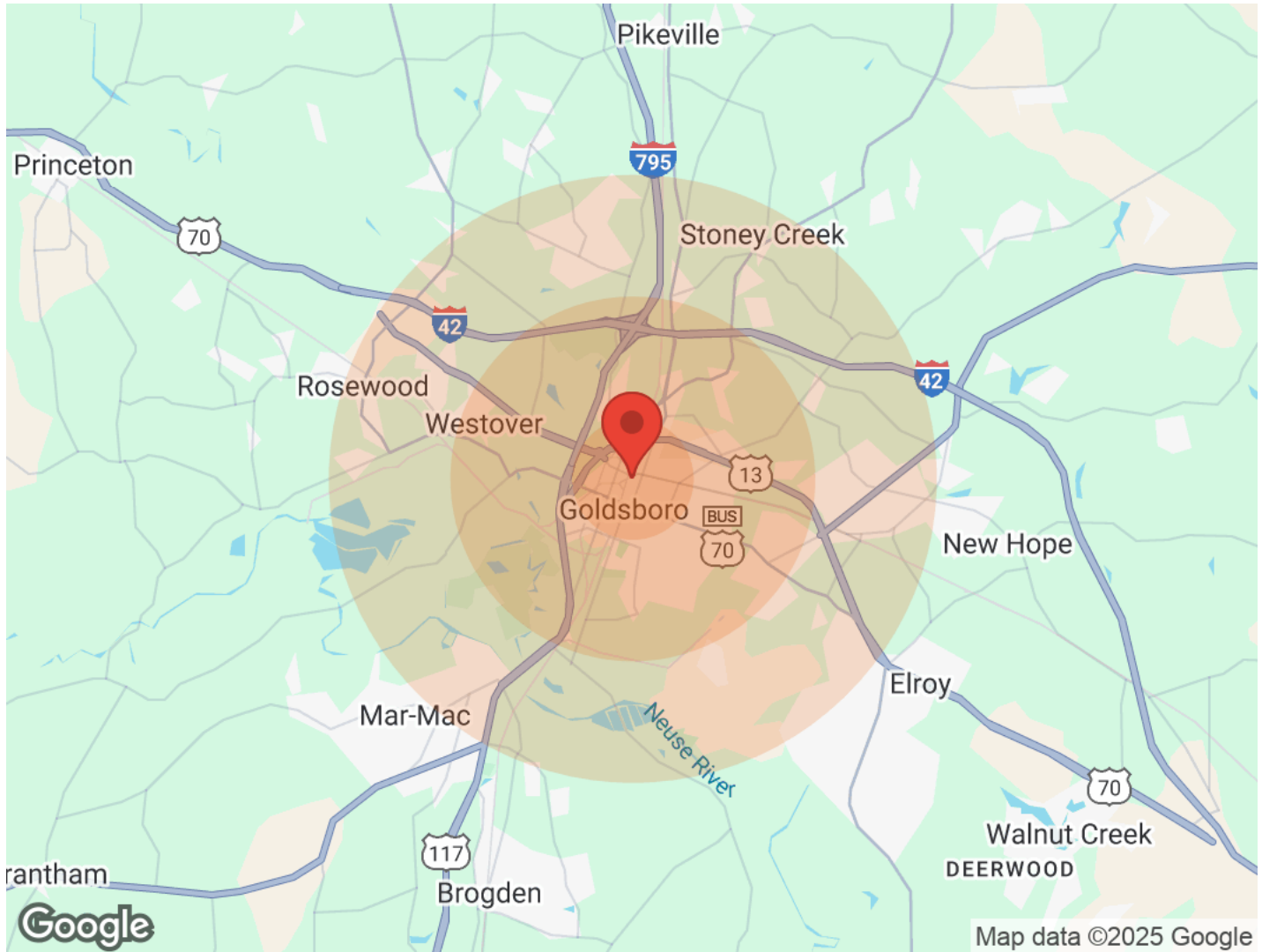
REGIONAL MAP



AERIAL MAP



DEMOGRAPHICS



	1 Mile	3 Miles	5 Miles		1 Mile	3 Miles	5 Miles
Population				Income			
Male	1,374	10,273	21,203	Median	\$14,991	\$31,403	\$37,593
Female	1,499	12,126	23,315	< \$15,000	576	2,806	3,658
Total Population	2,873	22,399	44,518	\$15,000-\$24,999	197	1,439	2,421
				\$25,000-\$34,999	149	1,450	2,479
Age				\$35,000-\$49,999	133	1,357	2,644
Ages 0-14	706	4,700	9,003	\$50,000-\$74,999	64	1,286	3,066
Ages 15-24	404	2,945	5,761	\$75,000-\$99,999	25	618	1,698
Ages 25-54	937	8,291	17,277	\$100,000-\$149,999	30	491	1,509
Ages 55-64	354	2,751	5,318	\$150,000-\$199,999	7	112	319
Ages 65+	472	3,712	7,159	> \$200,000	8	158	316
				Housing			
Race				Total Units	1,624	11,946	21,155
White	474	6,481	21,777	Occupied	1,318	10,443	18,974
Black	2,325	15,252	20,738	Owner Occupied	289	4,245	9,313
Am In/AK Nat	1	11	28	Renter Occupied	1,029	6,198	9,661
Hawaiian	N/A	N/A	1	Vacant	306	1,503	2,181
Hispanic	123	763	1,901				
Multi-Racial	146	1,138	3,248				

The calculations and data presented are deemed to be accurate, but not guaranteed. They are intended for the purpose of illustrative projections and analysis. The information provided is not intended to replace or serve as substitute for any legal, accounting, investment, real estate, tax or other professional advice, consultation or service. Users should consult with a professional in the respective legal, accounting, tax or other professional.