



Marcus & Millichap

±65,930 SQUARE FEET  
TRACTOR SUPPLY  
+ FORMER BIG LOTS

±39.18% OCCUPIED, VALUE-ADD,  
RETAIL OPPORTUNITY

26 WHITES CROSSING PLAZA  
WHITEVILLE, NC 28472

ONLINE  
AUCTION

STARTING BID: \$250,000

**R** MARKETPLACE  
ONLINE AUCTION  
OCTOBER 19-21, 2026



±65,930 SF,  
TWO-TENANT RETAIL  
39.18% OCCUPIED BY  
TRACTOR SUPPLY WITH  
VACANT/FORMER BIG LOTS ON  
AN EXPANSIVE ±7.381 ACRE  
PARCEL OFFERED AT  
A SIGNIFICANT DISCOUNT  
BELOW REPLACEMENT  
COST

CASH  
FLOWING WITH  
\$103K IN-PLACE BASE  
RENT + REIMBURSEMENTS  
AND VALUE ADD VIA LEASE-UP  
OF THE ±40,100 SF BIG LOTS  
VACANCY; FLEXIBLE ZONING  
WITH ADDITIONAL UPSIDE  
THROUGH POTENTIAL  
OUTPARCEL  
DEVELOPMENT

LOCATED  
IN WHITEVILLE'S  
PRIMARY RETAIL  
CORRIDOR WITH FRONTAGE  
ALONG US-701 BYPASS/W LOVE  
MILL RD (±20,489 COMBINED  
VPD); LOCATED WITHIN WHITES  
CROSSING SHOPPING  
PLAZA NEAR A MIX OF  
NATIONAL/REGIONAL  
RETAILERS



RI MARKETPLACE  
**ONLINE  
AUCTION**  
Marcus & Millichap

VIEW ONLINE AUCTION  
OCTOBER 19-21, 2026

## 26 WHITES CROSSING PLAZA, WHITEVILLE, NORTH CAROLINA 28472

ONLINE AUCTION: OCTOBER 19-21, 2026 | \$250,000 STARTING BID



**BUILDING: ±65,930 SF**

**PARCEL NUMBER:  
63462**

**LOT SIZE: ±7.381 AC  
(±321,517 TOTAL SF)**

**PARKING: 336 SPACES**



**PROPERTY TYPE: RETAIL**

**TENANCY: TWO-TENANT**

**OCCUPANCY:  
±39.18% LEASED**

**INCOME PRODUCING**



**STORIES: ONE**

**INLINE**

**YEAR BUILT: 1988**

**ZONING: B-3 HIGHWAY  
SERVING BUSINESS  
DISTRICT**

**PYLON/FACADE SIGN**

**LOADING AREA**



**HIGHWAY FRONTAGE  
(US-701 BYPASS)**

**±3-MI TO US-74 / US-76**

**±35-MI TO LUMBERTON, NC**

**±45-MI TO WILMINGTON, NC**

**±55-MI TO MYRTLE BEACH, SC**

**±58-MI TO FAYETTEVILLE, NC**

Marcus & Millichap and RI Marketplace are pleased to present the opportunity to acquire the fee simple interest in an inline, two-tenant retail building located within Whites Crossing Plaza at 26 Whites Crossing Plaza in Whiteville, North Carolina 28472 (the "Property"). Currently ±39.18% occupied by Tractor Supply, the Property is offered significantly below replacement cost, creating an exceptional opportunity for investors and owner-users to acquire a highly visible retail asset with existing cash flow and substantial lease-up and value-add potential at an attractive basis.

Constructed in 1988, the Property consists of a ±65,930 SF single-story retail building situated on an expansive ±7.381-acre (±321,517 SF) parcel within Whites Crossing Plaza. The site features abundant surface parking with 336 spaces, prominent pylon signage, and frontage along W Love Mill Road (±2,389 VPD), visibility along US-701 Bypass (±18,100 VPD), and multiple points of ingress and egress providing convenient access and strong visibility. The building is configured for two retail tenants, with Tractor Supply occupying ±25,830 SF (39.18% GLA) and providing stable in-place income. The remaining ±40,100 SF, formerly occupied by Big Lots, became vacant following the retailer's corporate bankruptcy and presents a significant value-add lease-up opportunity. The former Big Lots space features functional second-generation retail improvements, a large open sales floor, and existing infrastructure capable of accommodating a variety of retail, fitness, entertainment, discount, furniture, showroom, service-oriented, or specialty retail users. The Property currently generates more than \$103K in-place base rent plus reimbursements and offers investors the ability to increase cash flow through lease-up of the vacant space at market rents, with additional value-add potential through development of a possible outparcel area (pending approval, etc). According to CoStar, retail asking rents within the Whiteville market are approximately \$8/SF Modified Gross. Zoned B-3, Highway Serving Business District, the Property permits a broad range of retail, commercial, and service uses, enhancing long-term flexibility and investment appeal.

Whiteville is strategically located in Columbus County in southeastern North Carolina and serves as the county seat and a primary commercial and service hub for the surrounding region. The Property is positioned along US-701 Bypass/S Madison Street, one of Whiteville's principal retail corridors, providing convenient access, visibility, and exposure to local and regional traffic. The surrounding commercial district features a concentration of national and regional retailers, restaurants, and service-oriented businesses, including Walmart Supercenter, Lowe's Home Improvement, Food Lion, Walgreens, CVS, Dollar Tree, Harbor Freight Tools, and numerous quick-service restaurants that support consistent consumer activity throughout the trade area. The area benefits from an employment base supported by healthcare, education, and retail, with Columbus Regional Healthcare System and Southeastern Community College serving as notable institutional demand drivers. As one of the region's primary retail and service destinations, Whiteville draws consumers from communities throughout Columbus County and the surrounding trade area, extending the Property's potential customer base beyond the immediate city population. Within a 5-mi radius, the Property serves ±12,306 residents with an average household income exceeding ±\$72,000.

Disclaimer & Source(s): Demographics provided by CoStar and/or ESRI. Estimated rents are not a formal appraised rental estimate and are only intended to provide a submarket or market rent estimate, according to CoStar. Parcel outline is used for illustrative purposes; please refer to survey for precise parcel boundaries. Survey used as source for lot size/land area. Parking total per as-built survey. An exact parking count, and subsequent restriping/site modifications could have changed the present-day total. Total Building SF as well as both unit sizes source is a guess and estimate based on the Tractor Supply lease square footage and CAM RECS, while previous survey shows a different number. Columbus County tax site is the source for address. Zoning per City of Whiteville website. Bidders need to confirm and perform their own due diligence prior to bidding.



Walmart

WHITES CROSSING PLAZA

belk CITITRENDS

TSC TRACTOR SUPPLY CO

Aspen Dental

FOOD LION

enterprise TACO BELL

STRICKLAND & BROTHERS

±18,100 VPD (2026)

±12,303 VPD (2026)

±2,389 VPD (2026)

MARKETPLACE ONLINE AUCTION  
Marcus & Millichap

701

W LOVE MILL RD



VIEW ONLINE AUCTION  
OCTOBER 19-21, 2026

# TWO-TENANT RETAIL EXTERIOR PHOTOS



**R** MARKETPLACE  
**ONLINE  
AUCTION**  
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TRACTOR SUPPLY + FORMER BIG LOTS

WHITEVILLE, NC



# TWO-TENANT RETAIL TRACTOR SUPPLY: EXTERIOR PHOTOS

VIEW ONLINE AUCTION  
OCTOBER 19-21, 2026



R MARKETPLACE  
**ONLINE AUCTION**  
Marcus & Millichap



TRACTOR SUPPLY + FORMER BIG LOTS  
WHITEVILLE, NC



# TWO-TENANT RETAIL TRACTOR SUPPLY: INTERIOR PHOTOS



VIEW ONLINE AUCTION  
OCTOBER 19-21, 2026

TRACTOR SUPPLY + FORMER BIG LOTS

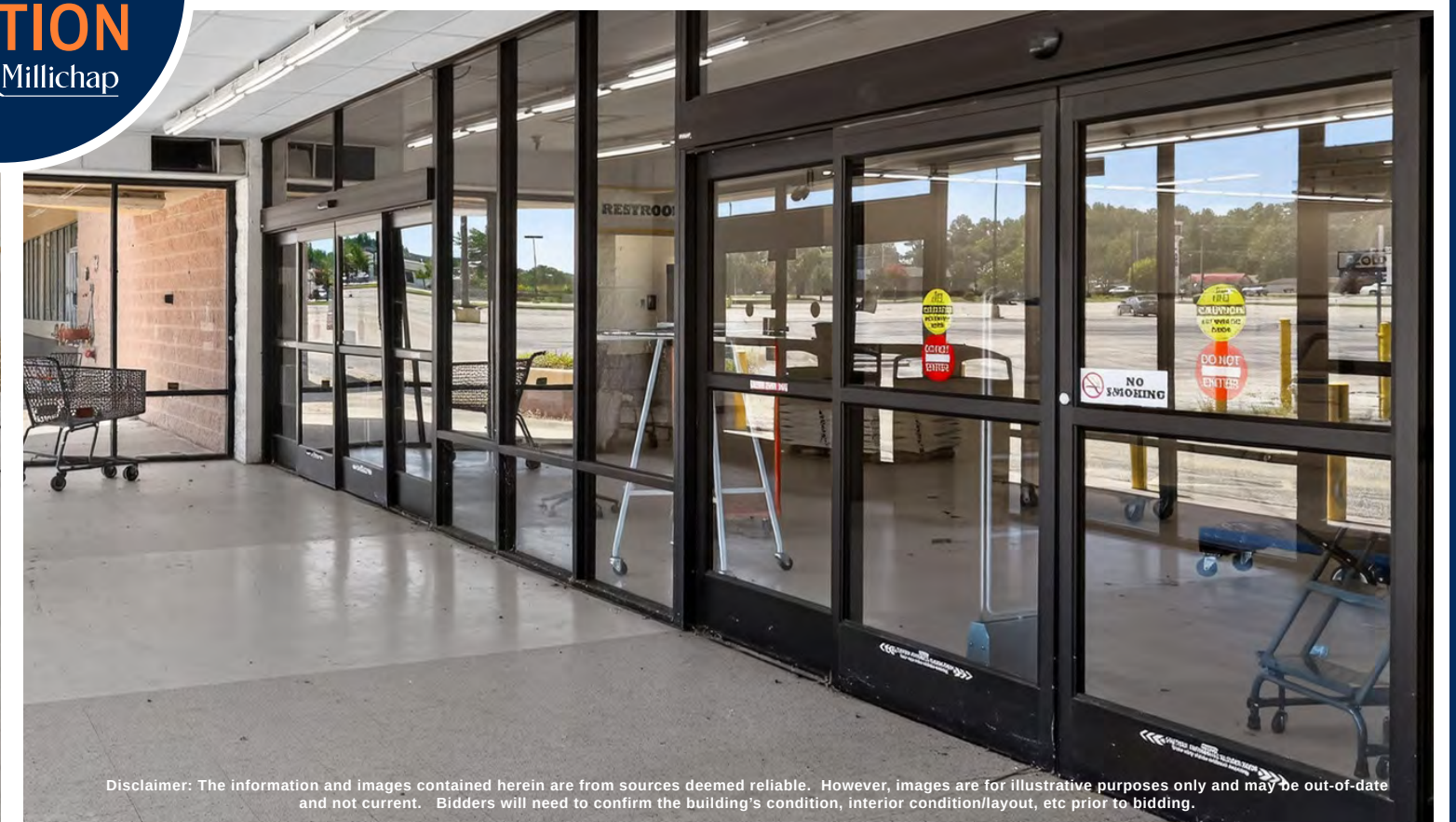
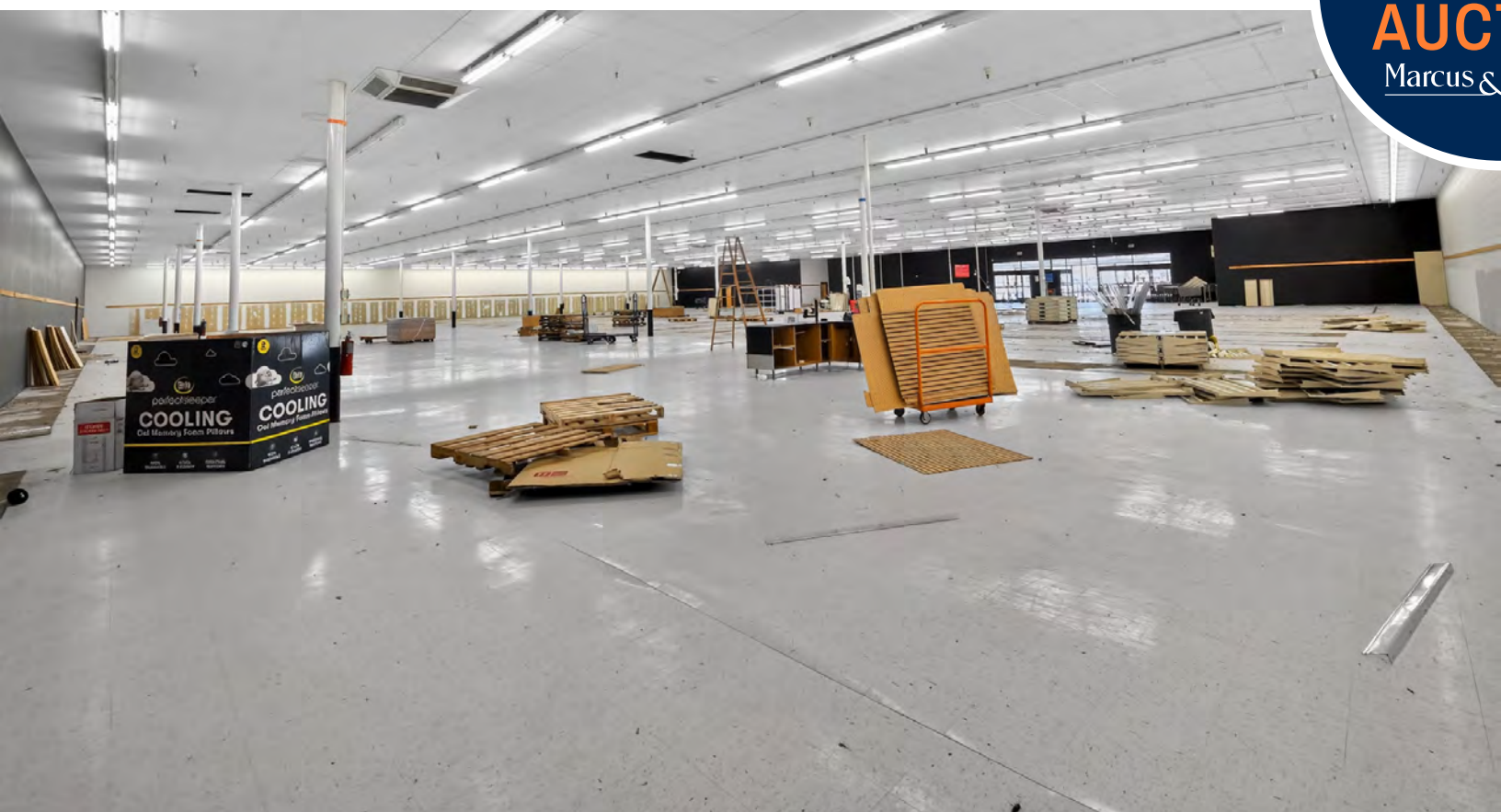
WHITEVILLE, NC



# TWO-TENANT RETAIL BIG LOTS: INTERIOR PHOTOS

VIEW ONLINE AUCTION  
OCTOBER 19-21, 2026

TRACTOR SUPPLY + FORMER BIG LOTS



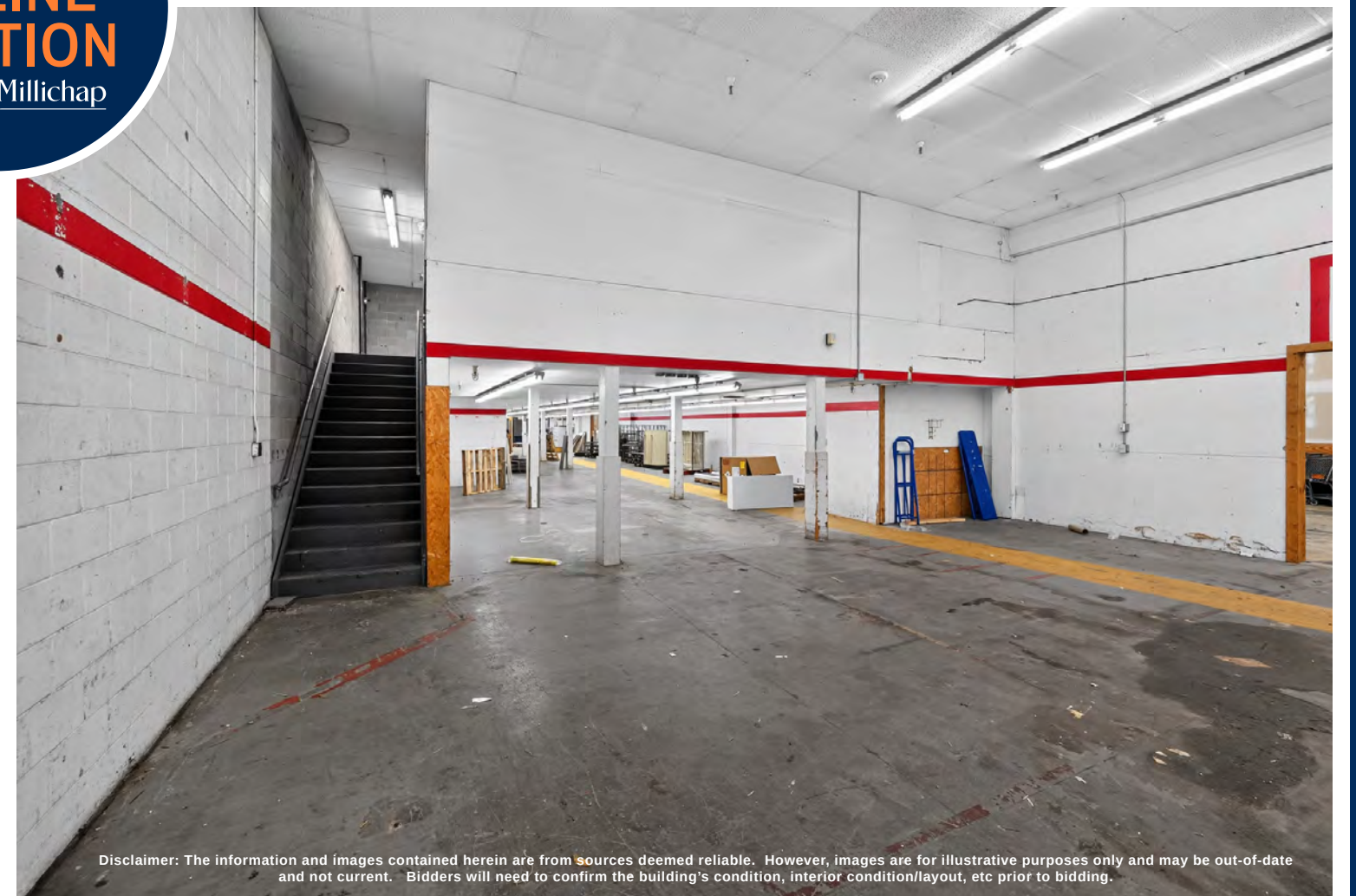
Disclaimer: The information and images contained herein are from sources deemed reliable. However, images are for illustrative purposes only and may be out-of-date and not current. Bidders will need to confirm the building's condition, interior condition/layout, etc prior to bidding.

WHITEVILLE, NC



# TWO-TENANT RETAIL BIG LOTS: WAREHOUSE PHOTOS

VIEW ONLINE AUCTION  
OCTOBER 19-21, 2026



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TRACTOR SUPPLY + FORMER BIG LOTS

WHITEVILLE, NC

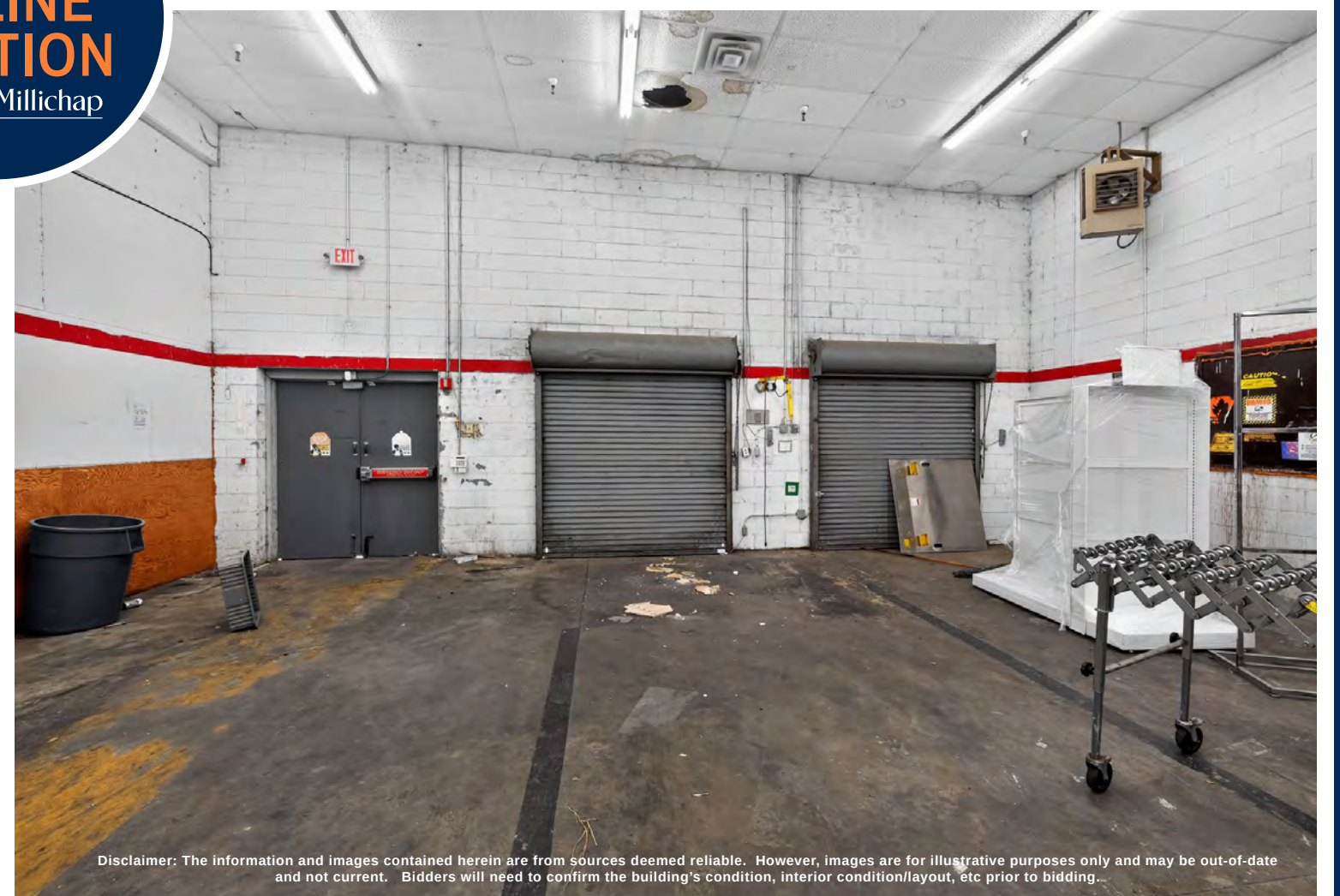
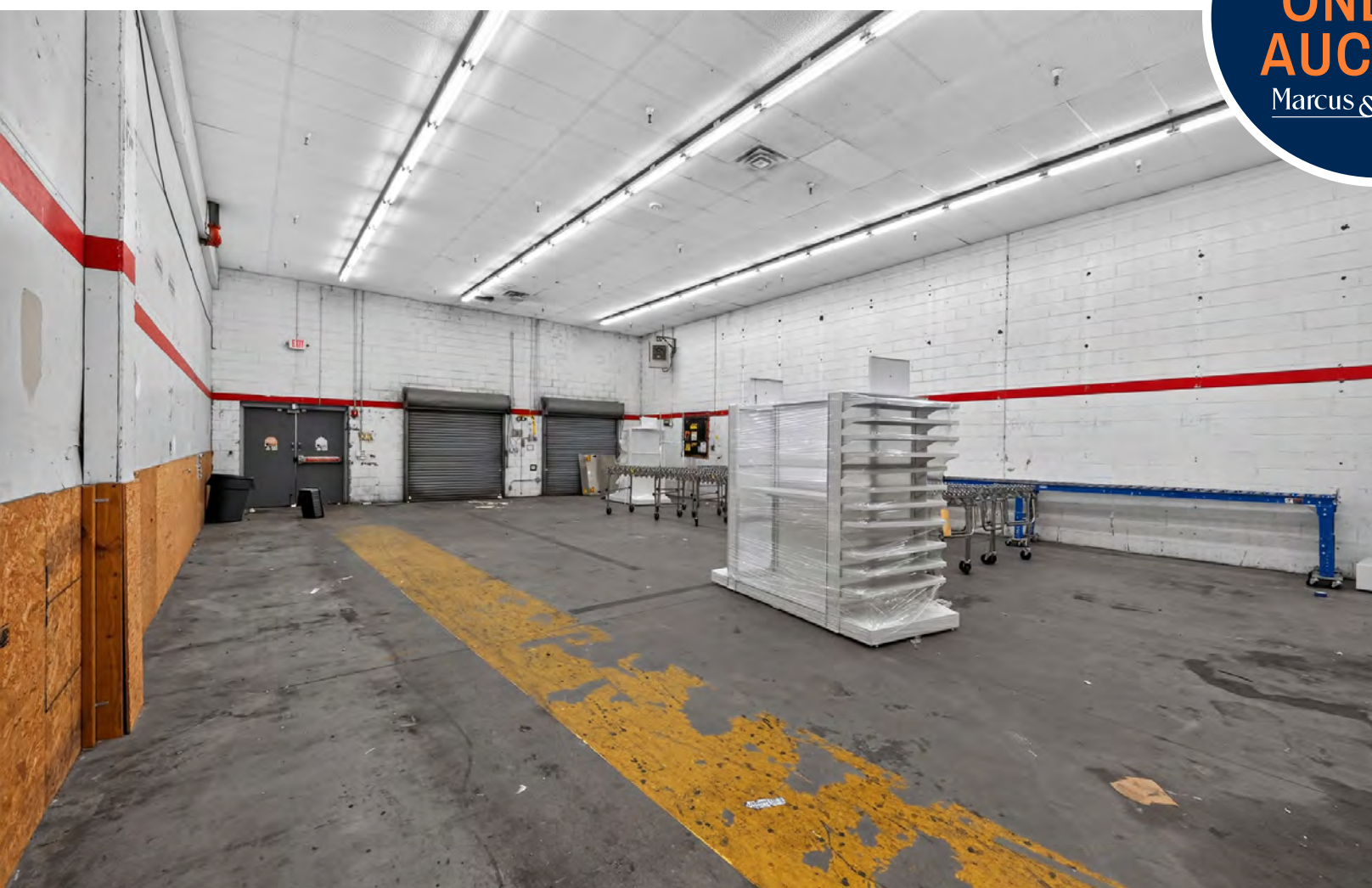


# TWO-TENANT RETAIL BIG LOTS: LOADING AREA

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OCTOBER 19-21, 2026



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**ONLINE  
AUCTION**  
Marcus & Millichap



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TRACTOR SUPPLY + FORMER BIG LOTS

WHITEVILLE, NC



# ONLINE AUCTION

WHITEVILLE, NC





39.18% OCCUPIED WITH VALUE ADD  
RENT ROLL + FINANCIALS

TENANT SUMMARY (AS OF JULY 2026)

| Tenant Name              | Square Feet | % Bldg Share | Lease Dates |          | Monthly Rent (PSF) | Total Rent Per Month | Total Rent Per Year | Recovery Reconciliation Information                                                                                                                                                                                                                                                                                                                                    | Escalation Information                                                                                                                                                                                       | Renewal Options and Option Year Rental Information                                                                                                                                                                                                                                                      |
|--------------------------|-------------|--------------|-------------|----------|--------------------|----------------------|---------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Tractor Supply Co.       | 25,830      | 39.18%       | 6/8/2012*   | 12/31/34 | \$4.00             | \$8,610.00           | \$103,320.00        | Recovery Reconciliation for 01/2025-12/2025 <ul style="list-style-type: none"><li>Recoverable CAM Expenses: \$9,061.92</li><li>2025 CAM Billings: \$9,963.60</li><li>Reconciliation Credit: (\$901.68)</li><li>Real estate taxes and insurance are reimbursable separately pursuant to the Lease and are not included in the CAM reimbursement shown herein.</li></ul> | One (1), Five (5) Year Rent Escalation During Extended Term <ul style="list-style-type: none"><li>\$103,320.00 Annually through 12/31/2029</li><li>\$110,552.40 Annually for 01/01/2030-12/31/2034</li></ul> | Four (4), Five (5) Year Options <ul style="list-style-type: none"><li>\$118,291.08 Annually for 01/01/2035-12/31/2039</li><li>\$126,571.44 Annually for 01/01/2040-12/31/2044</li><li>\$135,431.52 Annually for 01/01/2045-12/31/2049</li><li>\$144,911.64 Annually for 01/01/2050-12/31/2054</li></ul> |
|                          |             |              |             |          |                    |                      |                     |                                                                                                                                                                                                                                                                                                                                                                        |                                                                                                                                                                                                              |                                                                                                                                                                                                                                                                                                         |
| Vacant (Former Big Lots) | 40,100      | 60.82%       | -           | -        | \$0.00             | \$0                  | \$0                 |                                                                                                                                                                                                                                                                                                                                                                        |                                                                                                                                                                                                              |                                                                                                                                                                                                                                                                                                         |
| Total                    | 65,930      |              |             |          |                    | \$8,610.00           | \$103,320.00        |                                                                                                                                                                                                                                                                                                                                                                        |                                                                                                                                                                                                              |                                                                                                                                                                                                                                                                                                         |

\*Original lease dated 6/8/2012; lease amended effective 2/12/2024 to extend the initial term through 12/31/2034.

PROPERTY FINANCIALS (2024-2026 YTD THRU AUGUST)

|                                              | 2024         | 2025           | 2026 YTD     |
|----------------------------------------------|--------------|----------------|--------------|
| RENTAL INCOME                                |              |                |              |
| Total Rental Revenue                         | \$601,887.68 | \$1,348,685.88 | \$80,038.20  |
| Reimbursements                               |              |                |              |
| Property Tax Reimbursement                   | \$37,290.66  | \$32,399.73    | -\$1,367.56  |
| CAM Reimbursement                            | \$17,267.57  | \$10,763.99    | \$6,307.07   |
| Insurance Reimbursement                      | \$3,605.09   | \$25,081.31    | \$21,119.25  |
| Tenant Reimbursement Bad Debt Expense        | \$0.00       | -\$30,146.85   | \$30,146.85  |
| Tenant Reimbursement (Other)                 | \$0.00       | \$0.00         | \$1,165.63   |
| Total Reimbursements                         | \$58,163.32  | \$38,098.18    | \$57,371.24  |
| Total Income                                 | \$660,051.00 | \$1,386,784.06 | \$137,409.44 |
| OPERATING EXPENSES                           |              |                |              |
| RECOVERABLE EXPENSES                         |              |                |              |
| Total Property Insurance                     | \$3,354.84   | \$59,388.98    | \$11,625.89  |
| Total Repairs + Maintenance                  | \$21,313.00  | \$26,741.66    | \$15,922.10  |
| Total Utilities                              | \$2,386.04   | \$27,806.06    | \$967.41     |
| Total Property Taxes                         | \$37,290.66  | \$32,399.73    | \$9,074.64   |
| NON-RECOVERABLE EXPENSES                     |              |                |              |
| Total Property Legal Expense                 | \$2,897.37   | \$14,805.34    | \$39.25      |
| Total Property Insurance Expense             | \$0.00       | \$0.00         | \$20,563.90  |
| Total Property Inspections Expense           | \$0.00       | \$7,208.74     | \$2,180.00   |
| Total Property Repairs & Maintenance Expense | \$4,865.63   | \$16,025.00    | \$5,619.56   |
| Total Property Utilities Expense             | \$0.00       | \$2,201.77     | \$25,478.45  |
| Total Property Taxes Expense                 | \$23.77      | \$7,785.21     | \$14,977.84  |
| Total Recoverable Expenses                   | \$64,344.54  | \$146,336.43   | \$37,590.04  |
| Total Non-Recoverable Expenses               | \$7,786.77   | \$48,026.06    | \$68,859.00  |
| Total Operating Expenses                     | \$72,131.31  | \$194,362.49   | \$106,449.04 |
| Net Income                                   | \$587,919.69 | \$1,192,421.57 | \$30,960.40  |

Disclaimer: Operating expenses and expense reimbursements on the Rent Roll and Budget are estimates based off historical numbers. Bidders will have to review and make their own assumptions including future NOI, as this Budget also does not include assumptions about the lease-up of the vacant space



Inline,  
Two-Tenant  
Retail

Cross Access with  
Whites Crossing  
Plaza

High Traffic  
Corridor

Marketplace  
Online  
Auction  
Marcus & Millichap

TRACTOR SUPPLY + FORMER BIG LOTS

WHITEVILLE, NC





# COLUMBUS COUNTY WHITEVILLE, NORTH CAROLINA

Located in southeastern North Carolina, Whiteville serves as the county seat and a primary commercial, retail, healthcare, education, and government center for Columbus County, which has a 2025 population of ±50,487. Whiteville is positioned at the convergence of three major U.S. highways, US-74, US-76, and US-701, providing direct connectivity between Wilmington, Lumberton, NE South Carolina, and communities throughout SE North Carolina.

Columbus County supports a diverse employment base led by healthcare and social assistance, retail trade, and public administration, the county's three largest industries by employment. Major employers include Columbus Regional Healthcare System, the North Carolina Department of Adult Correction, and International Paper. Manufacturing, agriculture, food processing, distribution, education, and government further diversify the regional economy. Whiteville is also home to two significant institutional anchors. Columbus Regional Healthcare System is licensed for 154 beds, while Southeastern Community College serves ±6,160 students for the 2025-26 academic year, representing ±13.2% enrollment growth since 2021.

Transportation infrastructure supports both commercial activity and regional distribution. US-74 provides east-west connectivity toward Wilmington and Lumberton/I-95, while US-76 connects the region with Wilmington and markets across the Carolinas.. US-701 provides north-south access between Elizabethtown and Conway. Columbus County Economic Development specifically identifies proximity to the Port of Wilmington and interstate highway systems as advantages for manufacturing and distribution.

Whiteville also offers access to regional recreation, cultural amenities, and North Carolina's coastal destinations. The city is a designated North Carolina Main Street Community and features an active downtown centered around Vineland Village, while nearby attractions include Lake Waccamaw State Park and the Carolina beaches. Combined with an affordable cost structure and convenient access to Wilmington and surrounding coastal markets, these attributes support Whiteville's long-term position as a commercial and service center for Columbus County.

Sources: U.S. Census Bureau (www.census.gov); City of Whiteville (www.whitevillenc.gov); Columbus County Economic Development Commission (www.columbusedc.com); Southeastern Community College (www.sccnc.edu); Columbus Regional Healthcare System (www.crhealthcare.org)

WHITEVILLE SERVES AS A PRIMARY RETAIL AND SERVICE DESTINATION FOR COLUMBUS COUNTY AND SURROUNDING COMMUNITIES, DRAWING CONSUMERS FROM A BROAD REGIONAL TRADE AREA

POSITIONED ALONG US-74, US-76, AND US-701, WHITEVILLE PROVIDES DIRECT REGIONAL CONNECTIVITY TO WILMINGTON, LUMBERTON, AND THE GREATER MYRTLE BEACH MARKET

WHITEVILLE IS THE COUNTY SEAT OF COLUMBUS COUNTY AND A REGIONAL CENTER FOR RETAIL, HEALTHCARE, EDUCATION, GOVERNMENT, AND SERVICES DRAWING CONSUMERS FROM NEARBY RURAL AREAS

# INDUSTRY ACCESS & OPPORTUNITY

## REGIONAL ACCESSIBILITY

Whiteville is positioned at the convergence of US-74, US-76, and US-701. US-74 connects the region toward Wilmington to the east and Lumberton/I-95 to the west, while US-701 provides north-south access between Elizabethtown and Conway, South Carolina. Columbus County also benefits from proximity to I-95, I-40, and the Port of Wilmington, supporting regional commerce, manufacturing, and distribution.

## REGIONAL RETAIL & SERVICE HUB

Whiteville serves as the county seat and commercial center of a county with 50,487 residents in 2025. Retail trade ranks among Columbus County's three largest employment sectors, alongside healthcare/social assistance and public administration, reinforcing Whiteville's role as a regional destination for shopping and services.

## DIVERSE EMPLOYMENT BASE

Columbus County's three largest industries by employment are healthcare and social assistance, retail trade, and public administration. Major employers include Columbus Regional Healthcare System, the North Carolina Department of Adult Correction, and International Paper, complemented by manufacturing, agriculture, distribution, and education employers. Southeastern Community College provides a local pipeline for workforce development and technical training, including programs supporting manufacturing, engineering technology, food processing, and other skilled industries. Customized training is also available to help existing and expanding employers meet workforce needs.

## MANUFACTURING & DISTRIBUTION ACCESS

Columbus County targets manufacturing and distribution investment and offers industrial properties with highway and rail connectivity. Available inventory includes facilities along US-76 with direct rail access, while proximity to the Port of Wilmington and interstate system provides additional freight connectivity for regional employers.

## HEALTHCARE & INSTITUTIONAL ANCHORS

Columbus Regional Healthcare System is a 154-bed nonprofit hospital in Whiteville and is identified as one of Columbus County's largest employers. Together with Southeastern Community College, the healthcare system provides a significant institutional employment, education, and service base near the Property.

## AFFORDABILITY & QUALITY OF LIFE

Columbus County combines a lower-cost business and residential environment with convenient access to lakes, beaches, outdoor recreation, and the historic port city of Wilmington. Whiteville's established downtown, regional amenities, and proximity to Lake Waccamaw State Park and Carolina coastal destinations contribute to the area's quality of life and ability to support residents, employers, and continued economic development.

VIEW ONLINE AUCTION  
OCTOBER 19-21, 2026

R MARKETPLACE  
**ONLINE AUCTION**  
Marcus & Millichap

## COLUMBUS COUNTY BY THE NUMBERS

|                                           |                                                                                                      |                                               |                                                                 |                                                                            |
|-------------------------------------------|------------------------------------------------------------------------------------------------------|-----------------------------------------------|-----------------------------------------------------------------|----------------------------------------------------------------------------|
| <br><b>50,487</b><br>POPULATION<br>(2025) | <br><b>3</b><br>LARGEST INDUSTRIES<br>HEALTHCARE & SOCIAL ASSISTANCE,<br>RETAIL TRADE, PUBLIC ADMIN. | <br><b>6,160</b><br>SCC STUDENTS<br>(2025-26) | <br><b>I-95 / I-40</b><br>& PORT OF WILMINGTON<br>WITHIN 1 HOUR | <br><b>US-74 / US-76 / US-701</b><br>AT THE CONVERGENCE<br>REGIONAL ACCESS |
|-------------------------------------------|------------------------------------------------------------------------------------------------------|-----------------------------------------------|-----------------------------------------------------------------|----------------------------------------------------------------------------|

TRACTOR SUPPLY + FORMER BIG LOTS

WHITEVILLE, NC





# COASTAL NC'S GROWTH ENGINE WILMINGTON, NC DMA

VIEW ONLINE AUCTION  
OCTOBER 19-21, 2026

The Wilmington region is one of southeastern North Carolina's fastest-growing economic and population centers, anchored by New Hanover County and extending across the broader coastal market. Wilmington itself reached an estimated 126,809 residents in 2025, up 9.8% from 2020, while New Hanover County grew to 245,959 residents, an increase of 9.0% over the same period. The broader Wilmington region continues to rank among the nation's faster-growing metropolitan areas, supporting expanding demand across housing, retail, healthcare, education, tourism, and commercial services.

The regional economy is supported by a diverse mix of healthcare, education, financial technology, manufacturing, logistics, tourism, film, and marine-related industries. Major employers and institutions include Novant Health, University of North Carolina Wilmington, GE Hitachi Nuclear Energy, Corning, Live Oak Bank, nCino, and Cape Fear Community College. Wilmington has also developed a nationally recognized fintech ecosystem, with Live Oak Bank and nCino each supporting approximately 1,000 local jobs.

The region also benefits from a substantial higher-education and workforce-development presence. UNC Wilmington serves as a major research and educational institution, while Cape Fear Community College is one of North Carolina's largest community colleges and supports workforce training across advanced manufacturing, healthcare, technology, marine trades, and other growing sectors. These institutions, combined with continued in-migration and business investment, reinforce the region's expanding labor pool and long-term economic growth.

Wilmington's transportation infrastructure further strengthens its regional economic role. The Port of Wilmington provides direct access to global trade routes and is expanding its cold-chain capabilities, with more than 1,400 refrigerated container plugs and over 2,000 planned. Wilmington International Airport has experienced significant passenger and service growth in recent years, while US-74, US-76, I-40, and nearby I-140 provide highway connectivity throughout southeastern North Carolina and toward I-95.

Whiteville and Columbus County benefit from their proximity to this growing coastal market while maintaining a lower-cost operating environment. Located approximately ±45-mi from Wilmington, the Property is positioned to benefit from regional population growth, employment expansion, tourism, port activity, and commercial investment extending throughout southeastern North Carolina.



## FAST-GROWING COASTAL MARKET

Wilmington reached 126,809 residents in 2025, representing 9.8% population growth since 2020, while New Hanover County grew to 245,959 residents, an increase of 9.0% over the same period. Continued population growth and in-migration are expanding the region's consumer base, labor force, and demand for housing, retail, healthcare, and commercial services. Located ±45-mi from Wilmington, Whiteville serves as a regional commercial hub for Columbus County and is positioned to benefit from the continued growth and economic expansion of the broader southeastern North Carolina market.



## DIVERSE EMPLOYMENT CENTER

Greater Wilmington supports a diversified employment base spanning healthcare, higher education, financial technology, advanced manufacturing, life sciences, logistics, tourism, film, and marine industries. Major employers and institutions include Novant Health, UNC Wilmington, GE Hitachi Nuclear Energy, Corning, Live Oak Bank, nCino, and Cape Fear Community College, providing multiple employment anchors beyond the region's tourism economy.



## GLOBAL TRADE & CONNECTIVITY

The Port of Wilmington anchors the region's international trade and logistics infrastructure, with a 600,000-TEU container terminal, seven container cranes, nearly 1 million SF of covered storage, and direct CSX intermodal rail service. Its refrigerated cargo infrastructure includes 1,500+ reefer plugs with capacity planned above 2,000, supporting agriculture, food, pharmaceutical, and other temperature-controlled supply chains. Located ±45-mi west of Wilmington along the US-74 corridor, Whiteville and Columbus County benefit from access to this global trade gateway, particularly for the region's agriculture, food processing, manufacturing, and distribution industries.

## WILMINGTON REGION BY THE NUMBERS



126,809

WILMINGTON, NC  
POPULATION (2025)

+9.8% SINCE 2020



245,959

NEW HANOVER COUNTY  
POPULATION (2025)

+9.0% SINCE 2020



1,000+

APPROX. JOBS EACH AT  
LIVE OAK BANK  
AND NCINO



1.83M

PASSENGERS AT  
WILMINGTON INT'L  
AIRPORT (2025)



1,500+

REFRIGERATED  
CONTAINER PLUGS  
AT PORT OF  
WILMINGTON



I-40, US-74,  
US-76 & I-140

DIRECT ACCESS  
TO I-95



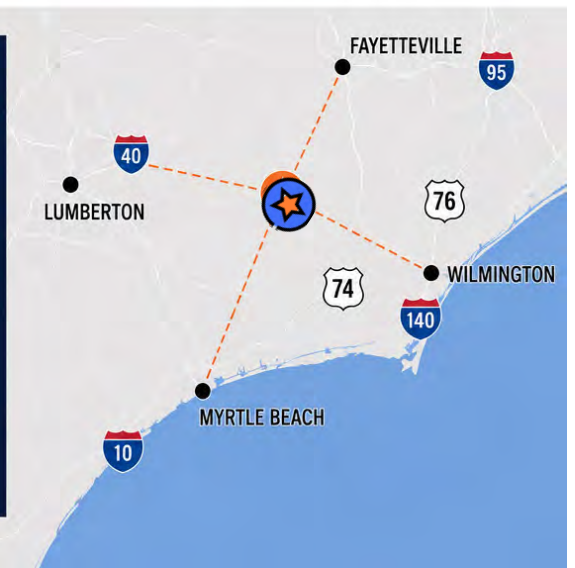
### KEY DISTANCES FROM WHITEVILLE

±45 MI  
Wilmington, NC

±35 MI  
Lumberton, NC

±55 MI  
Myrtle Beach, SC

±58 MI  
Fayetteville, NC





# NORTH CAROLINA'S ADVANTAGE

VIEW ONLINE AUCTION  
OCTOBER 19-21, 2026



**#3 FASTEST-GROWING STATE IN THE COUNTRY**

1.3% Growth  
2024–2025

U.S. Census (2025)



**TOP-RANKED BUSINESS CLIMATE**

Nationally Recognized  
for Business &  
Economic Development

Site Selection Magazine (2025)



**NO STATE PROPERTY TAX**

No State-Level  
Property Tax



**2.0% CORPORATE INCOME TAX**

Among the Nation's Lowest  
Rates; Scheduled to Decline  
to 0% After 2029

N.C. Department of Revenue (2025)



**11.2M RESIDENTS**

#9 Most Populous  
State in the U.S.  
in 2025

U.S. Census (2025)



**MAJOR EAST COAST TRANSPORTATION HUB**

I-95, I-40, I-85, & I-77  
+ Two Deepwater Ports

NCDOT (2025)



**LOW UTILITY COSTS**

30% Below National  
Average for Industrial  
Electricity

EIA (2024)



NORTH CAROLINA COMBINES STRONG ECONOMIC MOMENTUM WITH COMPETITIVE BUSINESS COSTS, A DEEP WORKFORCE PIPELINE, MAJOR RESEARCH AND HEALTHCARE INSTITUTIONS, MULTIMODAL INFRASTRUCTURE, AND DIVERSE REGIONAL MARKETS THAT SUPPORT CONTINUED INVESTMENT AND GROWTH STATEWIDE.



## BUSINESS CLIMATE & ECONOMIC MOMENTUM POPULATION GROWTH, COMPETITIVE COSTS & BUSINESS EXPANSION

North Carolina ranks among the nation's most business-friendly and economically dynamic states, supported by rapid population growth, competitive taxation, workforce availability, and strategic East Coast positioning. With ±11.2 million residents in 2025, the state ranked #3 nationally for population growth, adding nearly 146,000 residents in one year. North Carolina offers a competitive operating environment, including a 2.0% corporate income tax rate in 2026, scheduled to decline to 0% after 2029, and no state-level property tax. Its diverse economy spans manufacturing, logistics, technology, healthcare, financial services, life sciences, and education, supported by extensive interstate, rail, airport, and deepwater port infrastructure. Continued growth, competitive business costs, and quality of life reinforce the state's appeal for investment, expansion, and talent.



## DIVERSE ECONOMY & WORKFORCE MAJOR INDUSTRIES, RESEARCH & TALENT PIPELINE

North Carolina supports a broad economic base anchored by major corporate headquarters, advanced manufacturing, financial services, technology, life sciences, and research. Charlotte ranks among the nation's largest financial centers, while the Research Triangle is a major hub for technology, biotechnology, pharmaceuticals, and research. Manufacturing remains a significant statewide industry, with concentrations in aerospace, automotive, food processing, machinery, chemicals, and advanced materials. The state's workforce pipeline is supported by the University of North Carolina System, leading private universities including Duke and Wake Forest, and the North Carolina Community College System. Together, these institutions provide education, technical training, research, and customized workforce programs aligned with employer needs and expanding industries. North Carolina also maintains a substantial healthcare and life-sciences ecosystem. Five accredited medical schools and major systems including Atrium Health, Duke Health, UNC Health, and Novant Health support significant employment, medical research, specialized care, and workforce development statewide.



## TRANSPORTATION & CONNECTIVITY CONNECTED TO NATIONAL & GLOBAL MARKETS

North Carolina's transportation network includes I-95, I-40, I-85, and I-77, extensive freight rail infrastructure, major commercial airports, and deepwater ports at Wilmington and Morehead City. The network provides manufacturers, distributors, agricultural producers, and retailers with access to population centers and supply chains throughout the Southeast, Mid-Atlantic, and broader East Coast. The state's geographic diversity further supports a wide range of industries and communities, extending from the Blue Ridge Mountains through the Piedmont's major employment centers to more than 300 miles of Atlantic coastline. Major metropolitan markets are complemented by regional commercial centers and lower-cost communities, providing businesses with diverse options for operations, distribution, workforce access, and continued expansion.

LOCATED  
ALONG US-701 WITH  
ACCESS TO US-74 AND  
US-76, WHITEVILLE BENEFITS  
FROM NORTH CAROLINA'S  
EXPANDING ECONOMY  
WHILE SERVING AS A  
REGIONAL RETAIL AND  
SERVICE CENTER FOR  
COLUMBUS COUNTY



Sources: U.S. Census Bureau ([www.census.gov](http://www.census.gov)); North Carolina Department of Revenue ([www.ncdor.gov](http://www.ncdor.gov)); Economic Development Partnership of North Carolina ([www.edpnc.com](http://www.edpnc.com)); NCDOT ([www.ncdot.gov](http://www.ncdot.gov)); North Carolina Ports ([www.ncports.com](http://www.ncports.com))



# POTENTIAL FOR OUTPARCEL DEVELOPMENT BUILT-IN CROSS-TRAFFIC FROM CO-TENANTS AND NEARBY RETAILERS

VIEW ONLINE AUCTION  
OCTOBER 19-21, 2026



TRACTOR SUPPLY + FORMER BIG LOTS

WHITEVILLE, NC



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WHITEVILLE, NC





# ONLINE AUCTION

STARTING BID \$250,000  
AUCTION DATES: OCTOBER 19-21, 2026  
CLICK TO VIEW AUCTION WEBSITE

## THE OFFERING PROCESS

An online auction event will be conducted on RealINSIGHT Marketplace in accordance with the Sale Event Terms and Conditions (<https://marketplace.realinsight.com/legal-sale-terms>). ALL PROPERTY SHOWINGS ARE BY APPOINTMENT ONLY. PLEASE CONSULT YOUR MARCUS & MILLICHAP AGENT FOR MORE DETAILS.

## DUE DILIGENCE

Due diligence materials are available to qualified prospective bidders via an electronic data room hosted by RealINSIGHT Marketplace. Prospective bidders will be required to electronically execute a confidentiality agreement prior to being allowed access to the materials. All due diligence must be conducted prior to signing the purchase and sale agreement. You may contact the sales advisors with any due diligence questions.

## BUYER QUALIFICATION

Prospective bidders will be required to register with RealINSIGHT Marketplace to bid. Each bidder will be required to provide current contact information, submit proof of funds up to the full amount they plan to bid, and agree to the Auction Terms and Conditions. In order to participate in an auction, the Seller requires bidders to provide proof of their liquidity in an amount of at least their anticipated maximum bid for those assets they wish to bid on. Such liquidity must be in the form of cash, or cash equivalents, and must be available immediately without restriction.

Generally, recent bank statements, brokerage account statements, or bank letters are acceptable. A line of credit statement may be acceptable only if it is already closed and in place, has undrawn capacity, and may be funded immediately without bank approval. Loan pre-approval letters, term sheets, and the like, where the loan would be collateralized by the property up for auction and funded at escrow closing, are NOT acceptable. Capital call agreements, investor equity commitments, and the like, are evaluated on a case-by-case basis. The acceptance of any proof of funds documents are made at the sole and absolute discretion of RealINSIGHT Marketplace. For further information, please visit the Bidder Registration FAQ (<https://marketplace.realinsight.com/faq-bid-registration>).

## AUCTION DATE

The Auction end date is set for OCTOBER 19-21, 2026.

## RESERVE AUCTION

This will be a reserve auction and the Property will have a reserve price ("Reserve Price"). The starting bid is not the Reserve Price. The seller can accept or reject any bid. All bidders agree to execute the non-negotiable purchase and sale agreement, which will be posted to the electronic data room prior to bidding commencement, should they be awarded the deal. For further information about how to bid, please visit the Bidding page (<https://marketplace.realinsight.com/faq-bidding>).

## CLOSING

Following the auction, the winning bidder will be contacted by phone and email to go over specifics of the sale, including the execution of the purchase agreement and all documentation involved in the purchase. The winning bidder must be available by telephone within two hours of the sale. More information can be found on the RealINSIGHT Marketplace website.

## NON-ENDORSEMENT & DISCLAIMER NOTICES CONFIDENTIALITY AND DISCLAIMER

The information contained in the following Marketing Brochure is proprietary and strictly confidential. It is intended to be reviewed only by the party receiving it from Marcus & Millichap and should not be made available to any other person or entity without the written consent of Marcus & Millichap. This Marketing Brochure has been prepared to provide summary, unverified information to prospective purchasers, and to establish only a preliminary level of interest in the subject property. The information contained herein is not a substitute for a thorough due diligence investigation. Marcus & Millichap has not made any investigation, and makes no warranty or representation, with respect to the income or expenses for the subject property, the future projected financial performance of the property, the size and square footage of the property and improvements, the presence or absence of contaminating substances, PCB's or asbestos, the compliance with State and Federal regulations, the physical condition of the improvements thereon, or the financial condition or business prospects of any tenant, or any tenant's plans or intentions to continue its occupancy of the subject property. The information contained in this Marketing Brochure has been obtained from sources we believe to be reliable; however, Marcus & Millichap has not verified, and will not verify, any of the information contained herein, nor has Marcus & Millichap conducted any investigation regarding these matters and makes no warranty or representation whatsoever regarding the accuracy or completeness of the information provided. All potential buyers must take appropriate measures to verify all of the information set forth herein.

This information has been secured from sources we believe to be reliable, but we make no representations or warranties, express or implied, as to the accuracy of the information. References to square footage or age are approximate. Buyer must verify the information and bears all risk for any inaccuracies.

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## SPECIAL COVID-19 NOTICE

All potential buyers are strongly advised to take advantage of their opportunities and obligations to conduct thorough due diligence and seek expert opinions as they may deem necessary, especially given the unpredictable changes resulting from the continuing COVID-19 pandemic. Marcus & Millichap has not been retained to perform, and cannot conduct, due diligence on behalf of any prospective purchaser. Marcus & Millichap's principal expertise is in marketing investment properties and acting as intermediaries between buyers and sellers. Marcus & Millichap and its investment professionals cannot and will not act as lawyers, accountants, contractors, or engineers. All potential buyers are admonished and advised to engage other professionals on legal issues, tax, regulatory, financial, and accounting matters, and for questions involving the property's physical condition or financial outlook. Projections and pro forma financial statements are not guarantees and, given the potential volatility created by COVID-19, all potential buyers should be comfortable with and rely solely on their own projections, analyses, and decision-making.

By accepting this Marketing Brochure you agree to release Marcus & Millichap Real Estate Investment Services and hold it harmless from any kind of claim, cost, expense, or liability arising out of your investigation and/or purchase of this property.

Activity ID #ZAH1240205

## FOR AUCTION RELATED QUESTIONS

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