

Corner of Jeffreys Rd and Fenner Rd

\$325,000

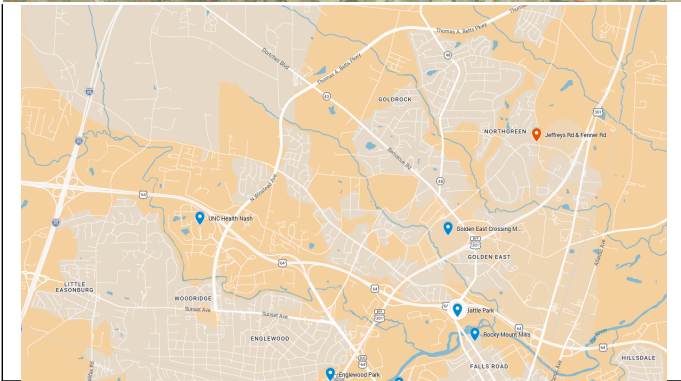
Large +/- 5.53 Acre lot in prime location for Townhouses, Apartments, or business use

Excellent location with B-1 zoning that allows Townhouses and low-density multifamily construction by right.

Across the street from the Jeffries Cove Apartments where 1 bedroom apartments start at \$1,125/mo

Adjacent to R6-MFA zoned duplex-style townhouse development on Northwest side of the property

Just down the street from the desirable Northgreen subdivision & country club

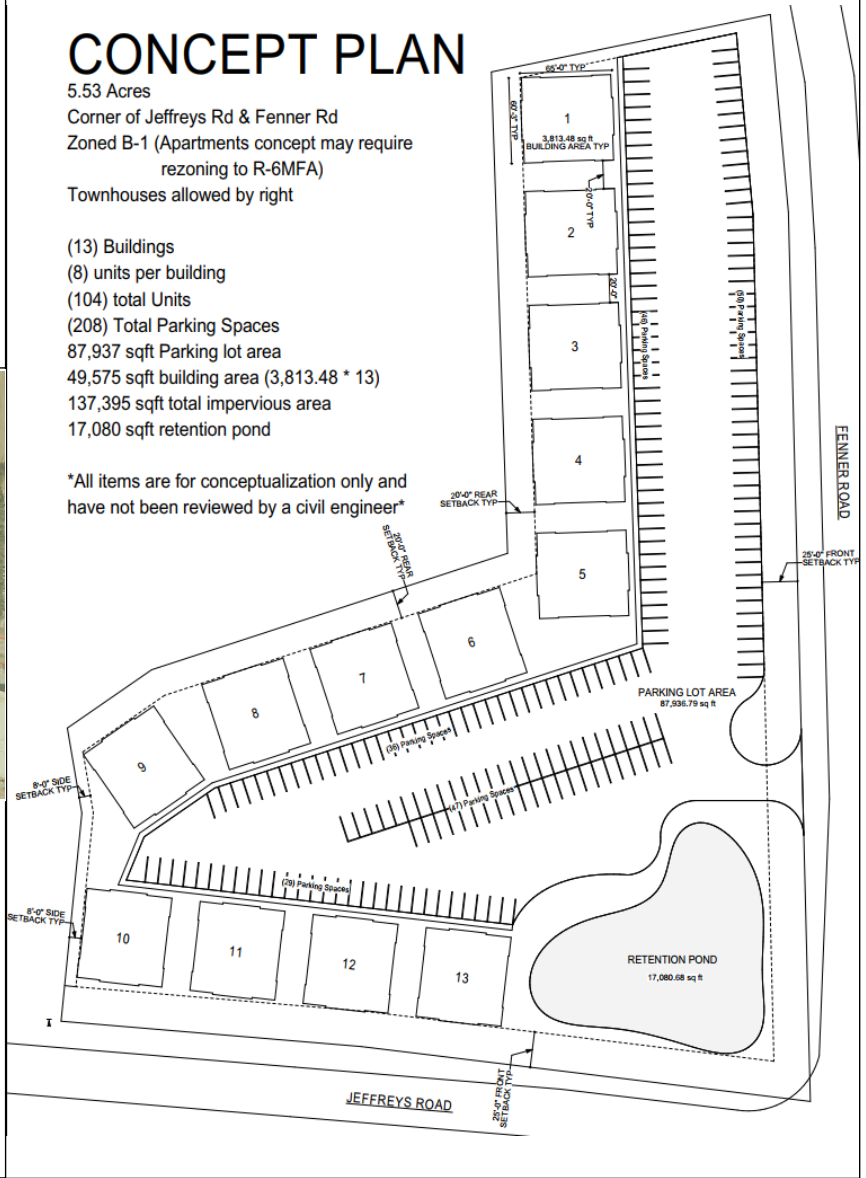


CONCEPT PLAN

5.53 Acres
 Corner of Jeffreys Rd & Fenner Rd
 Zoned B-1 (Apartments concept may require rezoning to R-6MFA)
 Townhouses allowed by right

- (13) Buildings
- (8) units per building
- (104) total Units
- (208) Total Parking Spaces
- 87,937 sqft Parking lot area
- 49,575 sqft building area (3,813.48 * 13)
- 137,395 sqft total impervious area
- 17,080 sqft retention pond

All items are for conceptualization only and have not been reviewed by a civil engineer



Rocky Mount has a strategic advantage being at the midway point of I-95 and at the intersection of I-95 and US-64. Rocky Mount has a variety of attractions including the Rocky Mount Mills, the Imperial Centre for the Arts and Sciences, a variety of restaurants and breweries and many beautiful parks. The Rocky Mount area is also home to NC Wesleyan University, Nash Community College, and Edgecombe Community College.

Traffic Counts

US-64:	17,500 AADT
US-301:	14,500 AADT
Jeffreys Rd:	5,300 AADT
Fenner Rd:	4,200

Source: NC DOT Annual Average Daily Traffic (AADT) Mapping Application 2024

Rocky Mount MSA

Population:	147,114
1yr. Pop. Increase:	1.19%
Avg. Income:	\$78,627
Median Age:	42.1

Source: ACS 2024; Census.gov

FAQs

How do I schedule a showing?

Occupied Units: No showings w/out accepted offer & proof of funds. Please do not disturb tenants.
Vacant Units: Schedule via ShowingTime, if you can't access ShowingTime - text listing agent



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