# WILSON LAND EXIT 121

## APPROXIMATELY 15S LOCATED OFF EXIT 121 ON I-95

WILSON, NC

## MARKET ADVISORS

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SIMMONS &HARRIS

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# INVESTMENT SUMMARY

Thispremier developmentsite inWilson, NCpresents auniqueopportunity for investors and developers seeking a high-visibility, highway-oriented property. Strategically locatednear the intersection of I-95 and US-264, the property offers easy regional access and strong connectivity to the broader Eastern North Carolina market.

Zoned B-1 (Highway Business), the site accommodates a wide range of commercial and service-oriented uses, making it ideal for QSRs, hotels, mixed-use developments, and other commercial enterprises. With ample visibility, high-traffic accessibility, and a large lot size, the property allows for flexible site planning, including multiple pad sites or a single anchor tenant. This site provides an excellent opportunity to capitalize on Wilson's growing demographics and expanding commercial activity, positioning it as a prime location for strategic investment.

## INVESTMENT HIGHLIGHTS

- Prime Location: Immediately accessible to I-95 and US-264, ideal for regional and highway-oriented businesses.
- Zoning: B-1 Highway Business allows for a range of commercial uses, including QSRs, hotels, offices, retail, and mixed-use concepts.
- High Growth Area: Wilson is undergoing significant development, creating demand for commercial amenities and services.
- Flexible Site: Large, open parcels with opportunities for multiple tenants or a single development.
- Strong Demographics: Combination of resident population and transient highway traffic supports multiple commercial models.
- Owner willing to subdivide

# AERIAL VIEWS

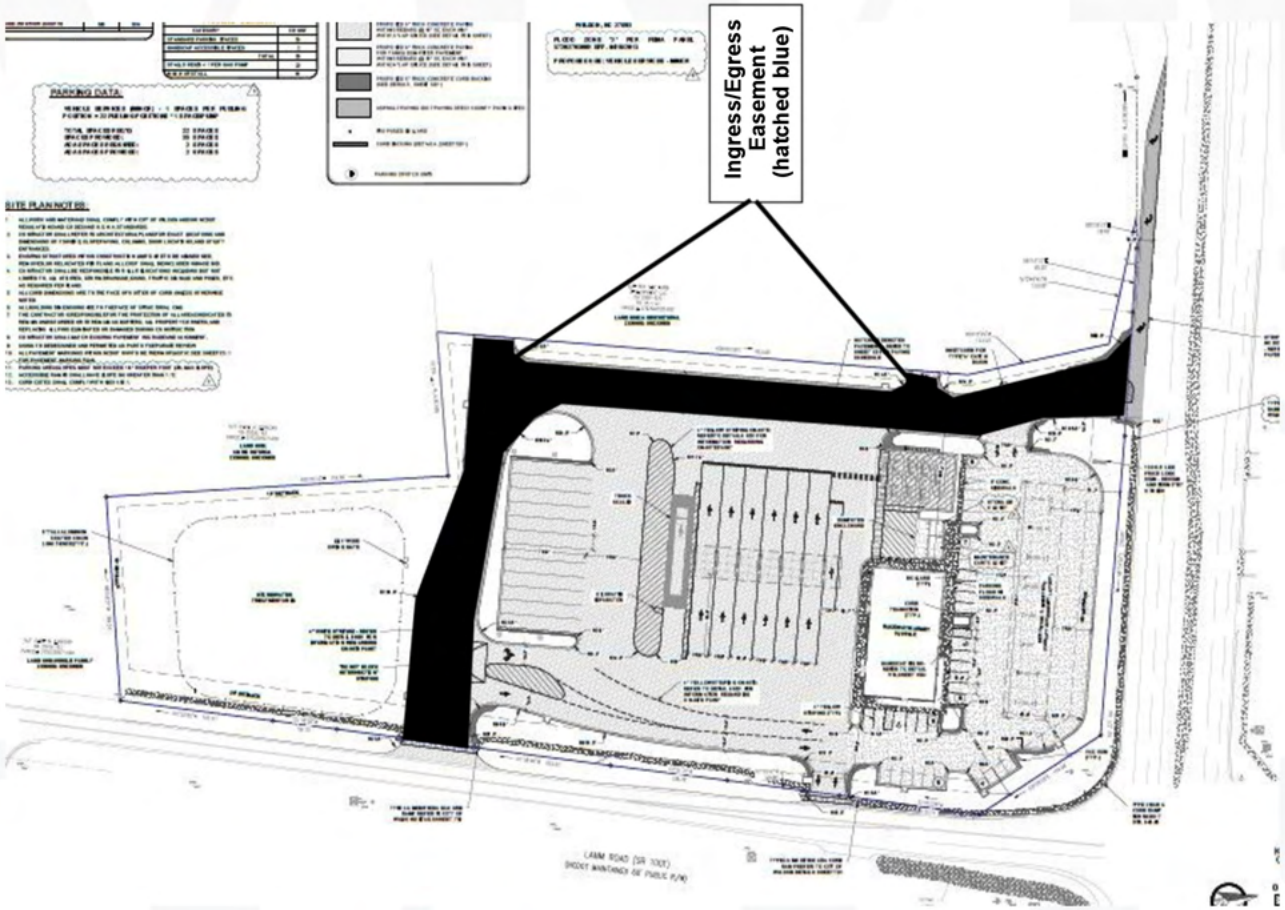
# WETLANDS

Detailed Delineation of Waters of the US
Suitable for Preliminary Planning Only
and any oSt®heEr Ca drdesiteiorvneasd tinhfeo rrimghatt itoon m. Aopdpifryo txhiims amtiaopn bs awseerde o nn ampopreed fuieslidnwg ork,
topographic maps, air photos and ground truthing. If the site is going to be disturbed, S®EC's detailed delineation should be approved and permitted by the U.S. Army Corps of Engineers as required. If the user of this work desires an accurate map of the regulated features flagged by S®EC, they should retain a NC Registered Professional Land Surveyor to locate S®E C's flagging.
CLAUDIE RD
RALEIGH ROAD PKWY
RALEIGH ROAD PKWY
33 & 88 TT CH
01 TT PL
32 TT CH
W2
W1
A
TT PL
21 TT PL
20 TT PL
Legend
Evaluation Area
Potentially Jurisdictional Intermittent Stream
Potential 50' Neuse Riparian Buffer
Potentially Jurisdictional Wetland
2' Contour
NC Center for Geographic Information & Analysis
Project Number: 15431.W2
Project Manager: SB
Scale: 1" = 200'
Date: 10/24/2022
Map Title: Wetland Sketch Map
Pearson Tract
Wilson County, NC
Source: Aerials from NC OneMap
0 200 400
Feet
S&EC Soil & Environmental Consultants, PA

# INGRESS/EGRESS EASEMENT

**EXHIBIT B**
***Ingress/EgressEasement***

| | |
|---|---|
| **Seller:** | **Red Oak FarmsDevelopment, LLC Del** |
| **Purchaser:** | **Lago Ventures, Inc. Raleigh Road,** |
| **Contract Property location:** | **Wilson, North Carolina** |



# MARKET DEMOGRAPHICS

| | |
|---|---|
| Wilson NC Metro Population | 78,648 (2023) |
| Median Household Income | $61,731 |
| Workforce | Driven by Manufacturing, Health Care & Social Assistance, and Retail Trade |
| Zoning | B-1 (Highway Business): The B-1 district is established to accommodate commercial development oriented toward highway or regional traffic, primarily serving a broader market area that extends beyond just local neighborhoods. Typical uses include larger retail centers, destination-type or drive-through restaurants, and other commercial or service businesses that draw customers from the town and surrounding region. The design of development under B-1 should reflect its highway- or corridor-serving function, with access, parking, and site layout compatible with major roadways. |

# MARKET & DEMOGRAPHICS

## NEARBY DEMAND DRIVERS

### PROXIMITY TO TRANSPORTATION CORRIDORS

Interstate 95, 264 and regional rail lines

### HEALTHCARE & EDUCATION

Pharmaceutical Business / Wilson Community College / Schools are major employers and attract a skilled workforce.

### WILSON, NASH & EDGECOMBE COUNTIES' GROWTH INITIATIVES

$3.5+ Billion in committed economic development projects underway across Wilson, Nash, and Edgecombe Counties

## COMMUTING & TRAFFIC

**20,000**
VEHICLES PER DAY ON RALEIGH ROAD

**57 MILES**
**64 MINUTES**
TO RALEIGH-DURHAM INTERNATIONAL AIRPORT

**45 MINUTES**
TO GREENVILLE, NC

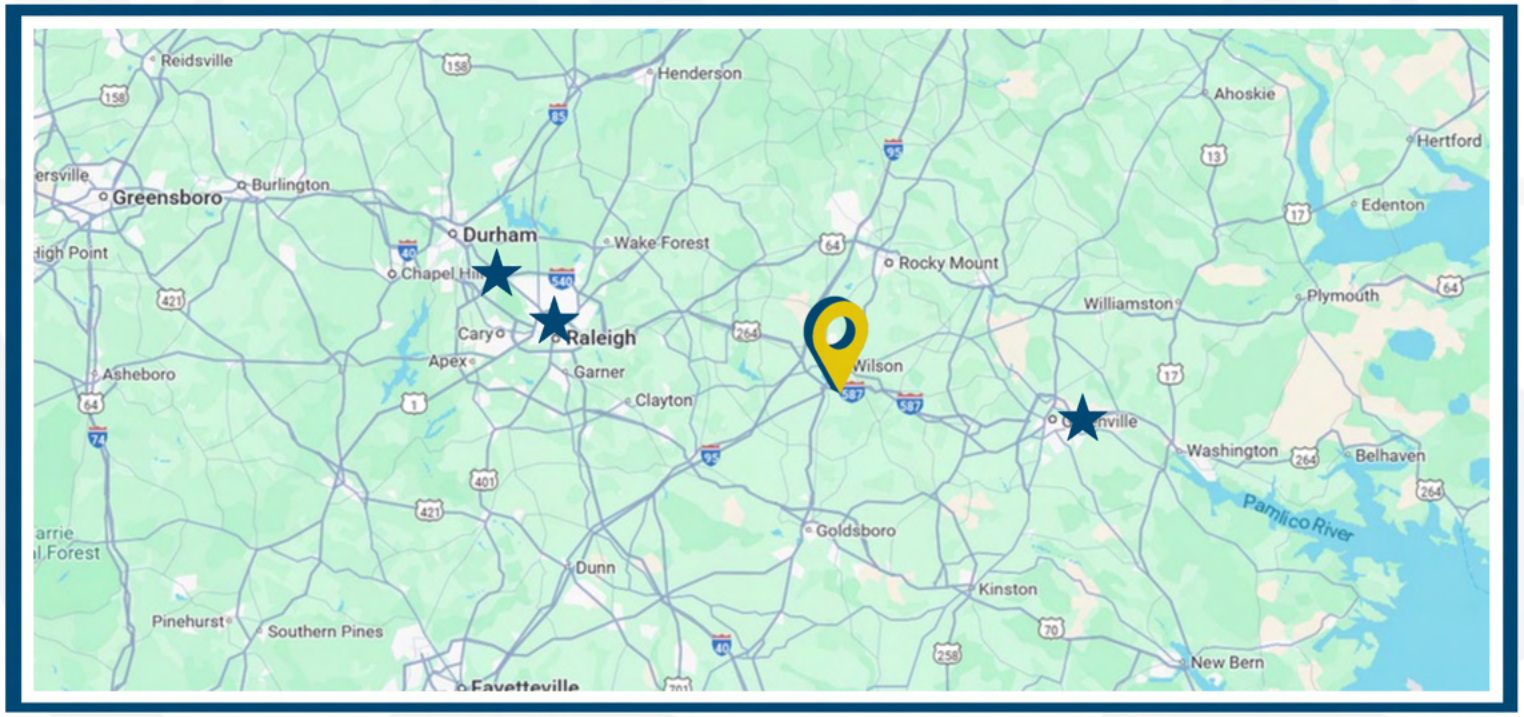
# MARKET & DEMOGRAPHICS

## LARGEST EMPLOYERS

| | | | | |
|---|---|---|---|---|
| 2,200 EMPLOYEES | 1,850 EMPLOYEES | 800 EMPLOYEES | 986 EMPLOYEES | 917 EMPLOYEES |
| 900 EMPLOYEES | 900 EMPLOYEES | 500 EMPLOYEES | 500 EMPLOYEES | 640 EMPLOYEES |

# PROPERTY LOCATION

| RALEIGH, NC | RDU AIRPORT | GREENVILLE, NC |
|---|---|---|
| 41.9 MILES | 56.6 MILES | 44.4 MILES |

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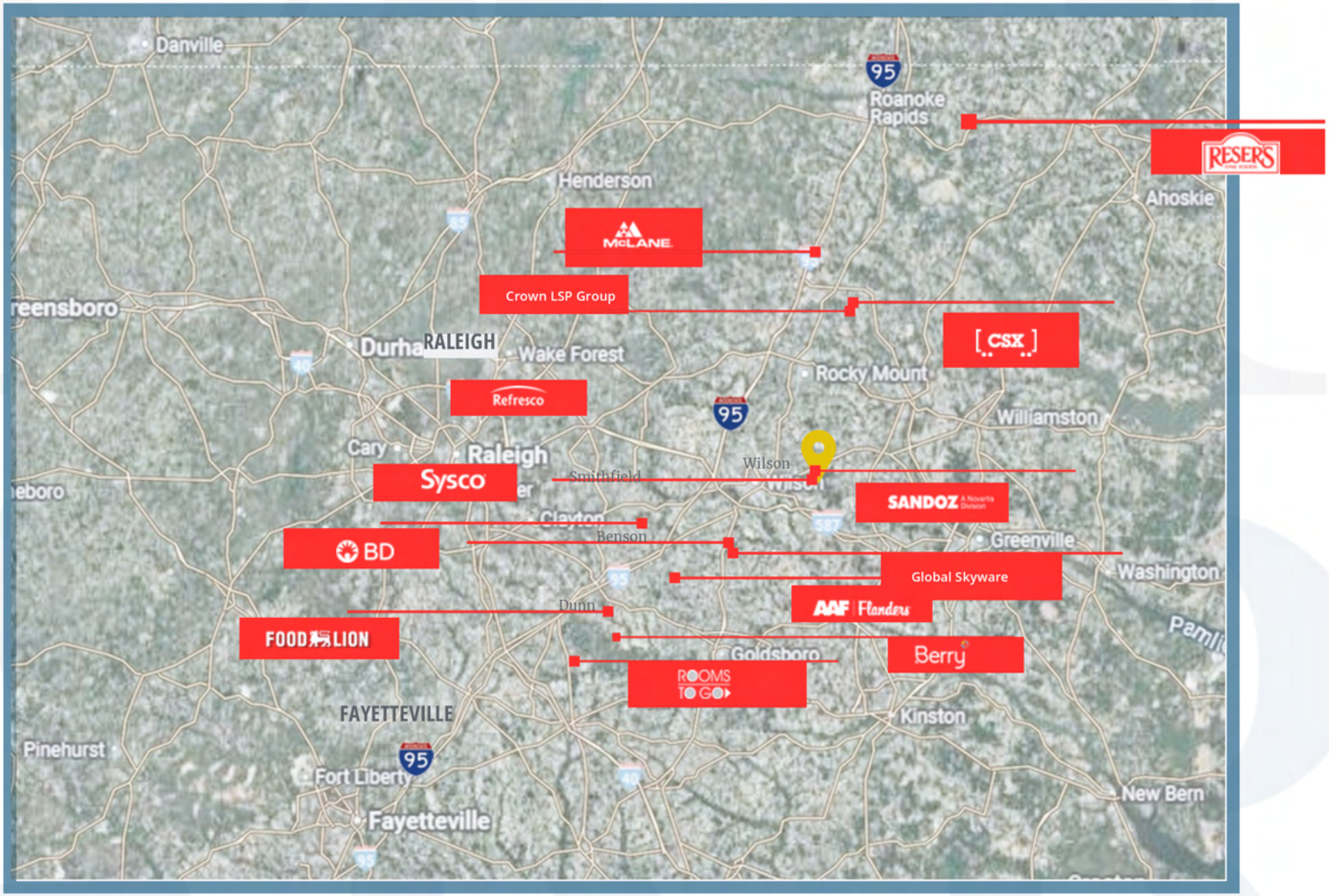
# I-95 DISTRIBUTION CENTERS



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