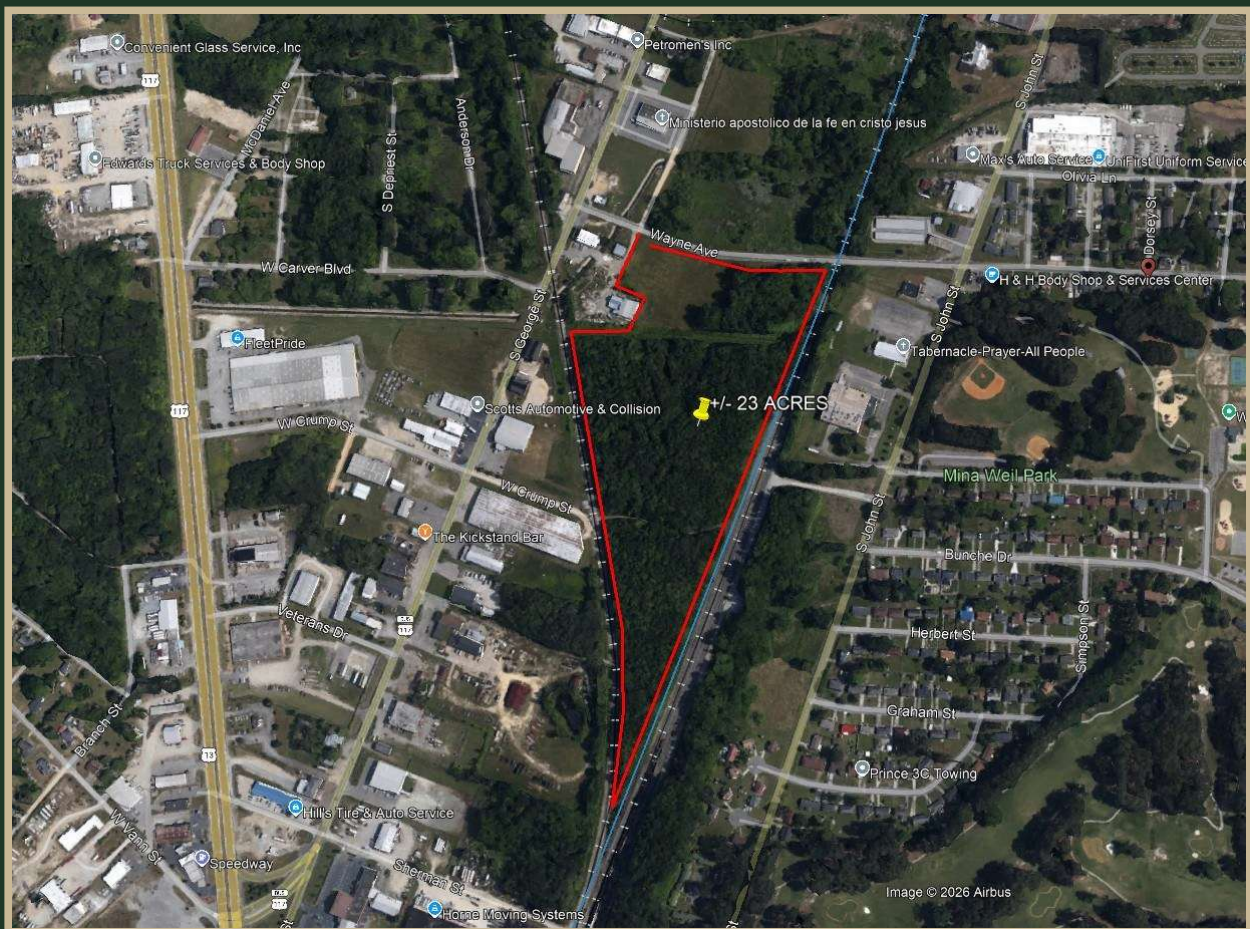


OFFERING MEMORANDUM · INDUSTRIAL LAND FOR SALE

±23 Acres Wayne Avenue

Goldsboro, North Carolina · Zoned I-2 Industrial · Rail Frontage



ASKING PRICE

\$450,000

Cox Construction and Properties

Chris Cox, CCIM
919.738.9574 · coxproperty.com

Confidentiality & Disclaimer

This Offering Memorandum has been prepared by Cox Construction and Properties ("Broker") solely to assist prospective purchasers in evaluating the acquisition of approximately 23 acres located on Wayne Avenue in Goldsboro, North Carolina (the "Property"), owned by Bevell Properties LLC ("Owner"). It is not intended to be all-inclusive or to contain all of the information a prospective purchaser may require.

The information contained herein was obtained from sources believed to be reliable, including public records and the Owner. However, neither the Owner nor the Broker makes any representation or warranty, express or implied, as to the accuracy or completeness of this information. Acreage, frontage, zoning, utility availability, floodplain status and all other property data are approximate and must be independently verified by the purchaser.

Prospective purchasers should conduct their own due diligence, including but not limited to survey, title, environmental assessment, wetlands and floodplain analysis, zoning and permitting review with the City of Goldsboro, utility capacity confirmation, and any railroad access or siding agreements. Prospective purchasers are advised to consult their own legal, engineering, tax and financial advisors.

The Owner reserves the right to withdraw the Property from the market, change the price or terms, or reject any or all offers at any time without notice. No contract shall exist until a written purchase agreement has been fully executed by the Owner.

By accepting this Offering Memorandum, the recipient agrees to keep its contents confidential, not to reproduce or distribute it without the Broker's written consent, and to direct all inquiries and requests for site visits through the Broker. Please do not contact the Owner directly.

Site visits by appointment only.

Please contact Chris Cox, CCIM at 919.738.9574 to schedule. Do not enter the Property without Broker coordination.

Executive Summary

±23

TOTAL ACRES

3

PARCELS

4,000'+

RAIL FRONTAGE

I-2

INDUSTRIAL ZONING

The Offering

Cox Construction and Properties is pleased to present, on behalf of Bevell Properties LLC, three contiguous parcels totaling approximately 23 acres on Wayne Avenue in Goldsboro, North Carolina, offered for sale together as a single assemblage.

The site carries I-2 Industrial zoning within the City of Goldsboro's jurisdiction, has public water and sewer on site, and offers more than 4,000 feet of frontage along the North Carolina Railroad corridor — a rare combination of rail adjacency, heavy industrial zoning and municipal utilities within the city.

Located just east of US Highway 117 in an established industrial corridor, the site is offered at \$450,000 — roughly \$19,600 per acre — a low-basis entry for rail-oriented, storage, laydown or industrial users.

Investment Highlights

- ◆ ±23 acres in three parcels, sold together as one assemblage
- ◆ Over 4,000' of frontage along the North Carolina Railroad
- ◆ I-2 Industrial zoning — City of Goldsboro jurisdiction
- ◆ Public water and sewer on site
- ◆ Road frontage on Wayne Avenue, minutes from US 117, I-795 and I-42 / US 70
- ◆ Attractive per-acre basis for industrial land inside city limits

ASKING PRICE

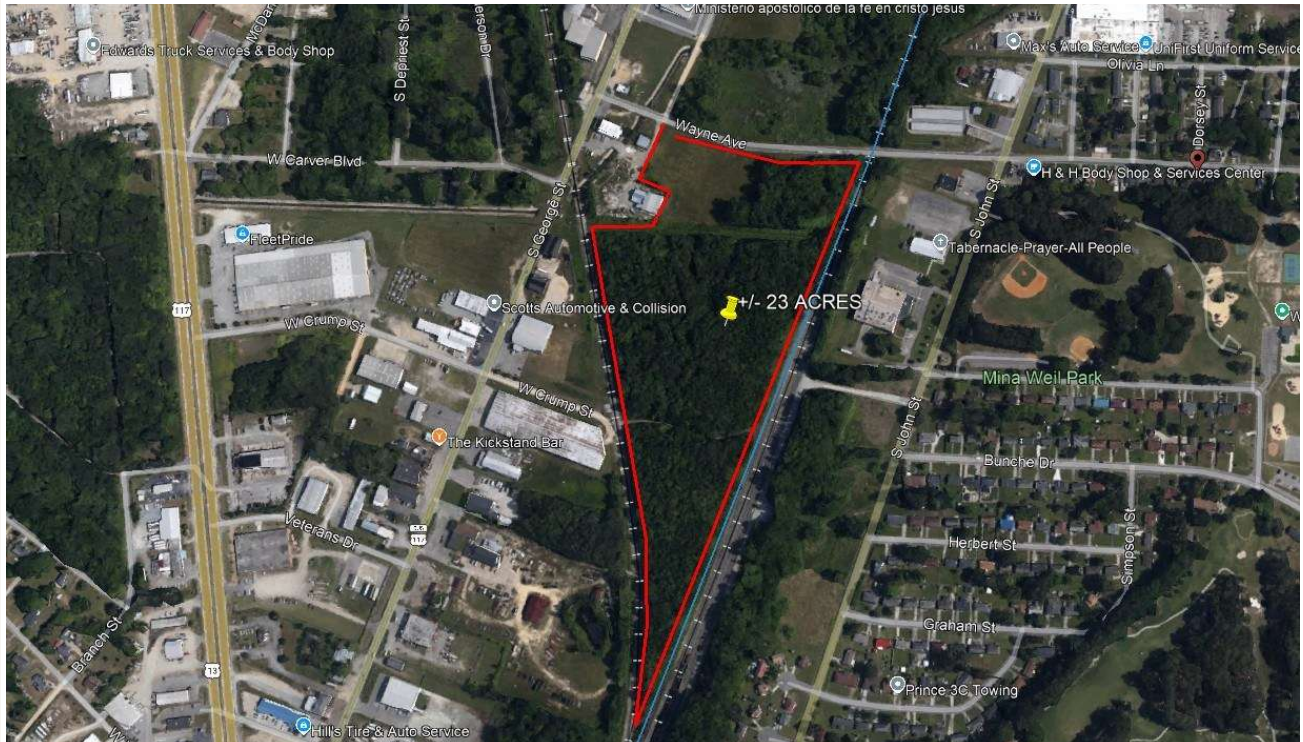
\$450,000

≈ \$19,565 per acre

Offering Snapshot

Location	Wayne Avenue, Goldsboro, NC
Size	±23 acres (3 parcels)
Zoning	I-2 Industrial
Jurisdiction	City of Goldsboro
Utilities	Public water & sewer on site
Rail	4,000'+ along NC Railroad
Flood Zone	100-year floodplain
Sale Terms	All three parcels sold together

Property Overview



Aerial with approximate property boundary outlined in red. Boundary is for illustration only and is not a survey.

Site Description

The Property is an elongated, generally wedge-shaped tract bounded on the east by the North Carolina Railroad and fronting Wayne Avenue at its northern end. The tract widens toward Wayne Avenue and tapers to the south along the rail line, providing an exceptionally long rail edge relative to its acreage.

The site is largely wooded, with an open area near Wayne Avenue. Surrounding uses are predominantly industrial and commercial.

Property Details

Acreage	±23 acres total
Parcels	3 — PINs available upon request
Road Frontage	Wayne Avenue
Rail Frontage	4,000'+ (North Carolina Railroad)
Water / Sewer	City of Goldsboro, on site
Flood Zone	100-year floodplain (SFHA)

Potential Uses & Development Considerations

Potential Uses

The combination of I-2 zoning, long rail frontage and in-city utilities lends the site to a range of industrial and outdoor-intensive users. Uses shown below are illustrative and subject to confirmation under the City of Goldsboro Unified Development Ordinance.

Rail Transload / Rail-Served Industrial

Bulk materials, aggregates, lumber, ag products or other commodities moving by rail, subject to railroad approval of siding access.

Contractor & Equipment Yard

Heavy equipment storage, fleet parking and contractor operations close to US 117.

Outdoor Storage & Laydown

Pipe, pole, materials and project laydown yards for utility, DOT or infrastructure contractors.

Land Bank / Long-Term Hold

Low per-acre basis on rail-adjacent industrial land within Goldsboro city limits.

Floodplain

The Property is located within the 100-year floodplain (Special Flood Hazard Area). Development within the floodplain is permitted in North Carolina subject to local floodplain development regulations, which typically require a floodplain development permit, compliance with base flood elevation and freeboard requirements for structures, and engineering analysis for any fill or work in a regulated floodway.

Because of these requirements, the site is well suited to uses with limited building area — yards, storage, laydown and rail loading — where flood-related site work is minimized. Purchasers should obtain a current FEMA flood map determination and an elevation survey, and review floodway limits and wetlands with a qualified engineer as part of due diligence.

Rail Access

The North Carolina Railroad corridor runs along the Property's entire eastern boundary. Any new siding, spur or crossing would require review and approval by the railroad owner and operating railroad. Frontage alone does not guarantee rail service; purchasers should engage the railroad early to confirm feasibility.

Location Overview

Goldsboro, North Carolina

Goldsboro is the county seat of Wayne County and the center of the Goldsboro Metropolitan Statistical Area, located roughly 50 miles southeast of Raleigh. The city counted 33,657 residents in the 2020 Census, with a metro population of approximately 117,000.

Goldsboro grew as a railroad junction in the 1800s and remains a transportation crossroads for eastern North Carolina. The local economy is anchored by Seymour Johnson Air Force Base — home of the 4th Fighter Wing and the 916th Air Refueling Wing — along with manufacturing, agribusiness, healthcare and distribution.

The Immediate Area

The Property sits in an established industrial and commercial district on the city's north side, just east of the US 117 corridor. Neighboring uses include automotive service and collision shops, contractor and equipment businesses, and light industrial buildings, making it a compatible setting for industrial and outdoor storage operations.

Regional Access

US 117	Immediately west of the site
I-795	North-south link to I-95 at Wilson
I-42 / US 70	East-west to Raleigh and the coast
US 13	Serves Goldsboro
Rail	On the North Carolina Railroad
Raleigh	± 50 miles

Area Economy

- ◆ Seymour Johnson AFB: civilian and military payroll exceeding \$407 million annually, with an FY2021 economic impact over \$727 million
- ◆ Manufacturing base producing automotive parts, electric transformers, poultry feed and food products
- ◆ Strong agricultural economy across Wayne County

Offering Process & Contact

Offering Process

The Property is offered at an asking price of **\$450,000** for all three parcels together. Interested parties should submit a written Letter of Intent to the Broker outlining purchase price, earnest money, due diligence period, closing timeline and any contingencies. Offers will be evaluated on price, terms and certainty of closing.

About the Broker

Chris Cox, CCIM has been active in commercial real estate for 36 years, with over \$100 million in total sales. He holds the Certified Commercial Investment Member (CCIM) designation and is also a licensed North Carolina General Contractor with a Bachelor of Science in Civil Engineering from NC State University.

That engineering and construction background gives buyers a practical perspective on land like this — site work, utilities, floodplain constraints and development feasibility — alongside market and investment analysis. Based in Wayne County, Chris handles land and commercial transactions across North Carolina.

FOR MORE INFORMATION

Chris Cox, CCIM

Cox Construction and Properties

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All information is believed to be reliable but is not guaranteed and should be independently verified. Acreage, frontage, zoning, utilities and flood status are approximate. Offering subject to prior sale, change in price or terms, or withdrawal without notice.