

OFFERING MEMORANDUM

Freestanding Daycare / Child Care Facility — Leased Investment



900 S HARDING DRIVE

GOLDSBORO, NORTH CAROLINA 27530

ASKING PRICE

\$1,500,000

Presented by

COX CONSTRUCTION AND PROPERTIES

Chris Cox, CCIM | 919.738.9574

104 Twin Oaks Place, Goldsboro, NC 27530 | www.coxproperty.com

CONFIDENTIALITY & DISCLAIMER

This Offering Memorandum is furnished solely for the purpose of a prospective purchaser's or lessee's preliminary evaluation of the property located at 900 S Harding Drive, Goldsboro, North Carolina (the "Property"). It is provided by Cox Construction and Properties ("Broker") on behalf of the owner of the Property ("Owner") and is not to be copied, reproduced, or distributed to any other party without the prior written consent of Broker.

The information contained herein has been obtained from sources believed to be reliable, including materials and figures provided by the Owner. However, Broker and Owner make no representation or warranty, express or implied, as to the accuracy or completeness of this information. Square footage, acreage, lease terms, rental income, and all other figures are approximate and should be independently verified by the prospective purchaser and its advisors, including through physical inspection, review of title, survey, and applicable governmental records.

This Offering Memorandum does not constitute an offer to sell or a solicitation of an offer to buy any interest in the Property. Owner reserves the right, at its sole discretion, to withdraw the Property from the market, change the offering terms, or reject any and all offers. Prospective purchasers are advised to conduct their own independent investigation of the Property, including a review of income, zoning, environmental, and physical condition matters, and to consult their own legal, tax, and financial advisors before proceeding with any transaction.

By accepting this Offering Memorandum, the recipient agrees to keep its contents confidential and to use it solely to evaluate a possible interest in the Property.

EXECUTIVE SUMMARY

Cox Construction and Properties is pleased to present the exclusive opportunity to acquire 900 S Harding Drive, Goldsboro, North Carolina — a well-located, freestanding 11,200 square foot daycare / child care facility situated on 3.9 acres. Originally constructed in 1992 for the Family YMCA of Goldsboro, the concrete-and-steel constructed building is currently occupied and operated as a licensed daycare, with the facility leased to Wayne STEM Academy through June 4, 2027 following the tenant's fully executed exercise of its renewal option, providing a new owner with in-place income through the remainder of the term.

The Property offers strong visibility and easy access, sits on a generous 3.9-acre site zoned O&I (Office & Institutional), and represents an attractive opportunity for a 1031 exchange buyer, an owner-user childcare or educational operator planning for lease expiration, or an investor seeking a stabilized, single-tenant net-leased asset in a growing Eastern North Carolina market.

ASKING PRICE \$1,500,000	BUILDING SIZE 11,200 SF	PRICE / SF \$133.93
------------------------------------	-----------------------------------	-------------------------------

INVESTMENT HIGHLIGHTS

- Great location with excellent visibility and easy access
- 11,200 SF building of durable concrete and steel construction
- Currently occupied and operating as a licensed daycare / preschool facility
- Leased to Wayne STEM Academy, a public charter elementary school, through June 4, 2027 — renewal option formally exercised and fully executed
- 3.9-acre site zoned O&I (Office & Institutional), allowing flexibility for a range of future uses
- Current rent of \$8,000 per month, paid over a 10-month academic-year term (\$80,000 annually)
- Located in Goldsboro, the Wayne County seat and principal city of the Goldsboro, NC Metropolitan Statistical Area

PROPERTY OVERVIEW

Address	900 S Harding Drive, Goldsboro, NC 27530
Building Size	11,200 SF
Construction	Concrete and steel construction
Year Built	1992
Current Use	Daycare / preschool and child care center
Lot Size	3.9 acres
Zoning	O&I (Office & Institutional)
Access & Visibility	Great visibility and easy access
County / Market	Wayne County / Goldsboro, NC MSA

The building was originally constructed in 1992 for the Family YMCA of Goldsboro and improved for institutional / child care use. The site provides ample on-site parking and a paved circulation area serving drop-off and pick-up traffic, consistent with its current daycare operation.

FINANCIAL SUMMARY

Asking Price	\$1,500,000
Price Per Square Foot	\$133.93 / SF
Current Tenant	Wayne STEM Academy (public charter elementary school)
Initial Lease Term	August 17, 2025 – June 6, 2026
Renewal Term	August 17, 2026 – June 4, 2027 (renewal option exercised; fully executed March 26, 2026)
Monthly Rent	\$8,000 (paid over a 10-month term, August–May)
Total Annual Rent	\$80,000
Security Deposit	\$1,375
Landlord Responsibilities	Utilities; major building systems (roof, HVAC, electrical, plumbing, structure)

Note: Tenant's use and access to the Premises is limited to 5:45 AM–3:00 PM, Monday through Friday, excluding holidays and scheduled school breaks. Lease terms should be independently verified through the lease documents and applicable tenant estoppel prior to closing. Prospective purchasers should consult their own accountant or advisor to confirm actual returns.

TENANT OVERVIEW

The Property is leased to Wayne STEM Academy, a public charter elementary school, which uses the Premises for its school facility and before-school program. Under the lease with the Goldsboro Family YMCA, the Tenant's use and access is limited to 5:45 AM–3:00 PM, Monday through Friday, excluding holidays and scheduled school breaks. The initial lease term ran from August 17, 2025 through June 6, 2026. The Tenant has since exercised its renewal option, and a fully executed extension (signed March 26, 2026) confirms the Tenant in place through June 4, 2027 on the same lease terms. Rent of \$8,000 per month is paid over a ten-month period (August through May) for total rent of \$80,000 per term. The Landlord is responsible for utilities and for maintenance, repair, and replacement of major building systems and structural components (foundation, roof, exterior walls, HVAC, electrical, and plumbing), while the Tenant is responsible for routine interior upkeep during its hours of occupancy. The lease is non-assignable and may not be sublet.

LOCATION OVERVIEW

Goldsboro is the county seat of Wayne County and the principal city of the Goldsboro, North Carolina Metropolitan Statistical Area, located in Eastern North Carolina roughly 50 miles southeast of Raleigh. The city had a 2020 Census population of approximately 33,657, with an urban area population of roughly 54,456 and a Wayne County / MSA population of approximately 117,333 (2020 Census), estimated at approximately 122,278 as of 2025.

Wayne County is home to Seymour Johnson Air Force Base, a major regional economic driver and source of area employment and housing demand, along with an established base of healthcare, education, and retail services supporting the local population and surrounding trade area.

PHOTOGRAPHS



Additional interior and exterior photographs are available upon request.

CONTACT

For additional information, financial documentation, lease abstracts, or to schedule a tour, please contact:

Chris Cox, CCIM

Cox Construction and Properties

104 Twin Oaks Place, Goldsboro, NC 27530

919.738.9574

