

# 2606 N WILLIAM STREET | GOLDSBORO, NC

## REDEVELOPMENT OR OWNER-USER OPPORTUNITY OFFERING MEMORANDUM





# REDEVELOPMENT OPPORTUNITY

## 2606 N WILLIAM STREET | GOLDSBORO, NC

### LISTED BY:

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**BROKER OF RECORD**  
KYLE MATTHEWS

LIC # C27092 (NC)

**MATTHEWS**<sup>TM</sup>  
REAL ESTATE INVESTMENT SERVICES



# EXECUTIVE SUMMARY

## Property Summary

Offering Price	\$410,000
Total Building Area	±1,760 SF
Total Land Area	± 1.03 AC (± 44,866 SF)

\*The southern piece of land is available and can be added to the offering

Please contact a Barrington Capital  
agent for financing options:

Kevin Puder  
(562) 841-1789  
kevin.puder@barringtoncapcorp.com



**BARRINGTON CAPITAL**  
REAL ESTATE FINANCING SERVICES

## INVESTMENT HIGHLIGHTS

- Former Circle K redevelopment opportunity on approximately 1.68 acres
- Large lot allowing for redevelopment into any new prototype with ample parking
- Location benefits from already having sewage, water, electric, and paved parking
- Egress on two sides of the parcel
- Ability to capitalize on accelerated depreciation if redeveloped as a gas station
- Location formerly had 11 pumps allowing for constant business
- 0.5 miles from U.S. Hwy 70 to the north and a retail and business corridor to the south, with Walmart a short 6-minute drive east
- Businesses along Hwy 117 include: Dollar General, Subway, UPS Customer Center, U-Haul Neighborhood Center, Nabisco Foods, Hajjar Manufacturing





**DOLLAR GENERAL**

**SUBWAY**

**DOWNTOWN  
GOLDSBORO**  
± 2.4 MILES AWAY

**SEEGARS**  
FENCE COMPANY



**JOHNSON MURPHY**  
CONSTRUCTION

**LANSING**  
TRADE GROUP, LLC

**CooperStandard**

**GRIFFIN**  
STEEL & SUPPLY

**N. WILLIAM ST**  
± 11,000 VPD

**AMERICA'S**  
TOWING & REPAIR

**SUBJECT  
PROPERTY**





**SUBJECT  
PROPERTY**



± 17,000 VPD



± 15,000 VPD



**UNC**  
HEALTH CARE

± 2 MILES AWAY

**DOWNTOWN  
GOLDSBORO**

± 2.4 MILES AWAY

**Walmart**   
Supercenter



**RETAIL  
CORRIDOR**

± 2.9 MILES AWAY













# AREA OVERVIEW







## POPULATION



## HOUSEHOLDS



## INCOME



	2020 ESTIMATE	2025 PROJECTION	2020 ESTIMATE	2025 PROJECTION	2020 AVG. HOUSEHOLD INCOME
1-MILE	1,564	1,541	708	698	\$51,569
3-MILE	19,548	19,308	8,289	8,190	\$56,368
5-MILE	47,609	47,215	19,690	19,529	\$58,571

*\*Subject Property Demographics*

# GOLDSBORO, NC

Goldsboro, originally Goldsborough, is a city in Wayne County, North Carolina. It is the principal city of and is included in the Goldsboro, North Carolina Metropolitan Statistical Area. The city is situated in North Carolina's Coastal Plain and is bordered on the south by the Neuse River and the west by the Little River, about 40 miles southwest of Greenville, and 50 miles southeast of Raleigh. Goldsboro is the proud home to Seymour Johnson Air Force Base, one of the best and oldest fighter communities in the world, Mt. Olive Pickle Company, Cliffs of the Neuse State Park, award-winning historic downtown, NC Pickle Festival and Wings Over Wayne Air Show (NC's largest free air show).



## SEYMOUR JOHNSON AIR FORCE BASE

The 4th Fighter Wing is the host unit at Seymour Johnson Air Force Base and accomplishes its training and operational missions with F-15E Strike Eagles. Two of the wing's four fighter squadrons are operational units, capable of deploying worldwide on short notice and immediately generating combat power. The other two squadrons are responsible for training all F-15E aircrews for the Air Force. The 916th Air Refueling Wing, a tenant unit at Seymour, is an Air Force Reserve Command Wing under the Air Mobility Command. It is assigned 10 KC-135R Stratotankers.



## DOWNTOWN GOLDSBORO

Downtown Goldsboro is a unique area that is full of culture and history. There are several local tap houses that have a variety of local beers. There are also great restaurants that have been passed down through local families for generations. As you walk down Main Street visitors also find great spa and antique shops that are world renowned. The Downtown Goldsboro Council is working to revamp the area with even more diverse retail while keeping the old town charm.



## CONFIDENTIALITY AGREEMENT & DISCLAIMER

This Offering Memorandum contains select information pertaining to the business and affairs located at **2606 N William St, Goldsboro, NC** (“Property”). The Offering Memorandum may not be all-inclusive or contain all of the information a prospective purchaser may desire. The information contained in this Offering Memorandum is confidential and furnished solely for the purpose of a review by a prospective purchaser of the Property. It is not to be used for any other purpose or made available to any other person without the written consent of Seller or Matthews Real Estate Investment Services. The material and information in the Offering Memorandum is unverified. Matthews Real Estate Investment Services has not made any investigation, and makes no warranty or representation, with respect to square footage, income and expenses, the future financial performance of the property, future rent, and real estate value market conditions, the condition or financial prospects of any tenant, or the tenants’ plans or intentions to continue to occupy space at the property. All prospective purchasers should conduct their own thorough due diligence investigation of each of these areas with the assistance of their accounting, construction, and legal professionals, and seek expert opinions regarding volatile market conditions given the unpredictable changes resulting from the continuing COVID-19 pandemic. The information is based in part upon information supplied by the Owner and in part upon financial information obtained from sources the Owner deems reliable. Owner, nor their officers, employees, or real estate agents make any representation or warranty, express or implied, as to the accuracy or completeness of this Offering Memorandum, or any of its content, and no legal liability is assumed or shall be implied with respect thereto. Prospective purchasers should make their own projections and form their own conclusions without reliance upon the material contained herein.

By acknowledging your receipt of this Offering Memorandum for the Property, you agree:

1. The Offering Memorandum and its contents are confidential;
2. You will hold it and treat it in the strictest of confidence; and
3. You will not, directly or indirectly, disclose or permit anyone else to disclose this Offering Memorandum or its contents in any fashion or manner detrimental to the interest of the Seller.

Matthews Real Estate Investment Services is not affiliated with, sponsored by, or endorsed by any commercial tenant or lessee in the Offering Memorandum. The presence of any corporation’s logo or name is not intended to indicate or imply affiliation with, or sponsorship or endorsement by, said corporation of Matthews Real Estate Investment Services.

Owner and Matthews Real Estate Investment Services expressly reserve the right, at their sole discretion, to reject any and all expressions of interest or offers to purchase the Property and to terminate discussions with any person or entity reviewing this Offering Memorandum or making an offer to purchase the Property unless and until a written agreement for the purchase and sale of the Property has been fully executed and delivered.

If you wish not to pursue negotiations leading to the acquisition of the Property or in the future you discontinue such negotiations, then you agree to purge all materials relating to this Property including this Offering Memorandum.

A prospective purchaser’s sole and exclusive rights with respect to this prospective transaction, the Property, or information provided herein or in connection with the sale of the Property shall be limited to those expressly provided in an executed Purchase Agreement and shall be subject to the terms thereof. In no event shall a prospective purchaser have any other claims against Seller or Matthews Real Estate Investment Services or any of their affiliates or any of their respective officers, Directors, shareholders, owners, employees, or agents for any damages, liability, or causes of action relating to this solicitation process or the marketing or sale of the Property.

This Offering Memorandum shall not be deemed to represent the state of affairs of the Property or constitute an indication that there has been no change in the state of affairs of the Property since the date this Offering Memorandum.



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