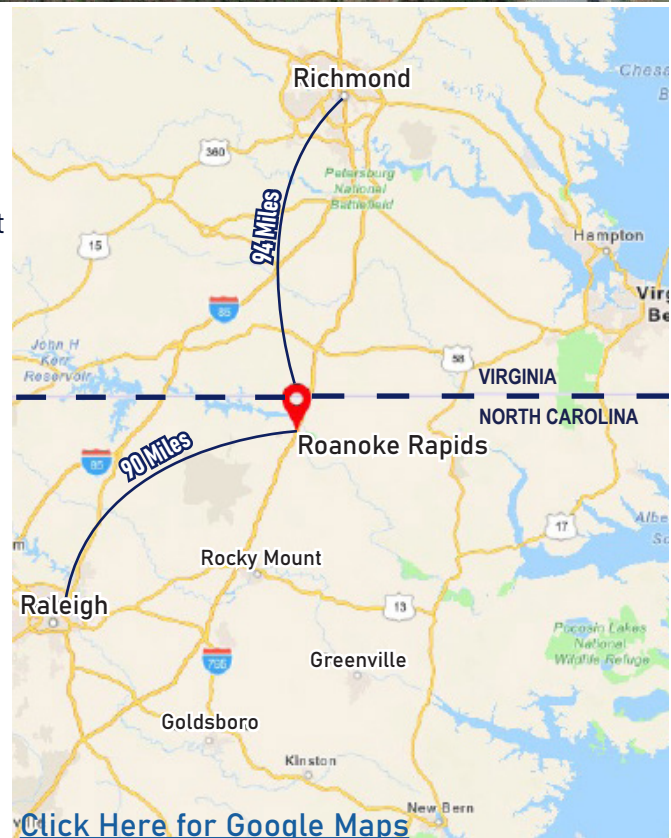


# FOR SALE PREMIER BOULEVARD OUTPARCELS Roanoke Rapids, NC



## PROPERTY HIGHLIGHTS

- Developed outparcels available in Walmart Supercenter anchored power center in Roanoke Rapids near the NC/VA state line.
- Located along Interstate 95, Roanoke Rapids is a popular tourist stop as it's the first major exit when entering NC from Virginia. Exit 173 is 90 miles to Raleigh and 94 miles to Richmond.
- Premier Landing serves as a major retail hub for the county and includes retailers Starbucks, Chick-Fil-A, Walmart Supercenter, Dollar Tree, Denny's, and others.
- Premier Blvd has recently been extended 2 miles connecting Exit 173 and Exit 171 NC 125.
- The B-4 zone is designed to accommodate a variety of commercial enterprises that provide goods and services to a larger market area than those businesses permitted in the neighborhood business district.
- Outparcels ranging from 1.24-3.01 acres



[Click Here for Google Maps](#)

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# RETAIL COMPETITION MAP



Source: Halifax Economic Development, NCDOT, ESRI

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# PREMIER LANDING SITE PLAN



## AVAILABLE OUTPARCELS

LOT	ACREAGE	CURRENT ZONING	PRICE/SF	SALE PRICE
Phase I, Lot 3	±1.46	B-4 Commercial	\$7 PSF	\$445,180
Phase II, Lot 2	±1.69	B-4 Commercial	\$7 PSF	\$515,315
Lot 1A	±3.01	B-4 Commercial	TBD	TBD
Lot 1B	±1.24	B-4 Commercial	TBD	TBD

## IMPORTANT DOCUMENTS

- [Click Here to Download Roanoke Rapids Allowed Uses](#)
- [Click Here to Download Declarations & Easements](#)

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# OPPORTUNITY ZONE

## PROGRAM OVERVIEW

A new program with the potential to attract investment capital into low-income areas of North Carolina was created by recently passed federal tax legislation, known as the Tax Cuts and Jobs Act (H.R.1). North Carolina Opportunity Zones will offer qualified investors certain tax benefits when they invest unrealized capital gains into these areas.

North Carolina's 252 zones were certified by the United States Treasury on May 18, 2019.

The federal law allows each state to designate up to 25 percent of its total low-income census tracts could be selected as Opportunity Zones.

Specifically, the Opportunity Zone Program provides deferral and reduction of capital gains taxes when the gain is invested in a Qualified Opportunity Fund and maintained for at least 5 years.

Investors may delay taxes on their original capital gain investment until December 31, 2026. In addition to the tax deferral, if the OZ investment is held for 5 years, the basis for the original capital gain is increased to 10%; once the investment is held for 7 years, the basis increases to a total of 15%. The real benefit in investing in an OZ is from the gains of the OZ investment. If the OZ investment is held for 10 or more years, the gains on the investment are tax free.

The program is designed to be flexible and allows for a range of different types of investments. Unlike other federal tax credit programs, there is no authorized cap on the amount of capital that can be made available through Opportunity Zone investments.

For more information, visit:

<https://public.nccommerce.com/oz/#section-zones>

For Halifax information, visit:

<http://www.halifaxdevelopment.com>



Temporary tax deferral for capital gains reinvested in an Opportunity Fund



Step-up in basis for capital gains reinvested in an Opportunity Fund



Permanent exclusion from taxable income of long-term capital.



DISCLAIMER: Although the information contained herein was provided by sources believed to be reliable, Investment Retail, LLC makes no representation, expressed or implied, as to its accuracy and said information is subject to errors, omissions or changes.

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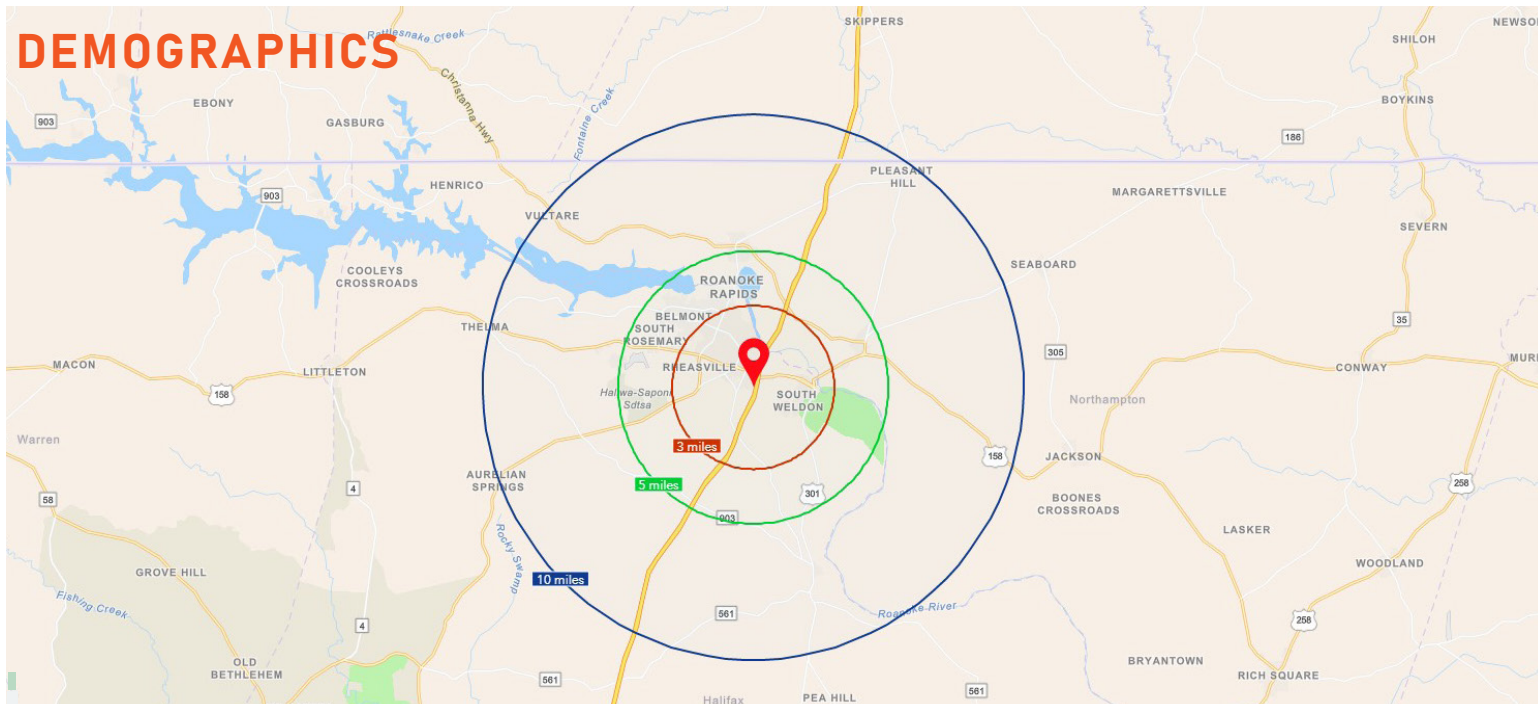
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# DEMOGRAPHICS



POPULATION	3 MILE	5 MILES	10 MILES
2010 Population	15,981	29,060	40,008
2020 Population	14,881	26,957	36,458
2022 Population	14,379	26,094	35,301
2027 Population	14,001	25,328	34,212
2022-2027 Annual Rate	-0.53%	-0.59%	-0.62%
Daytime Population	17,876	26,275	34,483
2022 Median Age	42.0	41.5	43.0
HOUSEHOLDS			
2010 Households	6,620	11,854	16,430
2020 Households	6,502	11,632	15,774
2022 Households	6,386	11,403	15,453
2027 Total Households	6,294	11,205	15,170
2022-2027 Annual Rate	-0.29%	-0.35%	-0.37%
2022 Avg. Household Size	2.22	2.27	2.25
HOUSING			
2022 Total Housing	7,287	13,038	18,005
2022 Owner Occupied Housing Units	48.0%	50.7%	51.7%
2022 Renter Occupied Housing Units	39.7%	36.8%	34.1%
2022 Vacant Housing Units	12.4%	12.5%	14.2%

[Click Here to download Demographic Report](#)

MEDIAN HH INCOME	3 MILE	5 MILES	10 MILES
2022 Median Household Income	\$43,489	\$42,323	\$41,304
2027 Median Household Income	\$48,367	\$48,684	\$47,481
AVERAGE HH INCOME			
2022 Average Household Income	\$65,332	\$63,095	\$60,800
2027 Average Household Income	\$75,995	\$74,016	\$71,373
PER CAPITA INCOME			
2022 Per Capita Income	\$29,071	\$27,584	\$26,499
2027 Per Capita Income	\$34,220	\$32,750	\$31,508
EDUCATION			
Associate's Degree	11.5%	11.7%	11.5%
Bachelor's Degree	13.1%	12.2%	10.7%
Graduate/Professional	7.8%	6.5%	5.8%
RACE/ETHNICITY			
White Alone	47.2%	47.5%	44.4%
Black Alone	45.6%	45.4%	49.0%
Hispanic Origin	2.9%	3.2%	2.9%
AGE			
18+	78.7%	78.1%	79.3%
55+	36.0%	35.4%	37.1%

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