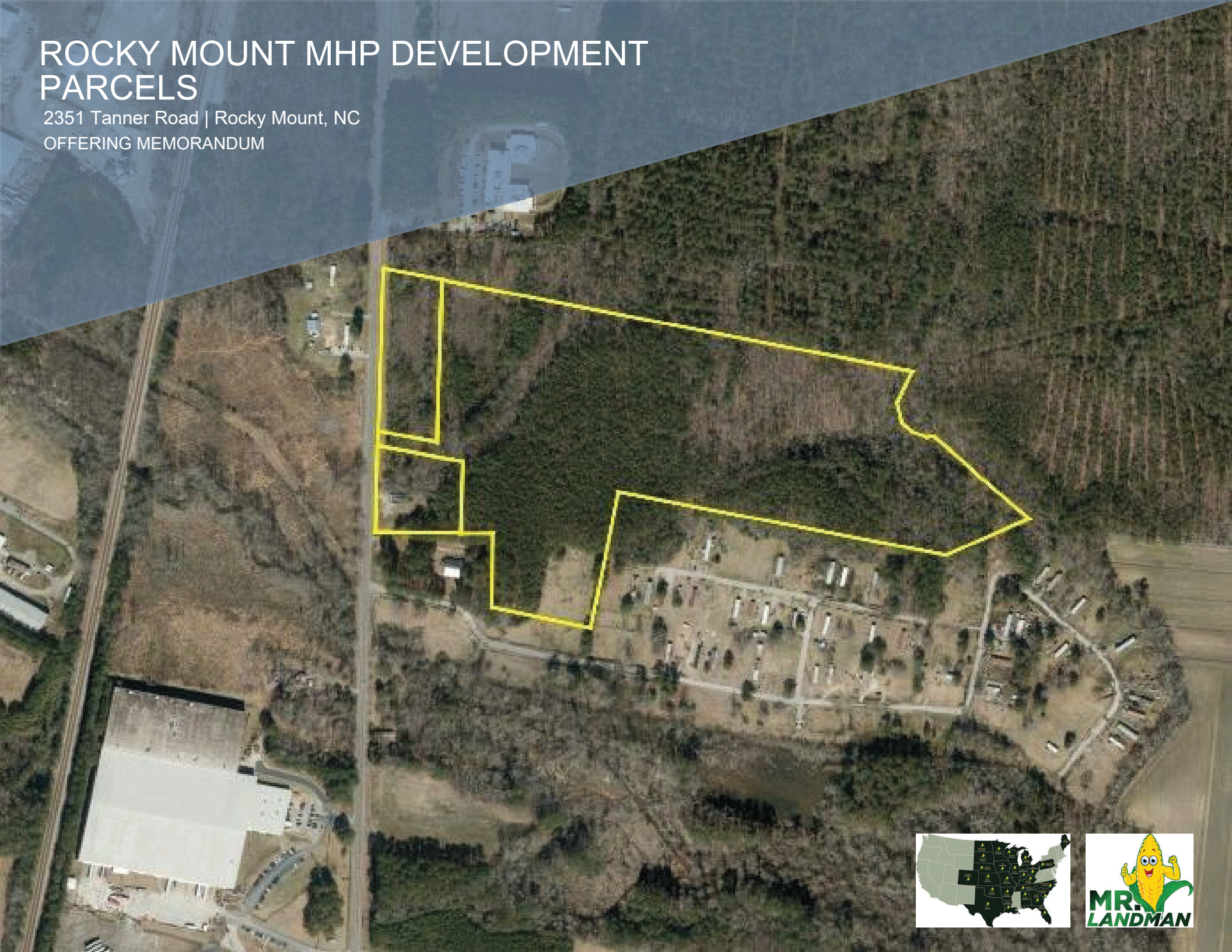


ROCKY MOUNT MHP DEVELOPMENT PARCELS

2351 Tanner Road | Rocky Mount, NC
OFFERING MEMORANDUM



Rocky Mount MHP Development Parcels

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Edgecombe County 2025 Snapshot

Exclusively Marketed by:



Jon Fisher

MR LANDMAN

Designated Managing Broker

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Lic: Illinois #471.020503



www.mrlandman.com

We obtained the following information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent the current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.



01

Executive Summary

Investment Summary

OFFERING SUMMARY

ADDRESS	2351 Tanner Road Rocky Mount NC 27801
COUNTY	Edgecombe
MARKET	Rocky Mount metropolitan area
SUBMARKET	Rocky Mount-Wilson-Roanoke Rapids, NC Combined St
PRICE	\$2,000,000
PRICE PSF	\$1.33
LAND SF	1,499,770 SF
LAND ACRES	34.43
OWNERSHIP TYPE	Fee Simple
ZONING TYPE	MHP, A1, R10, B2
# OF PARCELS	3
APN	3861-37-9500-00

DEMOGRAPHICS	1 MILE	3 MILE	5 MILE
2025 Population	251	13,881	41,106
2025 Median HH Income	\$35,563	\$60,773	\$52,529
2025 Average HH Income	\$55,000	\$78,296	\$70,805

Rocky Mount MHP Development Parcels

- A contiguous and recently cleared 34.43-acre assemblage positioned along the Tanner Road corridor offers a scalable, entitlement-advantaged opportunity to deliver an institutional-quality manufactured home community. Twenty-six (26.00) acres are already zoned and permitted for a mobile home park with 132 pads (wetlands already subtracted). With targeted rezoning of adjacent non-MHP parcels and wetlands development permits in process, the site can reach a total of approximately 207 pads.



- Lot 1 – R-10: 113,779.40 ft² (~ 2.61 acres)
- Lot 2 – MHP & A-1: 1,306,298.93 ft² (~ 29.98 acres)
- Lot 3 – B-2: 80,046.61 ft² (~ 1.84 acres)

Total: 1,500,124.94 ft² (~ 34.43 acres)

MHP Lots (Summary)

- Current permitted yield: 132 pads — 26 acres zoned MHP @ 6 pads/acre (wetlands already subtracted)

Additional yield options:

- Rezoning (A-1, R-10, B-2 to MHP): +51 pads
- Wetlands development permits (in process): +24 pads

- Maximum potential yield (rezoning + wetlands permits): ~207 pads

Zoning Breakdown

- Manufactured Home Park (MHP) — 26.00 acres

-Zoning allows up to 156 pads (5,000 sq ft minimum per lot), max density 6 units/acre.

-Eligible for Residential Cluster Development (preserve open space and reduce infrastructure impact).

-Note: current permitted yield is 132 pads with wetlands already netted out; wetlands permits in process would add back 24 pads toward the 156-pad allowable.

- Residential (R-10) — 2.61 acres

-Zoned for 12 single-family homes (10,000 sq ft minimum; 75' lot width).

-City correspondence indicates a high degree of interest in rezoning this parcel to MHP.

- Commercial Corridor (B-2) — 1.84 acres

-Existing commercial buildings at 2351, 2347, and 2413 Tanner Rd.

-City correspondence indicates a high degree of interest in rezoning this parcel to MHP.

-B-2 intent supports major retail/service along arterials, reinforcing corridor activity near the site.

- Agricultural (A-1) — 4.00 acres

-City correspondence indicates a high degree of interest in rezoning this parcel to MHP.

Key Property Points

- -Clustered development is allowed within MHP zoning, enabling the same unit count on smaller lots while preserving shared open space and reducing impact.
- Rezoning potential: prior staff guidance has supported rezonings among residential categories (e.g., R-10/R-15) and A-1. Correspondence indicates strong receptivity to MHP rezoning for the non-MHP parcels; letters available upon request.
- Wetlands: approximately 3 acres are classified as wetlands. Development requires a USACE wetlands permit; a wetland delineator is applying now with an estimated application window of 2–3 months. Roads may be permitted across wetlands without full approval.
- Flood zones: part of the MHP area lies in the 500-year floodplain (not the 100-year). A portion of A-1 is in the 500-year, with a very small section in the 100-year.
- Utilities: city water available via a 16 inch main; city sewer nearby via a 24 inch main (city operates robust water/wastewater systems across Nash and Edgecombe counties.)

Tanner Road Corridor (Rocky Mount, NC)

- -The property sits in the Tanner Road corridor near existing manufactured housing and commercial frontage (including the addressed parcel at 2413 Tanner Rd), in a market served by municipal utilities and arterial access.
- The Rocky Mount region is anchored by the CSX Carolina Connector (CCX) intermodal terminal—110,000-lift annual capacity, 5 miles from I-95—supporting logistics and job growth.
- UNC Health Nash continues to invest in local healthcare capacity (campus construction and planned tower expansion), reinforcing long-term employment and service demand.
- Ongoing reinvestment, including the \$30M Rocky Mount Mills/Brewmill mixed-use redevelopment, has strengthened live-work-play dynamics and consumer services within the trade area.

Institutional Grade Development

- -Scale and yield: path to approximately 207 pads on 34.43 acres—a size that supports professional management, amenity programming, and efficient capital deployment.
- Entitlement momentum: 26 acres already zoned and permitted for 132 pads; clear add-on paths via (i) city-supported MHP rezoning of A-1/R-10/B-2 (+51 pads) and (ii) wetlands permits in process (+24 pads). Letters of support available for diligence.
- Planning flexibility: cluster development is permitted in the MHP district, allowing thoughtful site planning (open space preservation, shorter utility runs, traffic calming).
- Infrastructure: proximity to municipal water/sewer mains and an established commercial corridor; regional logistics and healthcare anchors add durable demand.
- Risk management: majority of the site lies outside the 100-year floodplain; wetlands impacts are being addressed through active permitting, with roadway crossings potentially permitted ahead of full build approvals.

Diligence Package Available

- -City correspondence regarding rezoning receptivity (A-1, R-10, B-2 to MHP)
- Wetland delineation status and USACE permit pathway
- Utility mapping/confirmations (water/sewer main locations and capacities)
- Zoning code excerpts (MHP standards, cluster provisions; B-2 corridor intent)

Parcel Flexibility

- Located along the Tanner Road corridor with city water (16") and nearby city sewer (24"), the assemblage offers plug-in infrastructure and a flexible frontage-to-back layout. The B-2 frontage fits neighborhood commercial: convenience retail, service/repair, quick-serve food, small medical/professional offices, or self-storage—creating daily-needs traffic and an activated entrance that supports adjacent housing. Corridor visibility and access enable phased absorption, pad-ready sites, and shared parking/stormwater with rear residential.
- Behind the frontage, the R-10 acreage can deliver a conventional single-family subdivision (10,000-sf minimum, 75-ft width) or a clustered plan that preserves open space and shortens utility runs. The A-1 area works as a green buffer, community garden, stormwater, or trails—and, with city letters indicating openness to rezoning, can be positioned for future conversion to residential or MHP as demand warrants. Together, the mix supports a scalable program blending neighborhood retail, attainable housing, and amenity space.

Brokerage

- MR. LANDMAN, LLC is a licensed real estate brokerage firm in the State of North Carolina under Lic#C33344. Jonathan Fisher is a licensed Broker in Charge for MR. LANDMAN, LLC under Lic#325370.



02

Location

- Location Summary
- Local Business Map
- Aerial View Map
- Traffic Counts
- Drive Times
- Drive Times (Heat Map)

Rocky Mount, NC

- Rocky Mount is a city in Nash and Edgecombe counties in the U.S. state of North Carolina. The city's population was 54,341 as of the 2020 census, making it the 20th-most populous city in North Carolina.
- It is the principal city of the Rocky Mount metropolitan area—often called the "Twin Counties"—which had an estimated population of 145,383 in 2023. Rocky Mount is also an anchor city of the Rocky Mount-Wilson-Roanoke Rapids, NC Combined Statistical Area, which had an estimated population of 288,366 in 2023.
- The median home cost in Rocky Mount is \$174,300. Home appreciation the last 10 years has been 64.4%. Home Appreciation in Rocky Mount is up 19.4%.
- Renters make up 39.4% of the Rocky Mount population.
- The average 1-bedroom unit rents for \$750/month.
The average 2-bedroom unit rents for \$930/month.
The average 3-bedroom unit rents for \$1,270/month.
The average 4-bedroom unit rents for \$1,390/month.
- The Median household income of a Rocky Mount resident is \$46,396 a year. The US average is \$69,021 a year.

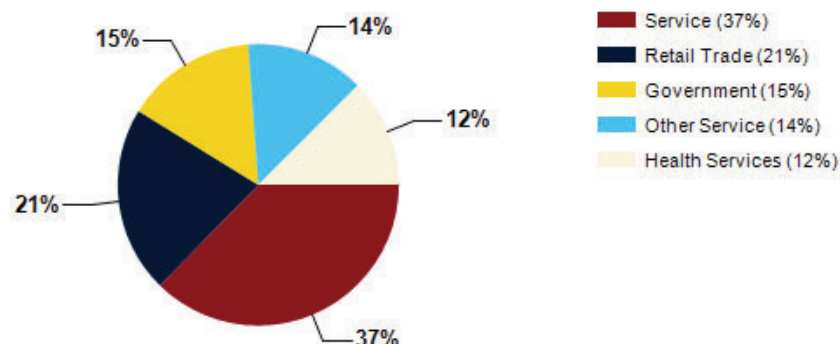
Edgecombe County, NC

- Edgecombe County is a county located in the U.S. state of North Carolina. As of the 2020 census, the population was 48,900. Its county seat is Tarboro. Edgecombe County is part of the Rocky Mount, NC Metropolitan Statistical Area.

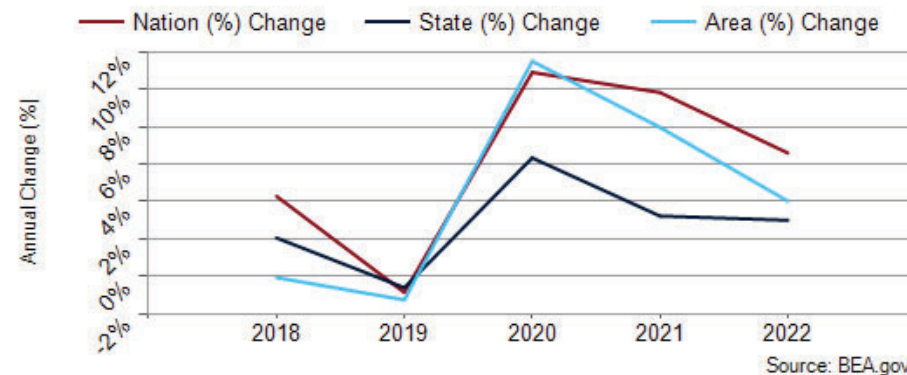
- Here are the largest employers in Edgecombe County:

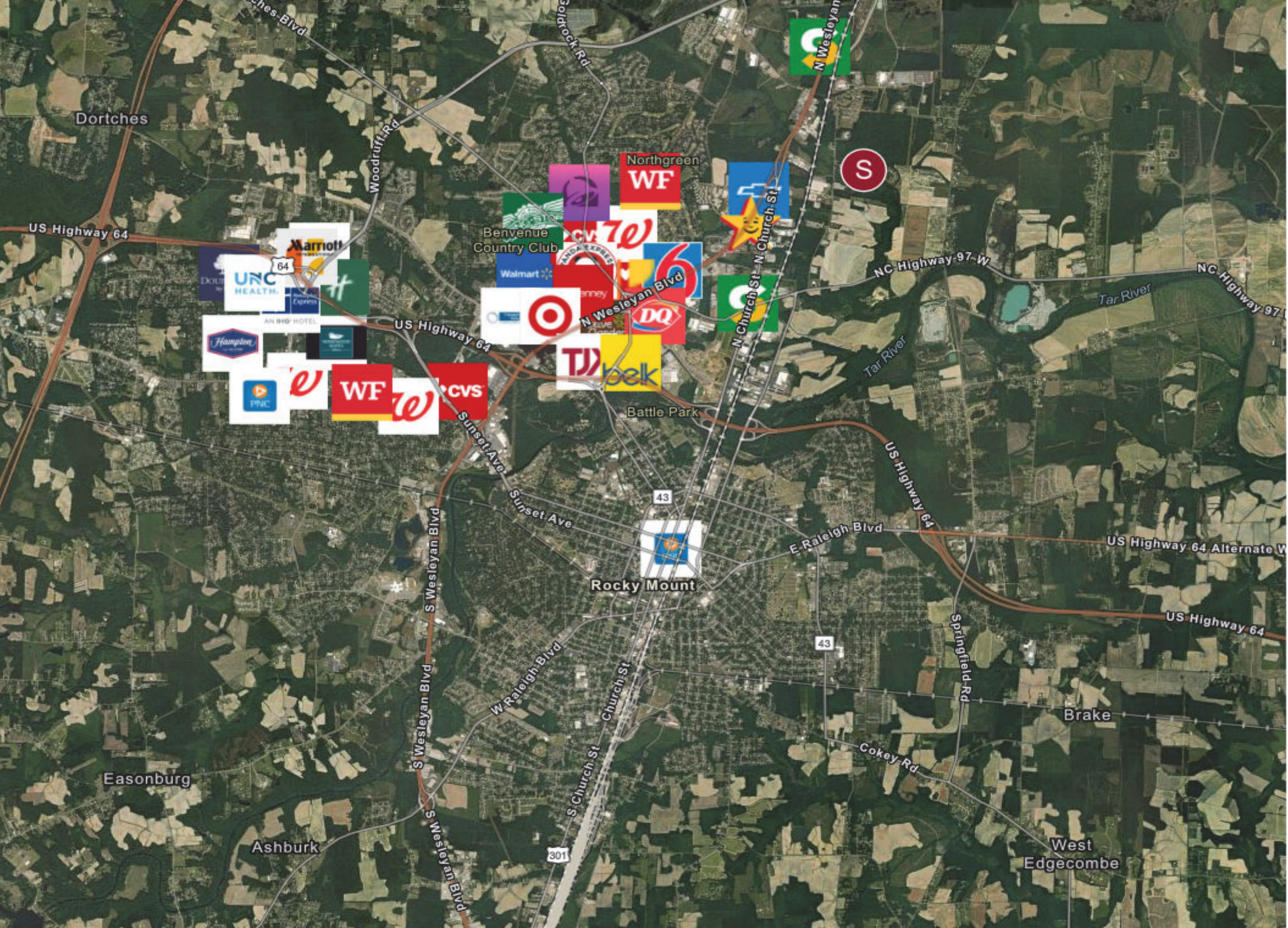
- Edgecombe County Public Schools
- Sara Lee Frozen Bakery (Tyson) – Tarboro plant
- Edgecombe County (county government)
- ECU Health Edgecombe Hospital (formerly Vidant Edgecombe)
- Hitachi Astemo (formerly Keihin Carolina System Technology) – Tarboro plant
- LS Cable & System U.S.A. – Tarboro campus
- Barnhill Contracting Company
- Town of Tarboro (municipal government)
- World Cat (HC Composites) – Tarboro
- Glenoit Fabrics / Monterey Mills – Tarboro

Major Industries by Employee Count

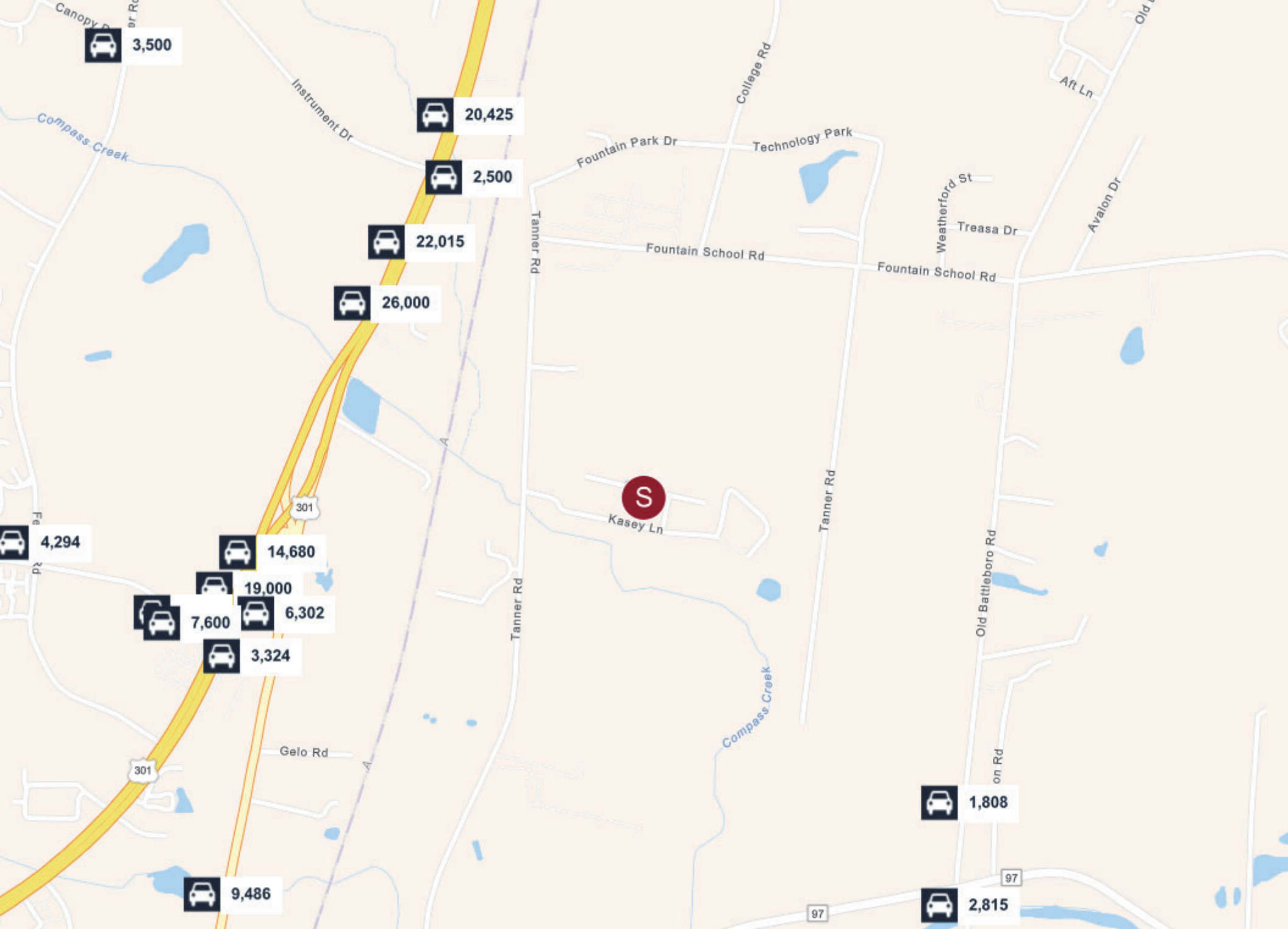


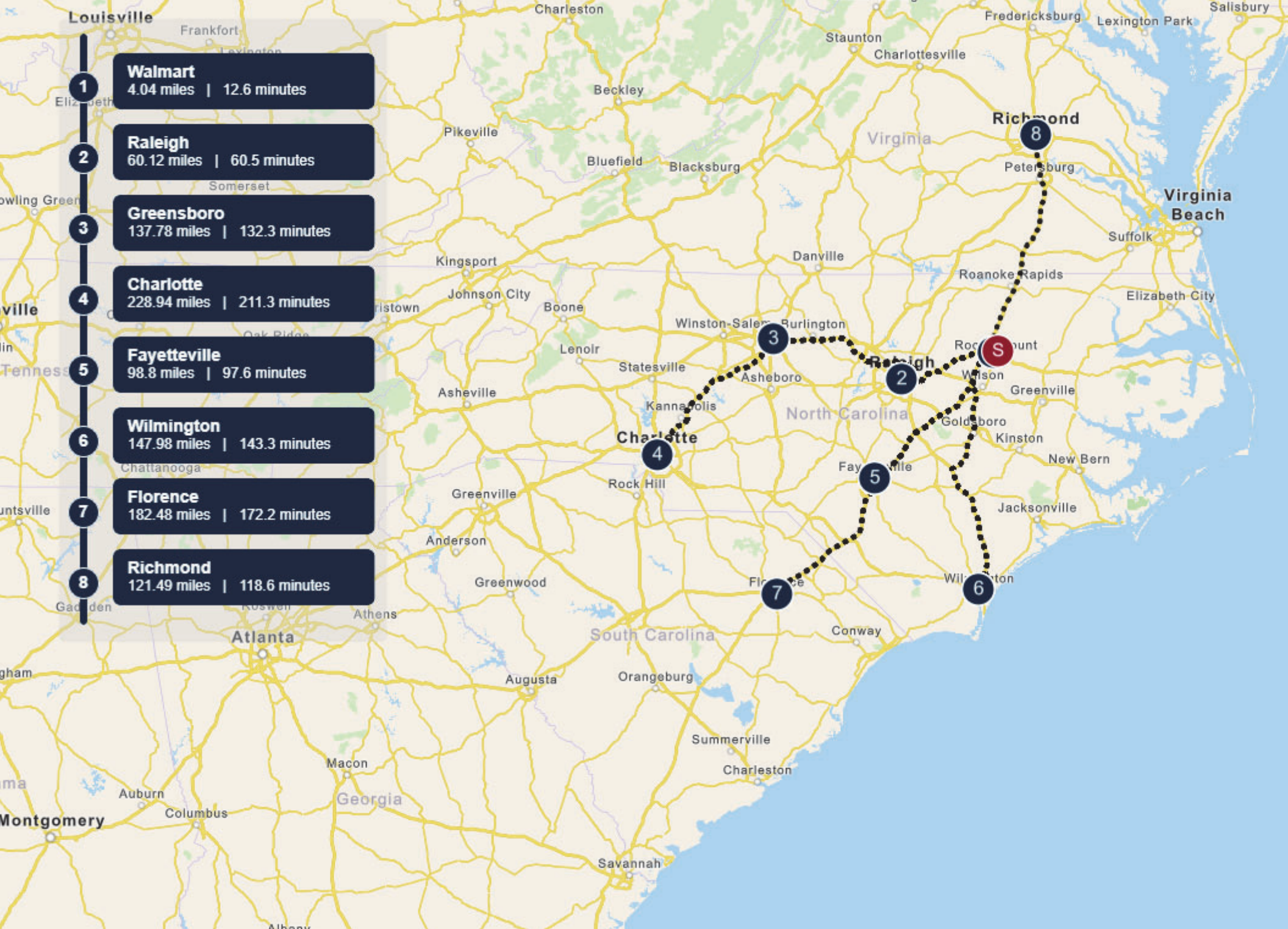
Edgecombe County GDP Trend

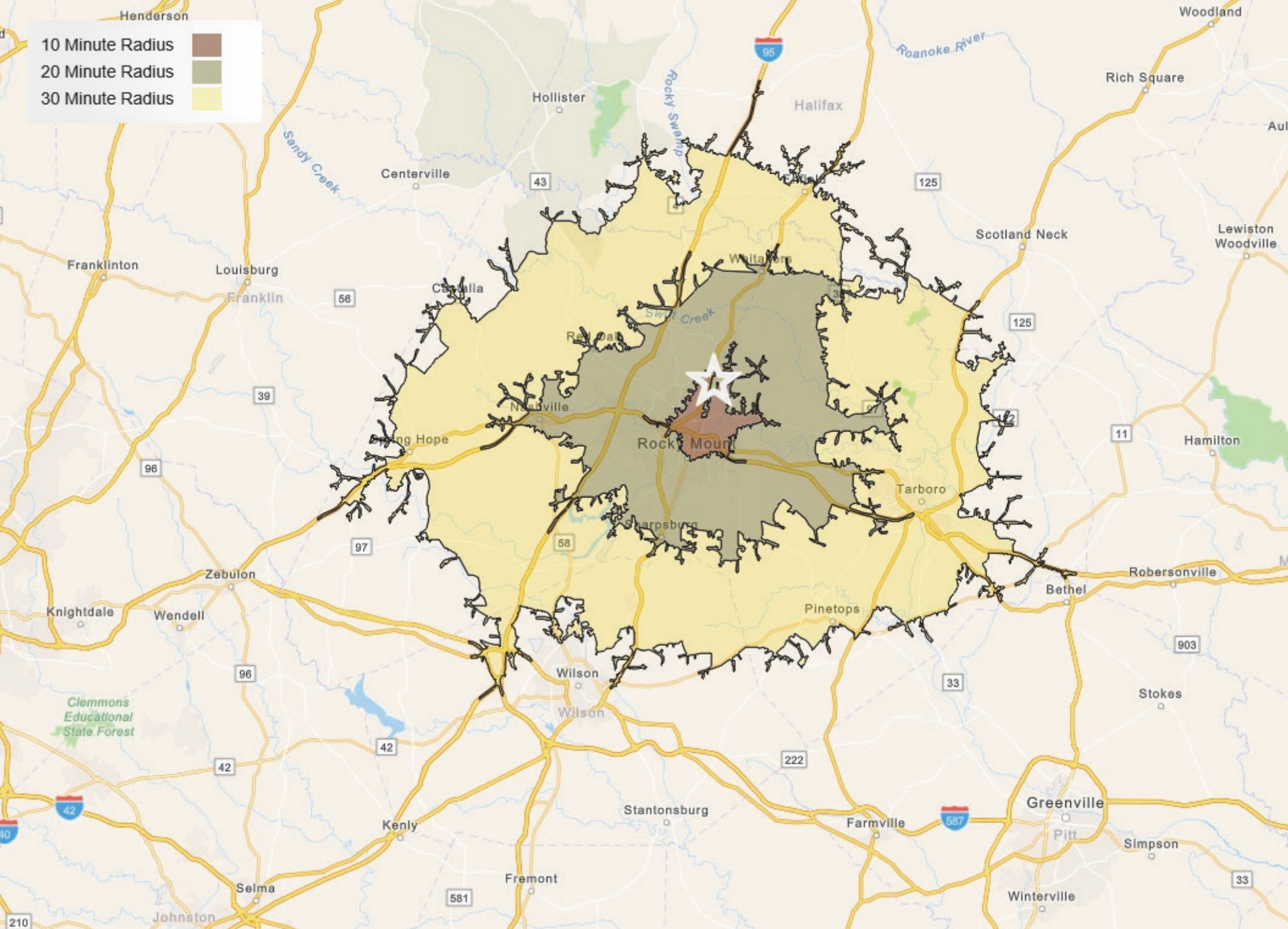














03

Property Description

Property Features

Property Images

PROPERTY FEATURES

LAND SF	1,499,770
LAND ACRES	34.43
# OF PARCELS	3
ZONING TYPE	MHP, A1, R10, B2
TOPOGRAPHY	Flat
LOCATION CLASS	B
LOT DIMENSION	941x398x257x342x455x1124x30 9x704x1828
TRAFFIC COUNTS	1850

NEIGHBORING PROPERTIES

NORTH	Training School
SOUTH	MHP & Undeveloped
EAST	MHP & Undeveloped
WEST	Undeveloped

UTILITIES

WATER	City
ELECTRICITY / POWER	Public
GAS / PROPANE	Public
TELEPHONE	Public
SEWER	City Nearby (230 feet)





Current status of zoning.



04

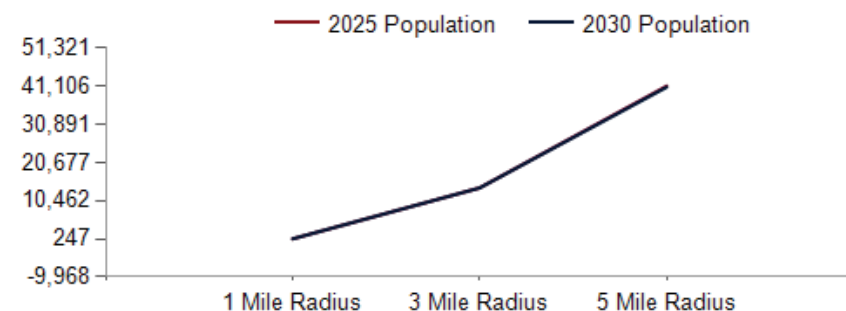
Demographics

General Demographics

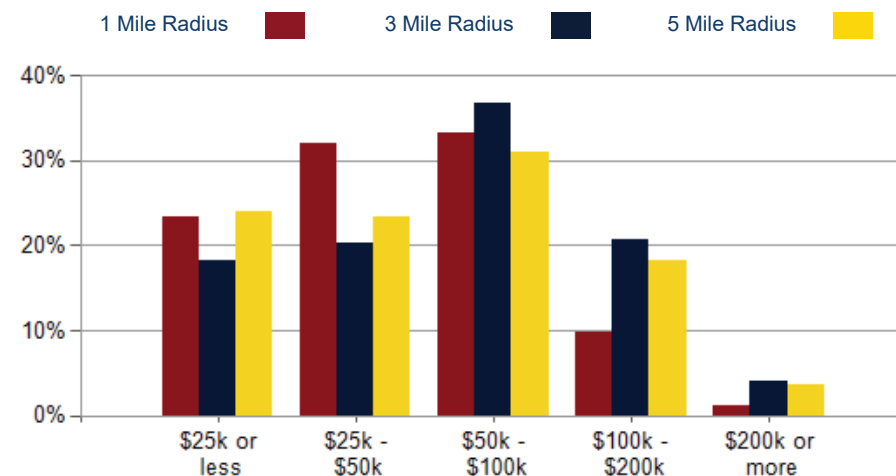
Race Demographics

POPULATION	1 MILE	3 MILE	5 MILE
2000 Population	842	15,768	46,753
2010 Population	563	15,394	44,329
2025 Population	251	13,881	41,106
2030 Population	247	13,860	40,842
2025 African American	162	8,384	27,190
2025 American Indian	1	115	254
2025 Asian	4	372	663
2025 Hispanic	30	1,075	2,181
2025 Other Race	16	695	1,348
2025 White	46	3,677	9,946
2025 Multiracial	22	627	1,681
2025-2030: Population: Growth Rate	-1.60%	-0.15%	-0.65%

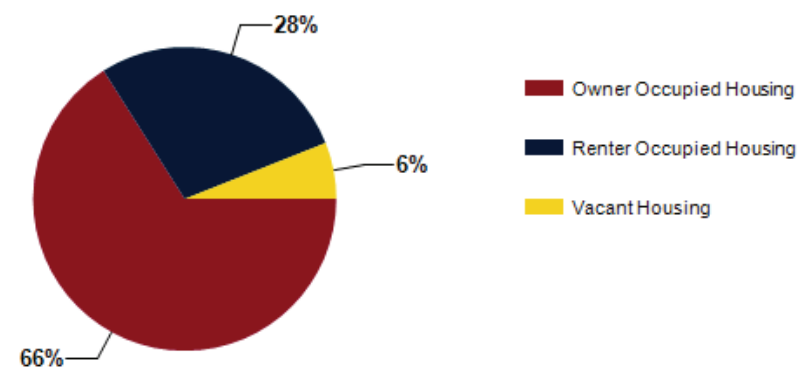
2025 HOUSEHOLD INCOME	1 MILE	3 MILE	5 MILE
less than \$15,000	17	713	2,766
\$15,000-\$24,999	2	411	1,548
\$25,000-\$34,999	21	578	1,535
\$35,000-\$49,999	5	669	2,665
\$50,000-\$74,999	10	1,418	3,731
\$75,000-\$99,999	17	851	1,854
\$100,000-\$149,999	7	1,105	2,617
\$150,000-\$199,999	1	167	669
\$200,000 or greater	1	249	646
Median HH Income	\$35,563	\$60,773	\$52,529
Average HH Income	\$55,000	\$78,296	\$70,805



2025 Household Income



2025 Own vs. Rent - 1 Mile Radius

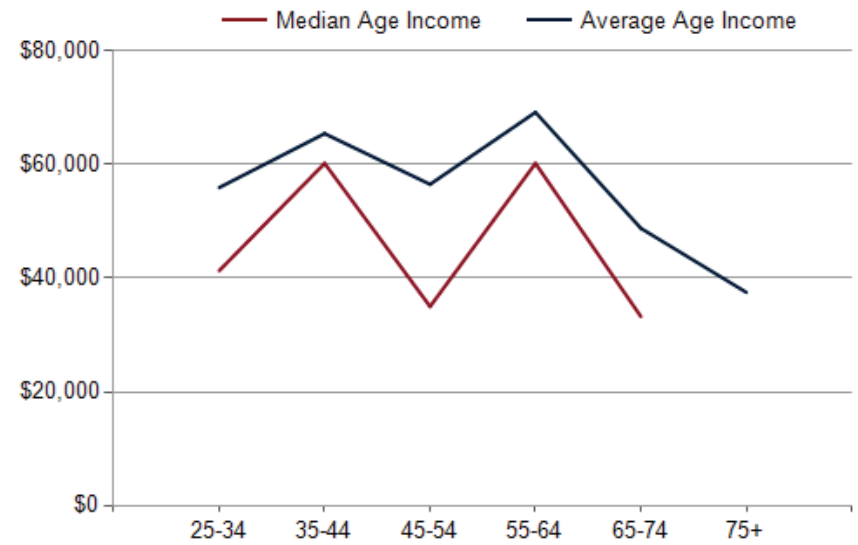
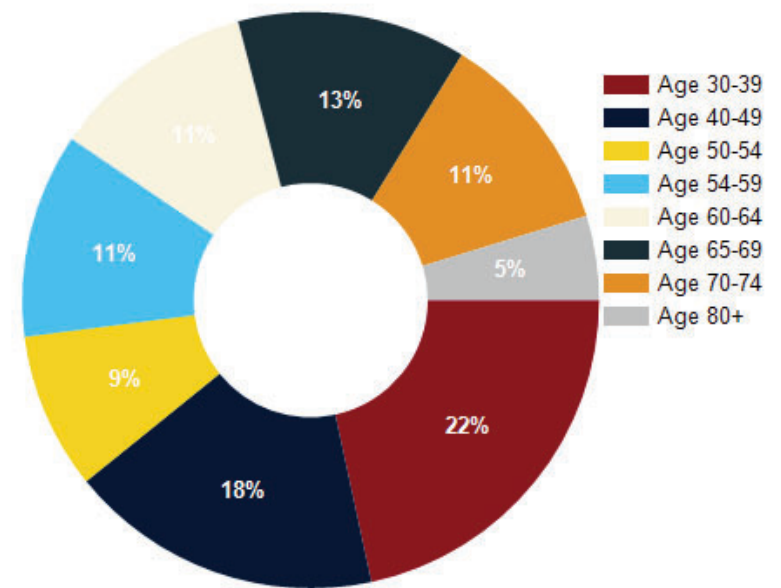


Source: esri

2025 POPULATION BY AGE	1 MILE	3 MILE	5 MILE
2025 Population Age 30-34	16	994	2,669
2025 Population Age 35-39	16	849	2,418
2025 Population Age 40-44	13	850	2,339
2025 Population Age 45-49	13	764	2,290
2025 Population Age 50-54	13	842	2,420
2025 Population Age 55-59	17	869	2,484
2025 Population Age 60-64	17	838	2,728
2025 Population Age 65-69	19	852	2,839
2025 Population Age 70-74	17	786	2,474
2025 Population Age 75-79	7	669	1,913
2025 Population Age 80-84	9	353	1,121
2025 Population Age 85+	6	263	862
2025 Population Age 18+	190	11,131	32,524
2025 Median Age	42	41	42
2030 Median Age	43	42	43

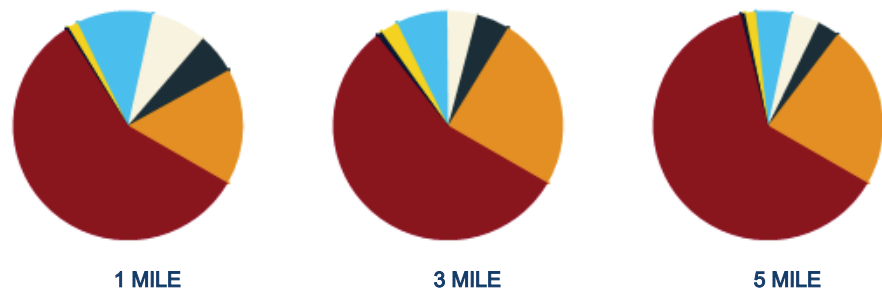
2025 INCOME BY AGE	1 MILE	3 MILE	5 MILE
Median Household Income 25-34	\$41,302	\$62,481	\$56,733
Average Household Income 25-34	\$55,946	\$77,869	\$71,648
Median Household Income 35-44	\$60,207	\$67,655	\$59,766
Average Household Income 35-44	\$65,456	\$89,794	\$82,102
Median Household Income 45-54	\$35,000	\$72,076	\$61,348
Average Household Income 45-54	\$56,518	\$89,861	\$81,495
Median Household Income 55-64	\$60,207	\$64,952	\$53,380
Average Household Income 55-64	\$69,200	\$87,448	\$75,808
Median Household Income 65-74	\$33,255	\$52,604	\$44,546
Average Household Income 65-74	\$48,784	\$70,239	\$63,319
Average Household Income 75+	\$37,503	\$59,326	\$57,053

Population By Age



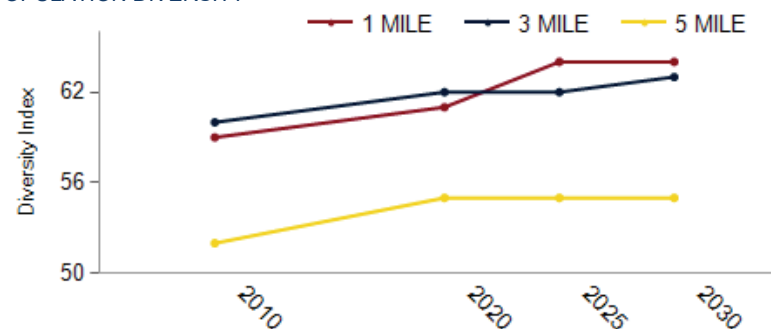
DIVERSITY INDEX	1 MILE	3 MILE	5 MILE
Diversity Index (+5 years)	64	63	55
Diversity Index (current year)	64	62	55
Diversity Index (2020)	61	62	55
Diversity Index (2010)	59	60	53

POPULATION BY RACE



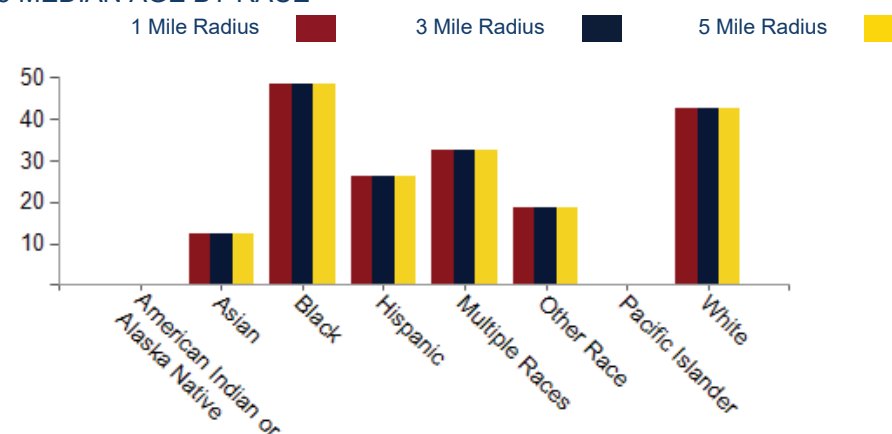
2025 POPULATION BY RACE	1 MILE	3 MILE	5 MILE
African American	58%	56%	63%
American Indian	0%	1%	1%
Asian	1%	2%	2%
Hispanic	11%	7%	5%
Multiracial	8%	4%	4%
Other Race	6%	5%	3%
White	16%	25%	23%

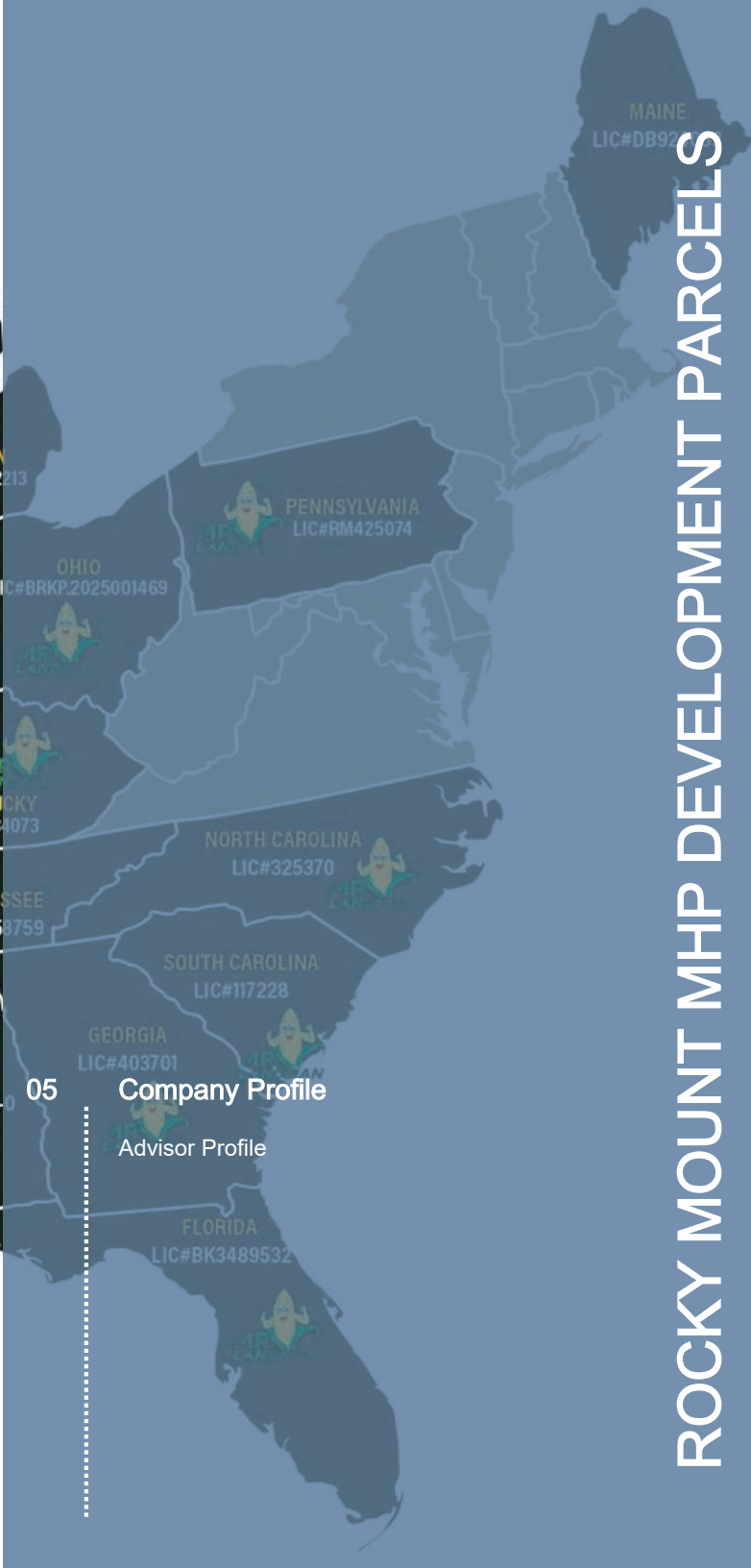
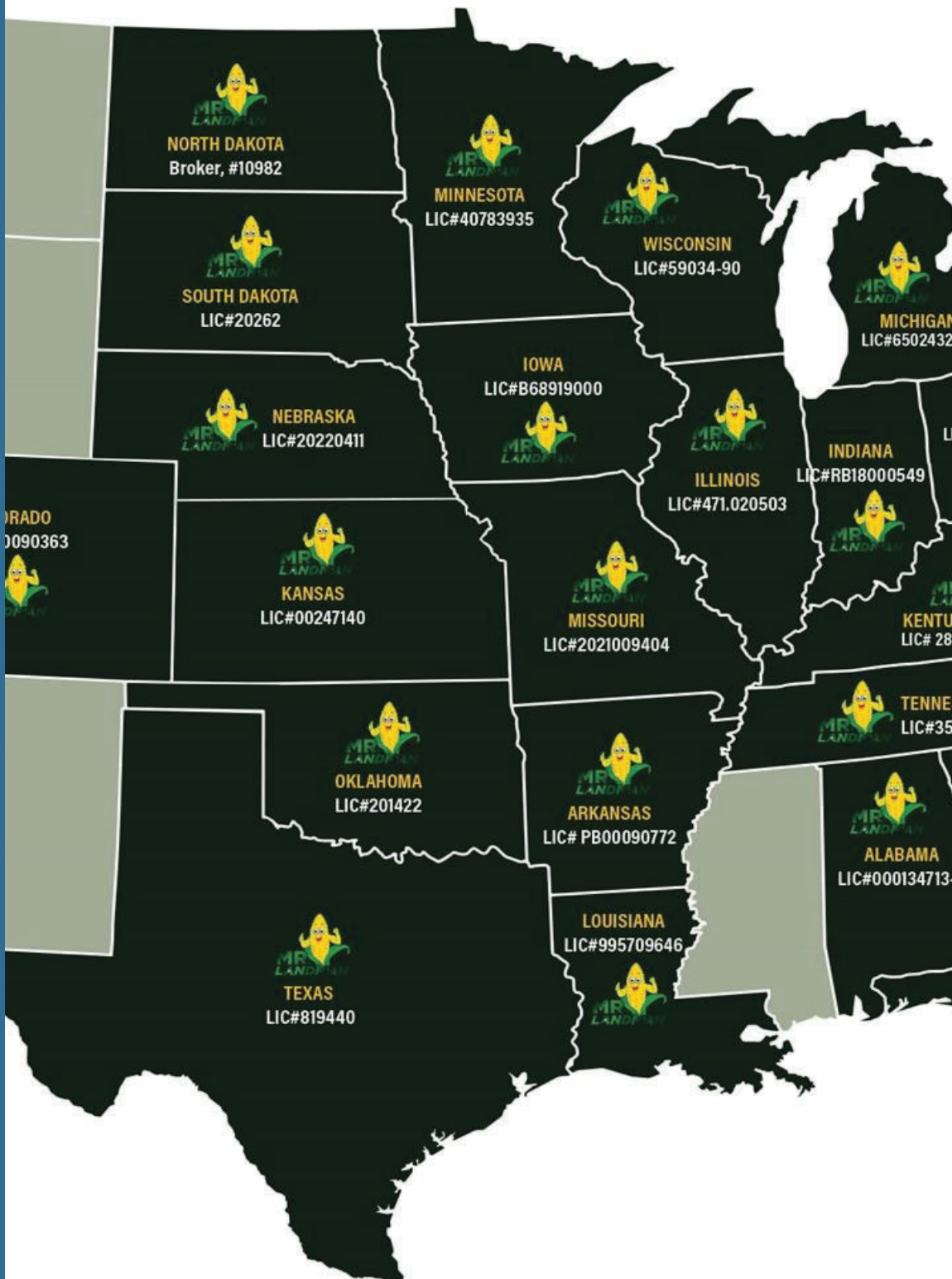
POPULATION DIVERSITY



2025 MEDIAN AGE BY RACE	1 MILE	3 MILE	5 MILE
Median American Indian/Alaska Native Age	0	37	40
Median Asian Age	13	36	37
Median Black Age	48	40	40
Median Hispanic Age	26	28	28
Median Multiple Races Age	33	28	27
Median Other Race Age	19	30	30
Median Pacific Islander Age	0	20	23
Median White Age	43	53	55

2025 MEDIAN AGE BY RACE





05

Company Profile

Advisor Profile



Jon Fisher
Designated Managing Broker

I was raised on the original family farm that was settled back in the mid-1860's. I graduated from Unity High School in 1991 where I served as the class president. I attended the University of Illinois where I graduated with a degree in agricultural economics in 1995. After graduating college, I started my own agri-business and grew it into an international enterprise that had customers in all 50 states and 15 foreign countries. I was honored to have been named the 2015 Illinois Friend of Agriculture Award Winner by the Illinois Department of Agriculture.

I am a blessed single dad to two amazing children. My oldest son, Jonathon, is 25 and works for State Farm Corporate. My daughter, Reagan, is 15 and is a sophomore. My hobbies include watching sports & going to church.

Licensed Illinois Designated Managing Broker, MR LANDMAN LLC, License #471.020503
Licensed Indiana Managing Broker, MR LANDMAN, LLC, License #RB18000549
Licensed Iowa Broker Officer, MR. LANDMAN, LLC, License #B68919000
Licensed Alabama Qualifying Broker, MR LANDMAN, LLC, License #000134713-0
Licensed Maine Designated Broker, MR. LANDMAN, LLC, License #DB924033
Licensed Tennessee Broker, MR. LANDMAN, LLC, License #358759
Licensed South Carolina Broker In Charge, MR. LANDMAN, LLC, License #117228
Licensed Georgia Broker, MR. LANDMAN, LLC, License #403701
Licensed North Carolina Broker In Charge, MR. LANDMAN, LLC, License #325370
Licensed Colorado Responsible Broker, MR. LANDMAN, License #100090363
Licensed Wisconsin Broker, MR. LANDMAN, LLC, License #59034-90
Licensed Florida Broker, MR. LANDMAN, LLC, License #BK3489532
Licensed Missouri Broker, MR. LANDMAN, LLC, License #2021009405
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Licensed Kentucky Principal Broker, MR. LANDMAN, LLC, License #284073
Licensed Texas Broker, Mr. LANDMAN, LLC, License #819440
Licensed Ohio Principal Broker, MR. LANDMAN, LLC #BRKP.2025001469

06

Additional Information

Edgecombe County 2025 Snapshot

EDGECOMBE COUNTY

- 48,600 people live in Edgecombe County
- The population has decreased by 7% over the past decade
- NC's population increased by 11% over the past decade

Released March 2025

Data sources, dashboard, and other counties at
NCBudget.org/Snapshots

For media queries and other questions, contact us at
info@ncbudget.org



* Candidates include all people willing to work in the county, regardless of county of residence

** A family of four is considered low-income if they make below 200% of the poverty level, or \$62,400 in 2023, the most recent year with available income data.

Edgecombe County communities thrive when ...



... people can meet their basic needs

- Rent is unaffordable for 49% of renters
- 11% of people don't have health insurance
- There is one mental health provider for every 1,420 residents



... good jobs are accessible to everyone

- There are 7 candidates for every job opening*
- The number of unemployed people actively seeking work has decreased by 9% from Dec. 2023 to Dec. 2024



... the economy works for everyone

- 43% of residents are considered low-income (less than \$62,400 for a family of four)**
- The richest 5% of households make an average of 24 times more than the poorest 20% of households

Table 1: Poverty and Economic Hardship

	County	State
Living in poverty, 2019-2023		
Percentage of people living in poverty	22%	13%
Black	28	20
White	13	9
Latine	23	21
Asian & Pacific Islander	NA	9
American Indian	NA	24
Percentage of children living in poverty	38	18

Table 2: Employment

	County	State
Employment, December 2024		
Unemployment rate	4.9%	3.4%
Number of unemployed people actively seeking work	970	178,000
Number of employed people	18,700	5,067,000
Percent change in employment over the past year (December 2023 to December 2024)		
Change in unemployed people actively seeking work	-9%	3%
Change in people employed	-1%	0%

Table 3: Educational Attainment

	County	State
High school graduation, 2024		
High school graduation rate	79%	87%
Black	82	85
White	78	90
Latine	73	83
Asian & Pacific Islander	NA	>95
American Indian	NA	82
College degrees, 2019-2023		
Percentage of adults with a bachelor's degree or higher	17%	35%
Men	11	33
Women	21	36
Median earnings for men with a bachelor's degree [†]	\$59,800	\$77,900
Median earnings for women with a bachelor's degree [†]	\$50,600	\$52,700

[†] Does not include people who also have a graduate degree.

Table 4: Income and Ability to Afford the Basics

	County	State
Living Income Standard, 2025		
Living Income Standard annual income (1 adult, 2 kids) ^{††}	\$73,500	\$87,700
Median earnings and income, 2019-2023		
Median worker earnings	\$39,100	\$47,200
Median household income	\$48,500	\$69,900

^{††} The Living Income Standard is a measure of what a family needs in order to cover basic expenses. See more at [NCbudget.org/LIS](https://ncbudget.org/LIS)

Table 5: Access to Affordable Housing

	County	State
Rent burden, 2019-2023		
Percentage of renter households paying more than 30% of income on rent	49%	48%
Percentage of renter households paying more than 50% of income on rent	24%	23%
Fair market rent, 2025		
Fair market monthly rent for a two-bedroom home	\$1,070	\$1,410
Number of work hours at minimum wage it takes to afford a two-bedroom home at fair market rent	114 hours per week	150 hours per week

Table 6: Healthy Lives and Communities

	County	State
Health insurance, 2019-2023		
Percentage of residents without health insurance	11%	10%
Medicaid enrollment, February 2025		
Percentage of residents enrolled in Medicaid	54%	28%
Life expectancy, 2019-2021		
Life expectancy in years	71	77
Black	70	73
White	72	77
Mental health providers, 2023		
Residents per mental health provider	1,420	320
Food assistance, February 2025		
Percentage of residents receiving SNAP	31%	13%

NA values indicate insufficient data for this county.

Data sources, dashboard, and other counties at

NCBudget.org/Snapshots

Rocky Mount MHP Development Parcels

CONFIDENTIALITY and DISCLAIMER

The information contained in the following offering memorandum is proprietary and strictly confidential. It is intended to be reviewed only by the party receiving it from MR LANDMAN and it should not be made available to any other person or entity without the written consent of MR LANDMAN.

By taking possession of and reviewing the information contained herein the recipient agrees to hold and treat all such information in the strictest confidence. The recipient further agrees that recipient will not photocopy or duplicate any part of the offering memorandum. If you have no interest in the subject property, please promptly return this offering memorandum to MR LANDMAN. This offering memorandum has been prepared to provide summary, unverified financial and physical information to prospective purchasers, and to establish only a preliminary level of interest in the subject property.

The information contained herein is not a substitute for a thorough due diligence investigation. MR LANDMAN has not made any investigation, and makes no warranty or representation with respect to the income or expenses for the subject property, the future projected financial performance of the property, the size and square footage of the property and improvements, the presence or absence of contaminating substances, PCBs or asbestos, the compliance with local, state and federal regulations, the physical condition of the improvements thereon, or financial condition or business prospects of any tenant, or any tenant's plans or intentions to continue its occupancy of the subject property.

The information contained in this offering memorandum has been obtained from sources we believe reliable; however, MR LANDMAN has not verified, and will not verify, any of the information contained herein, nor has MR LANDMAN conducted any investigation regarding these matters and makes no warranty or representation whatsoever regarding the accuracy or completeness of the information provided. All potential buyers must take appropriate measures to verify all of the information set forth herein. Prospective buyers shall be responsible for their costs and expenses of investigating the subject property.

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