

HAPPY VALLEY COUNTRY CLUB

2123 MARTIN LUTHER KING, JR., PKWY. | WILSON, NC 27893

FOR SALE



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COMMERCIAL REAL ESTATE SERVICES
RALEIGH DURHAM

MARKET OVERVIEW

Wilson, North Carolina

Located in the Eastern part of North Carolina, Wilson is the county seat of Wilson County and part of the Rocky Mount-Wilson-Roanoke Rapids CSA. The city is 50 miles from the state capital, Raleigh, 29 miles to Rocky Mount and 36 miles to Greenville. The population is 49,415 and has a median age of 39.1 years.

Founded in 1849, Wilson's economy was originally based on agriculture. Cotton was the dominant cash crop until the early 20th century when it was replaced by tobacco. The creation of the national interstate highway system brought new opportunities to the town. I-95, the major north/south corridor on the East Coast runs straight through the county. US Hwy 264 (I-587) and I-795 are also major transportation routes that dissect the county.

Today, Wilson is home to STEM and manufacturing industries. Bridgestone, Merck, Kiddie Aerospace, Alliance One, and Smithfield Meating Packing are among the largest employers. BB&T was founded in Wilson in 1872 and remains one of the largest employers in the town.

One of the biggest attractions is the Vollis Simpson Whirligig Park located in Downtown Wilson. The 2-acre park showcases the gigantic kinetic sculpture created by the late Mr. Vollis Simpson, a native of Wilson. His sculptures are on display at the American Visionary Art Museum in Baltimore and the American Folk Art Museum in Manhattan.

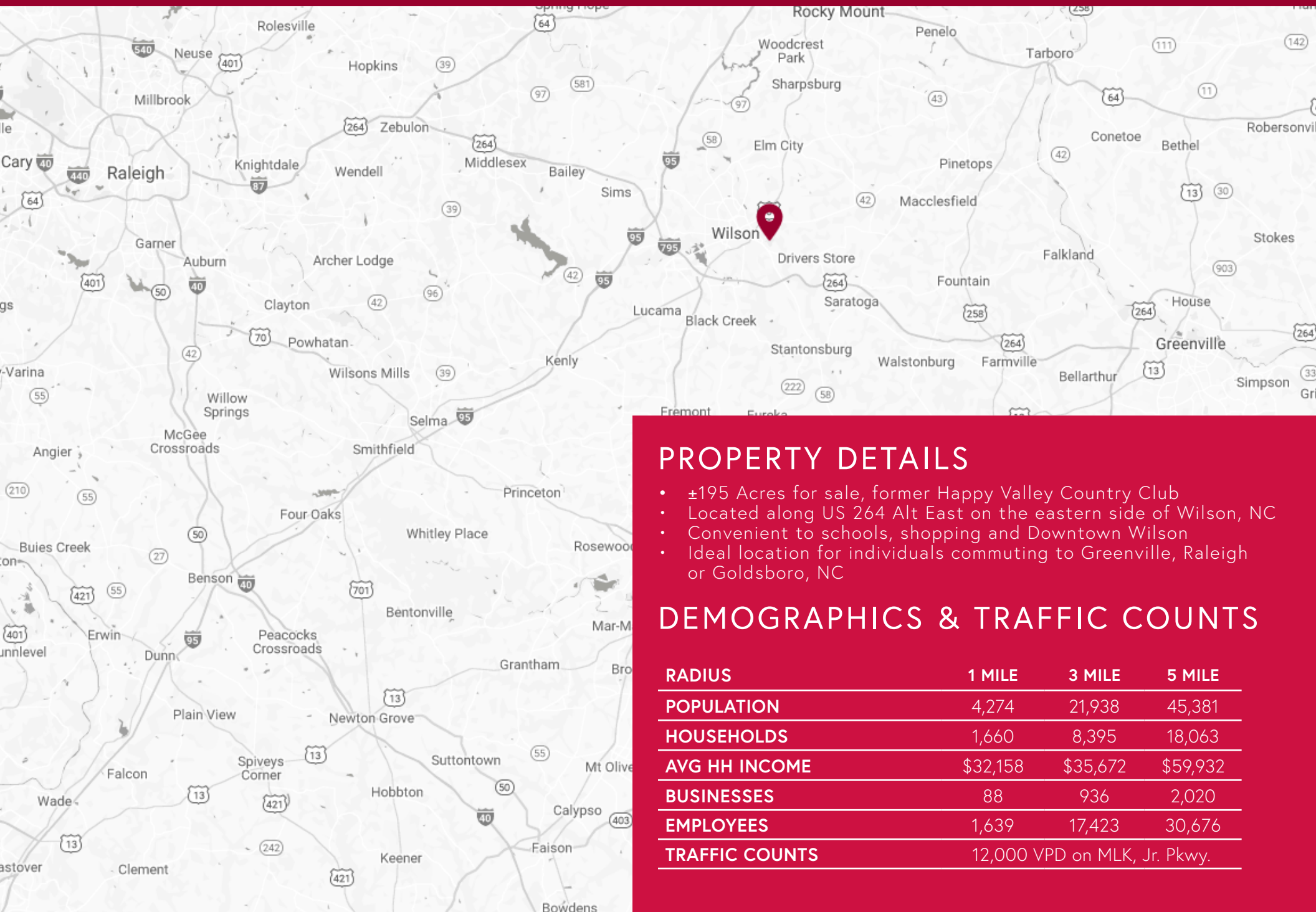


**VOLLIS SIMPSON
WHIRLIGIG PARK**



**HISTORIC BB&T
BUILDING**

PROPERTY OVERVIEW



PROPERTY DETAILS

- ±195 Acres for sale, former Happy Valley Country Club
- Located along US 264 Alt East on the eastern side of Wilson, NC
- Convenient to schools, shopping and Downtown Wilson
- Ideal location for individuals commuting to Greenville, Raleigh or Goldsboro, NC

DEMOGRAPHICS & TRAFFIC COUNTS

RADIUS	1 MILE	3 MILE	5 MILE
POPULATION	4,274	21,938	45,381
HOUSEHOLDS	1,660	8,395	18,063
AVG HH INCOME	\$32,158	\$35,672	\$59,932
BUSINESSES	88	936	2,020
EMPLOYEES	1,639	17,423	30,676
TRAFFIC COUNTS	12,000 VPD on MLK, Jr. Pkwy.		



COMMUNITY COLLEGE

301

EASTERN NC SCHOOL FOR THE DEAF

DOWNTOWN WILSON

REID STREET COMMUNITY CENTER

DARDEN MIDDLE SCHOOL

VICK ELEMENTARY SCHOOL

FOOD LION DOLLAR GENERAL

SITE

WHIRLIGIG PARK

FREEMAN PARK

BARNES ELEMENTARY SCHOOL

WILSON HOUSE

ALT 264

MLK, JR. PKWY

SOLAR FARM

ALT 264

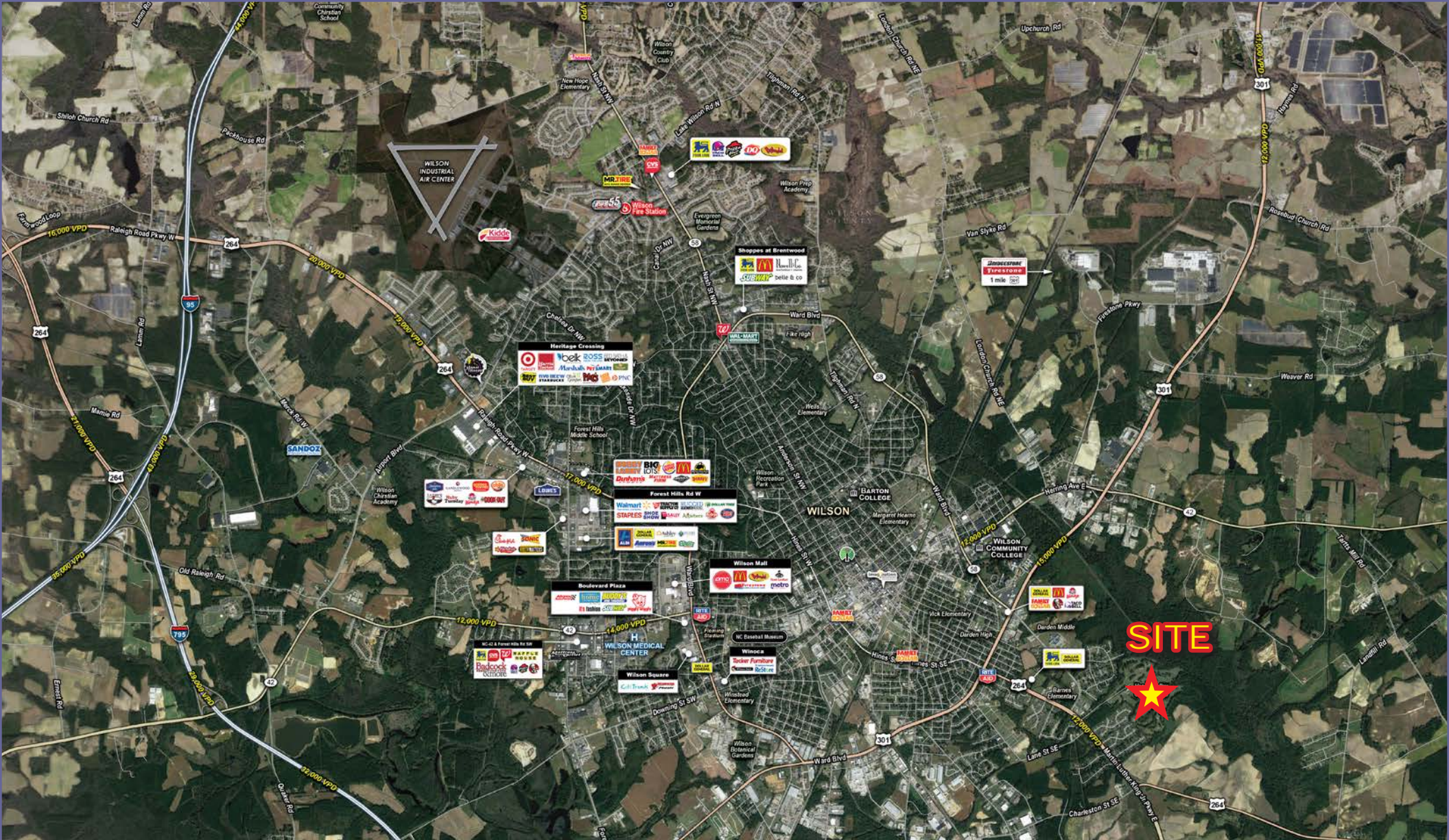
LANE STREET PARK

HACKNEY INDUSTRIAL PARK

rd EMCO WHEATON RETAIL BMI WPW
SOUTHEAST INDUSTRIAL EQUIPMENT INC. LINAMAR Power to Perform

UNITED TOBACCO COMPANY

SOLAR FARM



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