



*Representative Photo

Tractor Supply Company

219 NC Hwy 111 South, Goldsboro, North Carolina



Investment Grade Credit



2025 Construction



15 Year Lease



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Investment Highlights

100% Leased and Guaranteed by Tractor Supply Company

The Property is fully leased and guaranteed by Tractor Supply Company (Standard & Poor's: BBB). Tractor Supply sits at #296 in the Fortune 500 and operates over 2,300 stores in 49 states. Tractor Supply continues to accelerate store growth with 100 new stores planned for 2026.

Cutting-Edge Tractor Supply Prototype Design Retail Store

The Subject Property boasts Tractor Supply Company's cutting edge prototype retail store design, which includes their brand new state-of-the-art outdoor garden center, TSC's newly implemented "Buy-online pickup-in-store (BOPIS)" drive through lane, along with the company's brand new "Project Fusion" store layout: which is a redesign of the in-store layout that is targeted at enhancing the customer's overall shopping experience.

Highly Passive 15 Year NN Lease with 5% Rental Increases

Tractor Supply Company is operating under a highly passive 15-year lease with minimal landlord obligations. The lease boasts 5% rental increases every 5 years throughout the primary term and at the beginning of each of the four option periods.

Goldsboro, North Carolina – Close Proximity to Raleigh-Durham

Goldsboro is a thriving community approximately 50 miles outside of Raleigh-Durham. The city is home to the Seymour Johnson Air Force base, which is a major economic driver for the city. Agriculture is another major industry sector for the region with the city and surrounding area being known for livestock, produce and agribusiness operations.



Price: \$7,150,000



15 Year Lease



Investment Grade
Credit



2025 Construction



±21,930 SF



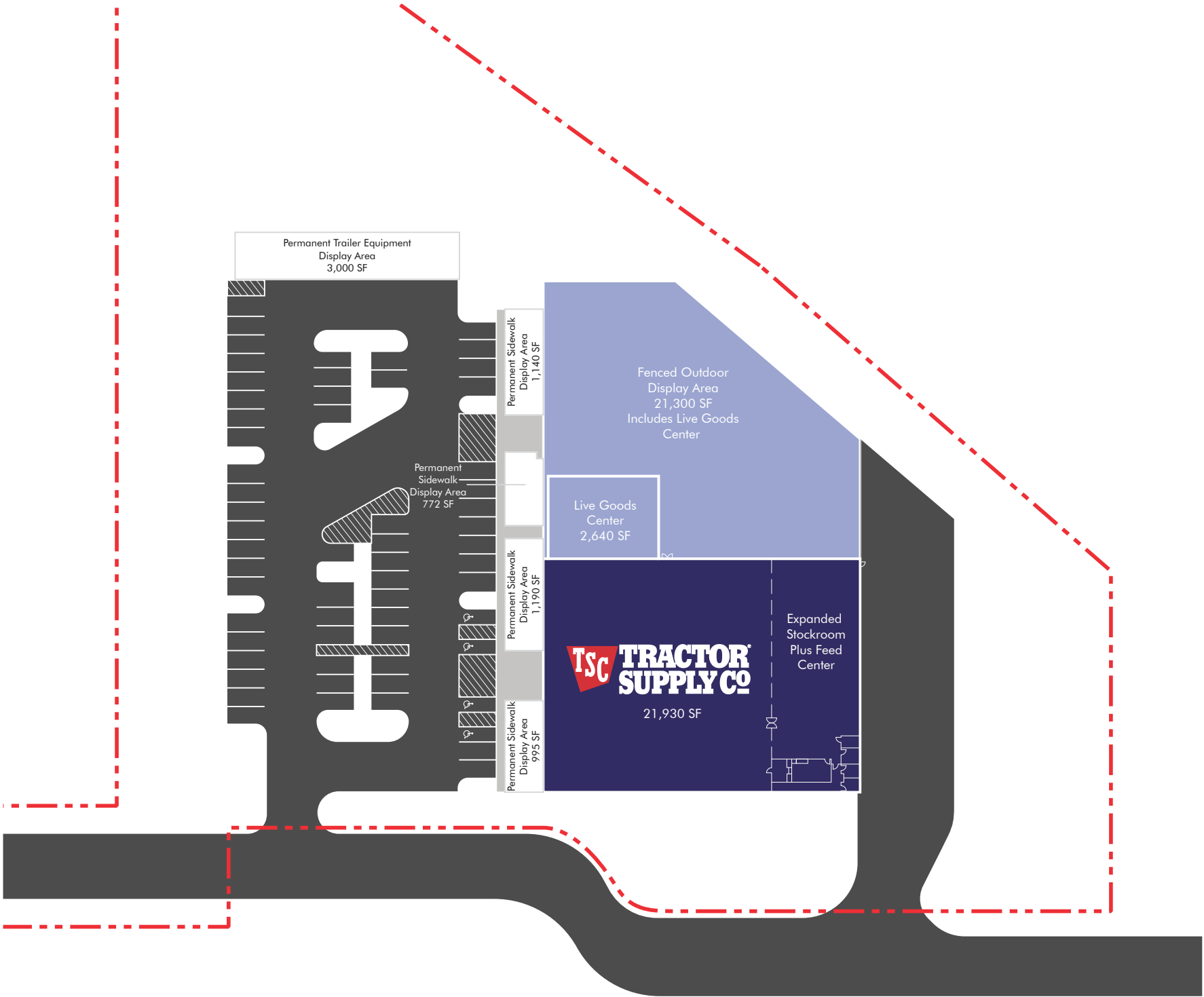
±5.09 AC

Lease Summary

Site Plan



Tenant	Tractor Supply Company
Price	\$7,150,000
Address	219 NC Hwy 111 South
City, State	Goldsboro, North Carolina
Annual Rent	Ask Broker
Projected Opening Date	October 25, 2025
Primary Lease Term	15 Years
Rent Increases	5% Every 5 Years
Options	4, 5 Year Options
Lease Type	NN - Roof, Structure, Parking
Building Size	±21,930 SF
Land Size	±5.09 AC
Year Built	2025
Outdoor Display Area	±21,300 SF
Feed Barn	±4,945 SF
Garden Center	±2,640 SF
Estoppel	Yes; 30 Day Response
ROFR	Yes; 30 Day Response



Aerial Map



SEYMOUR JOHNSON AFB

Seymour Johnson Air Force Base is home to the 4th Fighter Wing and 916th Air Refueling Wing, operating F-15E Strike Eagles and KC-46A Pegasus tankers. As one of the region's largest employers, it contributes over \$800 million annually to the local economy and supports thousands of military and civilian jobs. The base plays a vital role in national defense, while also strengthening the Goldsboro community through education partnerships, infrastructure investment, and local engagement.

- 4,100 Active Duty
- 6,000 Family Members
- 1,000 Civilians
- 1,000 Reservists



Location Overview

GOLDSBORO, NORTH CAROLINA

Goldsboro, North Carolina is a regional economic center in eastern North Carolina, with a diversified economy rooted in military, manufacturing, agriculture, and healthcare. The city is home to Seymour Johnson Air Force Base, a major economic engine that supports thousands of military and civilian jobs and contributes significantly to the local and regional economy. Goldsboro also benefits from a strong manufacturing presence, including food processing, metalworking, and aerospace-related industries.

Agriculture remains a key contributor to the local economy, with the surrounding Wayne County area known for livestock, produce, and agribusiness operations. The city has also made strides in downtown revitalization, infrastructure investment, and educational partnerships with Wayne Community College to foster workforce development.

Goldsboro is located approximately 50 miles southeast of Raleigh, giving it strategic proximity to the growing Triangle region. Goldsboro benefits from its access to Raleigh’s broader economic ecosystem, including opportunities for trade, transportation, and talent migration. The connection is further supported by U.S. Highway 70 (future I-42), which provides a direct corridor between the two cities, enhancing Goldsboro’s appeal for distribution and light industrial activity. As Raleigh continues to grow, Goldsboro stands to benefit from spillover investment and expanded regional connectivity.



Goldsboro, North Carolina

DEMOGRAPHICS	5-MILE	10-MILE	15-Mile
2025 Population	35,515	88,722	130,689
2030 Est. Population	35,201	88,166	130,015
Median Household Income	\$54,893	\$54,935	\$57,998

North Carolina Agribusiness

Wayne County, North Carolina, is a significant agricultural area, known for its diverse production and contributions to the state's overall agricultural output.

The county is part of a state that ranks highly in agricultural production nationally. North Carolina is a leading state in the production of several commodities, including sweet potatoes, turkeys, hogs and pigs, cucumbers, broilers, peanuts, cotton, bell peppers, and burley tobacco.



Wayne County, North Carolina

North Carolina Agriculture

#1 Industry in North Carolina

Agriculture and agribusiness, including food, forestry and fiber, contributes \$111.1 billion to the state's economy

#1 Producer of Sweet Potatoes in the US

North Carolina farmers produce about 54% of all the sweet potatoes grown in the US

#1 Producer of Tobacco in the US

North Carolina remains the top producer of tobacco in the US

#9 Ranked State for Gross Farm Specific Income

At \$17.6 Billion for the most recent year on record, North Carolina is consistently in the top 10 in this category

Tenant Overview



BBB (Standard & Poor’s)



2,300+ Locations



#296 on Fortune 500



\$15 Billion Revenue



Brentwood, TN Headquarters



www.tractorsupply.com



Tractor Supply Company is the largest rural lifestyle retail store chain in the United States. The Company operates 2,300+ Tractor Supply stores in 49 states and an e-commerce website at tractorsupply.com. TSC stores are focused on supplying the lifestyle needs of recreational farmers and ranchers and others who enjoy the rural lifestyle, as well as tradesmen and small businesses. Stores are located primarily in towns outlying major metropolitan markets and in rural communities. The Company offers the following comprehensive selection of merchandise; equine, livestock, pet and small animal products, including items necessary for their health, care, growth and containment; hardware, truck, towing and tool products; seasonal products, including heating, lawn and garden items, power equipment, gifts and toys; work/ recreational clothing and footwear; and maintenance products for agricultural and rural use.



Tractor Supply Company has acquired Allivet, a privately held online pet pharmacy that also sells pet food, treats and supplements. According to the company, the acquisition will complement and strengthen Tractor Supply’s portfolio offerings for pet, equestrian and livestock customers and unlock new opportunities for growth.

According to Tractor Supply, about 75% of its members are pet owners and they see this acquisition as a \$1 Billion revenue opportunity.

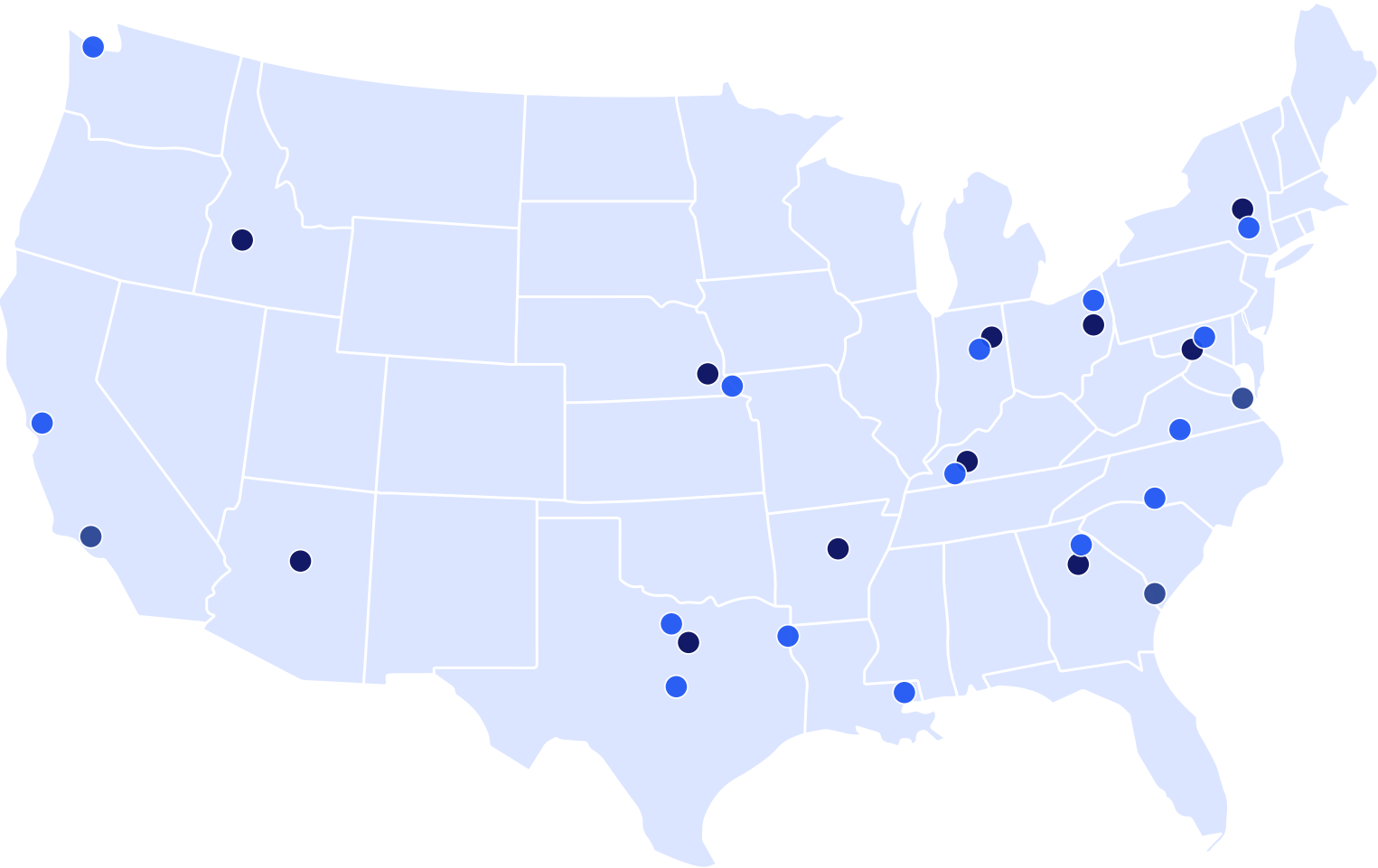


Tractor Supply Company also owns and operates Petsense, a smallbox pet specialty supply retailer with nearly 200 nationwide locations focused on meeting the needs of pet owners, primarily in small and mid-size communities, and offering a variety of pet products and services.

Tractor Supply Co.'s Continued Success

Tractor Supply is continuing to grow with new stores and improved product offerings. The company's mission and values motivate and inspire team members and give the organization a unified focus for the future.

DISTRIBUTION NETWORK



● Distribution Center ● Mixing Center ● Import Trade Center

IN THE NEWS

Tractor Supply Plans 100 New Stores in 2026, Forecasts Strong Net Sales Increase for FY 2025

Tractor Supply's New Stores Fuel Strong Sales, Solid Outlook

[Click on article to read more](#)

Tractor Supply earns double upgrade at BofA on EPS growth potential

SIGNIFICANT RUNWAY FOR GROWTH

	2019	2024	2029
New Stores	1,844 Stores	2,300 Stores	2,800 Stores
Fusion Remodels	Not Initiated	1,000+ Stores	100% of Chain
Garden Centers	Not Initiated	550+ Stores	1,000+ Stores
Neighbor's Club	15M Members	37M+ Members	55M+ Members
Digital	\$270M	\$1.2B	\$2.4B



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