



## SOLD!! 93 ACRES OF COMMERCIAL DEVELOPMENT AND HUNTING LAND FOR SALE IN PITT COUNTY NC!

### SOLD

Over 1300 feet of Highway 264 Road Front - 30 acres of Commercial Rezoning Potential

This Pitt County property has 1300 feet bordering HWY 264 west bound and is less than 2 miles from the hot development zone of HWY 264 and Greenville Boulevard NE. This property is zoned RA with approximately 30 acres roadside that would be considered for rezoning. It is within eyesight of "Prime" Greenville development and commercial property. This property is a blank canvas and can be molded and developed fully or in part to fit any buyer's budget. Development costs with land purchase costs could be dramatically less than current per acre costs of "finished" properties within eyesight. Significant road frontage Westbound make it ideal and advantageous for retail business development if you want to be the "FIRST STOP" for retail traffic coming from the Washington area. Median traffic crossovers and deceleration lanes are already perfectly placed to make ingress and egress efficient and safe regardless of the direction you are heading. The timber was cut and not replanted. The new growth along with buffer zones of mature timber provide ideal habitat for white tail deer, bear, turkey and small game. A path runs down the center of the property to the creek and turns to run east and west the entire length of the creek. A power-line easement crosses a small piece of the back north west corner of the property and is shown in the aerals. Read below about what Greenville and Pitt County have to offer. A diverse and healthy local economy await you and your company.

### Economy

Pitt County, also known as the Greenville, NC MSA, is one of the fastest growing urban centers in North Carolina. It is also a leading retail center in eastern North Carolina and ranks as one of only a dozen billion dollar retail markets in the state. The local economy is well diversified with industries in advanced manufacturing, pharmaceuticals, life science, and food processing. Agriculture is still a strong contributor to the economy tobacco, corn, soybeans, wheat, peanuts, eggs, livestock, poultry and vegetables are the primary agricultural products. Major employers include: East Carolina University (education), Vidant Medical Center (health care), Patheon (pharmaceutical manufacturing), DSM Dyneema (chemical manufacturing), Hyster-Yale (lift trucks), Grady-White (boats), ASMO (electric motors), Attends Healthcare Products (paper products), Mestek (steam unit heaters), and The Roberts Company, Inc. (metal fabrication).

### Transportation

Access is provided by an east west Interstate-quality freeway (264), a north-south four-lane highway (13), two railroads, and two commercial airports. An international airport is approximately a 90-minute drive. Approximately 30 motor freight carriers, including several special commodity companies, provide regular service.

### Education

The areas educational system is the pride of eastern North Carolina. The public school system receives extensive local support, reflected in modern classroom facilities, a wide range of extra-curricular activities, and student performance above state and national averages on standardized achievement tests. Pitt Community College, sixth largest in North Carolinas 58-campus community college system, offers a wide variety of business/industrial curriculum programs (machining, electronic servicing, industrial maintenance, information systems, etc.). Special training programs are specifically designed to meet the start-up and up-grade skill needs of industry, regardless of the type of operation or employment size of the facility. East Carolina University (ECU), the states third largest institution of higher education, offers over 100 undergraduate and 99 graduate degree programs in concentrations such as Engineering, Technology, Business, Medicine, and Dental

Medicine. ECU also holds the distinction of being classified among the Doctoral/Research Universities by the Carnegie Foundation.

#### Health Care

The creation of the Brody School of Medicine at ECU stimulated the emergence of Vidant Medical Center as a regional health care referral center. The medical center serves a 29-county referral area with a multitude of services that include organ transplant, a Level I Trauma Center, air ambulance service, neonatal intensive care and centers for rehabilitation, diabetes, cancer, and cardiac care.

#### Leisure Activities

One of the most unique characteristics of the area is the wide assortment of leisure and cultural activities. Parks, rivers, golf courses, historic old towns, coastal sounds, and the famous beaches of the Outer Banks offer many recreational outlets in addition to organized activities sponsored by local recreation departments. The mild climate allows residents the opportunity to enjoy outdoor recreational activities throughout the year. The presence of the College of Fine Arts at ECU with its schools of Art, Theatre, and Music provides the cultural diversity of a major metropolitan area.

Our NCLANDANDFARMS website is robust so click through to see the full listing. For a birds eye view of this property, visit our MapRight mapping system. Copy and paste this link into your browser (<https://mapright.com/ranching/maps/d0cd401703e8a1c970d9664401ca8225/share>). This is an interactive map, so you can easily change the base layers to view aerial, topographic, infrared or street maps of the area.

### MORE DETAILS

**Address:**

US 264 East  
Greenville, NC 27858

**Acreage:** 93.9 acres

**County:** Pitt

**MOPLS ID:** 47545

**GPS Location:**

35.626000 x -77.295600

**PRICE: \$450,000**

### CONTACT AGENT



**WYATT FOUNTAIN**

AGENT

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