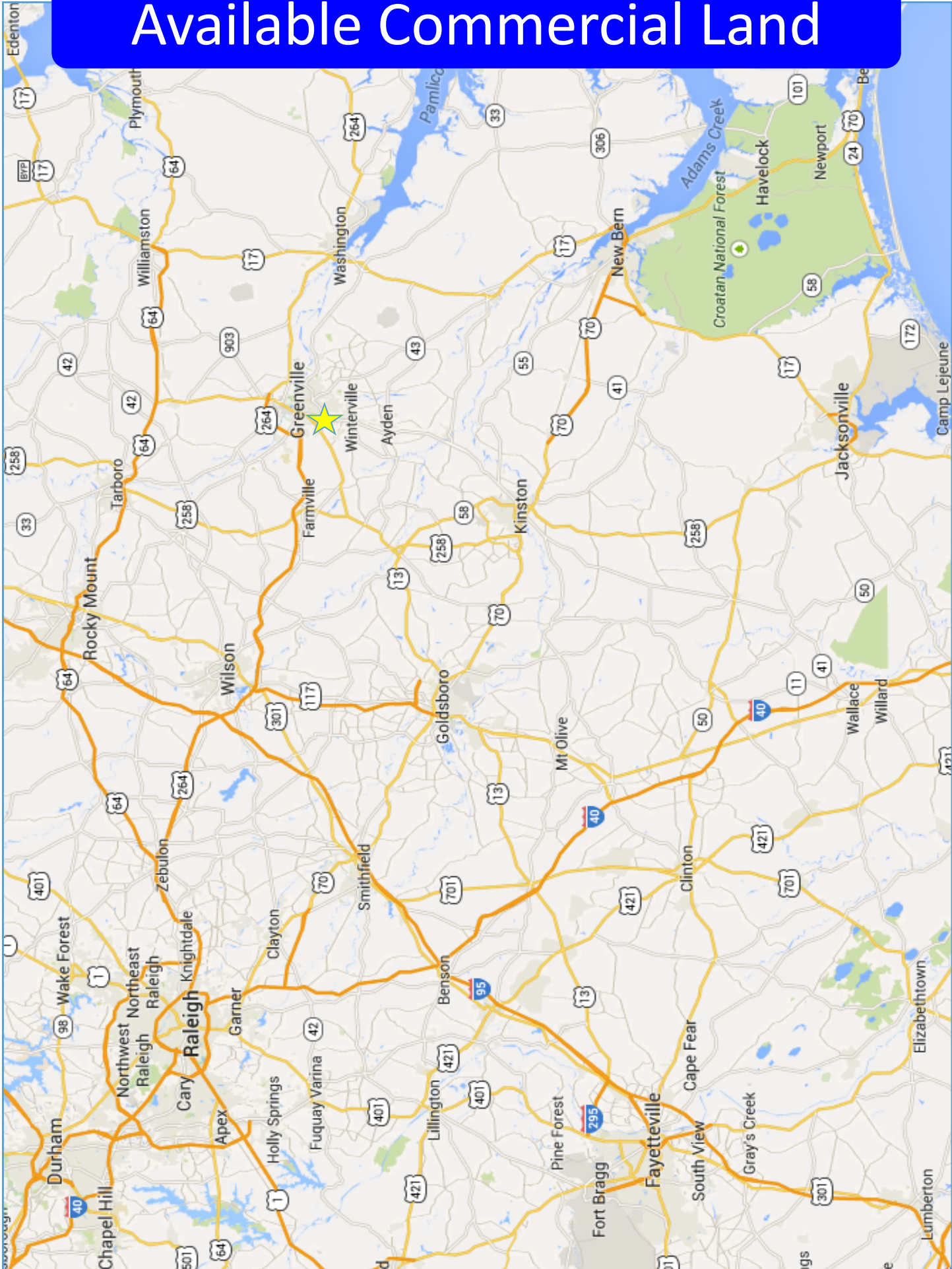
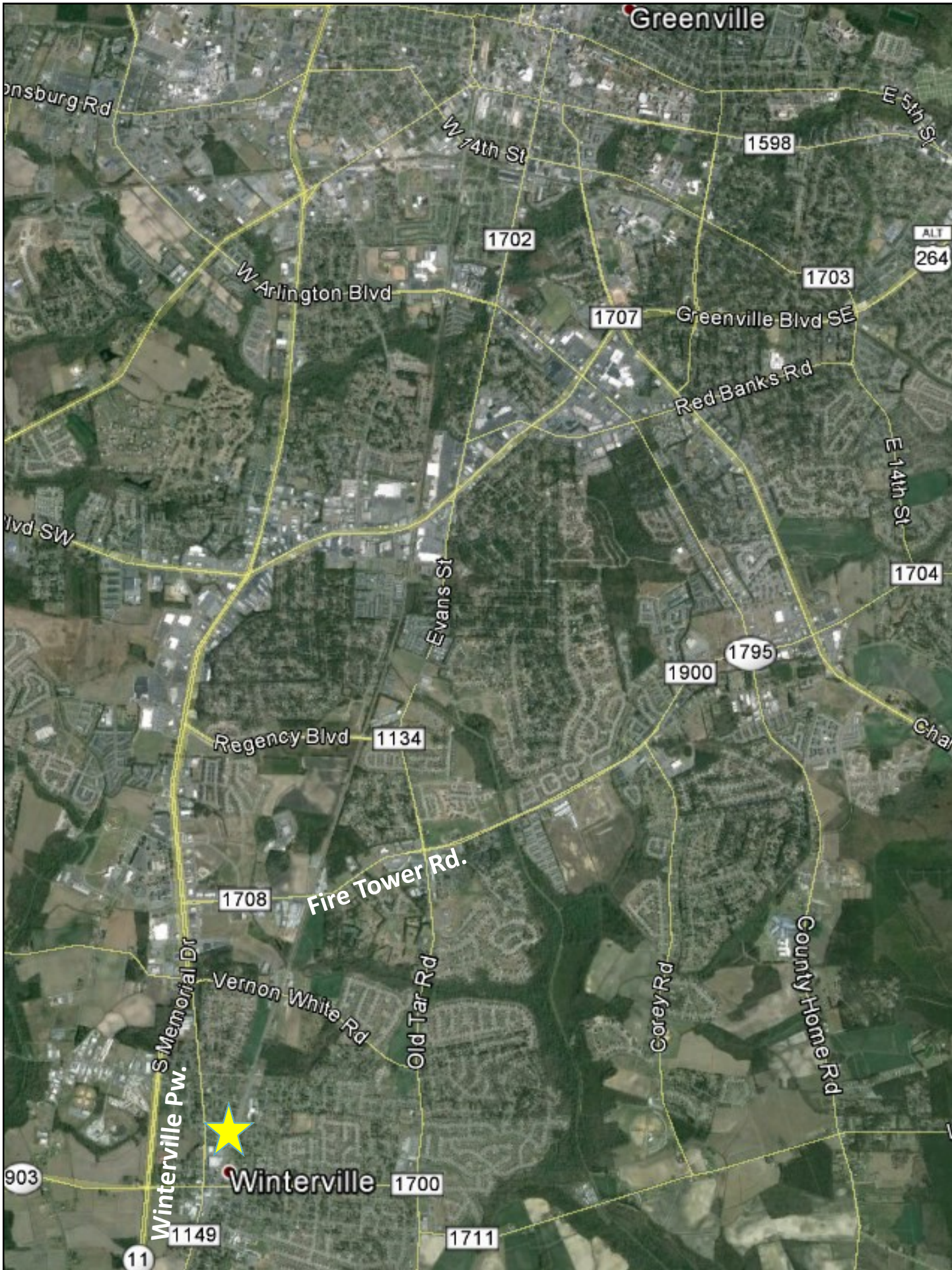


Available Commercial Land







Location: Beacon Dr.

For Sale: 73416- \$184,000; 73418- \$198,500

Parcel Number: 73416 & 73418

Lot Size: 73416– 0.61 AC; 73418– 0.63 AC

Zoning: Office & Institutional

Traffic Count: Winterville Pw.: 39,000 AADT; Fire Tower Rd.: 22,000 AADT

Notes: Building pads in place, drainage & water detention, parking only needs asphalt to be complete. Properties can be combined, sold separately, built to suit and/or leased. 73416 will allow an approximate 5,160 sf. building & 73418 supports approximate 7,000 sf. building; Currently owned by a contractor and can offer building services to buyer. Near Pitt Community College, Winterville Parkway and Fire Tower Road.



Location: 223 Emily Dr.

For Sale: \$69,900

Parcel Number: 56856

Lot Size: 0.73 AC

Zoning: General Business District

Traffic Count: Old NC 11: 4,900 AADT; Winterville Pw.: 19,000 AADT; Laurie Ellis Rd.: 2,600 AADT

Notes: Close proximity to Armed Forces Reserve Center and 24-Restore.



Location: 3034 Old NC 11 (Mill St.)

For Sale: \$79,000

Parcel Number: 56857

Lot Size: 0.75 AC

Zoning: General Business District

Traffic Count: Old NC 11: 4,900 AADT; Winterville Pw.: 19,000 AADT; Laurie Ellis Rd.: 2,600 AADT

Notes: For sale, lease or build to suit. Close proximity to Armed Forces Reserve Center and 24-Restore.



Location: 701 W Fire Tower Rd.

For Sale: \$450,000 (negotiable)

Parcel Number: 55197

Lot Size: 1.14 AC

Zoning: General Business District

Traffic Count: Winterville Pw.: 39,000 AADT; Fire Tower Rd.: 22,000 AADT

Notes: Near Mayflower Restaurant, Sam's Club, Chick-fil-A and Fred's Food Club Grocery Store and may other commercial businesses; 2/10 mile from Pitt Community College.



Location: 4312 Winterville Pw. (NC 11)

For Sale: \$625,000

Parcel Number: 56158

Lot Size: 1.17 AC

Zoning: General Business District

Traffic Count: Winterville Pw.: 39,000 AADT; Fire Tower Rd.: 22,000 AADT

Notes: Beside Mayflower Restaurant, Sam's Club, Chick-fil-A and Fred's Food Club Grocery Store; 2/10 mile from Pitt Community College and Fire Tower Road.



Location: Old Tar Rd.

For Sale:

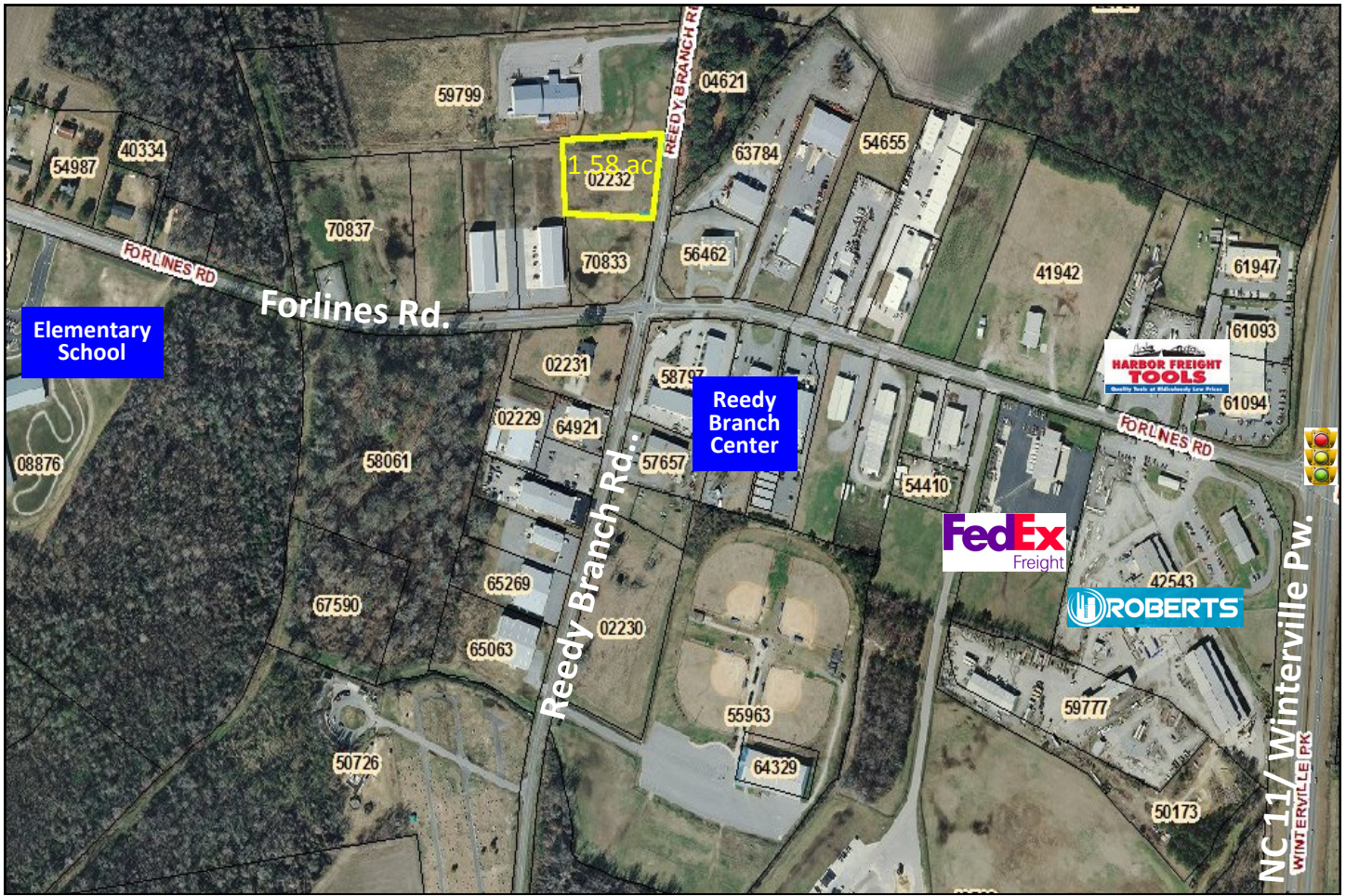
Parcel Number: 80229

Lot Size: 1.36 AC

Zoning: General Business District

Traffic Count: Old Tar Rd.: 12,000 AADT; Main St.: 4,600 AADT; Worthington Rd. 8,300 AADT

Notes: For sale, lease or build to suit. Near Food Lion, Family Dollar, Cubbies, Hess, Physicians East Medical Office, Winterville Pediatrics, Subway, Animal Care East Veterinary Hospital and State Farm Insurance. Primary building type around property is residential.



Location: 4672 Reedy Branch Rd.

For Sale: \$200,000

Parcel Number: 02232

Lot Size: 1.58 AC

Zoning: General Business District

Traffic Count: Reedy Branch Rd.: 5,600 AADT; Forlines Rd.: 6,800 AADT

Notes: Located near a number of office, retail and industrial businesses.
Easy Access to 903, Highway 11/Winterville Parkway and Forlines Road.



Location: Beacon Dr.

For Sale: \$450,000 each

Parcel Number: 73417 & 76141

Lot Size: 1.72 AC each (3.44 AC total)

Zoning: General Business District

Traffic Count: Winterville Pw.: 39,000 AADT; Fire Tower Rd.: 22,000 AADT

Notes: 250x 300 each. Properties can be combined, sold separately, re-configured, built to suit and/or leased. Currently owned by a contractor and can offer building services to buyer. Near Pitt Community College, Winterville Parkway and Fire Tower Road.



Location: Forlines Rd.

For Sale: \$185,000

Parcel Number: 70836

Lot Size: 1.83 AC

Zoning: General Business District

Traffic Count: Forlines Rd.: 6,800 AADT; Reedy Branch Rd.: 5,600 AADT

Notes: Located near a number of office, retail and industrial businesses. Easy Access to 903, Highway 11/Winterville Parkway and Forlines Road. Part of property is located in AE flood-zone.



Location: Old Tar Rd.

For Sale: \$175,000

Parcel Number: 72331

Lot Size: 2.11 AC

Zoning: Office & Institutional

Traffic Count: Old Tar Rd.: 12,000 AADT; E. Main St.: 4,600 AADT

Notes: Beside Food Lion, Physicians East Medical Office, Subway and Animal Care East Veterinary Hospital. Primary building type around property is residential.



Location: 2073 Central Park Dr.

For Sale: \$995,000

Parcel Number: 70971 & 70972

Lot Size: 2.24 AC

Zoning: General Business District

Traffic Count: Winterville Pw.: 39,000 AADT; Fire Tower Rd.: 22,000 AADT

Notes: Beside Mayflower Restaurant, Sam's Club, Chick-fil-A and Fred's Food Club Grocery Store; 2/10 mile from Pitt Community College and Fire Tower Road.



Location: Old Tar Village Rd.

For Sale:

Parcel Number: 54700

Lot Size: 2.84 AC

Zoning: General Business District

Traffic Count: Old Tar Rd.: 12,000 AADT; Main St.: 4,600 AADT; Worthington Rd. 8,300 AADT

Notes: For sale, lease or build to suit. Near Food Lion, Family Dollar, Cubbies, Hess, Physicians East Medical Office, Winterville Pediatrics, Subway, Animal Care East Veterinary Hospital and State Farm Insurance. Primary building type around property is residential.



Location: Reedy Branch Rd.

For Sale: Negotiable

Parcel Number: 67590

Lot Size: 3.33 AC

Zoning: Industrial

Traffic Count: Reedy Branch Rd.: 5,600 AADT; Forlines Rd.: 6,800 AADT; NC 903: 4,900 AADT; Winterville Pw.: 22,000 AADT

Notes: Located near a number of office, retail and industrial businesses. Easy access to NC 903, Winterville Pw., and Forlines Rd. Part of the property is located in the AE floodway/zone.



Location: 4771 Reedy Branch Rd.

For Sale: \$425,000

Parcel Number: 2230

Lot Size: 3.72 AC

Zoning: Industrial

Traffic Count: Reedy Branch Rd.: 5,600 AADT; Forlines Rd.: 6,800 AADT;
NC 903: 4,900 AADT; Winterville Pw.: 22,000 AADT

Notes: Can be subdivided into 4 lots consisting of .9 acres +/- each for \$120,000 each. Located near a number of office, retail and industrial businesses. Easy access to NC 903, Winterville Pw., and Forlines Rd.



Location: 336 Forlines Rd.

For Sale: Negotiable

Parcel Number: 70837

Lot Size: 3.92 AC

Zoning: General Business District

Traffic Count: Forlines Rd.: 6,800 AADT; Reedy Branch Rd.: 5,600 AADT;
Red Forbes Rd.: 1,000 AADT

Notes: 300 Ft. AM radio tower and small building for transmitter equipment on site. Willing to sell the land or a portion of the land as long as they retain a long-term lease for the building/equipment and tower. Part of the property is located in the AE floodway/zone.



Location: 201 W. Fire Tower Rd.

For Sale: Negotiable

Parcel Number: 79817 & 10032

Lot Size: 4.64 AC

Zoning: Office & Institutional

Traffic Count: Fire Tower Rd.: 27,000 AADT; Old Tar Rd.: 15,000 AADT

Notes: Close proximity to restaurants, daycare facilities, and many other service and retail oriented businesses.



Location: Winterville Pw. (NC 11.) & Chapman St.

For Sale: Negotiable

Parcel Number: 30879

Lot Size: 4.78 AC

Zoning: General Business District

Traffic Count: Winterville Pw.: 22,000 AADT; Mill St.: 9,300 AADT; Main St.: 5,900 AADT

Notes: Access to Winterville Pw./ NC 11 with median turn lane. Located near downtown, The Roberts Company, and American Truck Center



Location: 5339 Winterville Pw. (NC 11.)

For Sale: \$400,000 (Negotiable)

Parcel Number: 50597

Lot Size: 7.47 AC

Zoning: General Business District

Traffic Count: Winterville Pw.: 19,000 AADT; Reedy Branch Rd.: 1,800 AADT; Old NC 11: 4,900 AADT

Notes: Located between Ayden and Winterville. Access to Winterville Pw./ NC 11 with median turn lane. Owner will sell all or part of parcel. Owner financing is possible.



Location: Church St.

For Sale: Negotiable

Parcel Number: 50597

Lot Size: 13.71 AC

Zoning: General Business District

Traffic Count: Winterville Pw.: 19,000 AADT; Old NC 11: 4,900 AADT;
Church St.: 790 AADT

Notes: Located between Old NC 11 and Church St. Near Winterville's Operations Center, the Roberts Company and the Armed Forces Reserve Center. Active railroad tracks located between property and Old NC 11.



Location: Winterville Pw. (NC 11.), Mill St. (Old NC 11.), Laurie Ellis Rd.

For Sale: \$50,000/ acre; Negotiable

Parcel Number: 16204

Lot Size: 51.53 AC

Zoning: Industrial District

Traffic Count: Winterville Pw.: 19,000 AADT; Mill St.: 4,900 AADT; Laurie Ellis Rd.: 2,600 AADT

Notes: Located between Ayden and Winterville. Access to Winterville Pw./ NC 11 with median turn lane, Old NC 11 and Laurie Ellis Rd. On the following page, a sales map shows the potential for this property to be divided into multiple commercial lots.

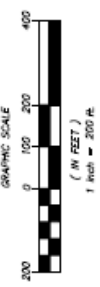
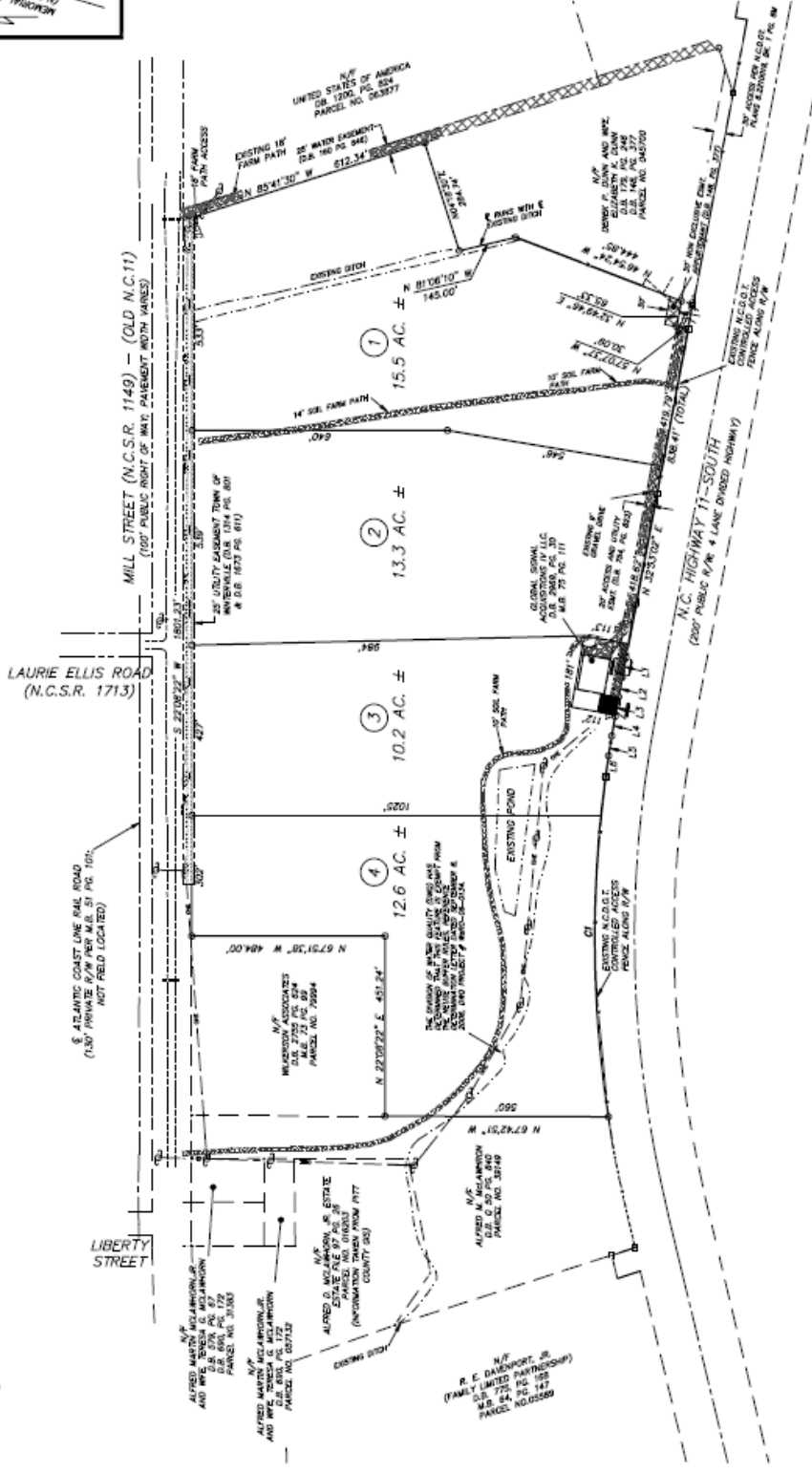
Parcel # 16204

Neighborhood Map - NTS



Legend

PROPERTY LINE	PARCEL NO.
ONE	M.B.
N/E	P.C.
UTILITY POLE	DEED BOOK
UTILITY ROLE	ESMT.
RIGHT OF WAY	EASEMENT



CURVE TABLE

CURVE	RADIUS	ARC LENGTH	CH BEARING	CH LENGTH	DELTA
CT	2984.79	653.12	N 21°35'26" E	650.18	162°29'13"

LINE TABLE

LINE	BEARING	LENGTH
L1	N 30°14'14" E	50.00
L2	N 30°14'14" E	50.00
L3	N 30°14'14" E	50.00
L4	N 31°52'37" E	50.00
L5	N 31°52'37" E	50.00
L6	N 30°23'12" E	55.23

References

- M.B. 73 PG. 99
- M.B. 75 PG. 111
- O.B. 2332 PG. 154
- O.B. 2333 PG. 154
- PARCEL NO. 16204
- PARCEL NO. 30149
- O.B. 2334 PG. 154
- O.B. 2335 PG. 154
- O.B. 2336 PG. 154
- O.B. 2337 PG. 154
- O.B. 2338 PG. 154
- O.B. 2339 PG. 154
- O.B. 2340 PG. 154
- O.B. 2341 PG. 154
- O.B. 2342 PG. 154
- O.B. 2343 PG. 154
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- O.B. 2392 PG. 154
- O.B. 2393 PG. 154
- O.B. 2394 PG. 154
- O.B. 2395 PG. 154
- O.B. 2396 PG. 154
- O.B. 2397 PG. 154
- O.B. 2398 PG. 154
- O.B. 2399 PG. 154
- O.B. 2400 PG. 154

Notes

- ALL DISTANCES ARE HORIZONTAL GROUND MEASUREMENTS IN FEET.
- AREA DETERMINED BY COORDINATES.
- NO POINTS SET UNLESS OTHERWISE NOTED.
- PROPERTY SUBJECT TO ANY EASEMENTS, RESTRICTIVE COVENANTS, OR RIGHTS OF WAY WHICH MAY BE OF RECORD.
- THIS SURVEY WAS PREPARED WITHOUT THE BENEFIT OF A TITLE COMMITMENT REPORT OR RESEARCH. RIVERS AND ASSOCIATES DOES NOT CLAIM THAT ALL MATTERS OF RECORD WHICH MAY OR MAY NOT AFFECT THIS PROPERTY ARE SHOWN HEREON.
- THIS PROPERTY IS LOCATED IN A ZONE "X" (AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOOD) AS SHOWN ON THE FEMA FLOOD INSURANCE RATE MAP NUMBER 1725040400L PANEL 4674 4, EFFECTIVE JANUARY 4, 2024.
- RIGHT AS MAY ALONG MILL STREET (OLD N.C. 11) WAS TAKEN FROM CITY OF GREENVILLE THROUGH-PASS STREET (WATERWAY - WINTERVILLE AREA).
- THIS MAP WAS COMPILED FROM SURVEYS ON RECORD AND DEEDS POSSIBLE CONVEYANCE OF LAND SHOWN HEREON.

REVISIONS: #1 - 11/5/2014 - REVISED PER CLIENT'S REQUEST

Rivers
 Surveyors & Engineers, Inc.
 400 West Broad Street, Suite 100
 Greenville, SC 29601
 Phone: 864.233.1111
 Fax: 864.233.1112
 Email: info@riversurveyors.com

SALES MAP

WINTERGREEN COMMONS, LLC

WINTERVILLE TOWNSHIP, YAMOUNTY COUNTY, NORTH CAROLINA

DATE: 11/04/2014
 SURVEY: Z - 2593
 SHEET: 1 OF 1

THIS MAP IS NOT A CERTIFIED SURVEY AND HAS NOT BEEN REVIEWED BY A LOCAL GOVERNMENT AGENCY FOR COMPLIANCE WITH ANY APPLICABLE LAND DEVELOPMENT REGULATIONS



Location: Winterville Pw. (NC 11.), Davenport Farm Rd. & Forlines Rd.

For Sale: Negotiable

Parcel Number: 22721 & 53161

Lot Size: 57.2 AC

Zoning: General Business District (22721), Industrial District (53161)

Traffic Count: Winterville Pw.: 39,000 AADT; Fire Tower Rd.: 22,000 AADT; Forlines Rd.: 6,800 AADT

Notes: Industrial District allows all the uses allowed by General Business District as well as additional industrial type uses. Owner wants both tracts to sell together.



Winterville Distribution Center

Location: 2551 Mill St.

For Lease: \$6.75/SF/Year

Size: 16,000 SF– Built to Suit

Zoning: Industrial

Description: Distribution warehouse/ flex space; 16,000 +/- sf unfinished shell building (+) 5,200 +/- sf additional office space. can be subdivided; \$8.50 sf base rent NNN; Tenant improvement allowance to be determined; 5,200 +/- sf additional office space available.



Permitted Uses Per District

Office & Institutional: Principal Use of land is for residences, general business offices & professional offices, and institutional types that do not materially detract from nearby residential areas. Includes: Residential; Recreational; Educational & Institutional; Business, Professional & Personal Services; Retail Trade; and Public Works.

General Business District: Typically for businesses that serve the traveling public, that often require large amounts of land for display and parking and are frequently oriented to the pedestrian shopper. Includes: Residential; Recreational; Educational & Institutional; Business, Professional & Personal Services; Retail Trade; Wholesale Trade; Public Works; and Manufacturing & Industrial Uses.

Industrial District: Provides and protects areas suited for industrial, warehousing and storage use which do not create an excessive amount of noise, smoke, dust, odor or other objectionable characteristics which might be detrimental to the surrounding area. Includes: Residential; Recreational; Educational & Institutional; Business, Professional & Personal Services; Retail Trade; Wholesale Trade; Public Works; and Manufacturing & Industrial Uses.

Contact Us

Contact us if you have any questions about vacant commercial land or buildings in Winterville or need contact information for land seen above. Also, if you have further questions about Winterville, permitted uses or any general businesses questions contact the Town of Winterville's Economic Development Department or visit our Economic Development webpage under the Business tab of our website- www.wintervillenc.com.

Stephen Penn

Economic Development Planner

Town of Winterville

2571 Railroad Street

P.O. Box 1459

Winterville, NC 28590

Office: (252) 215-2360

Cell: (252) 902-4473

Stephen.Penn@wintervillenc.com



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(Click "Business: Doing Business Here")