

DOWNTOWN | GREENVILLE CORE

103 W. 9th STREET | GREENVILLE | NC 27858



Property Overview

Property Address: 103 W. 9th Street
Parcel No.(s): 81895 & 24211
Site: ± .6 Ac. Combined
 (±.32 Ac. & .28 Ac)
Existing Building: ± 4,899 sf
Zoning: CDF
Traffic Count: 17,000 VPD (2024 NCDOT)
Availability: Within 60 days
Utilities: Water, Sewer, & Electric
Access: Dual Street Access

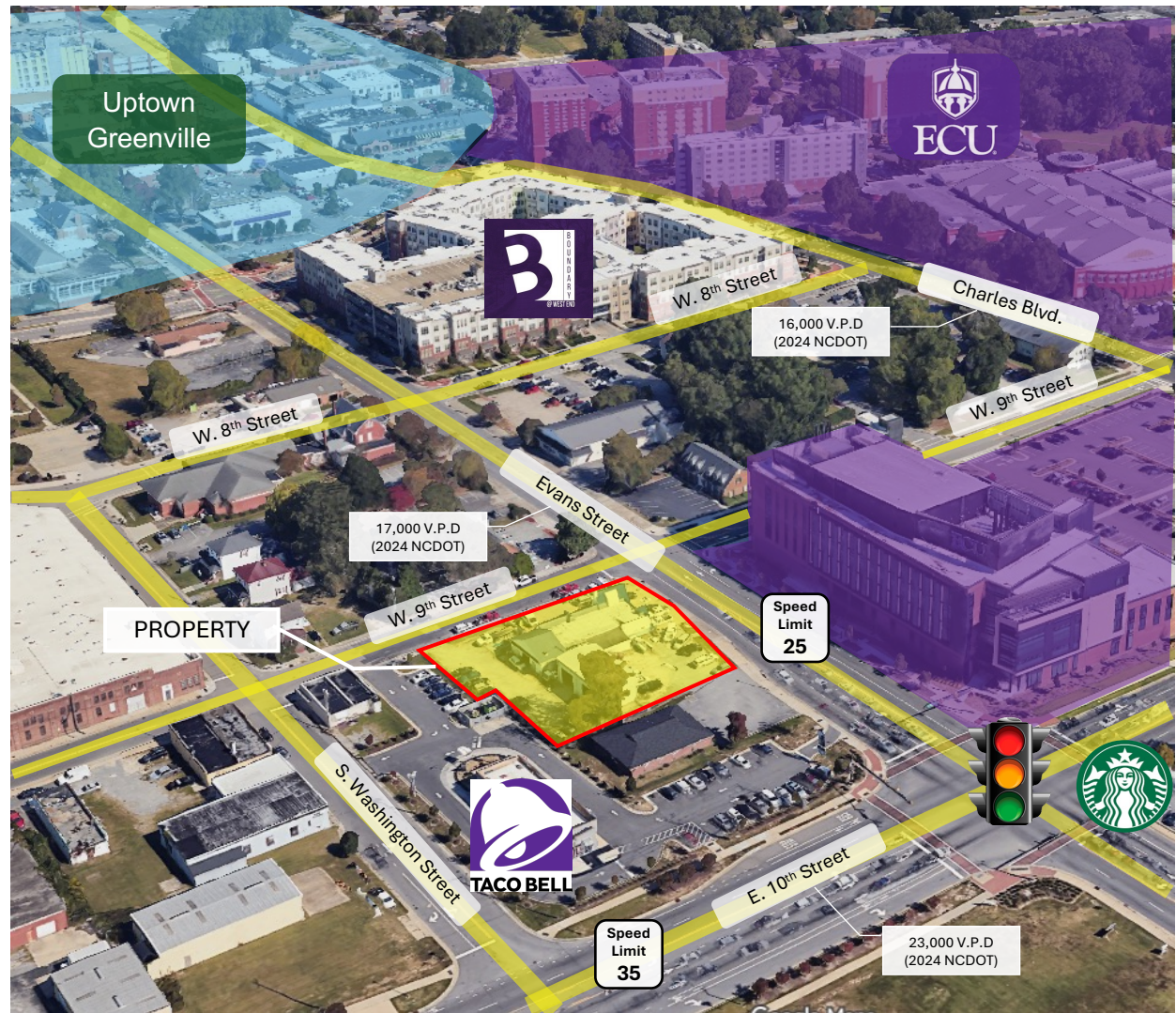
Asking Price: **\$1,750,000**

Property Highlights

- Walking distance to East Carolina University (ECU)
- Direct Access to student population
- Prime thoroughfare for Uptown Greenville Traffic
- High visibility along Evans street
- Utilities in place
- Ideal for retail, service, or mixed-use development
- Surrounded by off campus student housing & Commercial uses

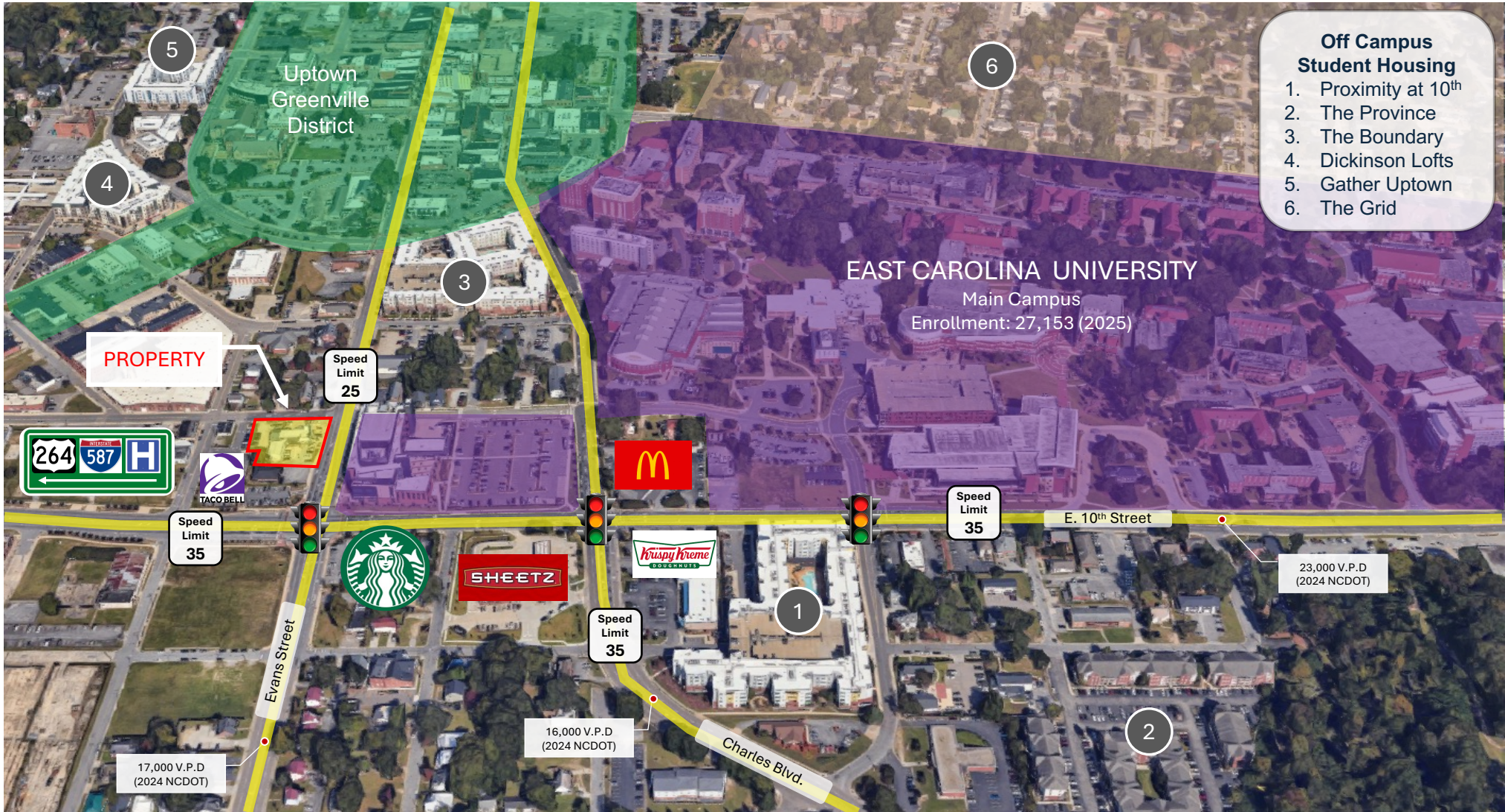
Contact

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 Mullarkey Real Estate Group, Inc.
 252.347.1287
 Justin@mullarkeyreg.com



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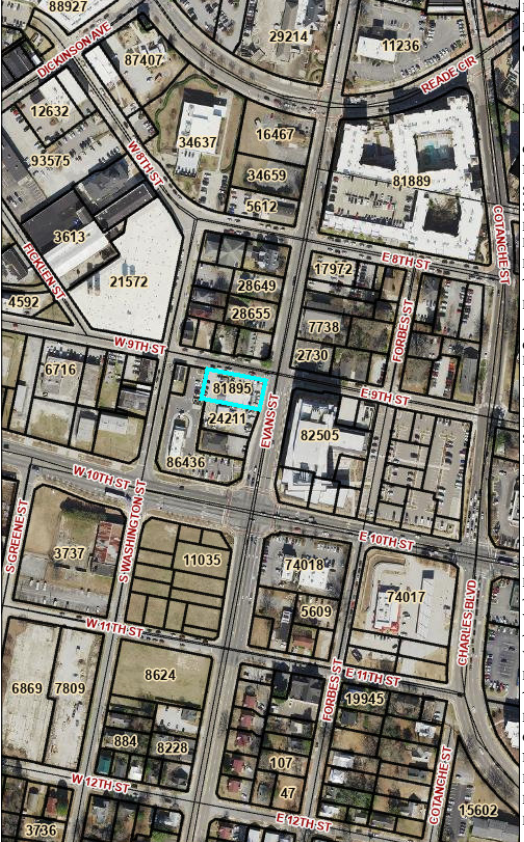
PittCounty
North Carolina

Parcel: 81895
Physical Address: 103 W NINTH ST
Owner(s): ADAMS, FAYE G
ADAMS, JASON B

Mail Address: 103 W 9TH ST

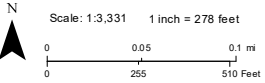
City / State / Zip: GREENVILLE NC 27858
NC PIN: 4687391748
Subdivision / Section / Phase:
Prior Legal Description: 103 W NINTH ST (1991 SUR)


Block/Lot:
Tract:
Building # / Unit:
Acreage: 0.32
Current Owner Deed/Document: 02017E 00175
Map Book:
Deed/Doc. Date: 2/1/2017
Deed/Document Sales Price: 0
Building Type/Use: 05-SERVICE-ST-CONST(24-)
Number of Buildings: 1
Year Built: 1935
Total Living Area: 3399
Building Value: 169106
Extra Features Value: 8960
Land Value: 278780
Total Current Market Value: 456846
Total 2023 Market Value: 0
Municipality: GREENVILLE
Township: GREENVILLE
Fire Service District: INSIDE MUNICIPALITY
Census Tract: 100
Neighborhood: 008001
Elementary School: Elmhurst ES
Middle School: C M Eppes MS
High School: J H Rose HS




Disclaimer: This tax record is prepared for the inventory of real property within Pitt County and is compiled from recorded deeds, plats, tax maps, surveys, and other public records. It is not intended to be used as a survey. Users of this data are hereby notified that the aforementioned public primary information sources should be consulted for verification. Pitt County assumes no legal responsibility for the information contained herein.
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Map Produced: April 14, 2026
Scale: 1:3,331 1 inch = 278 feet





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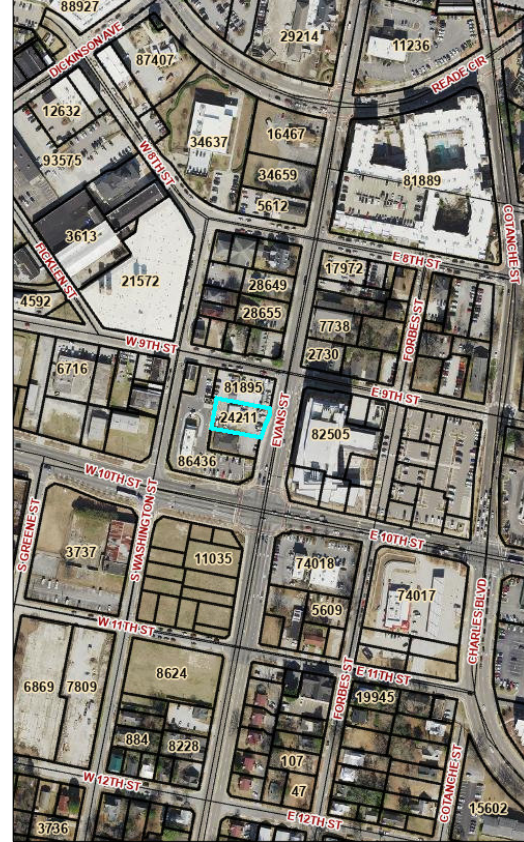
PittCounty
North Carolina

Parcel: 24211
Physical Address: 908 EVANS ST
Owner(s): ADAMS, FAYE G
ADAMS, JASON B

Mail Address: 103 W 9TH ST

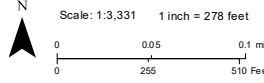
City / State / Zip: GREENVILLE NC 27858
NC PIN: 4687390643
Subdivision / Section / Phase:
Prior Legal Description: MORGAN PRINTERS 1988

Block/Lot:
Tract:
Building # / Unit:
Acreage: 0.28
Current Owner Deed/Document: 02017E 00175
Map Book:
Deed/Doc. Date: 2/1/2017
Deed/Document Sales Price: 0
Building Type/Use: 06-WHSE-CONST(49-PREV)
Number of Buildings: 1
Year Built: 2015
Total Living Area: 1500
Building Value: 68761
Extra Features Value: 760
Land Value: 243940
Total Current Market Value: 313461
Total 2023 Market Value: 0
Municipality: GREENVILLE
Township: GREENVILLE
Fire Service District: INSIDE MUNICIPALITY
Census Tract: 100
Neighborhood: 008001
Elementary School: Elmhurst ES
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CDF – Downtown Commercial Fringe District

City of Greenville

Overview

The CDF (Downtown Commercial Fringe) District is intended to support the transition area surrounding downtown, allowing a mix of commercial, service, and high-density residential uses.

PRIMARY GOAL

- Enhance downtown core
- Encourage redevelopment and Reinvestment
- Support a walkable, mixed-use environment

Example Permitted Uses

(Not limited to)



Commercial | Retail

Restaurants, cafes, small format retail. Personal Services (Salons, Fitness, Etc.)



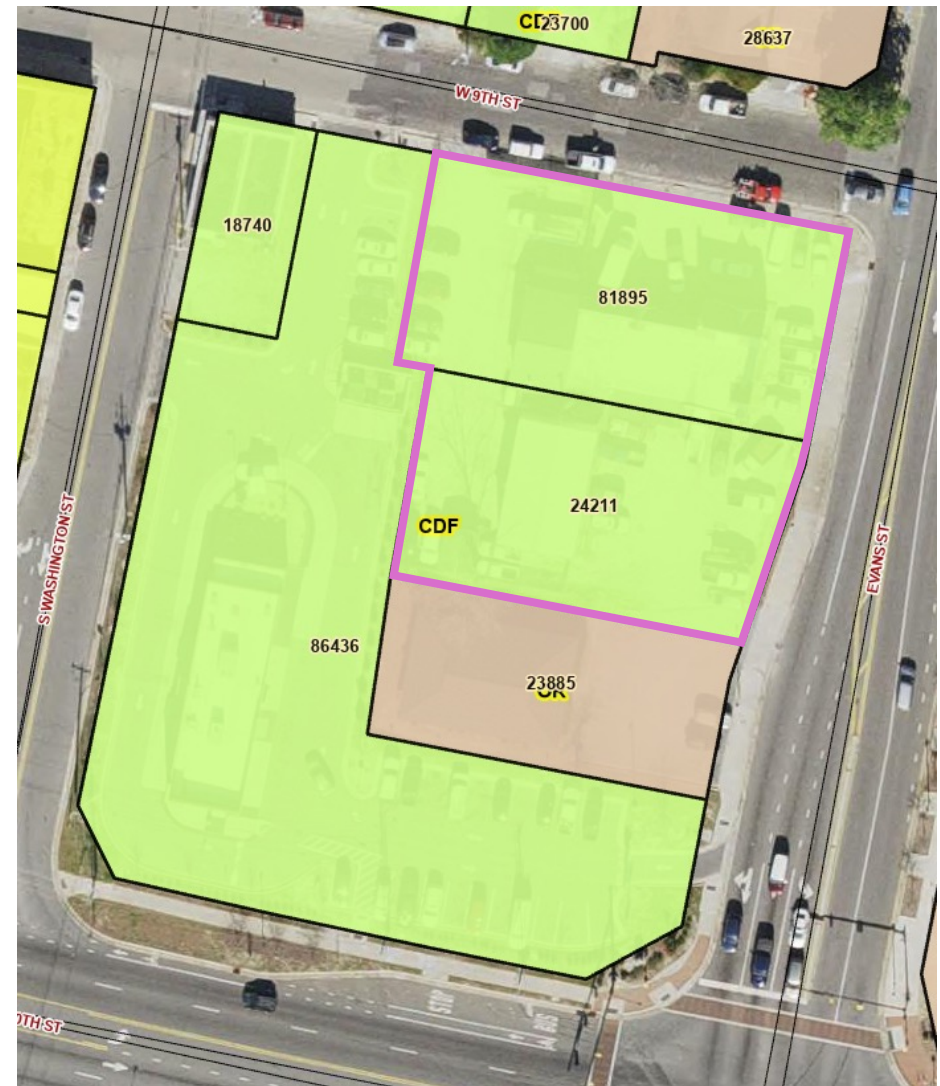
Residential | High-density

Apartments, typically high-density, Mixed-use residential /commercial buildings



Office | Professional

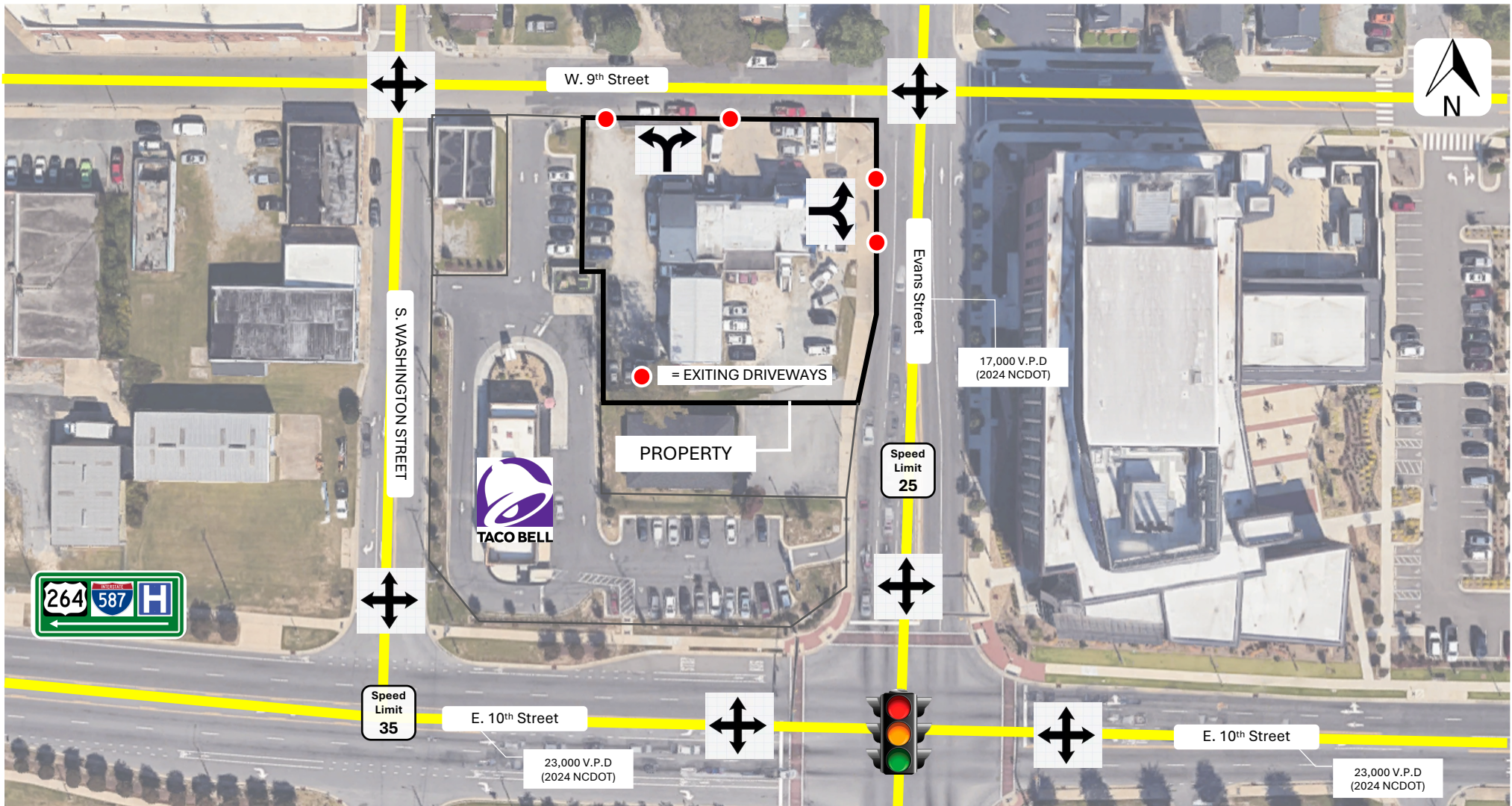
Professional and administrative offices. Creative / Studio spaces



Available For Sale

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252.318.2200 | www.mullarkeyreg.com

Information shown herein was provided by Seller/Lessor and/or third parties and has not been verified by the broker unless otherwise indicated.

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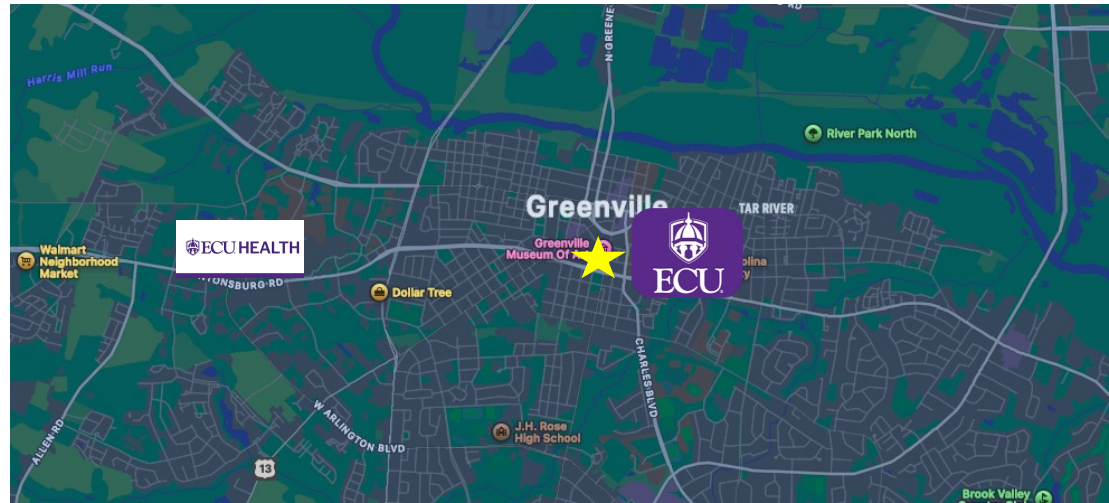
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East Carolina University

Institutional Overview & Demand Driver

East Carolina University enrolls over 27,000 students and serves as a primary population and traffic generator for the surrounding area. With a significant portion of students living off campus and within walking distance, the university supports consistent daily demand from students, faculty, and staff.



27,153 Students Enrolled (2025)



± 5,000 Students Housed On-Campus



Top 5 Largest University In NC



11 Colleges & Schools | 100 + Degree Programs



Students from 46 States & 71 Countries



6,200 + Employees | Major Regional Employer

Source: East Carolina University, Institutional Planning, Assessment & Research (IPAR); Fall 2025 Enrollment Data.



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