



**± 42 AC**  
**AVAILABLE**

## LAND FOR SALE

US Hwy 70 at NC Hwy 581 S. Goldsboro, NC 27530

**John Kerr**  
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# DETAILS

TYPE: LAND

AVAILABILITY: ± 42 Acres

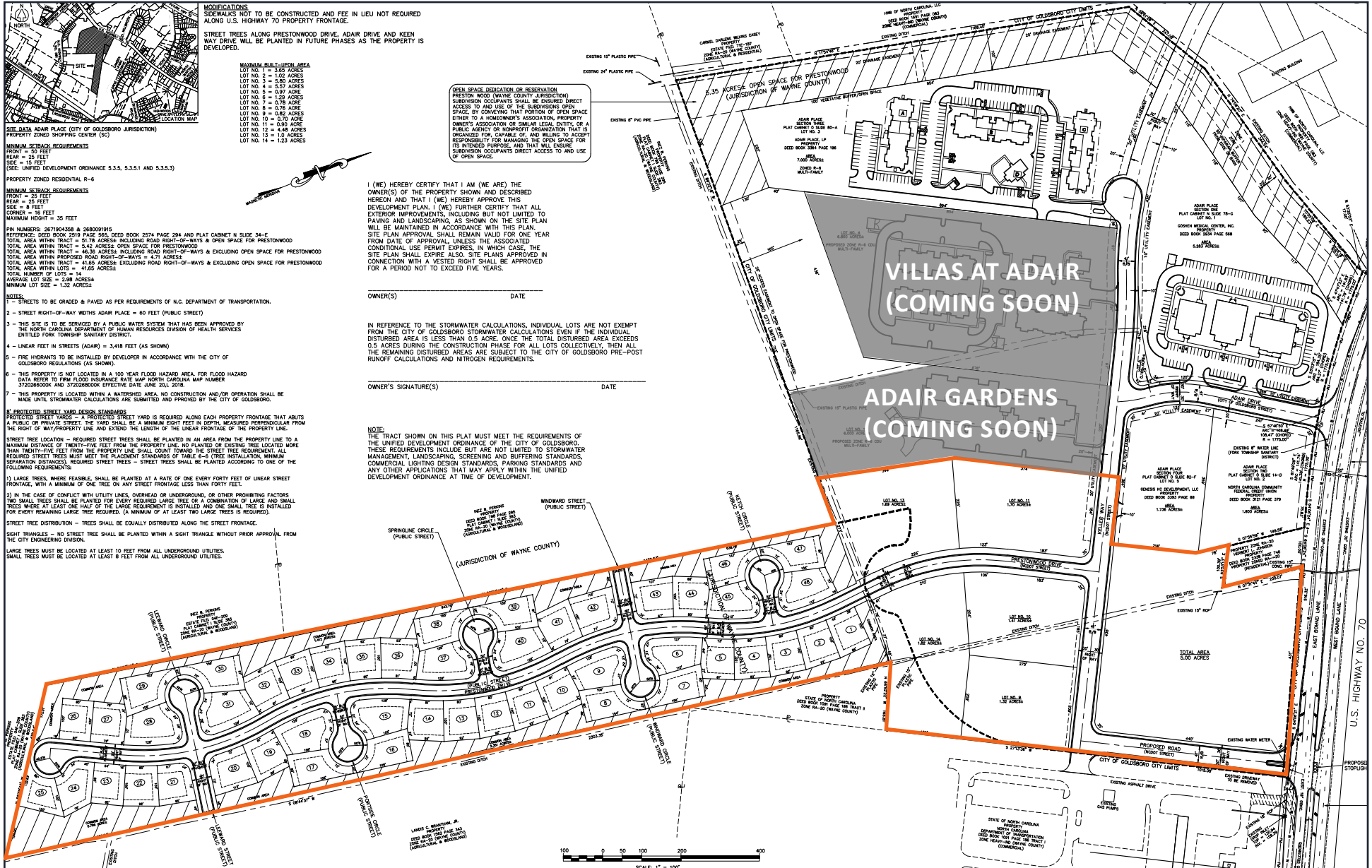
PRICE: \$1,900,000

ADDRESS: US Hwy. 70 at NC Hwy 581 S.  
Goldsboro, NC 27530

- Located in Eastern North Carolina at US Hwy 70 and NC Hwy 581 S. Goldsboro, NC
- Bulk sale opportunity
- Infrastructure partially ran to all sites
- Stop light approved for direct access, on east end of the site
- 18 acres zoned Shopping Center (SC)
- 24 acres zoned Residential (RA-20)
- 48 Patio homes on site plan
- Commercial opportunities on Hwy. 70
- Growing area west of Goldsboro
- Medical offices close by
- New multi-family adjacent both senior and market restricted (196 total units)
- Approximately 5 acres of green space



# SITE PLAN REMAINING LAND COMMERCIAL & RESIDENTIAL



**MODIFICATIONS**  
SIDEWALKS NOT TO BE CONSTRUCTED AND FEE IN LIEU NOT REQUIRED ALONG U.S. HIGHWAY 70 PROPERTY FRONTAGE.

STREET TREES ALONG PRESTONWOOD DRIVE, ADAIR DRIVE AND KEEN WAY DRIVE WILL BE PLANTED IN FUTURE PHASES AS THE PROPERTY IS DEVELOPED.

- MAXIMUM BUILT-UPON AREA**
- LOT NO. 1 = 3.98 ACRES
  - LOT NO. 2 = 1.02 ACRES
  - LOT NO. 3 = 2.82 ACRES
  - LOT NO. 4 = 3.57 ACRES
  - LOT NO. 5 = 0.97 ACRE
  - LOT NO. 6 = 1.29 ACRES
  - LOT NO. 7 = 0.78 ACRE
  - LOT NO. 8 = 0.76 ACRE
  - LOT NO. 9 = 0.92 ACRE
  - LOT NO. 10 = 0.70 ACRE
  - LOT NO. 11 = 0.65 ACRE
  - LOT NO. 12 = 4.48 ACRES
  - LOT NO. 13 = 1.10 ACRES
  - LOT NO. 14 = 1.23 ACRES

**OPEN SPACE DEDICATION OR RESERVATION**  
PRESTON WOOD (WAYNE COUNTY JURISDICTION) SUBDIVISION OCCUPANTS SHALL BE ENSURED DIRECT ACCESS TO AND USE OF THE SUBDIVISIONS OPEN SPACE BY CONVERTING THAT PORTION OF OPEN SPACE EITHER TO A HOMEOWNER'S ASSOCIATION, PROPERTY OWNER'S ASSOCIATION OR SIMILAR LEGAL ENTITY, OR A PUBLIC AGENCY OR NONPROFIT ORGANIZATION THAT IS ORGANIZED FOR, CAPABLE OF, AND WILLING TO ACCEPT RESPONSIBILITY FOR MANAGING THE OPEN SPACE FOR ITS INTENDED PURPOSE, AND THAT WILL ENSURE SUBDIVISION OCCUPANTS DIRECT ACCESS TO AND USE OF OPEN SPACE.

I (WE) HEREBY CERTIFY THAT I AM (WE ARE) THE OWNER(S) OF THE PROPERTY SHOWN AND DESCRIBED HEREON AND THAT I (WE) HEREBY APPROVE THIS DEVELOPMENT PLAN. I (WE) FURTHER CERTIFY THAT ALL EXTERIOR IMPROVEMENTS, INCLUDING BUT NOT LIMITED TO PAVING AND LANDSCAPING, AS SHOWN ON THE SITE PLAN WILL BE MAINTAINED IN ACCORDANCE WITH THIS PLAN. SITE PLAN APPROVAL SHALL REMAIN VALID FOR ONE YEAR FROM DATE OF APPROVAL, UNLESS THE ASSOCIATED CONDITIONAL USE PERMIT EXPIRES. IN WHICH CASE, THE SITE PLAN SHALL EXPIRE ALSO. SITE PLANS APPROVED IN CONNECTION WITH A VESTED RIGHT SHALL BE APPROVED FOR A PERIOD NOT TO EXCEED FIVE YEARS.

OWNER(S) \_\_\_\_\_ DATE \_\_\_\_\_

IN REFERENCE TO THE STORMWATER CALCULATIONS, INDIVIDUAL LOTS ARE NOT EXEMPT FROM THE CITY OF GOLDSBORO STORMWATER CALCULATIONS EVEN IF THE INDIVIDUAL DISTURBED AREA IS LESS THAN 0.5 ACRE. ONCE THE TOTAL DISTURBED AREA EXCEEDS 0.5 ACRES DURING THE CONSTRUCTION PHASE FOR ALL LOTS COLLECTIVELY, THEN ALL THE REMAINING DISTURBED AREAS ARE SUBJECT TO THE CITY OF GOLDSBORO PRE-POST RUNOFF CALCULATIONS AND NITROGEN REQUIREMENTS.

OWNER'S SIGNATURE(S) \_\_\_\_\_ DATE \_\_\_\_\_

**NOTE:**  
THE TRACT SHOWN ON THIS PLAT MUST MEET THE REQUIREMENTS OF THE UNIFIED DEVELOPMENT ORDINANCE OF THE CITY OF GOLDSBORO. THESE REQUIREMENTS INCLUDE BUT ARE NOT LIMITED TO STORMWATER MANAGEMENT, LANDSCAPING, SCREENING AND BUFFERING STANDARDS, COMMERCIAL LIGHTING DESIGN STANDARDS, PARKING STANDARDS AND ANY OTHER APPLICATIONS THAT MAY APPLY WITHIN THE UNIFIED DEVELOPMENT ORDINANCE AT TIME OF DEVELOPMENT.

- NOTES:**
- 1 - STREETS TO BE GRADED & PAVED AS PER REQUIREMENTS OF N.C. DEPARTMENT OF TRANSPORTATION.
  - 2 - STREET RIGHT-OF-WAY WIDTHS ADAIR PLACE = 60 FEET (PUBLIC STREET)
  - 3 - THIS SITE IS TO BE SERVICED BY A PUBLIC WATER SYSTEM THAT HAS BEEN APPROVED BY THE NORTH CAROLINA DEPARTMENT OF HUMAN RESOURCES DIVISION OF HEALTH SERVICES ENTITLED FORK TOWNSHIP SANITARY DISTRICT.
  - 4 - LINEAR FEET IN STREETS (ADAIR) = 3,418 FEET (AS SHOWN)
  - 5 - FIRE HYDRANTS TO BE INSTALLED BY DEVELOPER IN ACCORDANCE WITH THE CITY OF GOLDSBORO REGULATIONS (AS SHOWN)
  - 6 - THIS PROPERTY IS NOT LOCATED IN A 100 YEAR FLOOD HAZARD AREA. FOR FLOOD HAZARD DATA REFER TO FIRM FLOOD INSURANCE RATE MAP NORTH CAROLINA MAP NUMBER 1700000004 AND 1700000005 EFFECTIVE DATE JUNE 2011, 2018.
  - 7 - THIS PROPERTY IS LOCATED WITHIN A WATERSHED AREA. NO CONSTRUCTION AND/OR OPERATION SHALL BE MADE UNTIL STORMWATER CALCULATIONS ARE SUBMITTED AND APPROVED BY THE CITY OF GOLDSBORO.
- 8. PROTECTED STREET YARD DESIGN STANDARDS**  
PROTECTED STREET YARDS - A PROTECTED STREET YARD IS REQUIRED ALONG EACH PROPERTY FRONTAGE THAT ABUTS A PUBLIC OR PRIVATE STREET. THE YARD SHALL BE A MINIMUM EIGHT FEET IN DEPTH, MEASURED PERPENDICULAR FROM THE RIGHT OF WAY PROPERTY LINE AND EXTEND THE LENGTH OF THE LINEAR FRONTAGE OF THE PROPERTY LINE.
- STREET TREE LOCATION** - REQUIRED STREET TREES SHALL BE PLANTED IN AN AREA FROM THE PROPERTY LINE TO A MAXIMUM DISTANCE OF TWENTY-FIVE FEET FROM THE PROPERTY LINE. NO PLANTED OR EXISTING TREE LOCATED MORE THAN TWENTY-FIVE FEET FROM THE PROPERTY LINE SHALL COUNT TOWARD THE STREET TREE REQUIREMENT. ALL REQUIRED STREET TREES MUST MEET THE PLACEMENT STANDARDS OF TABLE 6-6 (TREE INSTALLATION, MINIMUM SEPARATION DISTANCES). REQUIRED STREET TREES SHALL BE PLANTED ACCORDING TO ONE OF THE FOLLOWING REQUIREMENTS:
- 1) LARGE TREES, WHERE FEASIBLE, SHALL BE PLANTED AT A RATE OF ONE EVERY FORTY FEET OF LINEAR STREET FRONTAGE, WITH A MINIMUM OF ONE TREE ON ANY STREET FRONTAGE LESS THAN FORTY FEET.
  - 2) IN THE CASE OF CONFLICT WITH UTILITY LINES, OVERHEAD OR UNDERGROUND, OR OTHER PROHIBITING FACTORS TWO SMALL TREES SHALL BE PLANTED FOR EVERY REQUIRED LARGE TREE OR A COMBINATION OF LARGE AND SMALL TREES WHERE AT LEAST ONE HALF OF THE LARGE REQUIREMENT IS INSTALLED AND ONE SMALL TREE IS INSTALLED FOR EVERY REMAINING LARGE TREE REQUIRED. (A MINIMUM OF AT LEAST TWO LARGE TREES IS REQUIRED).
- STREET TREE DISTRIBUTION** - TREES SHALL BE EQUALLY DISTRIBUTED ALONG THE STREET FRONTAGE.
- SIGHT TRIANGLES** - NO STREET TREE SHALL BE PLANTED WITHIN A SIGHT TRIANGLE WITHOUT PRIOR APPROVAL FROM THE CITY ENGINEERING DIVISION.
- LARGE TREES** MUST BE LOCATED AT LEAST 10 FEET FROM ALL UNDERGROUND UTILITIES.  
**SMALL TREES** MUST BE LOCATED AT LEAST 8 FEET FROM ALL UNDERGROUND UTILITIES.



U.S. HIGHWAY NO. 70



## AGENT

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## LOCATION

US Hwy 70 at NC Hwy 581 S.  
Goldsboro, NC 27530

**york**



## YORK PROPERTIES

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## 2022 DEMOGRAPHICS



MILE  
RADIUS

POPULATION

HOUSEHOLDS

HOUSEHOLD  
INCOME

1

881

346

\$105,382

3

8,455

3,125

\$84,827

5

24,310

8,754

\$82,118