

Strategic Access & Connectivity

The 90-acre parcel boasts numerous existing access points, with main access off MLK/Hwy 17 Business. Future development will further enhance connectivity.

- *Located between New Bern High School and the new Hwy 43 Connector.*
- *Approximately 1 mile from Harris Teeter shopping center.*
- *Easy access to Hwy 70.*

Wetland & Environmental Assessments

Preliminary Wetland Studies (PJD)

Conducted prior to the 2023 Sackett case, indicating no wetlands on the 90 acres.

Traffic Study

Available for review, supporting development planning.

Clean Phase 1

Environmental assessment completed, ensuring a clean site for development.

\$5.4M 90 Acres
High-density residential.