

3700 W Vernon Ave

Kinston, NC 28504



For Sale - \$795,000

- NOTES:
1. ALL DISTANCES ARE HORIZONTAL GROUND MEASUREMENTS IN FEET & DECIMALS THEREOF, UNLESS OTHERWISE NOTED.
 2. UNDERGROUND UTILITIES MAY BE PRESENT ON THIS SITE, HOWEVER, NO UNDERGROUND UTILITIES WERE MARKED OR LOCATED FOR THIS SURVEY.
 3. LINES BY LEASE AGREEMENT RECORDED IN DB 1153, PG 590 AND AS SHOWN ON PC 11, PG 225.
 4. ELECTRIC FACILITIES MAY BE SUBJECT TO EASEMENT TO DUKE ENERGY PROCESS, LLC AS RECORDED IN DB 1949, PG 600.
 5. ACCORDING TO THE LENOIR COUNTY GIS WEBSITE, THIS PROPERTY IS LOCATED IN THE B-1 ZONING DISTRICT OF THE CITY OF KINSTON.
 6. SETBACKS LISTED HEREON ARE TAKEN FROM THE CITY OF KINSTON UNIFIED DEVELOPMENT ORDINANCE.
 7. ALL IMPROVEMENTS ARE NOT SHOWN ON THIS SURVEY.

SOURCE OF TITLE
DB 1878, PG 383
PC 11, PG 225

REFERENCES
DB 853, PG 868
DB 1153, PG 590
DB 1550, PG 53
DB 1928, PG 600

TOTAL ACRES DATA (BY COMPUTER)
133,262.19 SQ. FT.±
2.959 AC.±

CITY OF KINSTON
ZONING DISTRICT B-1
(BUILDING SETBACKS)
FRONT = 30' FROM R/W
SIDE = 8'
REAR = 20'

LEGEND
R/W = RIGHT OF WAY
E = EXISTING IRON STAKE
EIP = EXISTING IRON PIPE
INC = NEW IRON STAKE
NMN = NEW MAG NAIL
O = NO POINT SET
EEB = ELECTRICAL BOX
PP = POWER POLE
OW = OUT WIRE
TP = TELEPHONE PEDESTAL
TB = TELEPHONE BOX
FH = FIRE HYDRANT
OH = OVERHEAD UTILITY LINE
CL = CHAIN-LINK FENCE
- - - = ADJOINING PROPERTY LINE

STATE OF NORTH CAROLINA LENOIR COUNTY

I, JAMES R. WATSON, CERTIFY THAT THIS PLAT WAS PREPARED UNDER MY SUPERVISION FROM AN ACTUAL SURVEY MADE UNDER MY SUPERVISION (DEED DESCRIPTION RECORDED IN MAP & DEED BOOKS NOTED); THAT THE BOUNDARIES NOT SURVEYED ARE CLEARLY INDICATED AS DRAWN FROM INFORMATION REFERENCED HEREON; THAT THE RATIO OF PRECISION AS CALCULATED IS 1:10,000; THAT THIS PLAT WAS PREPARED IN ACCORDANCE WITH G.S. 47-30 AS AMENDED; THAT THE FOLLOWING INFORMATION WAS USED TO PERFORM THIS GNSS SURVEY:

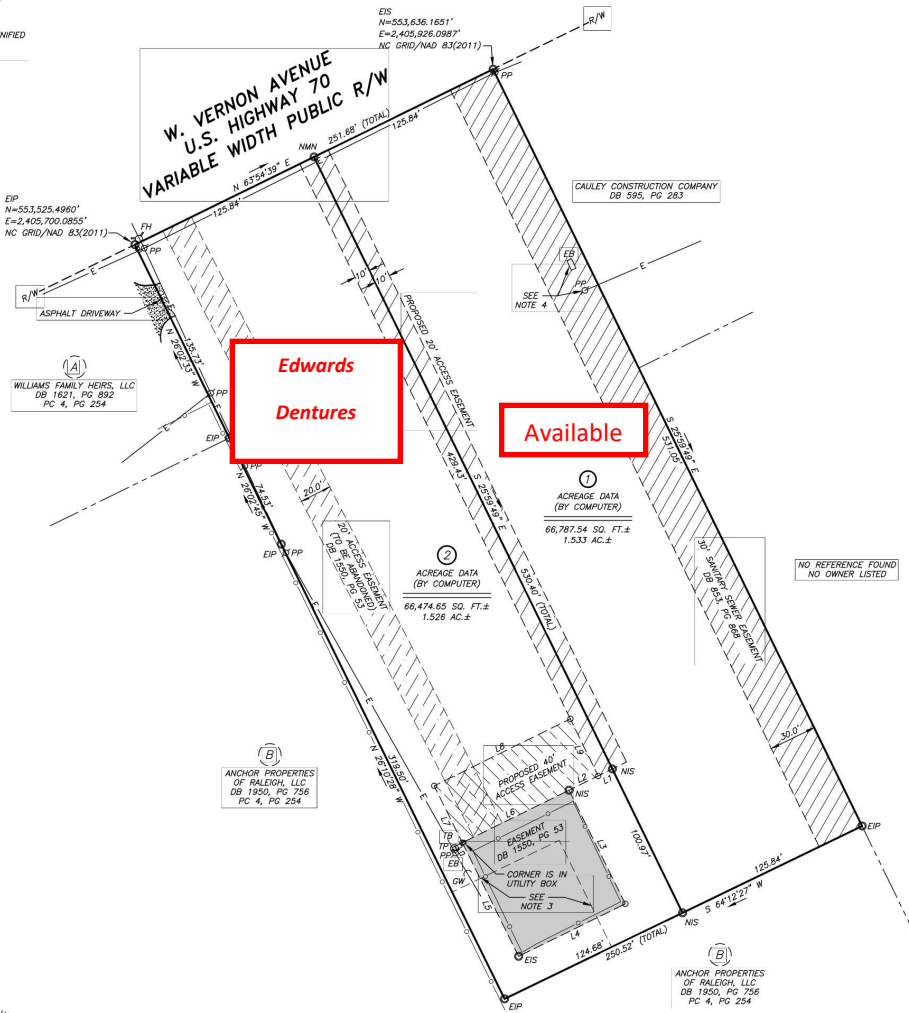
CLASS OF SURVEY: A
POSITIONAL ACCURACY: 0.10'
TYPE OF GPS FIELD PROCEDURE: RTK
DATE OF SURVEY: 6/17/2022 - 7/15/2022
DATUM / EPOCH: NAD 83(2011)
PUBLISHED / FIXED CONTROL USED (N.C. REAL TIME NETWORK): GEOR12
COMBINED GRID FACTOR: 0.99987622
UNITS: U.S. SURVEY FEET

WITNESS MY ORIGINAL SIGNATURE, REGISTRATION NUMBER AND SEAL THIS 15TH DAY OF JULY, A.D., 2022.

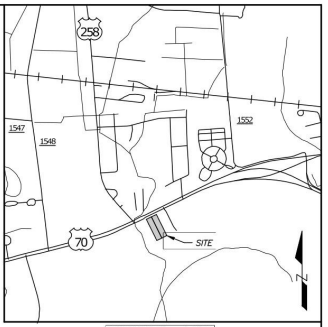


JAMES R. WATSON, PROFESSIONAL LAND SURVEYOR NO. 4712, CERTIFY THAT THIS SURVEY CREATES A SUBDIVISION OF LAND WITHIN THE AREA OF A COUNTY OF MUNICIPALITY THAT HAS AN ORDINANCE THAT REGULATES PARCELS OF LAND.

**"PRELIMINARY PLAT"
NOT FOR SALES, CONVEYANCES,
OR RECORDATION.**



FLOOD STATEMENT
THIS PROPERTY IS LOCATED IN ZONE [] AND IS LOCATED WITHIN A SPECIAL FLOOD HAZARD AREA AS DETERMINED BY NFIP RATE MAP DATED 4/16/2013. COMMUNITY PANEL NUMBER 1370146-5504-K.



VICINITY MAP (NOT TO SCALE)

FILED FOR REGISTRATION
2022. . . M
PLAT CABINET . . . PAGE . . .

REGISTER OF DEEDS LENOIR COUNTY

I, LENOIR COUNTY, CERTIFY THAT THE MAP OR PLAT TO WHICH THIS CERTIFICATION IS AFFIXED MEETS ALL STATUTORY REQUIREMENTS FOR RECORDING.

REVIEW OFFICER

DATE

CERTIFICATE OF OWNERSHIP

I, (WE) HEREBY CERTIFY THAT I AM (WE ARE) THE OWNER(S) OF THE PROPERTY DESCRIBED HEREON, WHICH PROPERTY IS WITHIN THE SUBDIVISION REGULATION JURISDICTION OF THE CITY OF KINSTON, AND THAT I (WE) FREELY ADOPT THIS PLAN OF SUBDIVISION.

DATE

SIGNATURE OF OWNER

CERTIFICATE OF APPROVAL

I HEREBY CERTIFY THAT THE MINOR SUBDIVISION SHOWN ON THIS PLAT DOES NOT INVOLVE THE CREATION OF NEW PUBLIC STREETS OR ANY CHANGE IN EXISTING PUBLIC STREETS, THAT THE SUBDIVISION SHOWN IS IN ALL RESPECTS IN COMPLIANCE WITH THE SUBDIVISION REGULATIONS OF THE CITY OF KINSTON, AND THAT THEREFORE THIS PLAT HAS BEEN APPROVED BY THE SUBDIVISION ADMINISTRATOR, SUBJECT TO ITS BEING RECORDED IN THE LENOIR COUNTY REGISTRY WITHIN NINETY DAYS OF THE DATE BELOW.

ADMINISTRATOR

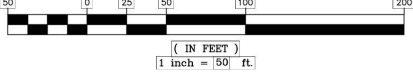
DATE

CURRENT OWNER: 3700 W. VERNON AVENUE, LLC
609 S. FRANKLIN ST.
WHITEVILLE, NC 28472

MAP FOR RECORD
SURVEY FOR

3700 W. VERNON AVENUE, LLC

FALLING CREEK TOWNSHIP JULY 15, 2022
LENOIR COUNTY, N.C. SCALE: 1" = 50'



LINE TABLE

LINE #	DIRECTION	LENGTH
L1	S 63°50'03" W	10.00'
L2	S 63°50'03" W	30.45'
L3	S 26°21'55" E	80.00'
L4	S 63°50'03" E	75.00'
L5	N 26°21'55" E	80.00'
L6	N 63°50'03" E	75.00'
L7	N 26°21'55" W	40.00'
L8	N 63°50'03" E	95.71'
L9	S 25°58'46" E	40.00'

MATRIX EAST, PLLC
PROFESSIONAL LAND SURVEYORS

906 N. QUEEN ST., SUITE A KINSTON, NC 28501
TEL: 252-522-2500 FAX: 252-522-4747
EMAIL: surveyor@matrixeast.net FIRM LIC. #P-0221

PROJECT NO.: 20220146 [] DATE: 7/15/2022
DRAWN BY: JRW [] SCALE: 1" = 50'
SURVEYED BY: BAR/NAP/NCS [] CHECKED BY: JRW []
DRAWING NAME: 20220146-DIVISION-2018.DWG

Executive Summary

3700 W Vernon Ave, Kinston, North Carolina, 28504
Rings: 1, 3, 5 mile radii

Prepared by Gram Spear, CCIM, CPM

Latitude: 35.26303
Longitude: -77.64015

	1 mile	3 miles	5 miles
Population			
2010 Population	466	10,780	32,956
2020 Population	487	10,269	30,129
2022 Population	466	9,862	29,591
2027 Population	450	9,600	28,968
2010-2020 Annual Rate	0.44%	-0.48%	-0.89%
2020-2022 Annual Rate	-1.94%	-1.78%	-0.80%
2022-2027 Annual Rate	-0.70%	-0.54%	-0.42%
2022 Male Population	47.0%	47.9%	47.1%
2022 Female Population	53.0%	52.1%	52.9%
2022 Median Age	48.2	47.3	44.5

In the identified area, the current year population is 29,591. In 2020, the Census count in the area was 30,129. The rate of change since 2020 was -0.80% annually. The five-year projection for the population in the area is 28,968 representing a change of -0.42% annually from 2022 to 2027. Currently, the population is 47.1% male and 52.9% female.

Median Age

The median age in this area is 44.5, compared to U.S. median age of 38.9.

Race and Ethnicity

2022 White Alone	58.8%	51.9%	37.9%
2022 Black Alone	32.4%	38.1%	53.4%
2022 American Indian/Alaska Native Alone	0.2%	0.3%	0.3%
2022 Asian Alone	1.1%	1.1%	0.8%
2022 Pacific Islander Alone	0.0%	0.1%	0.1%
2022 Other Race	1.7%	2.7%	2.8%
2022 Two or More Races	5.8%	5.9%	4.8%
2022 Hispanic Origin (Any Race)	6.2%	6.5%	5.4%

Persons of Hispanic origin represent 5.4% of the population in the identified area compared to 19.0% of the U.S. population. Persons of Hispanic Origin may be of any race. The Diversity Index, which measures the probability that two people from the same area will be from different race/ethnic groups, is 61.3 in the identified area, compared to 71.6 for the U.S. as a whole.

Households

2022 Wealth Index	111	77	53
2010 Households	226	4,347	13,844
2020 Households	216	4,216	12,883
2022 Households	210	4,119	12,657
2027 Households	203	4,012	12,408
2010-2020 Annual Rate	-0.45%	-0.31%	-0.72%
2020-2022 Annual Rate	-1.24%	-1.03%	-0.78%
2022-2027 Annual Rate	-0.68%	-0.53%	-0.40%
2022 Average Household Size	2.00	2.27	2.25

The household count in this area has changed from 12,883 in 2020 to 12,657 in the current year, a change of -0.78% annually. The five-year projection of households is 12,408, a change of -0.40% annually from the current year total. Average household size is currently 2.25, compared to 2.26 in the year 2020. The number of families in the current year is 7,605 in the specified area.

Data Note: Income is expressed in current dollars. Housing Affordability Index and Percent of Income for Mortgage calculations are only available for areas with 50 or more owner-occupied housing units.

Source: U.S. Census Bureau. Esri forecasts for 2022 and 2027. Esri converted Census 2010 data into 2020 geography.

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	1 mile	3 miles	5 miles
Mortgage Income			
2022 Percent of Income for Mortgage	8.7%	14.2%	14.2%
Median Household Income			
2022 Median Household Income	\$64,966	\$54,515	\$43,751
2027 Median Household Income	\$74,561	\$60,155	\$49,068
2022-2027 Annual Rate	2.79%	1.99%	2.32%
Average Household Income			
2022 Average Household Income	\$105,714	\$79,062	\$64,369
2027 Average Household Income	\$121,243	\$89,553	\$73,822
2022-2027 Annual Rate	2.78%	2.52%	2.78%
Per Capita Income			
2022 Per Capita Income	\$40,822	\$33,627	\$27,520
2027 Per Capita Income	\$46,848	\$38,102	\$31,598
2022-2027 Annual Rate	2.79%	2.53%	2.80%

Current median household income is \$43,751 in the area, compared to \$72,414 for all U.S. households. Median household income is projected to be \$49,068 in five years, compared to \$84,445 for all U.S. households

Current average household income is \$64,369 in this area, compared to \$105,029 for all U.S. households. Average household income is projected to be \$73,822 in five years, compared to \$122,155 for all U.S. households

Current per capita income is \$27,520 in the area, compared to the U.S. per capita income of \$40,363. The per capita income is projected to be \$31,598 in five years, compared to \$47,064 for all U.S. households

Housing			
2022 Housing Affordability Index	268	162	165
2010 Total Housing Units	237	4,838	15,713
2010 Owner Occupied Housing Units	168	2,868	7,697
2010 Renter Occupied Housing Units	59	1,477	6,146
2010 Vacant Housing Units	11	491	1,869
2020 Total Housing Units	239	4,818	15,108
2020 Vacant Housing Units	23	602	2,225
2022 Total Housing Units	235	4,751	14,994
2022 Owner Occupied Housing Units	124	2,604	6,663
2022 Renter Occupied Housing Units	85	1,516	5,994
2022 Vacant Housing Units	25	632	2,337
2027 Total Housing Units	228	4,656	14,792
2027 Owner Occupied Housing Units	122	2,577	6,638
2027 Renter Occupied Housing Units	81	1,435	5,770
2027 Vacant Housing Units	25	644	2,384

Currently, 44.4% of the 14,994 housing units in the area are owner occupied; 40.0%, renter occupied; and 15.6% are vacant. Currently, in the U.S., 58.2% of the housing units in the area are owner occupied; 31.8% are renter occupied; and 10.0% are vacant. In 2020, there were 15,108 housing units in the area and 14.7% vacant housing units. The annual rate of change in housing units since 2020 is -0.34%. Median home value in the area is \$117,524, compared to a median home value of \$283,272 for the U.S. In five years, median value is projected to change by 4.15% annually to \$144,026.

Data Note: Income is expressed in current dollars. Housing Affordability Index and Percent of Income for Mortgage calculations are only available for areas with 50 or more owner-occupied housing units.

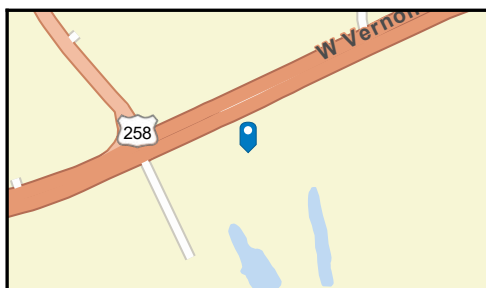
Source: U.S. Census Bureau. Esri forecasts for 2022 and 2027. Esri converted Census 2010 data into 2020 geography.

Traffic Count Map - Close Up

3700 W Vernon Ave, Kinston, North Carolina, 28504
Rings: 1, 3, 5 mile radii

Prepared by Gram Spear, CCIM, CPM

Latitude: 35.26303
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Source: ©2022 Kalibrate Technologies (Q1 2022).

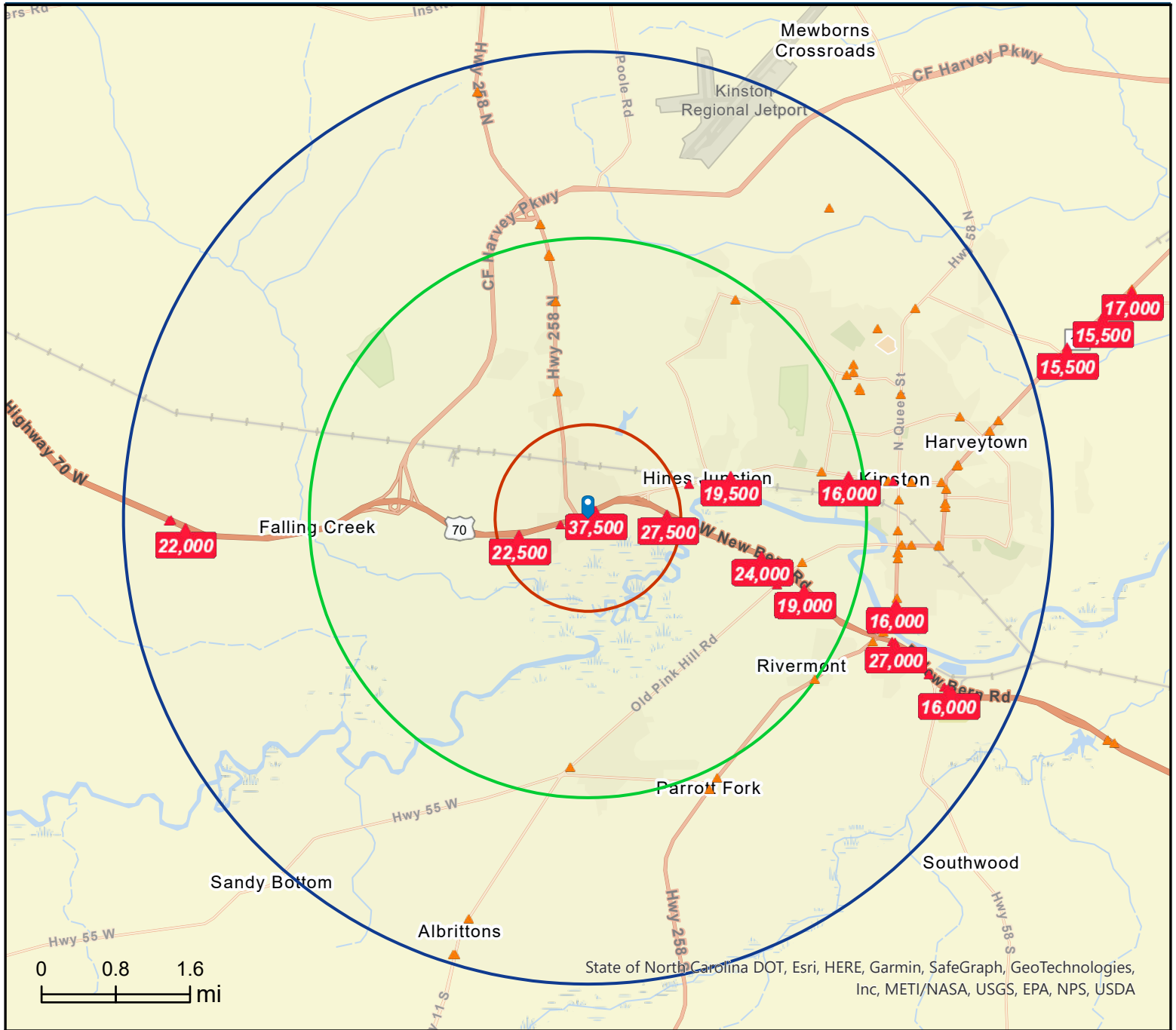
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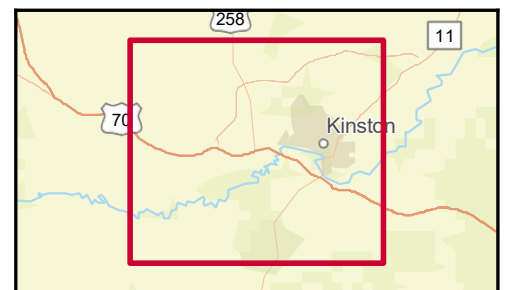
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- Average Daily Traffic Volume**
- ▲ Up to 6,000 vehicles per day
 - ▲ 6,001 - 15,000
 - ▲ 15,001 - 30,000
 - ▲ 30,001 - 50,000
 - ▲ 50,001 - 100,000
 - ▲ More than 100,000 per day



Source: ©2022 Kalibrate Technologies (Q1 2022).

August 09, 2022