



±52 Acres  
Edenton, NC

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**110 Whitemon Lane at US Highway 17 & Virginia Road  
Edenton, North Carolina**

**±52 Acres | For Sale or Lease**

- Subdividable
- Various size parcels available for retail and commercial use
- Located on the main commercial corridor of Edenton
- Near ECU Health Chowan Hospital, John A. Holmes High School and the College of The Albemarle-Edenton Chowan campus

Accelerating success.

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# Property Overview

**Description** The subject property is located in the Town of Edenton in Chowan County in Northeast, North Carolina. The site consists of three parcels totaling approximately 54 acres which is located at 110 Whitemon Lane at the US Highway 17 and Virginia Road (State Route 32) interchange. The property is well positioned on the main commercial corridor of Edenton and is close to the ECU Health Chowan Hospital, which serves over 100,000 people in Chowan and surrounding counties. Also nearby is John A. Holmes High School (590 students) and College of The Albemarle- Edenton Chowan Campus.

**The current property owner will subdivide the property and will build to suit or sell various size parcels for retail and commercial uses.**

Site Area	±52 acres total acreage. Sites available as small as one acre.
Zoning	SC District- Designed for well planned shopping centers to serve the community.
Utilities	Sewer service is provided by Town of Edenton waste water system. Water is provided by the Town of Edenton municipal water system.
Ingress/Egress	The east side of the property has approximately 2,000 feet of frontage directly on US Highway 17 with direct access to State Route 32 via a proposed traffic signal at the Whitemon Lane intersection.
Real Estate Tax	Chowan County - \$.695 per \$100 of assessed value City of Edenton -\$.43 per \$100 of assessed value
Traffic Counts	9,600 Vehicles Per Day (US Highway 17) 13,500 Vehicles Per Day (State Route 32)

## Area Retailers & Employers

- Food Lion
- McDonald's
- Wendy's
- Auto Zone
- Roses
- Burger King
- Walgreens
- CVS
- Dairy Queen



# Survey



Not Drawn To Scale

Utility Map

O1	R/W CON MON 6" UP
P1	R/W CON MON 3" UP
Q1	1/2" ERB 2" DWN LEANING W/ FLAG
R1	1/2" ERB 2" DWN W/ FLAG
S1	1/2" ERB 2" DWN W/FLAGGING
T1	1/2" ERB 2" DWN W/ FLAG
V1	1/2" ERB 8" DWN W/FLAGGING
W1	1/2" ERB 6" DWN W/FLAGGING
X1	1/2" ERB 6" DWN W/FLAGGING
Y1	1/2" ERB 1" DWN W/FLAGGING
Z1	CON MON FLUSH DISTURBED

SR 1321  
(Whitemon Lane)  
60' Public Right of Way  
2 Lane Paved Roadway

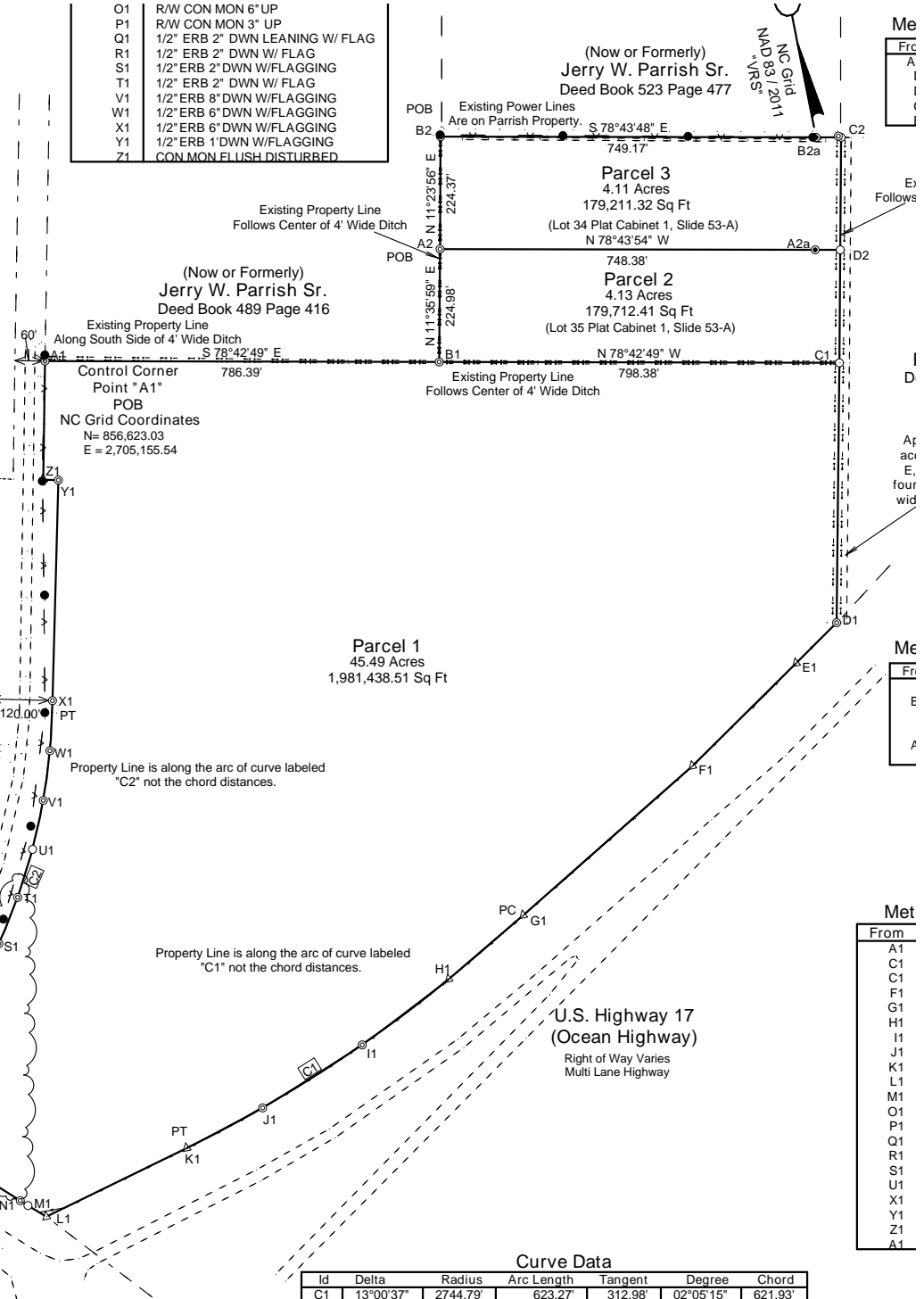
References for U.S. Highway 17,  
and Whitemon Lane are as follows:  
Book 2, Page 359, Book 2, Page 362,  
1, and Plat Cabinet 1, Slide 153A.

SR 1321  
(Whitemon Lane)  
120' Public Right of Way  
2 Lane Paved Roadway

Slide 285, "Quarter Road"  
is a recorded survey but no  
road can be located at the  
site. The plat does not indicate any  
road or "Quarter Road".

Insurance  
Company II,  
Insurance  
Company, LLP, and

NC Hwy 32  
(Virginia Road)  
200' Public Right of Way  
2 Lane Paved Roadway



Me
Fr
A
E
A

Me
Fr
E
A

Met
From
A1
C1
C1
F1
G1
H1
I1
J1
K1
L1
M1
O1
P1
Q1
R1
S1
U1
X1
Y1
Z1
A1

Curve Data						
Id	Delta	Radius	Arc Length	Tangent	Degree	Chord
C1	13°00'37"	2744.79'	623.27'	312.98'	02°05'15"	621.93'

# Site Plan

PROPOSED  
TRAFFIC  
SIGNAL  
OR  
ROUNDBOUT

VIRGINIA ROAD

WHITEMON LANE

OUTPARCEL  
1.96 Ac

PROPOSED  
RETAIL  
19,097 S.F.

OUTDOOR  
RETAIL  
20,000 S.F.

PROPOSED  
GROCERY  
40,570 S.F.

PROPOSED  
RETAIL  
46,300 S.F.

STORMWATER

SERVICE DRIVE AND  
TRUCK TURNING

STORMWATER

U.S. HIGHWAY 17

FUTURE  
DEVELOPMENT  
16.64 Ac

HOTEL  
ASTORIES

FUEL  
STATION

OSR 4,300 S.F.



# Aerial View



**SITE**

Hampton Inn

Wendy's

Auto Zone

FOOD LION

McDonald's

ECU HEALTH

11,919 VPD

8,449 VPD

17

1200

17

32

1127

1234

1319

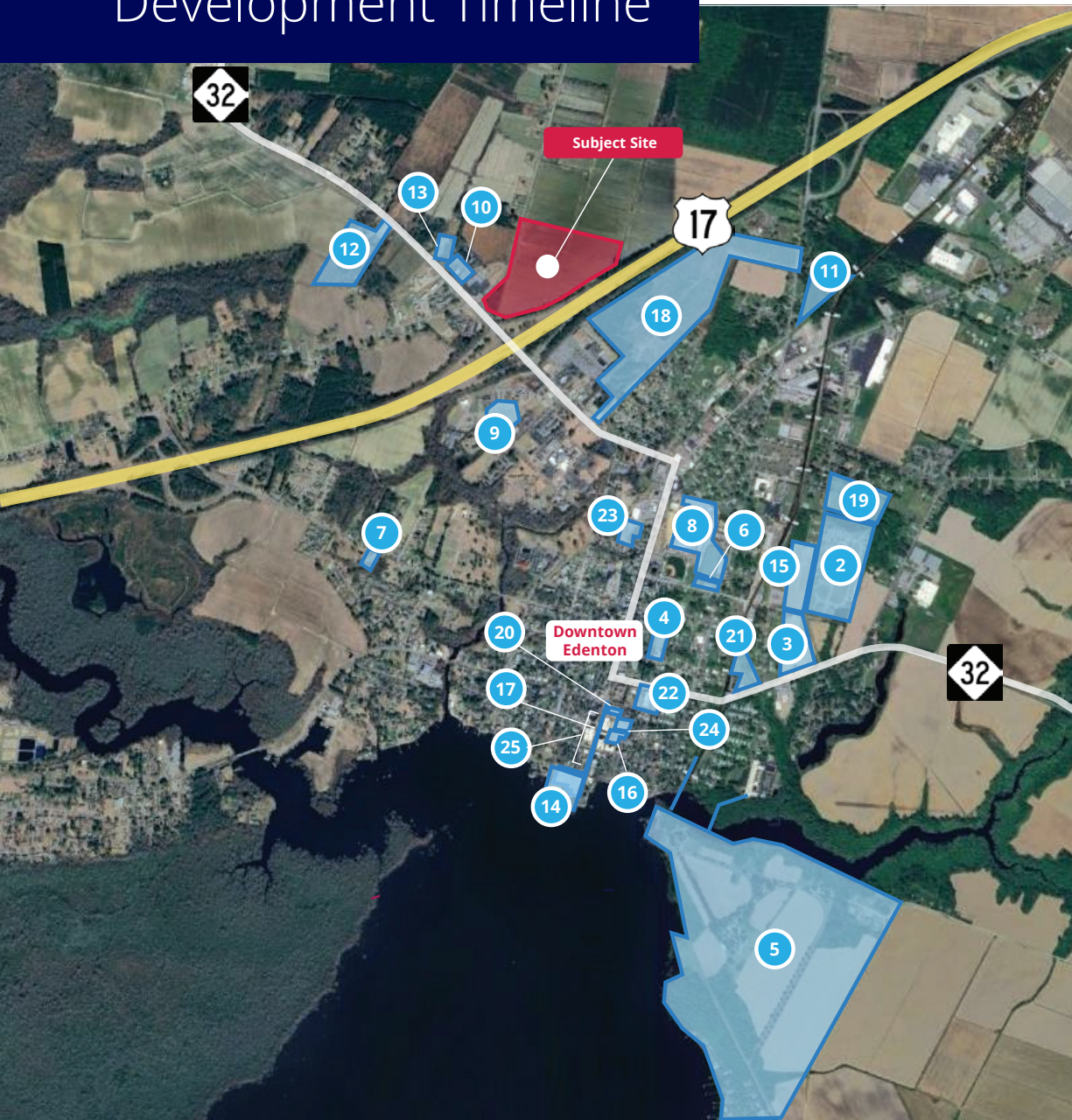
E Church St

N Broad St

Yeopim Rd

32

# Development Timeline



**Edenton Construction & Development Pipeline**

Under Construction (UC)		Type	Units / SF	Start Date
1	Riversound Homes	Single Family	13	UC
2	Colonial Village	Single Family	90	UC
3	Jackson Dairy	Single Family	33	UC
4	Kadesh AME Zion Church Restoration	Institutional	-	UC
5	Hayes Farm Restoration	Recreation	-	UC
6	Griffith Park Improvements	Recreation	-	UC
7	MLK Park Improvements	Recreation	-	UC
8	John A. Holmes High School	Institutional	148,389	UC
Approved Developments		Type	Units / SF	Start Date
9	Marriot	Hospitality	100	Fall '24 to Spring '25
10	Hampton Inn Expansion	Hospitality	30	
11	Unnamed Townhomes	Townhome	30	
12	Unnamed RV Park	Recreation	48	
13	ABC Fine Wine & Spirits	Commercial	-	
14	Waterfront Improvements	Infrastructure	-	
15	Access Point Church	Institutional	-	
Pending Approval / Predevelopment		Type	Units / SF	Status
16	Hotel Hinton	Hospitality	33	Under Review
17	213 S Broad - Event Center/Taproom	Commercial	-	Under Review
18	Beechwood Apartments	Multifamily	144	Design Phase
19	Coke Ave - Workforce Housing	Mixed Resi	-	Design Phase
20	Provalus Build-To-Suit	Commercial	-	Design Phase
21	Peanut Warehouse Music Venue	Commercial	-	Design Phase
22	Swain Auditorium	Specialty	-	Design Phase
23	New Fire House	Institutional	-	Design Phase
24	Parking Deck Improvement	Specialty	-	Design Phase
25	Streetscape Improvement	Infrastructure	-	Design Phase
<b>Total Residential Under Construction / Approved</b>		-	<b>344+ units</b>	-
<b>Total Other Under Construction / Approved</b>		-	<b>148,389+ SF</b>	-

# Edenton Market Overview

Chowan County is an economic center in the northeast region of North Carolina. In addition to agriculture and the associated businesses, Edenton supports many industries ranging from peanut processing to world-class boatbuilding. Nestled along the Albemarle Sound and Chowan River, Edenton is within a two-hour drive of 2 international airports, and home to the Northeast Regional Airport. In addition, the area's manufacturing facilities are able to utilize shipping via barge along the Chowan and Roanoke Rivers, and the Norfolk Virginia port. As of mid-2024, Chowan County was home to 13,580 residents. Edenton houses roughly one-third of the county's population, amounting to nearly 2,000 households.

## TOP INDUSTRIES

### Local Stats



Over the next five years, Edenton expects the number of households to grow by 2.4 percent.



The median home value in Edenton is \$271,429. More than half of the town's 2,460 housing units are owner-occupied.



**31.1%**  
Education, Healthcare,  
& Social Assistance



**10.5%**  
Arts, Entertainment,  
Accommodation, &  
Food Service



**10%**  
Construction



**9.4%**  
Retail Trade



**8.2%**  
Finance, Insurance, Real  
Estate, & Leasing



### Timbermill Wind Farm Nears Completion

Timbermill Wind is located on 6,300 acres of land just outside of Edenton. The location was chosen because it's a verified wind resource, has existing on-site transmission lines and roads, expansive rural timber and agricultural lands, and it avoids sensitive military and environmental areas. Timbermill Wind is expected to produce over \$80 million in direct economic benefits over the project's 30-year lifetime, plus dependable long-term revenue for local farmers and landowners.



### Edenton Named the South's Prettiest Small Town

Tourism remains an important part of Edenton's economy. Destination Magazine calls Edenton the prettiest small town in the South. The town has a rich colonial history, highlighted by attractions like Penelope Barker's house and the 1886 Roanoke River Lighthouse. A waterfront park, trolley tours, and Edenton Bay Cruises also attract visitors.



### Edenton considers \$2M in upgrades at Waterfront Park

The town is considering a \$2 million infrastructure upgrade to Colonial Waterfront Park. The plans call for a new dockmaster's office building complete with showers for boaters using the marina, a roofed amphitheater for concerts, a kayak launch and storage area, additional play equipment, a splash pool, and a tourist pavilion.

# Eastern North Carolina

## Economic Drivers



Manufacturing



Marine Production



Shipping and Transportation



Agriculture and Food Production



Healthcare

## Demographics

**2.8M**

Population



### FREIGHT

Over 60 motor freight carriers provide service to all parts of the nation I-95, I-40, I-795

**1.1M**

Households



### AIR TRANSPORT

Wilmington International Airport  
Raleigh-Durham International +16 regional airports serve general aviation in Eastern NC

**40**

Median Age



### PORTS

Port of Morehead City  
Port of Wilmington

**\$62,412**

Median Household Income



### RAIL TRANSPORT

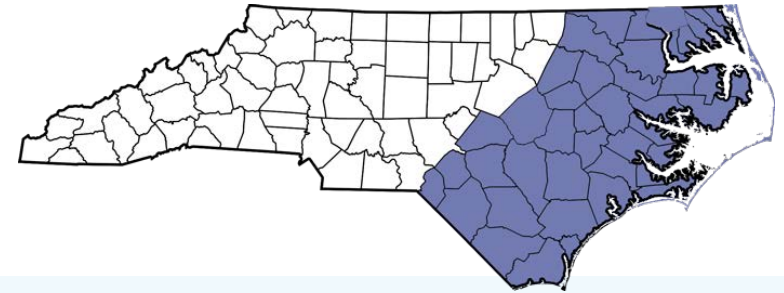
CSX  
Norfolk Southern Railway  
The North Carolina Railroad Company  
Amtrak (Passenger)

## Coastal and Highway Connections

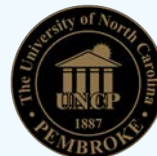
Eastern North Carolina is roughly made up of the 44 easternmost counties in North Carolina. Generally, the region denotes all of the state's counties on and east of Interstate 95. I-95 intersects with US 64 / 264 at Wilson County and is in close proximity to I-40. This makes transportation throughout the region incredible along with easy access to the rest of the state and country. The region is further divisible into three geographic sections: the Southeast, Inner Banks and the Outer Banks. Fayetteville is the largest city in the region, followed by Wilmington and Greenville.

## Over 50,000 in Population

1. Fayetteville
2. Greenville
3. Jacksonville
4. Rocky Mount
5. Wilmington



## HIGHER EDUCATION





# Demographics

## Population

	10 MINS	20 MINS	30 MINS
2024 Population	7,479	17,739	40,812
Est. 2029 Population	7,421	17,580	39,993
Total Employees	5,069	8,135	15,086
Total Housing Units	3,908	9,548	21,270

## Households

	10 MINS	20 MINS	30 MINS
2024 Households	3,279	7,807	17,332
Est. 2029 Households	3,362	7,981	17,470
2010 Households	3,377	8,021	18,389
2024-2029 Annual Rate	2.5%	2.2%	0.8%
2000-2024 Annual Rate	6.7%	7.0%	3.8%

## Household Income

	10 MINS	20 MINS	30 MINS
2024 Average Household Income	\$74,020	\$78,104	\$75,692



66.4% of population classified as white collar workers



\$51,213 Median disposable income



30% of population makes over \$75,000

40,812

2024 population within 30-min drive time

\$74,020

Avg. HH Income within 10-min drive time

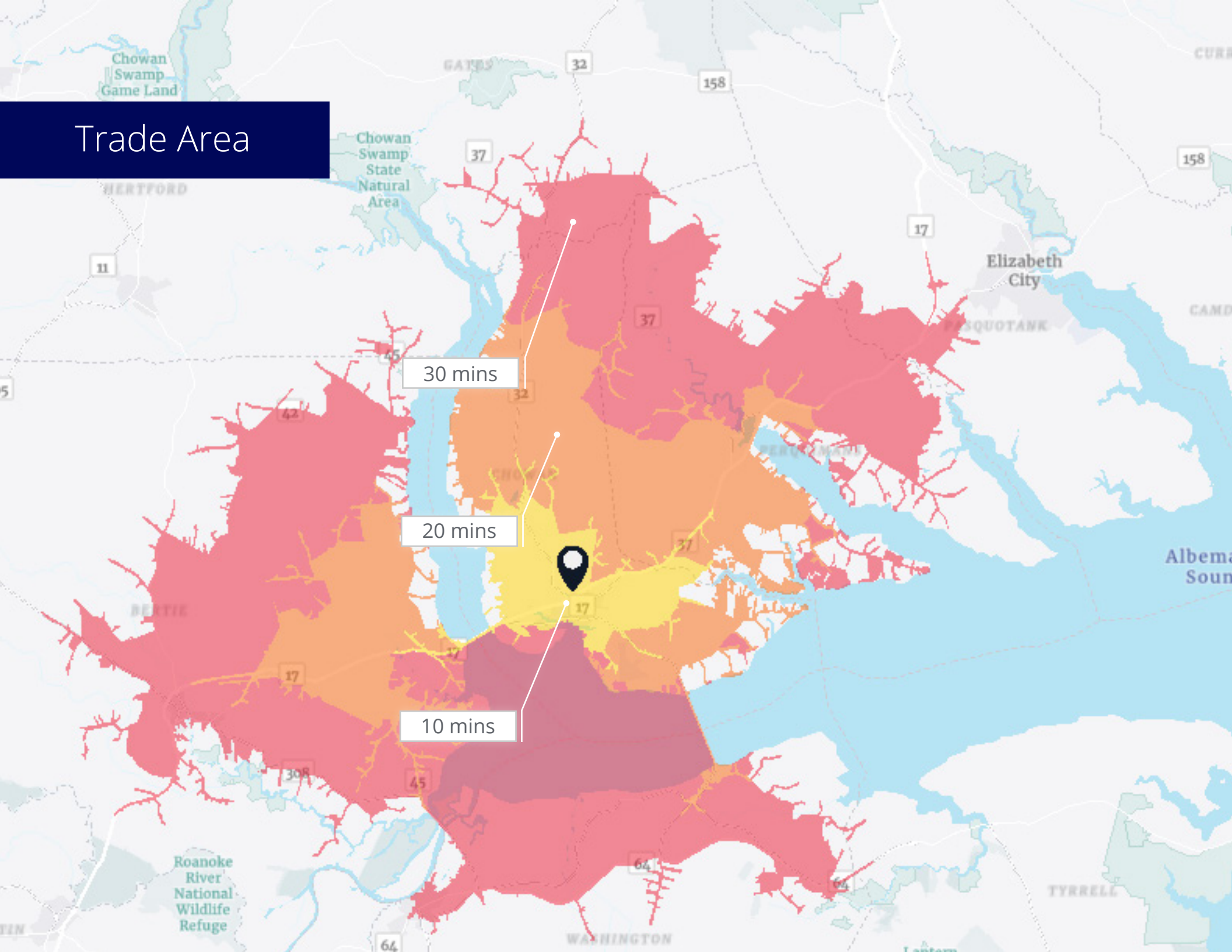
6.7%

Household growth since 2000

48.5

Median Age

# Trade Area





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