

FOR SALE

Commercial Land for Sale | Winterville, NC

2683 NC 903, WINTERVILLE, NC 28590



NC-903 S

NC HWY 11

The Overton Group
*Estimated Property Lines

Reedy Branch Rd

MICHAEL OVERTON, CCIM | 252.355.7006 | MICHAEL@OVERTONGROUP.NET
401 W. 1ST ST | GREENVILLE, NC 27834 | 252.355.7006 | OVERTONGROUP.NET



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Legal questions should be discussed by the party with an attorney. Tax questions should be discussed by the party with a certified public accountant or tax attorney. Title questions should be discussed by the party with a title officer or attorney. Questions regarding the condition of the property and whether the property complies with applicable governmental requirements should be discussed by the party with appropriate engineers, architects, contractors, other consultants and governmental agencies. All properties and services are marketed by The Overton Group, LLC in compliance with all applicable fair housing and equal opportunity laws.

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OFFERING SUMMARY

Sale Price:	\$2,281,125
Lot Size:	26.07 Acres
Price / Acre:	\$87,500
Zoning:	General Business
Market:	Eastern North Carolina
Submarket:	Greenville MSA

PROPERTY OVERVIEW

This is an incredible tract of commercial land in the quickly growing Winterville community. The visibility is undeniable and the access is along two major thoroughfares. NC 903 runs east and west along the northern property line and Reedy Branch Rd. runs north and south along the western property line. Highway 11 is just to the east of this property.

Winterville provides the electric, water, and sewer for the parcel. A pump station is being constructed with a residential development on Parcel 16207, two parcels south of the sale parcel. This pump station will service the remaining acreage north to Highway 903.

Feel free to ask any questions that you may have.

EXECUTIVE SUMMARY

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ADDITIONAL PHOTOS

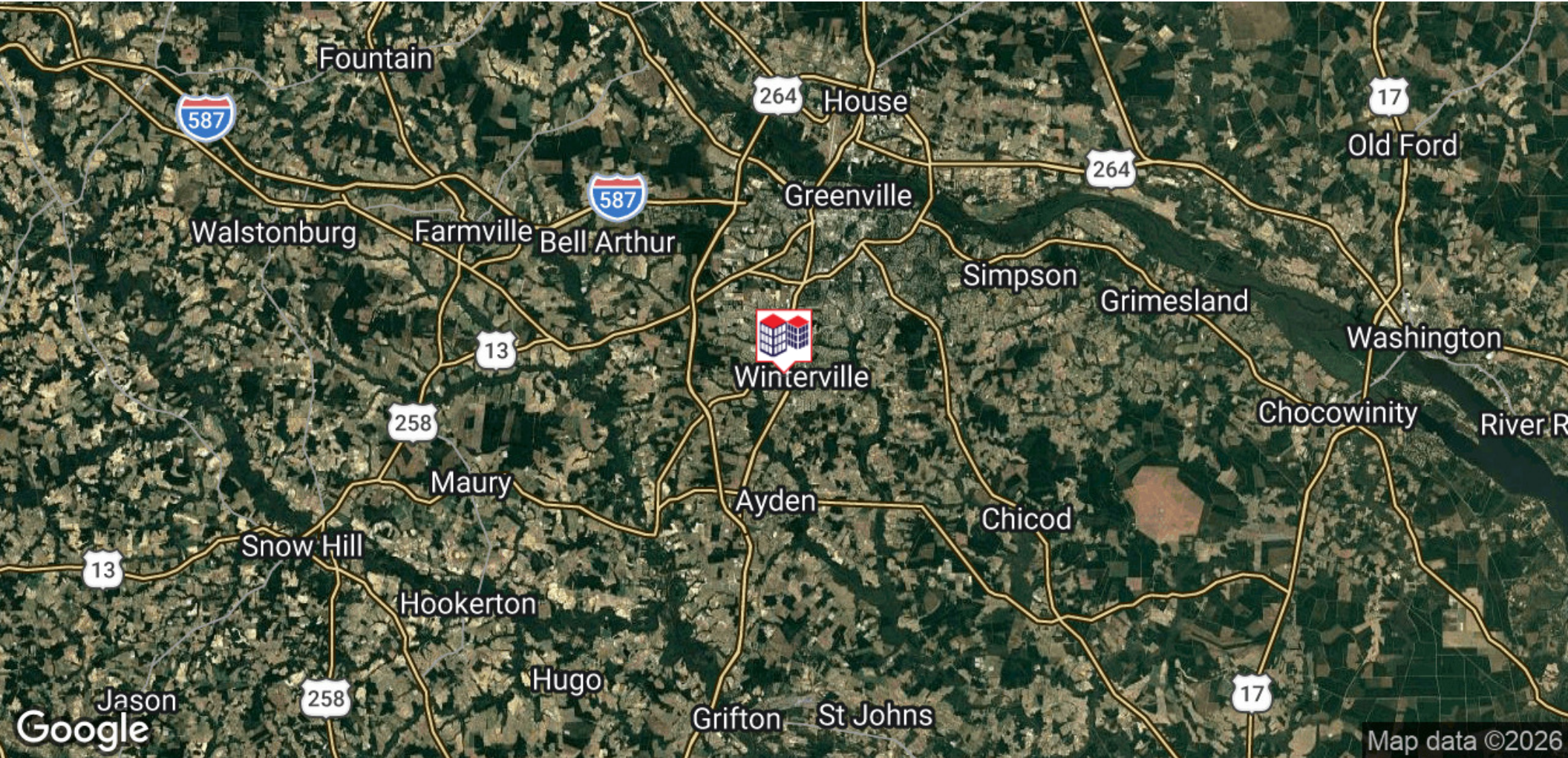
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LOCATION MAP

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RETAILER MAP

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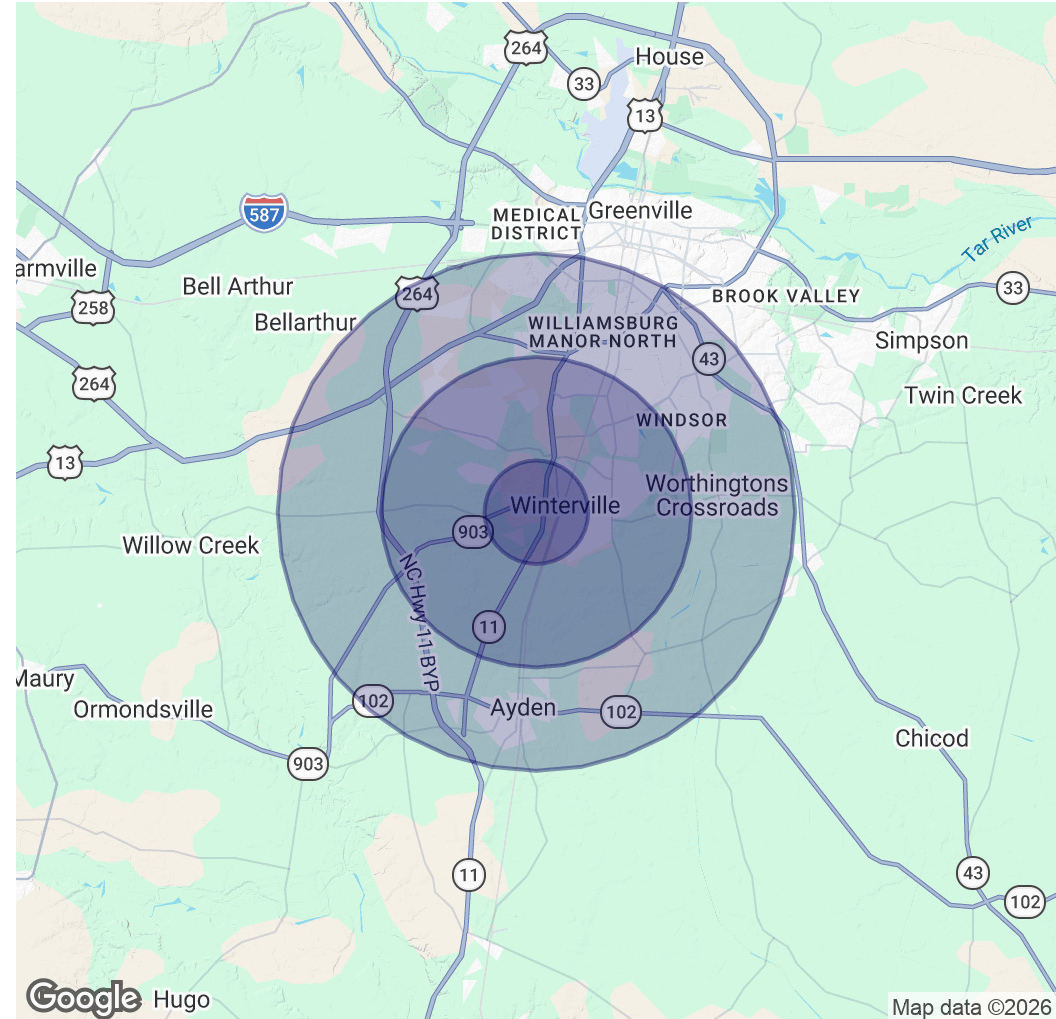
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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	2,500	25,366	66,886
Average Age	35.9	36.5	35.8
Average Age (Male)	35.8	33.5	33.8
Average Age (Female)	35.7	37.7	37.0

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	1,085	10,697	30,971
# of Persons per HH	2.3	2.4	2.2
Average HH Income	\$74,550	\$83,014	\$68,820
Average House Value	\$180,868	\$169,100	\$155,481

2020 American Community Survey (ACS)



DEMOGRAPHICS MAP & REPORT

401 W. 1ST ST | GREENVILLE, NC 27834 | 252.355.7006 | OVERTONGROUP.NET



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FIRM LICENSE NO.

North Carolina: C20415 (NC); C34930 (NC); C38783 (NC)
South Carolina: 19887 (SC)



Working With Real Estate Agents Disclosure (For Buyers)

IMPORTANT

This form is not a contract. Signing this disclosure only means you have received it.

- In a real estate sales transaction, it is important that you understand whether an agent represents you.
- Real estate agents are required to (1) review this form with you at first substantial contact - before asking for or receiving your confidential information and (2) give you a copy of it after you sign it. This is for your own protection.
- Do not share any confidential information with a real estate agent or assume that the agent is acting on your behalf until you have entered into an agreement with the agent to represent you. Otherwise, the agent can share your confidential information with others.

Note to Agent: Check all relationship types below that may apply to this buyer.

_____ **Buyer Agency:** If you agree, the agent who gave you this form (and the agent's firm) would represent you as a buyer agent and be loyal to you. You may begin with an oral agreement, but your agent must enter into a written buyer agency agreement with you before making a written offer or oral offer for you. The seller would either be represented by an agent affiliated with a different real estate firm or be unrepresented.

_____ **Dual Agency:** Dual agency will occur if you purchase a property listed by the firm that represents you. If you agree, the real estate firm and any agent with the same firm (company), would be permitted to represent you and the seller at the same time. A dual agent's loyalty would be divided between you and the seller, but the firm and its agents must treat you and the seller fairly and equally and cannot help you gain an advantage over the other party.*

_____ **Designated Dual Agency:** If you agree, the real estate firm would represent both you and the seller, but the firm would designate one agent to represent you and a different agent to represent the seller. Each designated agent would be loyal only to their client.*

**Any agreement between you and an agent that permits dual agency must be put in writing no later than the time you make an offer to purchase.*

_____ **Unrepresented Buyer (Seller subagent):** The agent who gave you this form may assist you in your purchase, but will not be representing you and has no loyalty to you. The agent will represent the seller. Do not share any confidential information with this agent.

Note to Buyer: For more information on an agent's duties and services, refer to the NC Real Estate Commission's "Questions and Answers on: Working With Real Estate Agents" brochure at nrec.gov (Publications, Q&A Brochures) or ask an agent for a copy of it.

_____	_____	_____	_____
Buyer's Signature	Print Name	Print Name	Date
Christopher Lilley	258871	The Overton Group	
_____	_____	_____	
Agent's Name	Agent's License No.	Firm Name	