

Available For Sale

Commercial Land | Ayden, NC

NC 102 W. | Ayden, NC 28513



Asking Price: **\$950,000**

Property Overview

Property Address:	NC 102 W , Ayden
Parcel No.(s):	5896 (Portion of)
Lot:	Lot 01 (See Site Plan)
Size:	± 3.16 Ac. <i>Multiple out-parcels available</i>
Zoning:	B-2/CCOL
Traffic Count:	6,700 VPD (2024 NCDOT)
Availability:	Immediate
Utilities:	Water, Sewer, & Electric
Access:	Right-in Right-Out, located adjacent to 264 By-pass
Location:	12.2 Miles from ECU Medical Center (via By-pass)

Contact

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252.318.2200 | www.mullarkeycreg.com

Information shown herein was provided by Seller/Lessor and/or third parties and has not been verified by the broker unless otherwise indicated.

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B-2 / CCOL – Highway Business / Commercial Corridor Overlay

Town of Ayden

Overview

The B-2 (Highway Business) District is intended to accommodate highway-oriented retail, commercial service, and select light industrial uses along major transportation corridors. The CCOL (Commercial Corridor Overlay) District promotes coordinated site design, improved aesthetics, controlled access, landscaping, and enhanced corridor character along NC-11, NC-102, and the Southwest Bypass.

PRIMARY GOAL

- Encourage quality commercial corridor development
- Promote coordinated access and circulation
- Enhance corridor aesthetics and landscaping
- Support highway-oriented retail and service uses
- Minimize visual clutter and incompatible development

Example Permitted Uses

(Not limited to)



Commercial | Retail

Restaurants, cafes, small format retail. Personal Services (Salons, Fitness, Etc.)



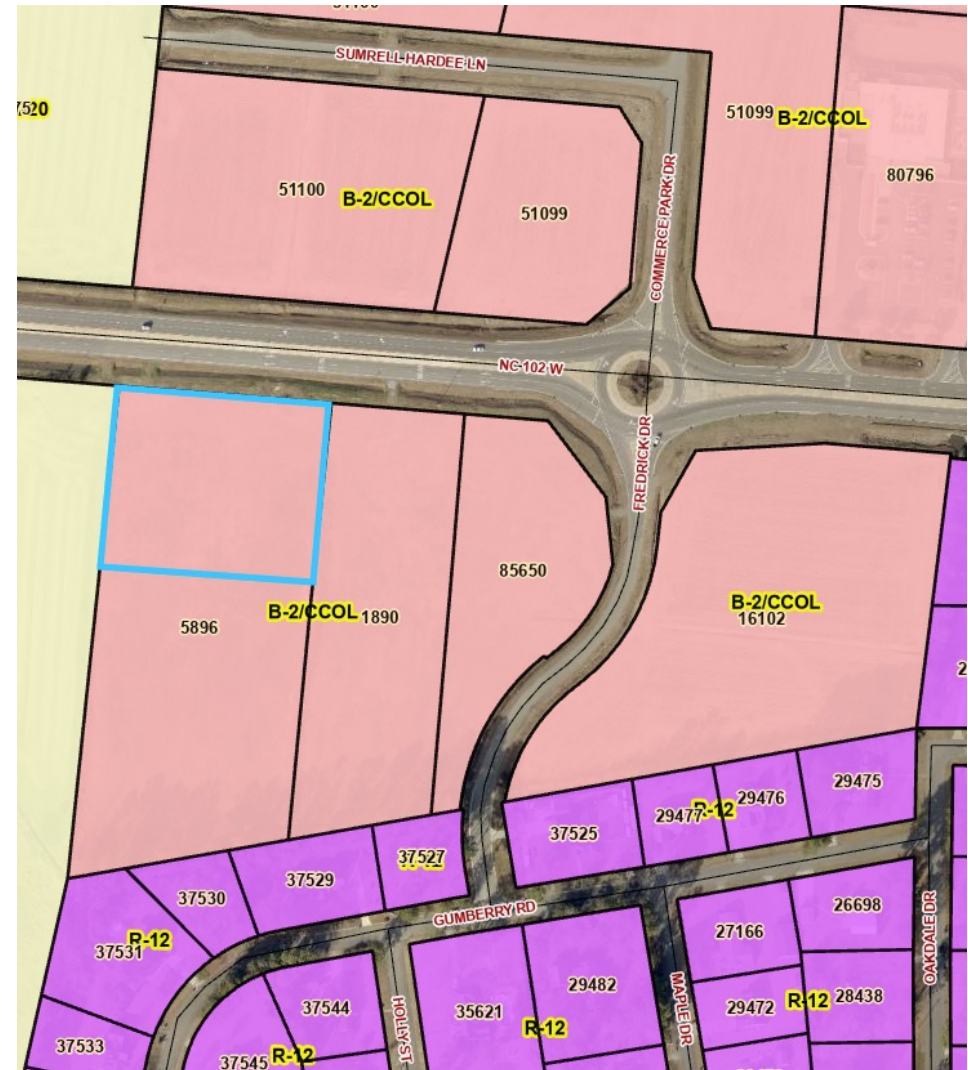
Offices | Services

Professional offices, financial services, medical offices, personal service businesses



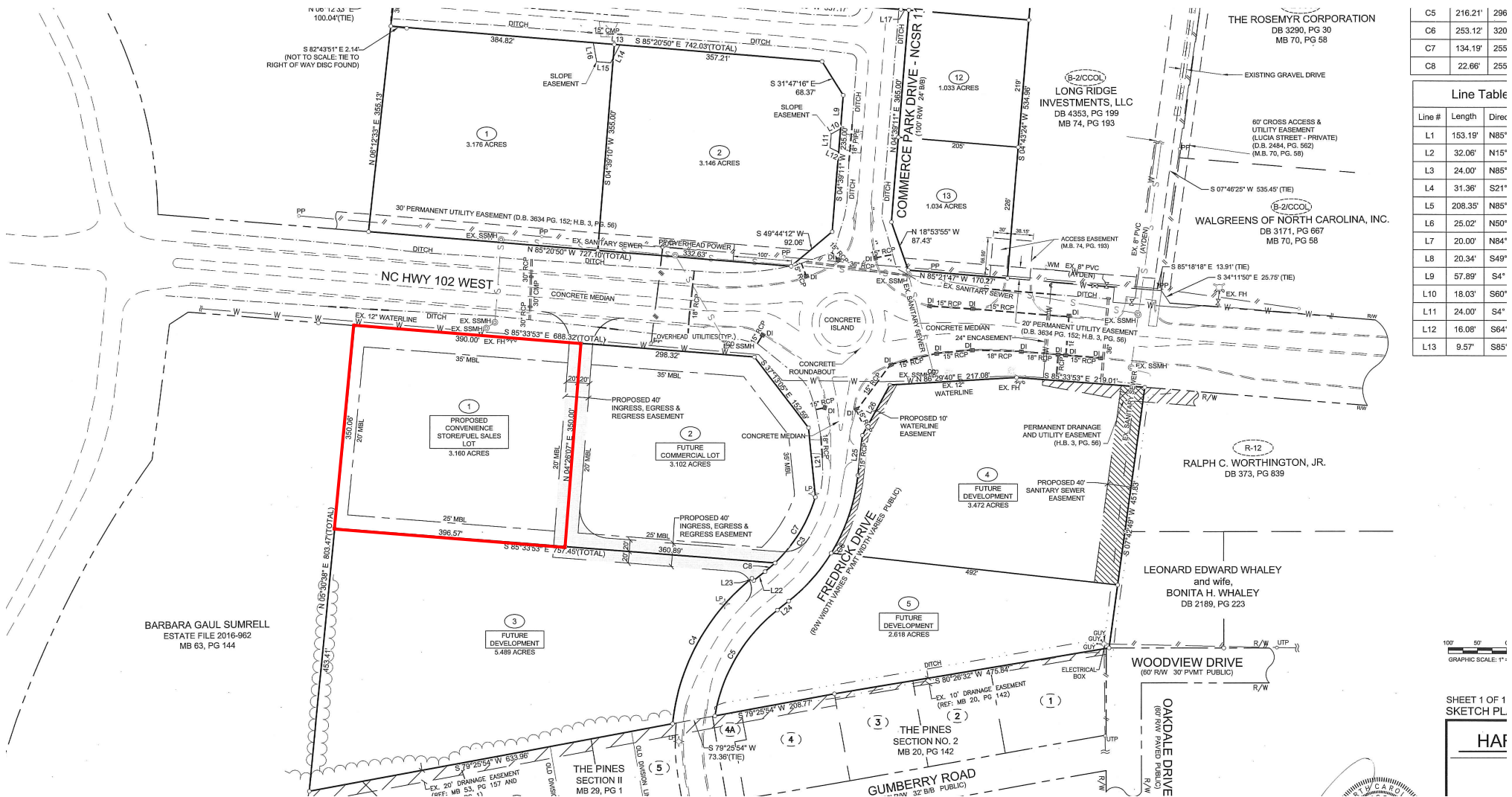
Light Manufacturing | Service Commercial

Contractor services, light industrial operations, showroom oriented



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