

River Bend Town Center



Frank Efid Sr.
Efid Commercial Real Estate
Efid.us
Frank@Efid.us

Presented by
Efid Company

200 Efid Boulevard, New Bern, NC 28562



River Bend Town Center

200 Efird Boulevard, New Bern, NC 28562

Property Details

River Bend Town Center includes 4 separate lots located at the entrance to the Incorporated Town of River Bend, NC. Sites are Zoned BD (Business District) & PDR-SF (Planned Development Residential). Water & Sewer available.

Price: \$760,000 - \$1,500,000

- Hwy 17 Road Frontage at entrance to Town of River Bend
- Senior Living, Multi-Family, Medical, Office, Retail: Build-to-Suit Options
- Water & Sewer Available
- 26,000+ 5 Mile Population
- 2015 Household Income: Average 1 Mile Radius: \$65,514
- River Bend: 50+ year Planned Unit Development (PUD)

View the full listing here: <http://www.crelisting.net/XBH4xqz6Q/?StepID=107>

Price:	\$760,000 - \$1,500,000
Property Type:	Land
Property Sub-type:	Commercial/Other (land)
Additional Sub-types:	Office (land), Retail (land), Retail-Pad (land)
Property Use Type:	Vacant/Owner-User
Lot Size:	23.58 AC
Zoning Description:	Business District & Planned Development Residential
Features:	Electricity/Power, Water, Telephone, Cable

River Bend Town Center

200 Efird Boulevard, New Bern, NC 28562

Listing Lots

Lot 1	Price:	\$1,400,000
	Lot Size:	7 AC
	Price/AC:	\$200,000
	Lot Type:	Commercial/Other (land)
	Min. Divisible:	1 AC
	Max. Contiguous:	7 AC
	Commission Split:	3%

Lot #1 is part Parcel ID 8-206 -113 totaling 7 acres per Craven County Tax Records, Zoned BD: Business District.

Lot 2	Price:	\$1,500,000
	Lot Size:	7.60 AC
	Price/AC:	\$197,368.42
	Lot Type:	Commercial/Other (land)
	Min. Divisible:	1 AC
	Max. Contiguous:	7.60 AC
	Commission Split:	3%

Lot #2 is part Parcel ID 8-206 -113 totaling 7.6 acres per Craven County Tax Records, Zoned BD: Business District.

Lot 3

Price:	\$760,000
Lot Size:	3.80 AC
Price/AC:	\$200,000
Lot Type:	Commercial/Other (land)
Min. Divisible:	1 AC
Max. Contiguous:	3.80 AC
Commission Split:	3%

Lot #3 is on the corner of Shoreline Drive and Old Brick Road totaling 3.8 acres as per Craven County Tax Records, Zoned BD: Business District.

River Bend Town Center

200 Efird Boulevard, New Bern, NC 28562

Listing Lots

Lot 4

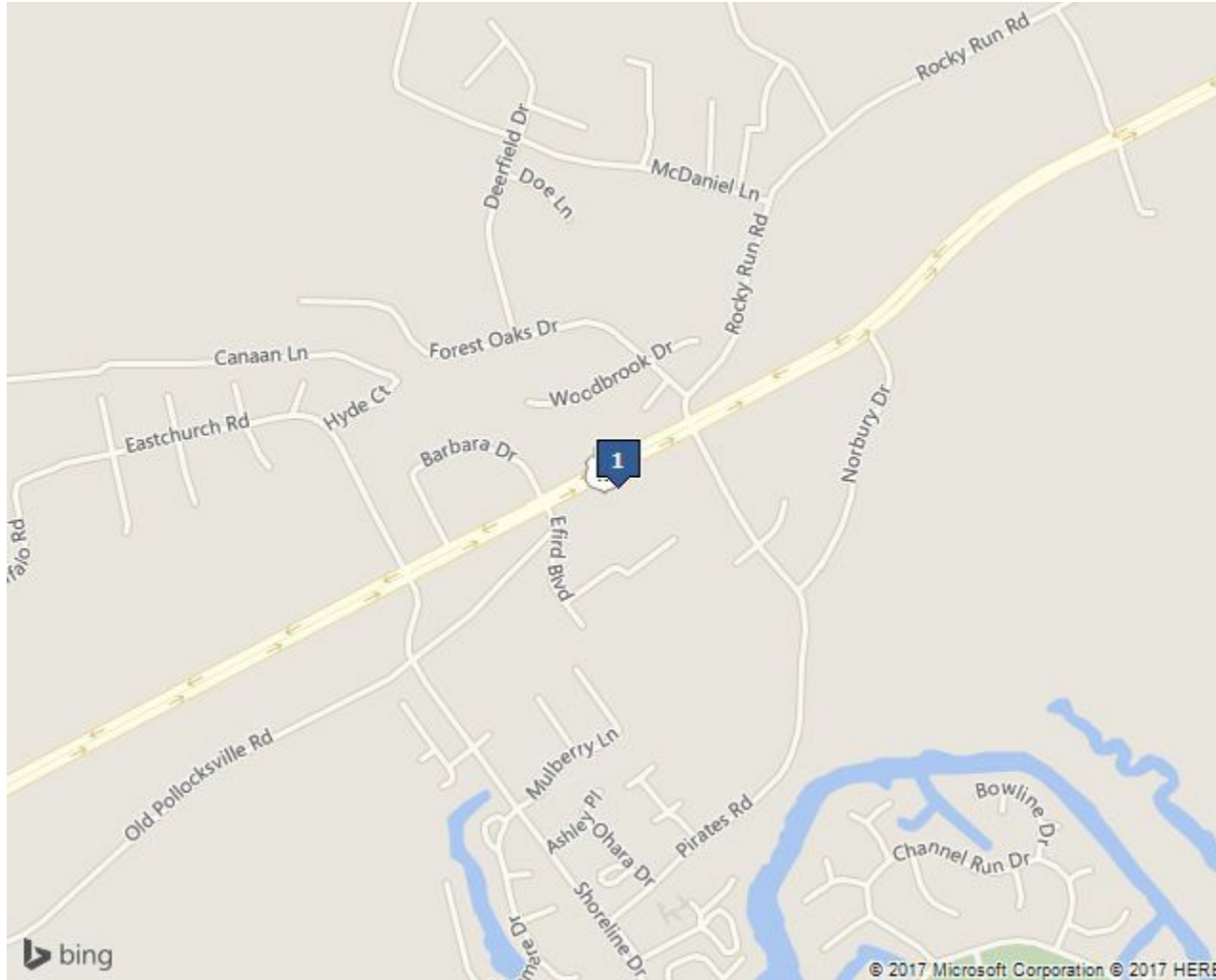
Price:	\$1,025,000
Lot Size:	5.18 AC
Price/AC:	\$197,876.45
Lot Type:	Congregate Senior Housing
Min. Divisible:	1 AC
Max. Contiguous:	5.18 AC
Commission Split:	3%

Lot #4 borders US Hwy 17 and Old Brick Road SR 1307. 5.18 acres per Craven County Tax Records, Zoned PDR-SF (Planned Development Residential). Proposed Construction for Senior Housing: Independent & Assisted Living.

River Bend Town Center

200 Efirid Boulevard, New Bern, NC 28562

Location



Location Description

- Efirid Company began developing River Bend in 1965, a 50+ year Planned Unit Development (PUD). - River Bend Town Center includes 4 parcels at entrance to Town of River Bend, incorporated in 1981. - 2 miles south of New Bern off US Hwy 17, 4 lane divided hwy, with stoplight at entrance. - River Bend has a municipal water & sewer system, police & fire departments, marina, Country Club with 18 hole golf course, and other retail businesses.

River Bend Town Center

200 Efir Boulevard, New Bern, NC 28562

Property Photos



River Bend Town Center

200 Efird Boulevard, New Bern, NC 28562

Property Photos

River Bend Town Center



Craven GIS

Craven County does NOT warrant the information displayed on this map nor should it be used for legal purposes.



River Bend Town Center

200 Efirid Boulevard, New Bern, NC 28562

Property Photos



River Bend Town Center

200 Efirid Boulevard, New Bern, NC 28562

Property Photos

