

FOR SALE

404 Maury St S

WILSON, NC 27893

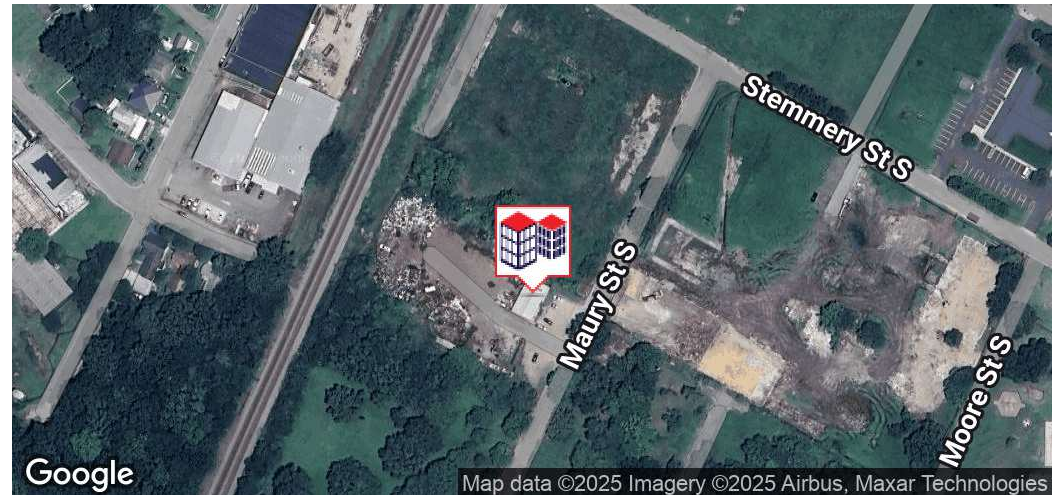
JAKE VIVERETTE | 804.754.5462 | JAKE.VIVERETTE@OVERTONGROUP.NET
MICHAEL OVERTON, CCIM | 252.355.7006 | MICHAEL@OVERTONGROUP.NET
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OFFERING SUMMARY

Sale Price:	\$600,000
Building Size:	2,100 SF
Lot Size:	89,735 SF
Number of Units:	1
Price / SF:	\$285.71
Year Built:	1994
Zoning:	IMX
Market:	Wilson Rocky Mount MSA
Submarket:	Eastern North Carolina

PROPERTY HIGHLIGHTS

- 2,100 SF industrial building suitable for manufacturing operations
- Zoned IMX for recycling and related uses
- Located in a developing Wilson area for strategic business growth
- Located less than 4.5 miles from I-587
- Property is for sale or for lease
- The owner will sell southern portion separate

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PROPERTY DESCRIPTION

This exceptional property, located in the heart of downtown Wilson, presents an ideal opportunity for establishing a non-metal recycling business. Situated in a strategic location within the thriving Wilson area, this site offers unparalleled access to key resources and business opportunities. The property is conveniently located less than 4.5 miles from Interstate 587, ensuring streamlined logistics and easy connectivity to major transportation routes.

The property is zoned Industrial Mixed-Use (IMX), making it perfectly suited for a wide range of industrial applications, including recycling operations and related uses. This zoning flexibility allows potential buyers to explore various business ventures within a supportive and growth-oriented community.

The total offering price of \$600,000 includes a 2,100-square-foot building situated on approximately 4.74 acres of land. The expansive site provides ample space for lay-yard expansion. Additionally, the southernmost parcel of the property is available for separate purchase, offering further investment potential.

This is a rare opportunity to secure a versatile industrial property in a prime location, positioned to capitalize on Wilson's ongoing economic growth and development.

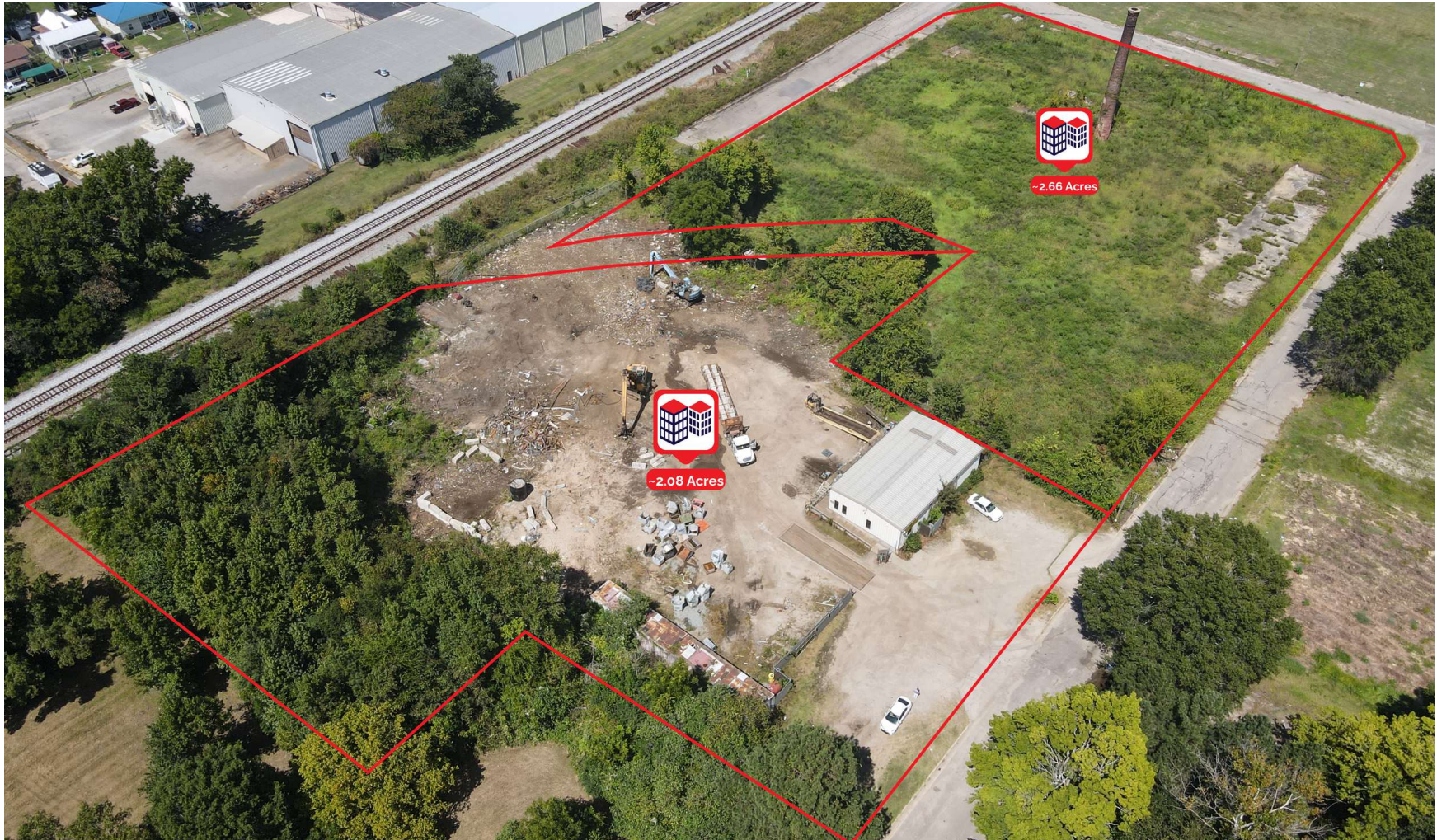
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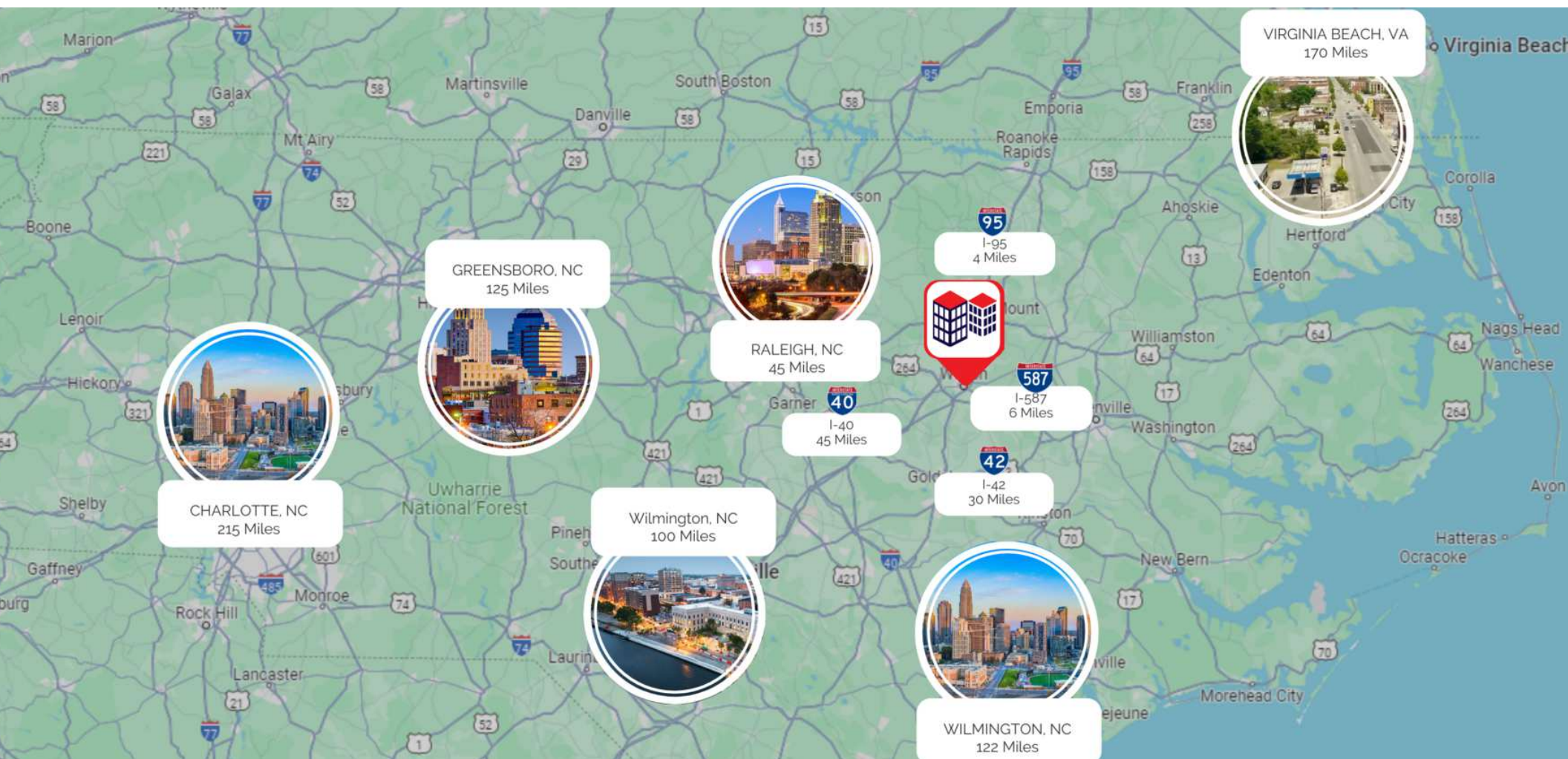
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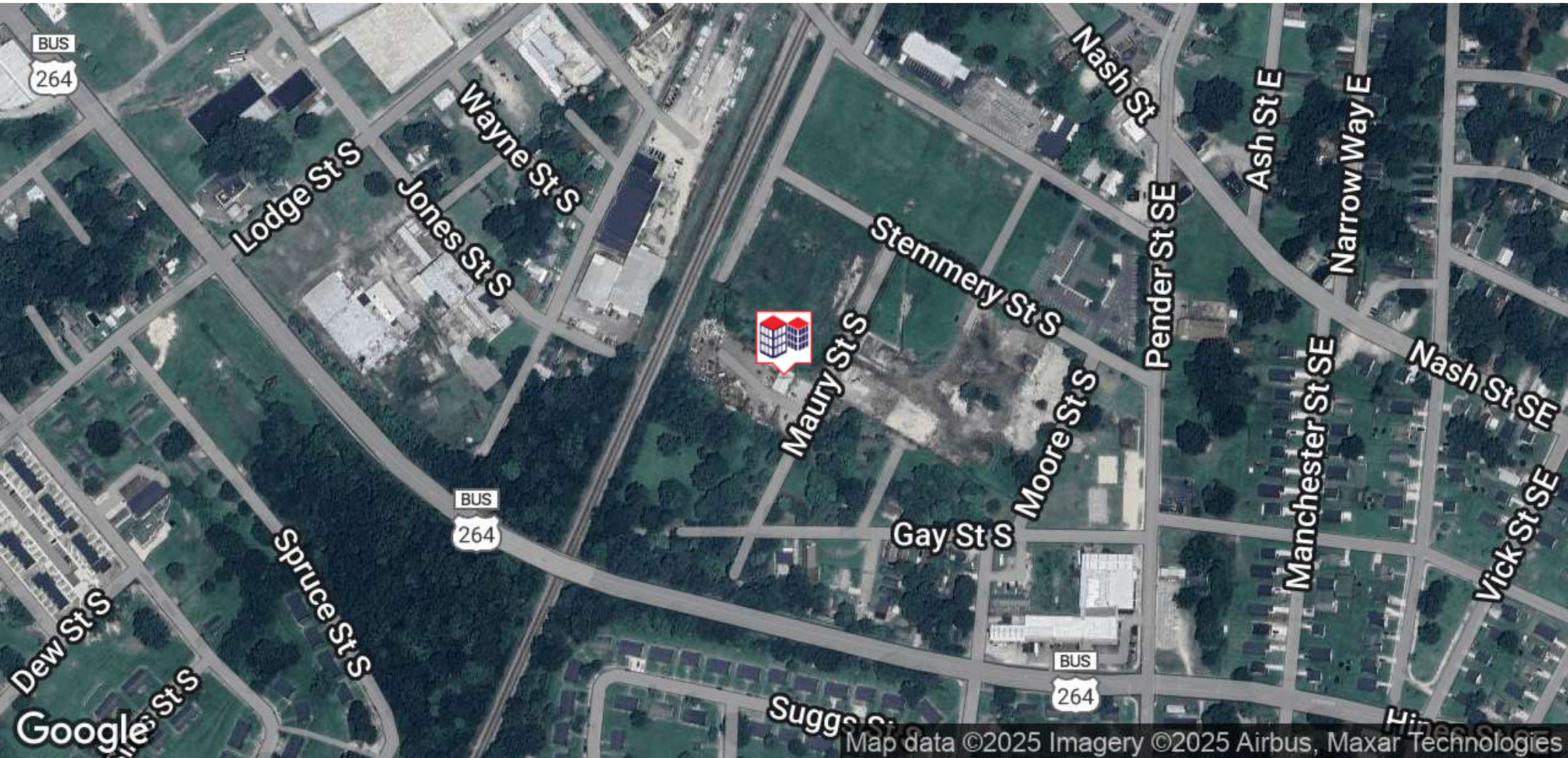
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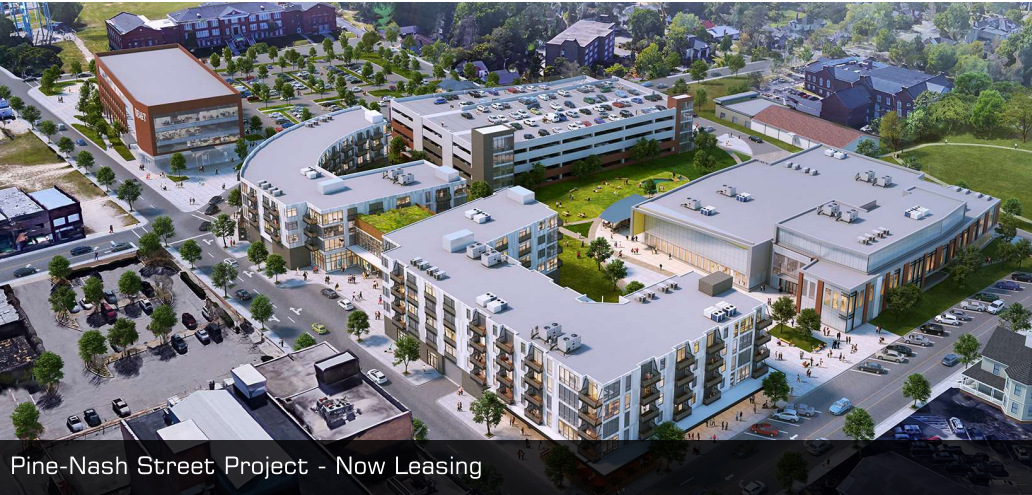
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Pine-Nash Street Project - Now Leasing



New Baseball Stadium poised to finish 4/2026

LOCATION DESCRIPTION

Wilson is within 30 miles of the Raleigh MSA (1.5mm population) and Greenville MSA (290K population). Wilson offers an abundance of recreation and leisure activities for its 50,000 residents. Its diversified economy in manufacturing, healthcare, and the education sector has helped bolster its recent economic success. The city has announced multiple significant developments in recent years. Wilson supported a more than \$100 million investment into a 240-unit apartment building, a new YMCA center, and a parking deck downtown. In addition, they recently announced a \$280 million project to bring a new stadium into downtown Wilson.

LOCATION DETAILS

Market	Wilson Rocky Mount MSA
Sub Market	Eastern North Carolina
County	Wilson

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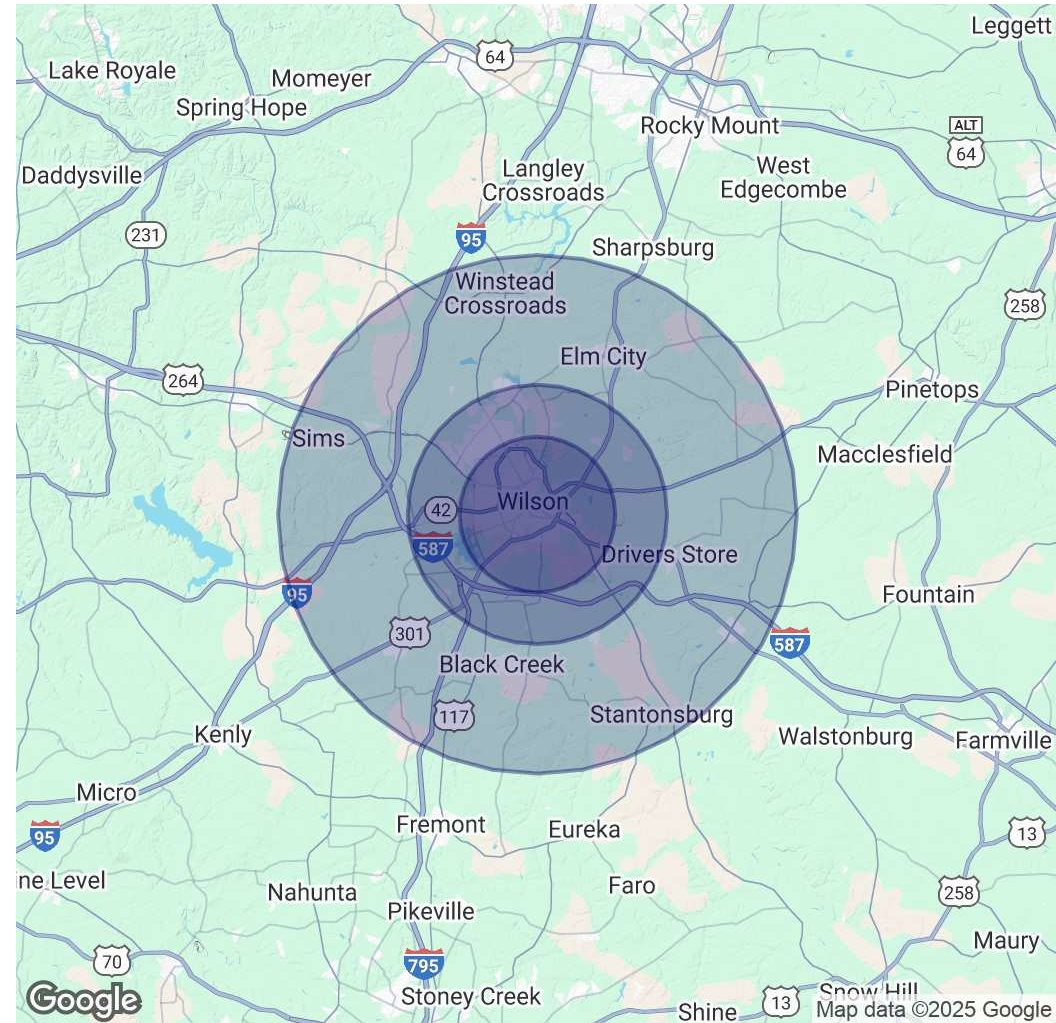
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POPULATION	3 MILES	5 MILES	10 MILES
Total Population	30,410	50,094	75,323
Average Age	42	42	42
Average Age (Male)	40	40	40
Average Age (Female)	44	44	43

HOUSEHOLDS & INCOME	3 MILES	5 MILES	10 MILES
Total Households	12,737	21,014	31,105
# of Persons per HH	2.4	2.4	2.4
Average HH Income	\$59,732	\$66,996	\$68,007
Average House Value	\$177,699	\$194,706	\$194,771

Demographics data derived from AlphaMap



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CAPITAL ADVISORS

Michael Overton | CCIM

President & Owner
michael@overtongroup.net

Jake Viverette | MBA

Vice President, Partner
jake.viverette@overtongroup.net

John Van Coutren | CCIM

Vice President, Partner
john@overtongroup.net

Andrew Denton | CCIM

Sr. Vice President, Partner
andrew@overtongroup.net

Byron Aynes | CCIM

Vice President, Partner
byron@overtongroup.net

SUPPORT TEAM

Will Redding | MBA

Director of Real Estate Support Services
will.redding@overtongroup.net

Landon Stevenson | MBA

Financial Analyst
landon.stevenson@overtongroup.net

Joel Sweeney

Director of Business Development & Marketing
joel.sweeney@overtongroup.net

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 ncrec.gov (Publications, Q&A Brochures) or ask an agent for a copy of it.

Buyer's Signature

Print Name

Buyer's Signature

Print Name

Date

Michael Vance Overton

241885

The Overton Group

Agent's Name

Agent's License No.

Firm Name