

# Prime Development Land in New Bern, NC

## 90-Acre Parcel: High-Density Development Potential

## Location

Todd Dr Milk Jr Boulevard, New  
Bern, NC 28562. Near New Bern  
High & New Hwy 43 Connector.

## Zoning & Utilities

*R-6 zoning (high-density single/multifamily). City water and sewer available on-site.*

**Price**

**\$5,400,000 for 90 acres.**



# Investment Opportunity in New Bern

*The Raines Tract offers diverse land opportunities for residential, multi-family, and commercial development in a growing region.*

**\$5.4M**

**90 Acres**

*High-density residential.*

**\$5.5M**

**22 Acres**

*Mixed-use potential.*

**\$4.2M**

**12 Acres**

*Prime commercial.*

## Strategic Access & Connectivity

*The 90-acre parcel boasts numerous existing access points, with main access off MLK/Hwy 17 Business. Future development will further enhance connectivity.*

- *Located between New Bern High School and the new Hwy 43 Connector.*
- *Approximately 1 mile from Harris Teeter shopping center.*
- *Easy access to Hwy 70.*

## Wetland & Environmental Assessments

**Preliminary  
Wetland Studies  
(PJD)**

*Conducted prior to the  
2023 Sackett case,  
indicating no wetlands  
on the 90 acres.*

**Clean Phase 1**

*Environmental assessment  
completed, ensuring a clean  
site for development.*

**Traffic Study**

*Available for review, supporting development planning.*

# \$5.4M

90 Acres

High-density residential

## Flexible Purchase Options

*The 22-acre parcel offers flexibility for buyers to accommodate specific project needs.*

### 1 Custom Acreage

*Buyer can purchase more or less acreage to suit their development plans.*

### 2 No Seller Improvements

*Seller is not acting as a developer and will not construct any improvements.*

### 3 Available Studies

*Clean Phase 1, PJD, and Traffic Study available, with additional reports.*

## 22-Acre Parcel: Mixed-Use Potential



Location

*Dr Milk Jr Boulevard, New Bern,  
NC 28562. Part of a larger 150-  
acre tract.*

Zoning

*R-6 (residential) & C-3  
(commercial) in city ETJ.*



Price

**\$5.5M**

*\$5,500,000. Purchase price between \$25,000/acre and \$15,000/door.*



# 12-Acre Commercial Property: High Visibility

## Location

Dr MLK Jr Blvd & New Hwy 43-Connector, New Bern, NC 28562.  
Over 1500ft on MLK & 1150ft on 43-Connect

## Zoning

C-3 commercial zoning in city ETJ.

## Existing Rooftops

High density of existing residential areas nearby.

## Planned Communities

Adjacent multi-family and single-family developments will provide main access through this property.

## Connectivity

Ties into Hwy 70, enhancing regional accessibility.

## Unparalleled Commercial Access

*This prime commercial property offers exceptional access and visibility, crucial for retail and business success.*

- Multiple access points onto MLK/Hwy 17 Business.
- Median break allows cross-property access to MLK
- Located at a key intersection, ensuring high traffic flow.

## Development Synergy & Growth

*The 12-acre commercial site is strategically positioned to benefit from surrounding residential and commercial growth.*

## Price

# \$4.2M

# MELINDA BIANCHI

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