

THE ELKS TEMPLE BUILDING

Historic Rehabilitation and New Development opportunity,
located at 301 Middle Street and 306 & 308 Hancock Street

NEW
BERN **NC**



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A PART OF HISTORY

TradeMark Properties proudly presents the sale of the historic Elks Temple building, a cherished landmark in downtown New Bern. This offering encompasses the iconic five-story plus basement structure at 301 Middle Street, spanning approximately 40,668 square feet, and approximately 0.315 acres of downtown land at 306 & 308 Hancock Street designated for potential redevelopment/development.

HANGCOCK STREET LAND

Complementing the Elks Lodge, is an approximately 0.315 acre lot on Hancock Street, seamlessly integrating into the urban landscape of downtown New Bern. Situated within the same bustling block, this land serves as a valuable asset currently providing convenient parking options in the heart of the city center.

THE ELKS TEMPLE BUILDING

At the heart of downtown New Bern stands the Elks Temple building, a historic structure dating back to its construction in 1908 by the Elks fraternity. Once serving as the esteemed lodge of the organization, it now stands as the city's tallest and most distinguished commercial building. Offering panoramic views of the cityscape, the Neuse River, and the Trent River, the Elks Temple remains an iconic symbol of New Bern's heritage and serves as a significant landmark in its skyline.

Prime for redevelopment, the building is currently in shell condition with primary demolition completed and open floors can be explored for future development.

Over the years, it has witnessed the evolution of downtown New Bern, yet it retains its timeless allure as a cherished landmark. After development, it will continue to play a vital role in the cultural fabric of the city, preserving the memories of generations past while embracing the promise of the future.

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PROPERTY DETAILS



ELKS TEMPLE BUILDING	
ADDRESS	301 Middle Street
TYPE	Building
PARCEL ID	8-002-C-064
MUNICIPALITY	City of New Bern
BUILDING SIZE	~40,688
STORIES	5 and a basement level
CONDITION	Shell
TOTAL APPROX. ACREAGE	~0.163
CURRENT ZONING	C-1 Central Business District New Bern Downtown Historic District

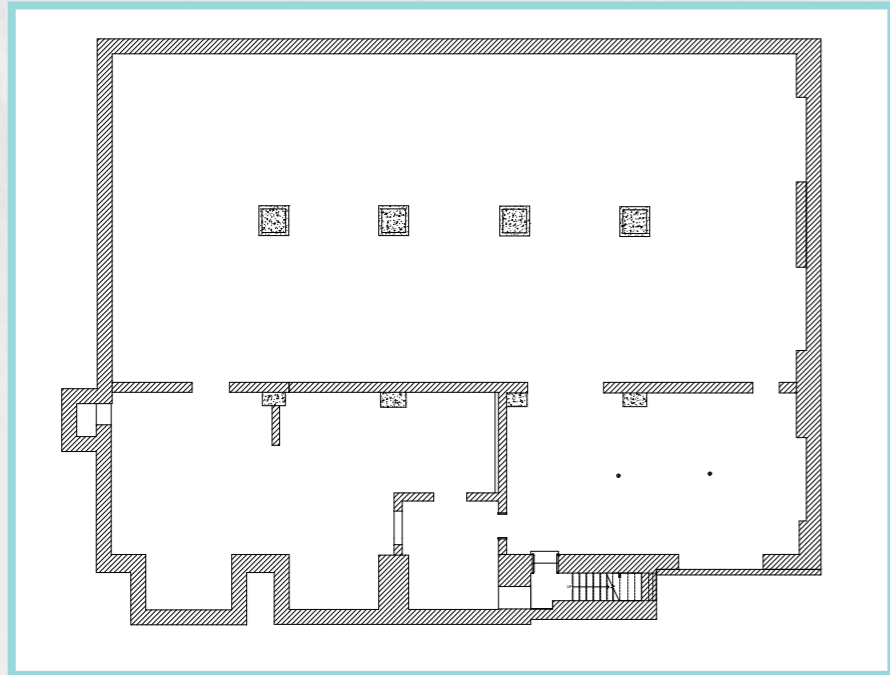
HANCOCK STREET LAND	
ADDRESS	306 - 308 Hancock Street
TYPE	Land
PARCEL ID	8-002-C-069
MUNICIPALITY	City of New Bern
TOTAL APPROX. ACREAGE	~0.315
CURRENT ZONING	C-1 Central Business District New Bern Downtown Historic District

Current zoning allows for office. Retail and multi-family are allowed by special permit. Click [here](#) for more information about allowed uses for the Elks Temple Building and Hancock Street Land.

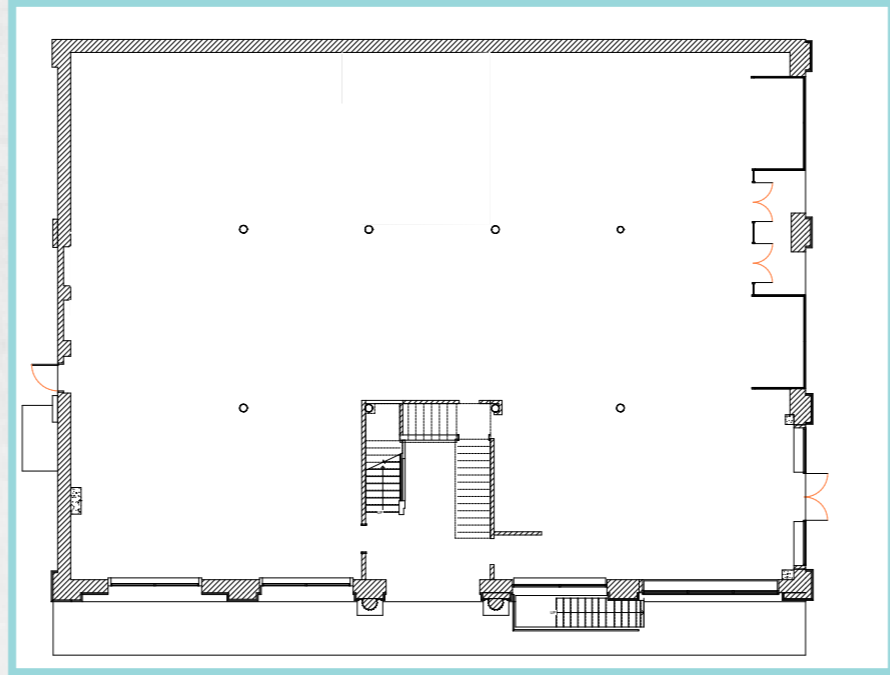
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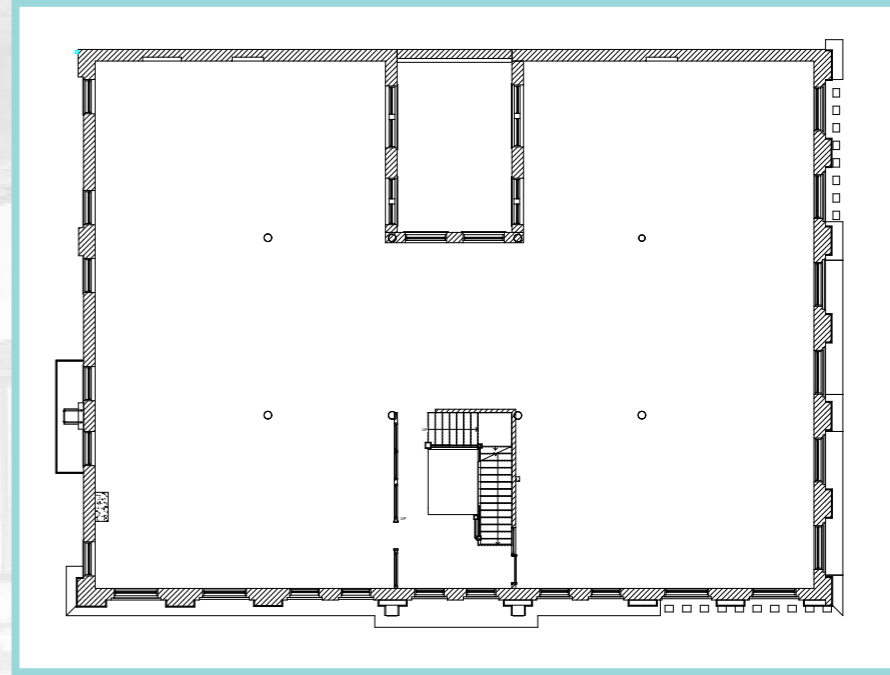
FLOOR PLANS



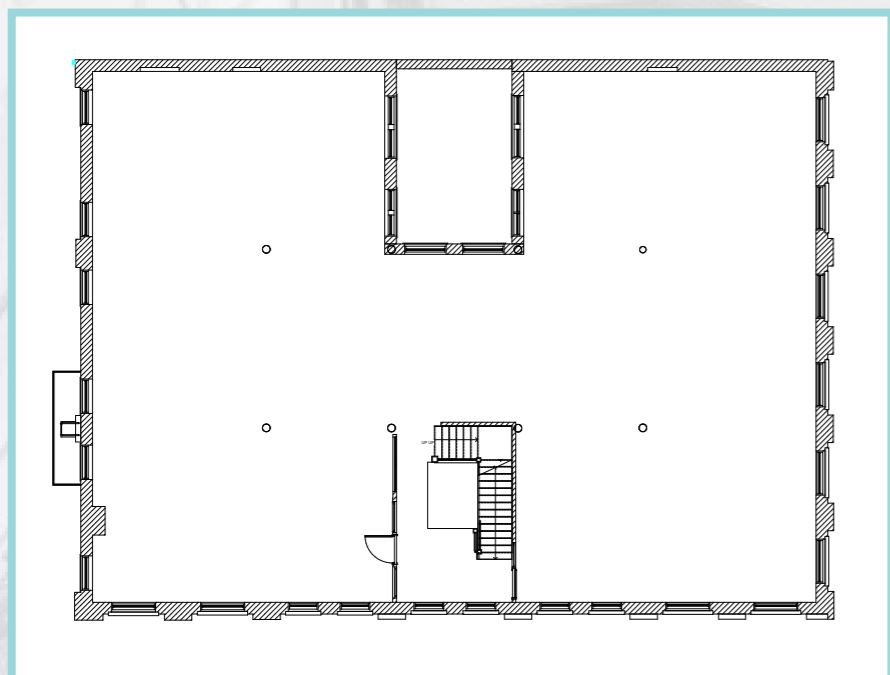
BASEMENT: 7,430 SF



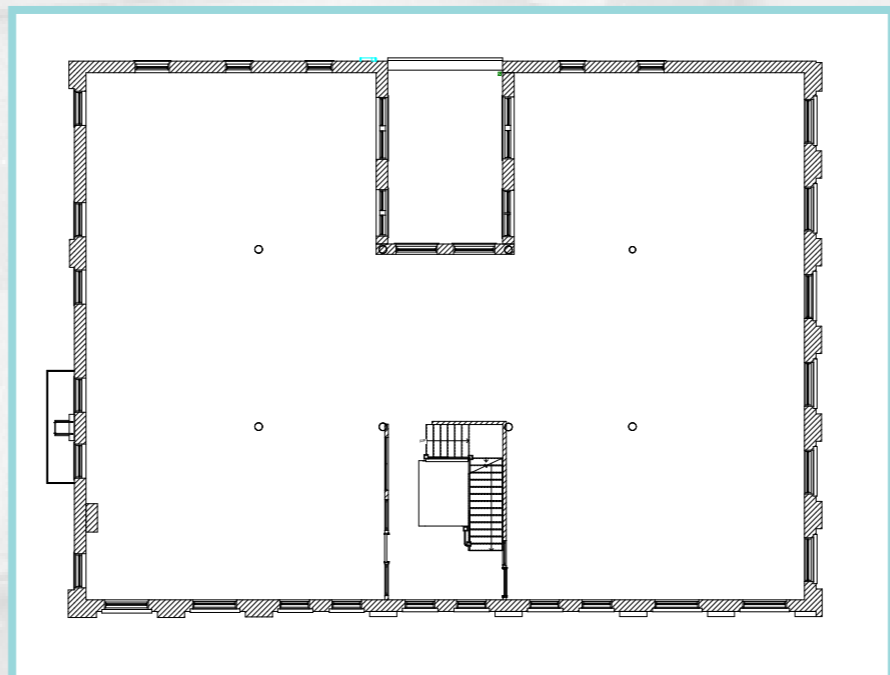
FIRST FLOOR: 6,820 SF



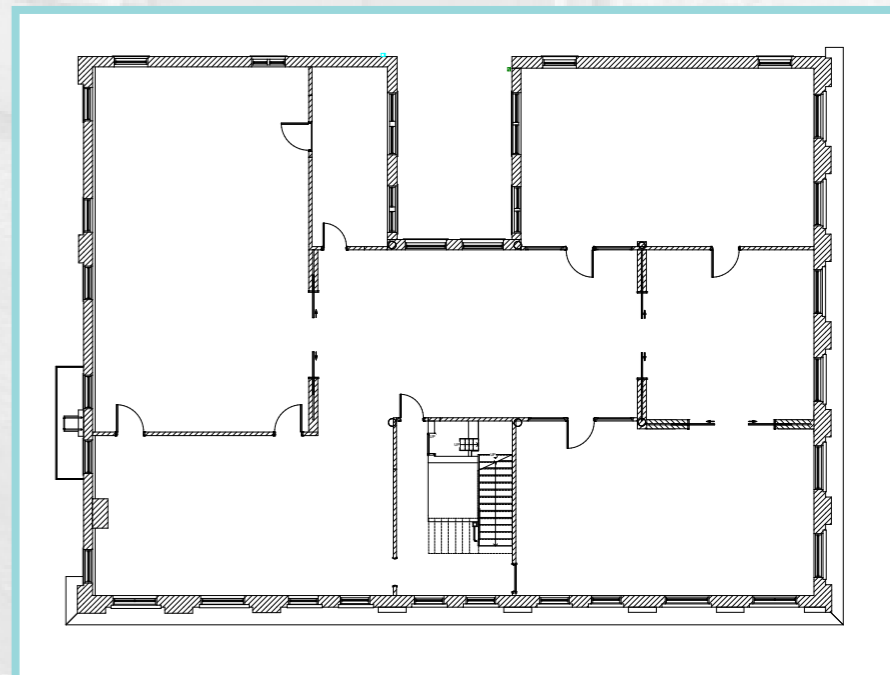
SECOND FLOOR: 6,870 SF



THIRD FLOOR: 6,516 SF



FOURTH FLOOR: 6,516 SF



FIFTH FLOOR: 6,516 SF

* Square Footage is correct based on available information. Additional measurements may be warranted to ensure accuracy.

BUILDING LOCATION

In Downtown New Bern, the essence of eastern North Carolina’s tradition, culture, and unique flavor thrives. Acting as both a regional tourist hotspot and a burgeoning hub for residents and businesses, the city seamlessly blends the charm of yesteryears with the innovation of today, all set against a stunning natural backdrop.

New Bern stands out statewide and regionally as a shining example of a Main Street Community deeply dedicated to revitalizing its downtown. Over the past three and a half decades, the city has witnessed an unprecedented surge in both public and private investments, with 169 historic buildings undergoing restoration. Recent endeavors such as the New Bern Convention Center, the Sky Sail Condominiums, and the Riverwalk Extension are capitalizing on this momentum, enhancing the allure of this distinctive locale. Additionally, the New Bern Gateway Renaissance Plan presents an ambitious blueprint for extending revitalization efforts beyond the downtown nucleus to the neighboring “gateway” communities in the near west.

Today, the vibrant Middle Street pulsates with activity, serving as the city’s beating heart for retail and entertainment.

Charming boutiques and locally-owned eateries nestled within historic storefronts cater to a diverse clientele of tourists and residents alike. Middle Street gracefully concludes its journey to the south, culminating at the New Bern Grand Marina and the scenic Riverwalk. Anchoring this bustling district are iconic landmarks such as Tryon Palace and the Birthplace of Pepsi-Cola, which not only preserve the city’s rich history but also lay the foundation for its ongoing expansion and development.



THE TOWN OF NEW BERN



Riverfront communities like New Bern are highly sought-after for their welcoming atmosphere and scenic surroundings, attracting visitors, retirees, and families alike. Its historic charm, coupled with breathtaking sunsets and sunrises over the water, creates an idyllic setting beloved by many.

New Bern offers diverse experiences, from riverfront shopping to dining with scenic views. Boating enthusiasts can explore the waterways through the New Bern Yacht Club and Neuse River Sailing. With five marinas and three boat launches, water access is convenient for all.

At the heart of New Bern lies the Elks Temple Building, epitomizing the town's blend of old-world charm and modern convenience. Residents enjoy walking from work or home to their yacht or fishing trawler, while access to amenities like golf courses, parks, and walking paths enhances their quality of life.

COMMUNITIES

1. Historic Downtown
2. Riverside Historic District
3. Ghent Historic District
4. Degraffenried Park Historic District
5. Fairfield Harbour
6. Neuse Harbour
7. Brices Creek
8. Brices Creek Harbour

MARINAS

1. Bride Pointe Marina
2. Galley Marina
3. Matthews Point Marina
4. New Bern Grand Marina and Yacht Club
5. Northwest Creek Marina

RECREATION & ENTERTAINMENT

1. The New Bern Yacht Club
2. The Neuse Rivers Sailing Association
3. The Neuse River Yacht Racing Association
4. Boat Launches
5. Fishing
6. Kayaking
7. Biking, Hiking
8. Golf
9. Disc Golf, Frisbee Golf
10. Swimming
11. Tennis
12. Racquet Ball
13. Tryon Palace
14. New Bern Civic Theatre
15. New Bern Civil War Battlefield Park Tour

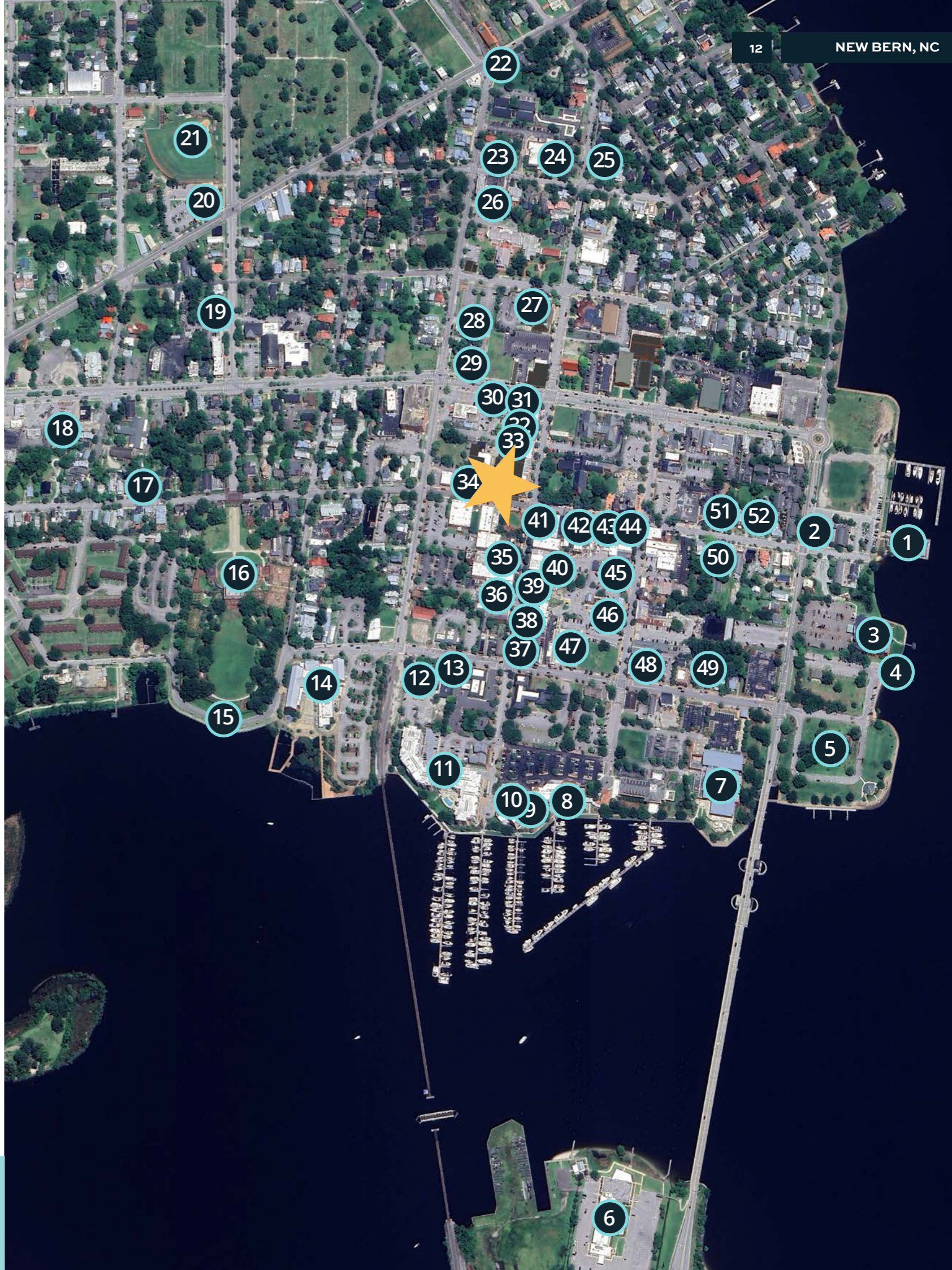
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LOCAL AMENITIES

- 1. Persimmons Waterfront
- 2. Galley Stores & Marina
- 3. Courtyard Marriott/New Bern
- 4. Union Point Boat Ramp
- 5. Union Point Park
- 6. Bridgepointe Hotel and Marina
- 7. Riverfront Convention Center of Craven County
- 8. New Bern Grand Marina
- 9. DoubleTree by Hilton Hotel New Bern
- 10. Confluence Riverfront Restaurant & Lounge
- 11. SkySail
- 12. New Bern Farmers Market
- 13. Blackbeard's Triple Play Restaurant & Bar
- 14. NC History Center at Tryon Palace
- 15. Trippy Fishing
- 16. Tryon Palace
- 17. The Captain's Stay B&B
- 18. The Country Biscuit
- 19. The Georgia Way
- 20. New Bern Police Department
- 21. Kafer Park
- 22. The Old Pinnix
- 23. Downtown Blue Manor
- 24. Pamlico County Public Library
- 25. Blades House

- 26. RiverTowne Players
- 27. US District Court
- 28. New Bern Craven County Public Library
- 29. New Bern Fireman's Museum
- 30. The Flying Fox
- 31. The Chelsea
- 32. Bella's Cafe & Catering
- 33. Bay Leaf Indian
- 34. New Bern Civic Theatre
- 35. Baker's Kitchen Restaurant and Bakery
- 36. Cypress Hall
- 37. Captain Ratty's
- 38. Mj's Raw Bar and Grille
- 39. The Bruin Craft
- 40. Bear City Fudge Company
- 41. Birthplace of Pepsi-Cola
- 42. Carolina Creations
- 43. Poppy's Bites & Barrels
- 44. Kuma Sushi Bar
- 45. Thai Angel
- 46. Morgan's Tavern & Grill
- 47. Mitchell Hardware
- 48. New Bern Visitors Center
- 49. New Bern Canvas & Sail Co
- 50. Benjamin Ellis House B&B
- 51. The Jarvis at 220
- 52. Meadows Inn



CONFIDENTIAL MEMORANDUM

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A confidentiality agreement must be signed in order to gain access to all due diligence files including but not limited to financial information, surveys, deeds and additional maps.

The Seller reserves the right to withdraw the Property being marketed at any time without notice, to reject all offers, and to accept any offer without regard to the relative price and terms of any other offer. Any offer to buy must be presented in the form of a non-binding letter of intent (LOI). If the LOI is accepted by the seller, then a purchase and sale agreement will be executed. Neither the prospective buyer nor Seller shall be bound until execution of the contract of purchase and sale, which contract shall supersede prior discussions and writings and shall constitute the sole agreement of the parties.

Prospective buyers shall be responsible for their costs and expenses of investigating the Property and all other expenses, professional or otherwise, incurred by them.

