

COMMERCIAL LAND FOR SALE

2340 E Fire Tower Rd

Greenville, NC 27834



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COMMERCIAL REAL ESTATE SERVICES
RALEIGH DURHAM

All information furnished regarding property for sale, rental or financing is from sources deemed reliable, but no warranty or representation is made to the accuracy thereof and same is submitted to errors, omissions, change of price, rental or other conditions prior to sale, lease or financing or withdrawal without notice. No liability of any kind is to be imposed on the broker herein.

Property Summary

2340 E FIRE TOWER RD
GREENVILLE, NC 27858

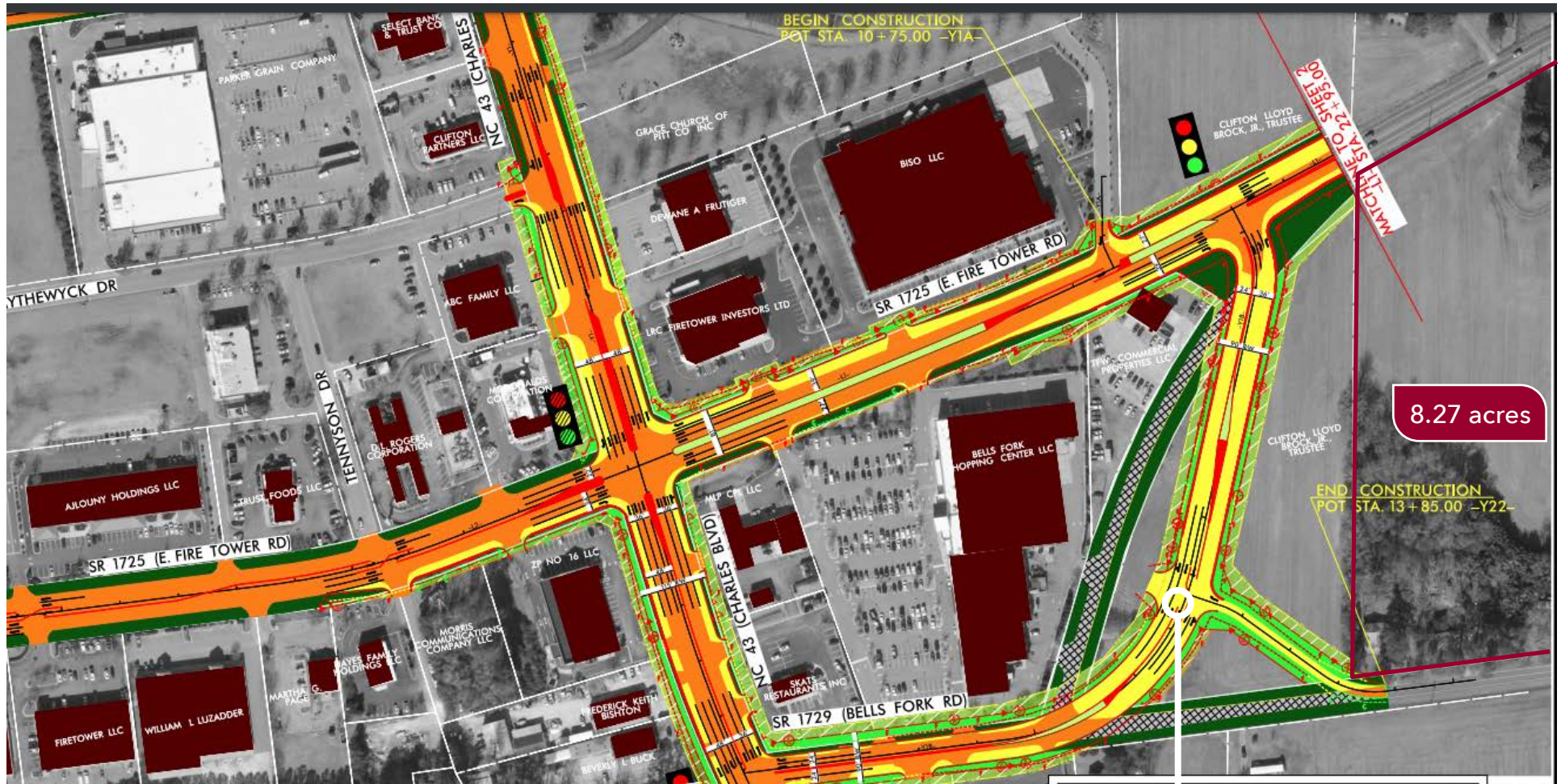


Commercial zoned land for sale in Greenville, NC. General Commercial zoning permits a number of uses, including office, medical office, retail, restaurants, personal services, car wash, and more. Approved plans are in place for self-storage.

Address	2340 E Fire Tower Rd 2350 E Fire Tower Rd 2221 Bells Fork Rd Greenville, NC 27858
Pitt County PINs	27890, 12782, 55614
Acres	±8.27
Planning Jurisdiction	City of Greenville
Zoning	GC
Traffic Count	23,500 per day
County	Pitt
Utilities	City of Greenville
Sale Price	\$ 2,274,250 (\$275,000/acre)

Planned Road Improvements

2340 E FIRE TOWER RD
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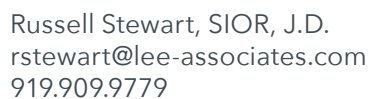


Kittrell Road Realignment

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TOTAL ACRES IN SITE:	7.774 AC
TOTAL ACRES IN PROJECT LIMITS:	7.564 AC
DISTURBED ACRES:	8.854 AC
CURRENT ZONING:	COMMERCIAL (COMMERCIAL)
TAX PARCELS, NUMBERS:	12787 & 66644
LAND USE CLASSIFICATION:	(4) MINI STORAGE, EXCLUDING OUTDOOR STORAGE
GROSS FLOOR AREA:	132,224 SF
BUILDING LOT COVERAGE:	6% DENSITY, 39.82% PROPOSED 24% (4 STORY)
BUILDING HEIGHT:	4 (4 STORY)
TOTAL NUMBER OF PARKING SPACES REQUIRED:	12 SPACES (INCL. 1 HVC)
TOTAL NUMBER OF PROPOSED PARKING SPACES:	14 SPACES (INCL. 2 HVC)
TOTAL FEET OF EXIST. IMPERVIOUS AREAS:	0.0 - 0.42, PG. 35-37
TOTAL SQ. FEET OF PROP. IMPERVIOUS AREA:	210,167.57 SQ. FEET (62.09%)
REFERENCES:	B. 0-42, PG. 35-37 D.B. 4151, PG. 634-635 EAST FIVE TOWER ROAD
ADDRESS:	

PARKING REQUIRED:		
MINI STORAGE WAREHOUSE		
5 SPACES PLUS 1 SPACE PER 100 UNITS		5 SPACES
689 UNITS / 100 =		7 SPACES
TOTAL REQUIRED PARKING:		
REQUIRED HANDICAP PARKING:		12 SPACES
		1 SPACE

Sheet Index	Title
C1.0	Overall Site
C2.0	Demolition & Erosion Control Plan
C3.0	Site Plan
C3.1	Site Plan
C4.0	Utility Plan
C4.1	Utility Plan
C5.0	Grading Plan
C5.1	Grading Plan
C6.0	Required Vegetation Plan
C6.1	Required Vegetation Plan
C7.0	Stormwater Management Details
C8.0	Erosion Control Details
C8.1	Erosion Control Details
C8.2	Details
C8.3	Details
C8.4	Details
C8.5	Details

REF Survey - Gary S. Miller & Assoc. (1 sheet)

BOUNDARY AND TOPOGRAPHIC INFORMATION SHOWN HEREON WAS PREPARED BY GARY S. MILLER & ASSOCIATES, P.A., AS SHOWN ON DRAWING ENTITLED BOUNDARY AND TOPOGRAPHICAL SURVEY FOR BOBBY W. JOYNER AND BELLS FORK PARTNERS, LLC, DATED JANUARY 12, 2022, ATTACHED TO THIS DRAWING SET FOR REFERENCE.

AS-BUILT SURVEY NOTE.

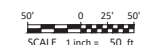
THE SURVEY FOR THE AS-BUILT PLANS MUST BE COMPLETED BY A LAND SURVEYOR REGISTERED IN THE STATE OF NORTH CAROLINA AND CONFIRMED THE AS-BUILT PLAN MEET THE DESIGN REQUIREMENTS BY A PROFESSIONAL ENGINEER REGISTERED IN THE STATE OF NORTH CAROLINA. THE SURVEY SHALL INCLUDE REQUIRED AND AS-BUILT ELEVATIONS OF THE BASIN BOTTOM, ORIFICE, WEIR, TOP OF EMBANKMENT AND SPILLWAY. TWO SEALED SIGNED AND DATED COPIES MUST BE SUBMITTED TO THE CITY OF GREENVILLE ENGINEERING DIVISION FOR REVIEW AND APPROVAL PRIOR TO FINAL CERTIFICATE OF OCCUPANCY.

City of Greenville Site Plan Approval

Date 01/17/2023

<input type="checkbox"/> Approved	<input type="checkbox"/> Approved as Noted
zoning <u>Residential</u> Survey/Notes <u>See attached</u> Foundation <u>See attached</u> GUC Watermain <u>See attached</u> NCDOT <u>See attached</u> Traffic Services <u>See attached</u>	Engineering <u>See attached</u> Inspections <u>See attached</u> GUC Ecoms <u>See attached</u> GUC Gas <u>See attached</u> Vegetation <u>See attached</u> Notes <u>SP22-55</u>

**City Plan Approval Required. Engineer/Architect/Designer shall be responsible for adequacy of design and construction of the plans. All plans shall show all specifications, materials, and applicable regulations.*



SYMBOLS	PROPOSED
R/W - RIGHT OF WAY	
C/S - CENTERLINE	
B/S - BACK OF CURB	
B/C - BACK OF CURB	
○ - EXISTING IRON PIPE	
◊ - EXISTING REINBAR	
— - EXISTING MAGNETIC NAIL	
SPIC - EXISTING SPIC	
— - EXISTING S.O.D. PIPE	
CS - EXISTING S.O.D. IRON	
CA - EXISTING ANGLE IRON	
— - EXISTING S.O.D. PIPE	
CA - CHURNED	
— - EXISTING INDUSTRIAL	
— - REINFORCED CONCRETE PIPE	
— - EXISTING MAINT	
CA - CHURN	
— - EXISTING MAINT	
— - WATER TRENCH	
— - FREE EXISTING	
— - EXISTING SPT ELEVATION	
— - EXISTING SPT ELEVATION	
— - CHAIN LINK FENCE	
— - EXISTING FENCE LINE	
— - FORM PIPE	
— - EXISTING SPT ELEVATION	
— - CONDUIT - INDEX	
— - EXISTING MAINT INTERIOR	
— - MAINT FENCE	
— - LIMIT OF DISTURBANCE	
— - PERMANENT DIVERSION	
— - DETCH	
— - PERMANENT UTILITY	
— - EASEMENT	
— - EXISTING	
— - DEMO / REMOVAL	
— - GROUND ELEVATION	
— - TOP OF BACK OF CURB	
— - TOP OF CONCRETE	
— - TOP OF ANNUAL	
— - GRAVEL	
— - ROCK MILL SEGMENT TRAP	
— - EXISTING DITCHES	
— - DRILL CLOSURE	
— - STOP SIGN	

<p>1. NOTIFY DRAINAGE APPROVAL PERMITS ARE REQUIRED.</p> <p>2. ANY UNSEVED DRIVEWAY MUST BE CLOSED IN ACCORDANCE WITH THE CITY OF GREENVILLE DRAINAGE ORDINANCE.</p> <p>3. CONTACT NORTH CAROLINA ONE-CALL CENTER, INC. (ONE CALL) AT 811 TO LOCATE ALL UNDERGROUND UTILITIES LOCATED PRIOR TO EXCAVATING OR GRADING.</p> <p>4. ALL REQUIRED IMPROVEMENTS SHALL CONFORM TO THE CITY OF GREENVILLE MANUAL OF STANDARD SPECIFICATIONS AND THE CITY'S REQUIRED UTILITIES MANUAL FOR THE DESIGN AND CONSTRUCTION OF STORM DRAINAGE FACILITIES.</p> <p>5. CONTRACTOR SHALL NOTIFY PUBLIC WORKS, STREET MAINTENANCE AND PUBLIC ENGINEERING DEPARTMENTS OF ANY EXISTING STORM DRAINAGE LOCATED WITHIN PUBLIC WORKS, DRAINAGE EASEMENTS OR RIGHT-OF-WAY.</p> <p>6. THIS PROPERTY IS NOT LOCATED IN A FLOOD ZONE (AREA NUMBERED 17A ON THE 2019 ANNUAL AREA MAP). THE PROPERTY IS SHOWN AS SHOWN ON THE 2019 FLOOD INSURANCE RATE MAP DETERMINED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY, JUNE 2006.</p> <p>7. ELECTRIC AND TELEPHONE UTILITIES SHALL BE INSTALLED UNDERGROUND.</p> <p>8. PAVING SECTIONS ARE AS INDICATED ON PLAN SHEET C.B.</p> <p>9. PROVIDE ALL NECESSARY SIGNAGE FOR HANDICAP PARKING.</p> <p>10. PARKING LOT SHALL BE STRIPPED IN ACCORDANCE WITH PLAN.</p> <p>11. REFER TO ARCHITECTURAL PLANS FOR BUILDINGS DEMOLITION.</p> <p>12. REFER TO AE-1 PLANS FOR COORDINATION OF BUILDING UTILITY SERVICES.</p> <p>13. CONTRACTOR SHALL STOCKPILE TOPSOIL FOR USE ON LANDSCAPE AREAS.</p> <p>14. Stormwater Management for this site is set required.</p> <p>15. This project disturbance more than 1 acre. Erosion Control Plan Approval is Required.</p> <p>16. REFUG COLLECTION SHALL BE PROVIDED BY PRIVATE SERVICE.</p> <p>17. ALL DIMENSIONS ARE TO BACK OF CURB UNLESS OTHERWISE NOTED.</p>	<p>18. REDUCED PRESSURE PRINCIPAL BACKFLOW DEVICE IS REQUIRED ON THE DOMESTIC WATER SERVICE.</p> <p>19. SITE SHALL MEET ALL RELATED ACCESSIBILITY CODE REQUIREMENTS.</p> <p>20. NEW BUILDINGS MUST COMPLY WITH THE FIRE CODE SECTION S.D - EMERGENCY ESCAPE AND EVACUATION.</p> <p>21. LANE CLOSURES ON THROUGHWAYS ARE ONLY PERMITTED BETWEEN THE HOURS OF 6:00AM AND 4:00PM, INCLUDING THE DAY BEFORE AND AFTER THE PROJECT PERIOD. IN ACCORDANCE WITH THERE WILL BE NO LANE CLOSURES ON HOLYDAYS THROUGHOUT THE PROJECT PERIOD. LANE CLOSURES ON WEEKENDS AND HOLIDAYS SHALL BE IN ACCORDANCE WITH THE NC DOT MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES. ALL LANE CLOSURES MUST BE APPROVED BY THE TRAFFIC ENGINEER.</p> <p>22. SITE LIGHTING SHALL COMPLY WITH THE CITY OF GREENVILLE LIGHTING STANDARDS.</p> <p>23. THE CONTRACTOR AND SUBCONTRACTOR SHALL NOT BE RECORDING PHOTO TO ISSUANCE OF BUILDING PERMIT.</p>
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2840 Plaza Place, Suite 475
Raleigh, NC 27612
(252) 714-3234

Contact: Rem Morgan

Location

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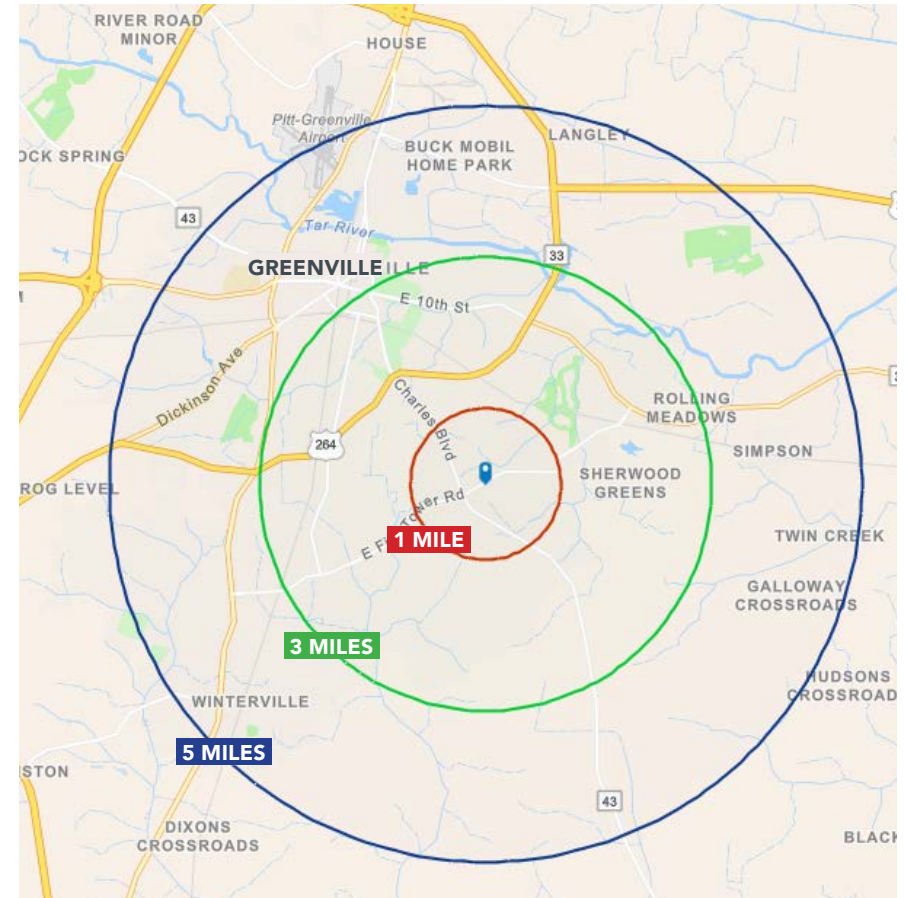
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Demographics

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GREENVILLE, NC 27858

	1 MILE	3 MILES	5 MILES
2023 Population Estimate	9,406	58,611	105,112
Daytime Population	7,666	56,383	116,497
Average Home Value	\$244,043	\$262,032	\$237,821
Average Household Income	\$82,050	\$78,791	\$74,044
Median Age	34.4	31.5	32.1
Bachelor's Degree or Higher	43.4%	47.9%	42.8%



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