

COMMERCIAL LAND FOR SALE

2340 E Fire Tower Rd

Greenville, NC 27834



Russell Stewart, SIOR, J.D.
Vice President, Principal
rstewart@lee-associates.com
919.909.9779

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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.

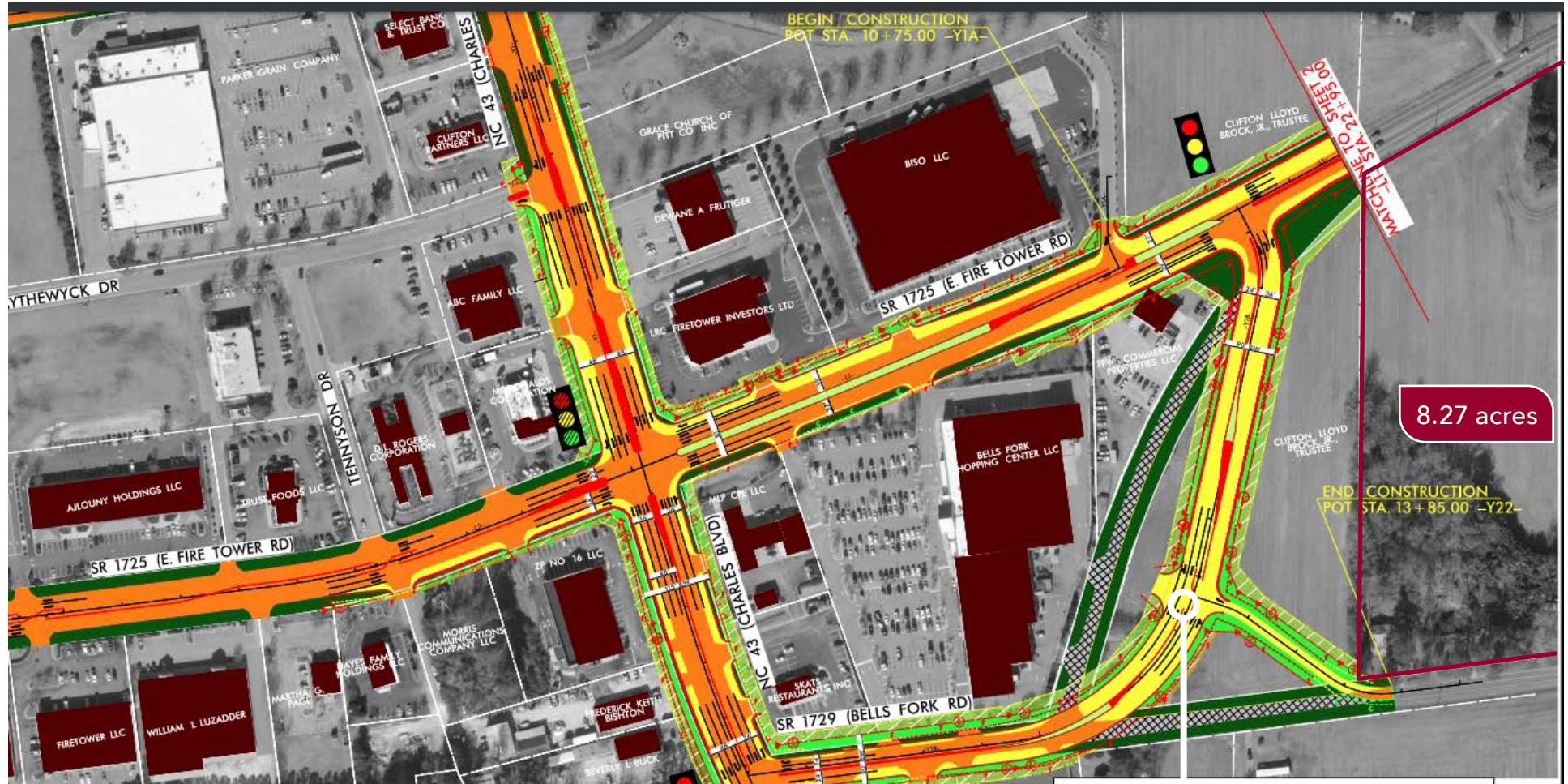
Address	2340 E Fire Tower Rd 2350 E Fire Tower Rd 2221 Bells Fork Rd Greenville, NC 27858
Pitt County PINs	27890, 12782, 55614
Acres	±8.27
Planning Jurisdiction	City of Greenville
Zoning	GC
Traffic Count	23,500 per day
County	Pitt
Utilities	City of Greenville
Sale Price	\$ 2,274,250 (\$275,000/acre)

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Planned Road Improvements

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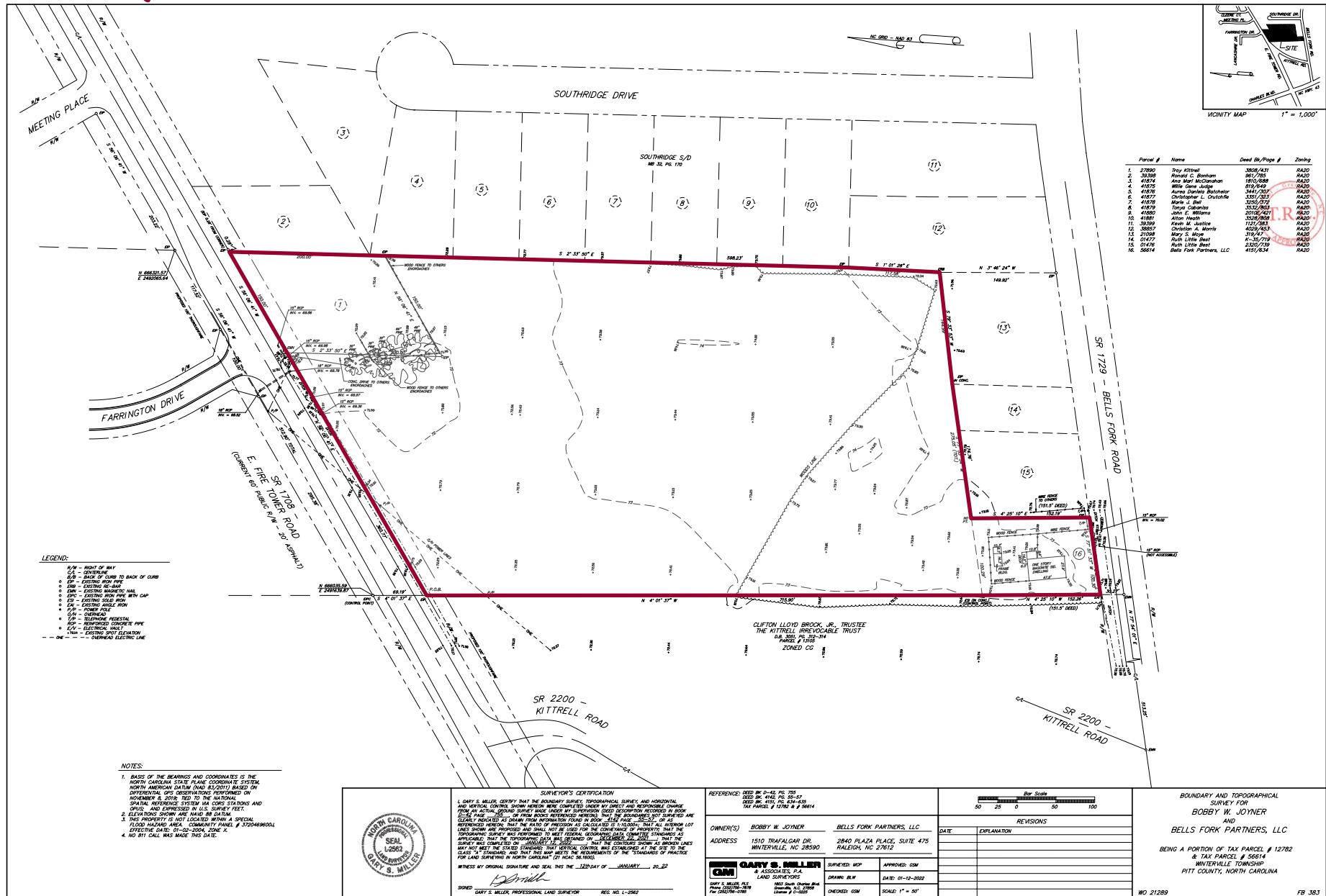
Kittrell Road Realignment

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rstewart@lee-associates.com
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Survey

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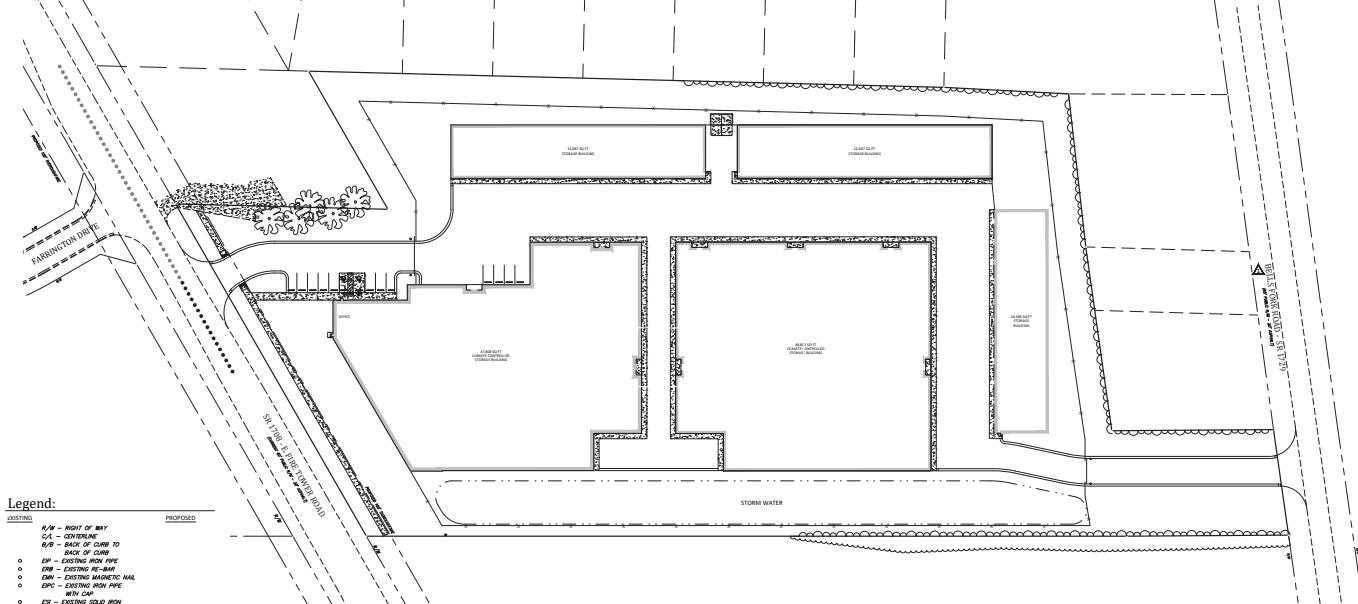
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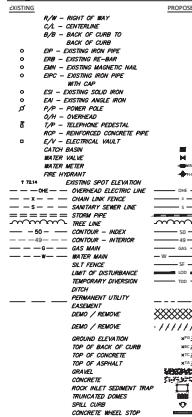
Site Plan - Self Storage

2340 E FIRE TOWER RD
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NO. 080 - NO. 87



Legend:



General Notes:

- INDOT DRIVeway APPROVAL PERMITS ARE REQUIRED.
- ANY UNLINED DRIVEWAY MUST BE CLOSED IN ACCORDANCE WITH THE CITY OF GREENVILLE'S DRIVEWAY ORDINANCE.
- CONTACT THE CITY OF GREENVILLE PLANNING CENTER, INC. INC ONE CALL AT 811 TO HAVE ALL UNDERGROUND UTILITIES LOCATED PRIOR TO EXCAVATING OR TRENCHING.
- ALL BUILDING IMPROVEMENTS SHALL CONFORM TO THE CITY OF GREENVILLE MANUAL OF STANDARD DESIGNS AND DETAILS (MOSD) AND THE GREENVILLE UTILITIES MANUAL FOR THE DESIGN AND CONSTRUCTION OF WATER, SEWER, STORM, AND UTILITY SYSTEMS.
- CONTRACTOR SHALL NOTIFY PUBLIC WORKS, STREET MAINTENANCE DIVISION, AND TRAFFIC CONTROL DIVISION OF EXISTING STORM DRAINS LOCATED WITHIN PUBLIC STREET DRAINAGE EASEMENTS OR RIGHT-OF-WAY.
- THE PROPERTY IS NOT LOCATED IN A FLOOD ZONE (DUA) DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOOD PLAIN, ZONE X SHADeD AS SHOWN ON THE FEMA FLOOD INSURANCE RATE MAP NUMBER 17200000000000000000.
- ELECTRIC AND TELEPHONE UTILITIES SHALL BE INSTALLED UNDERGROUND.
- PAVEMENT LAYER THICKNESS SHALL NOT EXCEED 4 INCHES (C2.2).
- PROVIDE ALL INVESTMENT SPOTS FOR HANDICAP PARKING.
- PARKING LOT SHALL BE STRIPED IN ACCORDANCE WITH PLAN.
- REFER TO ARCHITECTURAL PLANS FOR BUILDING DIMENSIONS.
- REFER TO THE PLAT FOR CONSTRUCTION OF EXISTING UTILITY SERVICES.
- STORMWATER MANAGEMENT FOR THIS SITE IS REQUIRED.
- THIS PROJECT DISTURBS MORE THAN 1 ACRE. EROSION CONTROL PLAN APPROVAL IS REQUIRED.
- REFUSE COLLECTION SHALL BE PROVIDED BY PRIVATE SERVICE.
- ALL DIMENSIONS ARE TO BACK OF CURB UNLESS OTHERWISE NOTED.



Vicinity Map

SCALE: 1" = 1000'

Site Data

TOTAL ACREAGE IN SITES:	7.774 AC
TOTAL ACREAGE IN PROJECT LIMITS:	7.564 AC
DISTURBED ACREAGE:	7.854 AC
CURRENT USE:	CG (GENERAL COMMERCIAL)
TAX PARCEL NUMBERS:	12782 & 56464
LAND USE CLASSIFICATION:	(4) MINI STORAGE, EXCLUDING OUTDOOR STORAGe
GROSS FLOOR AREA:	132,223 SF
BUILDING LOT COVERAGE:	0% EXIST. 39.02% PROPOSED
BUILDING HEIGHT:	24' (1 STORY)
TOTAL SQ. FEET OF PROPOSED PARKING SPACES REQUIRED:	14 SPACES (INCL. 1 NC)
TOTAL NUMBER OF PROPOSED PARKING SPACES:	14 SPACES (INCL. 2 NC)
TOTAL SQ. FEET OF EXIST. IMPERVIOUS AREA:	0 SF
TOTAL SQ. FEET OF PROPOSED IMPERVIOUS AREA:	2,810,473 SF (32.09%)
REFERENCES:	D.B. D-42, PG. 755 D.B. 4442, PG. 55-57 D.B. 4451, PG. 634-635 EAST FIRE TOWER ROAD
ADDRESS:	

Parking Requirements:

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

TOTAL REQUIRED PARKING: 12 SPACES
REQUIRED HANDICAP PARKING: 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)

Survey Note:

BOUNDARY AND TOPOGRAPHIC INFORMATION SHOWN HEREON WAS PREPARED BY GARY S. MILLER & ASSOCIATES, P.A., AS SHOWN ON THE DRAWINGS. THE BOUNDARY AND TOPOGRAPHIC INFORMATION IS OWNED BY BELL'S FORK PARTNERS, LLC, DATED JANUARY 12, 2002, ATTACHED TO THIS DRAWING SET FOR REFERENCE.

As-Built Survey Note:

A SURVEY FOR THE AS-BUILT PLANS MUST BE COMPLETED BY A LAND SURVEYOR REGISTERED IN THE STATE OF NORTH CAROLINA AND CONFIRMED AS THE AS-BUILT PLANS MEET THE DESIGN REQUIREMENTS OF THE CITY OF GREENVILLE, NORTH CAROLINA. THE SURVEY SHALL INCLUDE REQUIRED AND AS-BUILT ELEVATIONS OF THE BASIN BOUNDARY, EASEMENTS, AND OTHER FEATURES. TWO SEALED SURVEY AND AS-BUILT COPIES MUST BE SUBMITTED TO THE CITY OF GREENVILLE PLANNING DIVISION FOR REVIEW AND APPROVAL PRIOR TO FINAL CERTIFICATE OF OCCUPANCY.

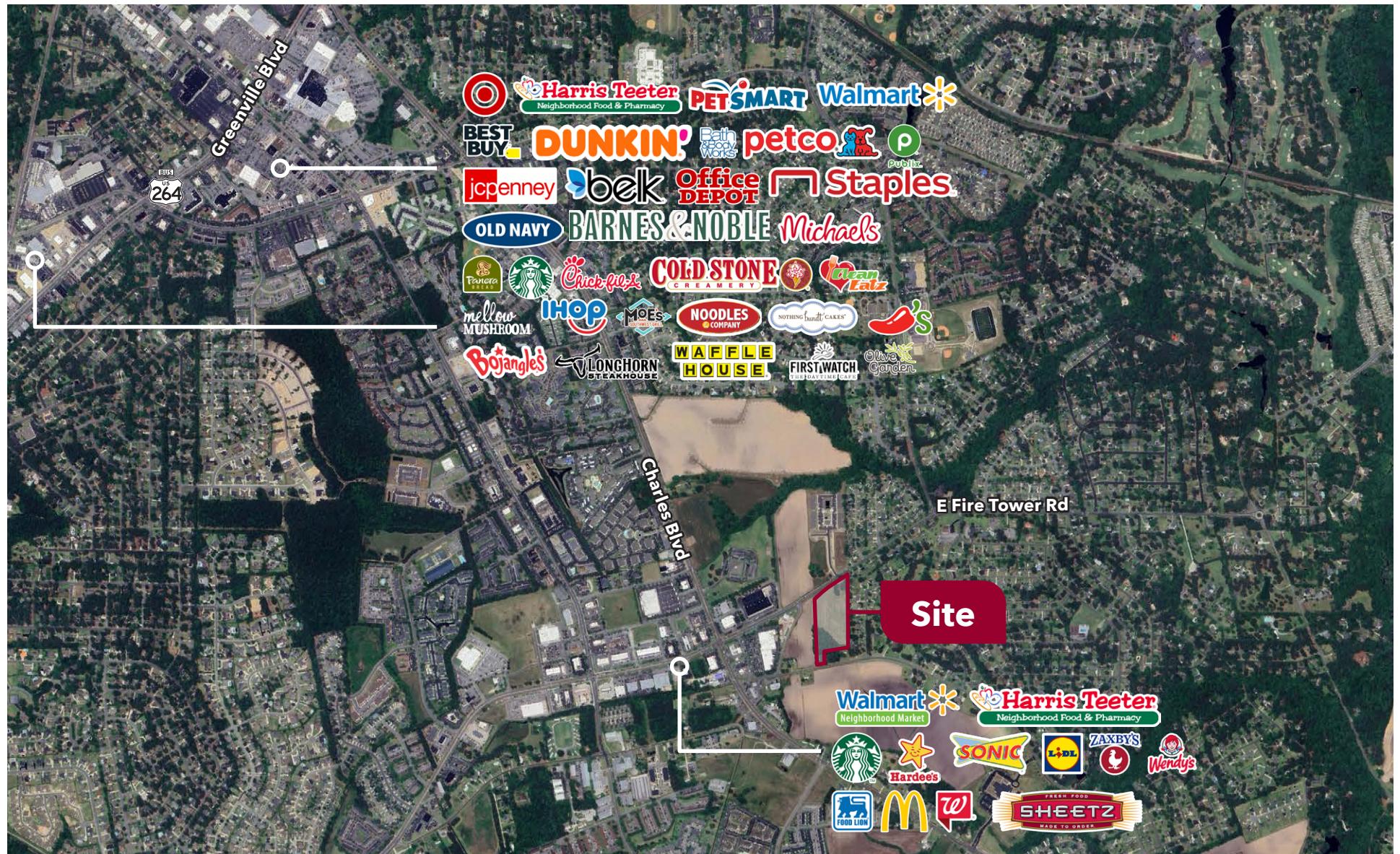
City of Greenville Site Plan Approval	
Date 01/17/2023	
Approved:	Approved:
<i>Wesley Harrell</i>	<i>John L. Johnson</i>
Surveyor/Planner	Inspector/Plan Reviewer
Ark Consulting Group, PLLC	City of Greenville
775 Charles St., Suite 8	Greenville, NC 27858
Greenville, NC 27858	Phone: (252) 714-3234
(252) 558-0888	Fax: (252) 558-0888
Contact: Scott T. Anderson, PE	
Contact: Rem Morgan	

*Site Plan Approval ONLY. Ark Consulting Group shall be responsible for adequacy of design, errors or omissions in the plans. All plans shall meet all specifications, standards and applicable regulations.

50' 0 25' 50'
SCALE: 1 inch = 50 ft

Location

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Demographics

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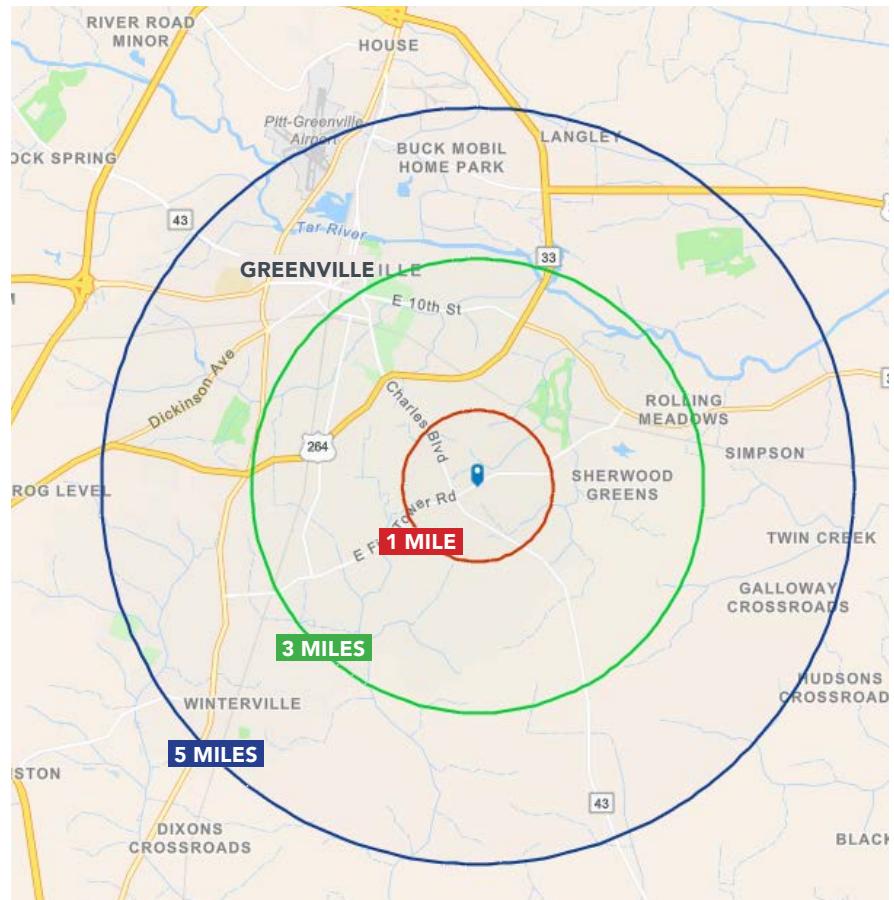
	1 MILE	3 MILES	5 MILES
2023 Population Estimate	9,406	58,611	105,112
Daytime Population	7,666	56,383	116,497
Average Home Value	\$244,043	\$262,032	\$237,821
Average Household Income	\$82,050	\$78,791	\$74,044
Median Age	34.4	31.5	32.1
Bachelor's Degree or Higher	43.4%	47.9%	42.8%



Top 10 Best Small Places for Businesses and Careers
Forbes Magazine

Top 25 Mid-City Business Growth and Development
Forbes Magazine

Top 100 Best Communities for Young People
America's Promise Alliance



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