

OFFERING MEMORANDUM

6646 HWY 70, LOT #3

PREMIUM 1.08 AC SHOVEL-
READY COMMERCIAL LAND |
US-70 NEWPORT, NC | I-42
CORRIDOR OPPORTUNITY

Newport, NC 28570

PRESENTED BY:

FRANK EFIRD JR

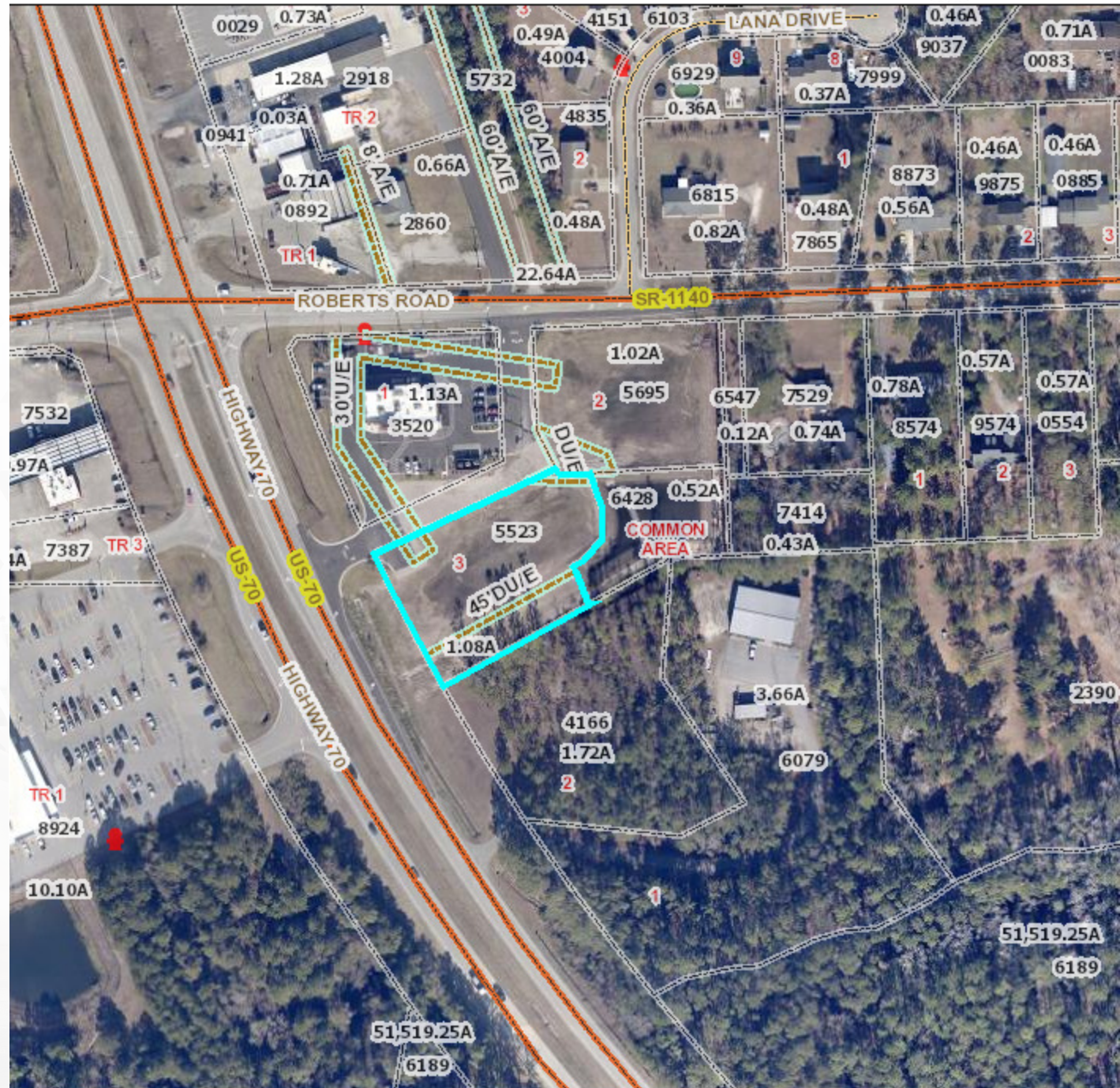
C: 910.200.0037
frank.efird@svn.com
NC #106541

APRIL JARVIS

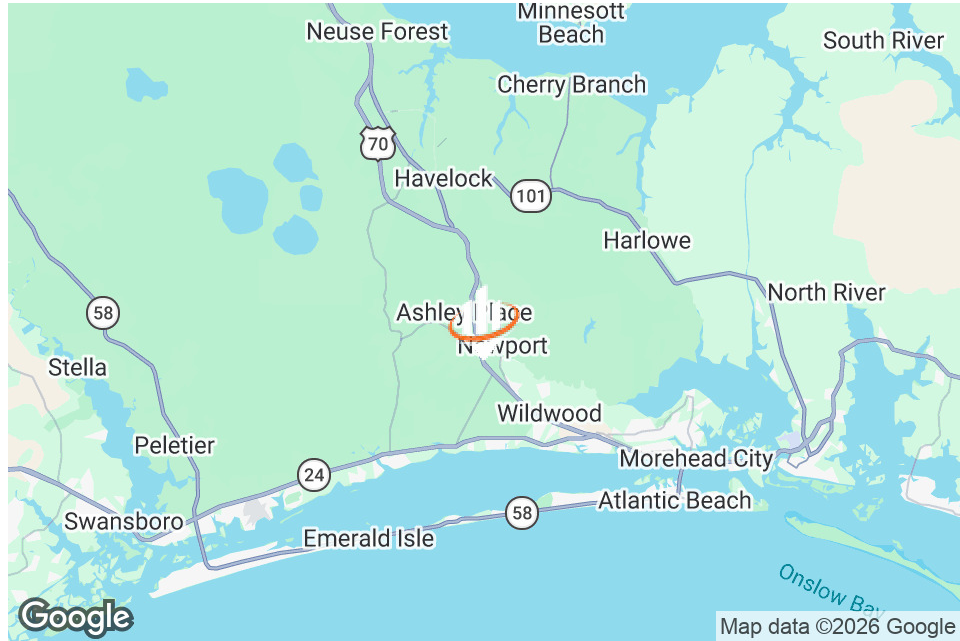
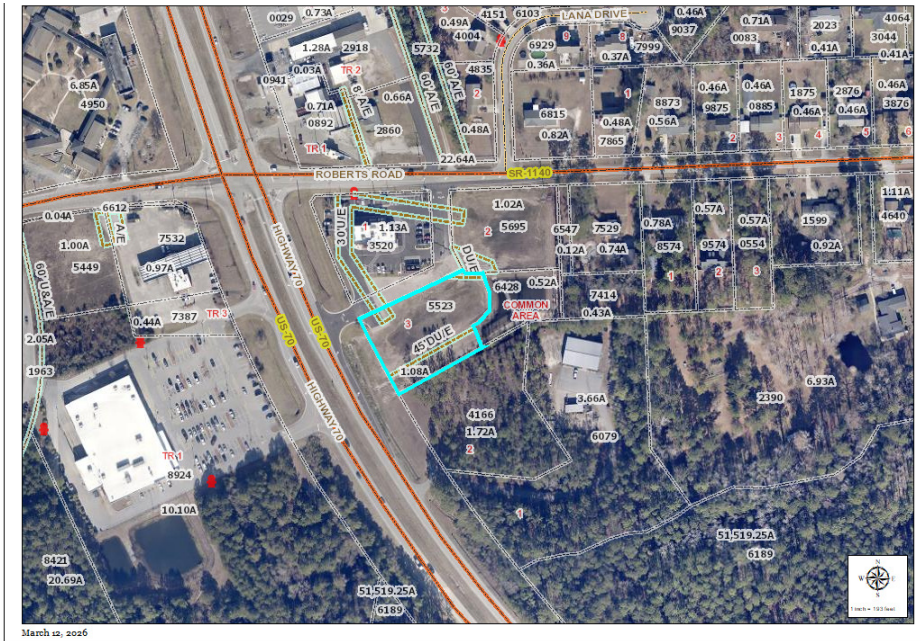
C: 720.707.9081
april.jarvis@svn.com
NC #363041



Carteret County, N.C.



prepared for the inventory of real property found within this jurisdiction and is compiled from recorded deeds, plats, and other public records and data. Users of this information are hereby notified that the information contained on this site. Carteret County assumes no legal responsibility for the information contained on this site. Carteret County does not guarantee that the data and map services will be accurate, complete, or up-to-date. Carteret County reserves the right to modify or remove map services and access methods at will.



OFFERING SUMMARY

SALE PRICE:	\$750,000
LEASE RATE:	Contact Broker for Lease Options
AVAILABLE SF:	1.08 Acres
LOT SIZE:	1.08 Acres
PRICE / ACRE:	\$694,444
ZONING:	Commercial Highway
MARKET:	Newport
APN:	633820905523000

PROPERTY OVERVIEW

Strategic Commercial Highway (CH) development opportunity located at 6650 US Highway 70, Newport, NC. These subdivided, high-visibility lots (Lot 2: 1.02 AC | Lot 3: 1.08 AC) are positioned in a high-growth corridor between New Bern and Morehead City, directly benefiting from the upcoming Interstate 42 expansion.

High-Traffic Intersection: Positioned at a signalized intersection on the future Interstate 42, the site benefits from high visibility and controlled traffic flow that naturally slows vehicles, increasing "glance time" for your business.

Built-in Foot Traffic: The lot is directly adjacent to Smithfield's Chicken 'N BBQ and sits across from a Walmart Neighborhood Market, ensuring a steady stream of local and regional consumers already visiting the immediate area.

Interstate Infrastructure: As part of the planned I-42 corridor, US Highway 70 is being upgraded to interstate standards, which is projected to significantly enhance long-term connectivity, tourism, and property value.



LOCATION DESCRIPTION

6646 Hwy 70, Lot #3 in Newport, NC is adjacent to Smithfield's Chicken 'N Bar-B-Q and across US HWY 70 from Walmart Neighborhood Market at a signalized intersection.

Can be purchased individually or combined with the adjacent Lot #2 - 1.02 Acres lot for a total of 2.1 Acres.

Strategic Commercial Highway (CH) development opportunity located at 6646 US Highway 70 (Lot #3) and 313 Roberts Rd (Lot#2), Newport, NC.

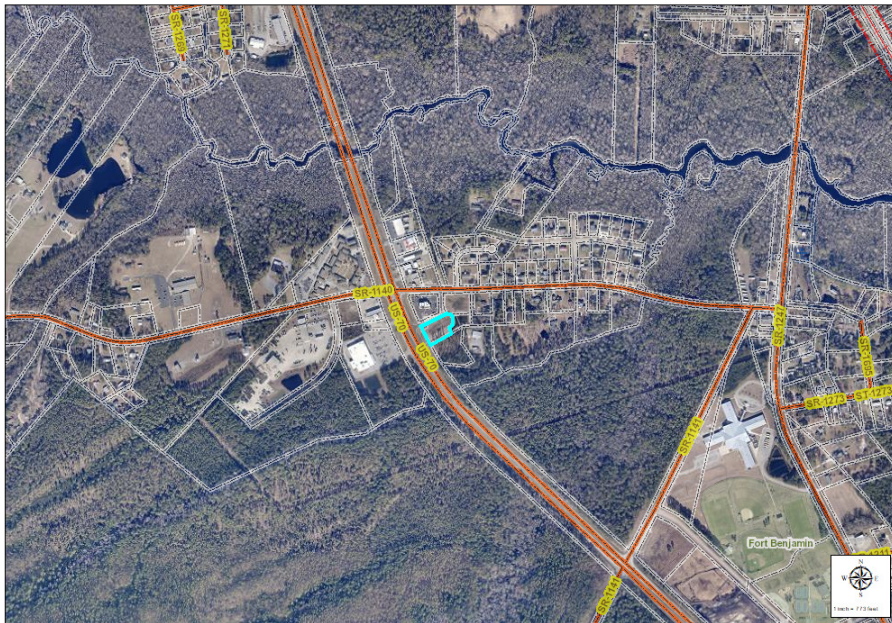
These subdivided, high-visibility lots (6646 US Hwy 70 - Lot 3: 1.08 AC | 313 Roberts Rd. - Lot 2: 1.02 AC) are positioned in a high-growth corridor between New Bern and Morehead City, directly benefiting from the upcoming Interstate 42 expansion.

Secure a premier 1.08-acre development site at the signalized intersection of US Highway 70 and Roberts Road.





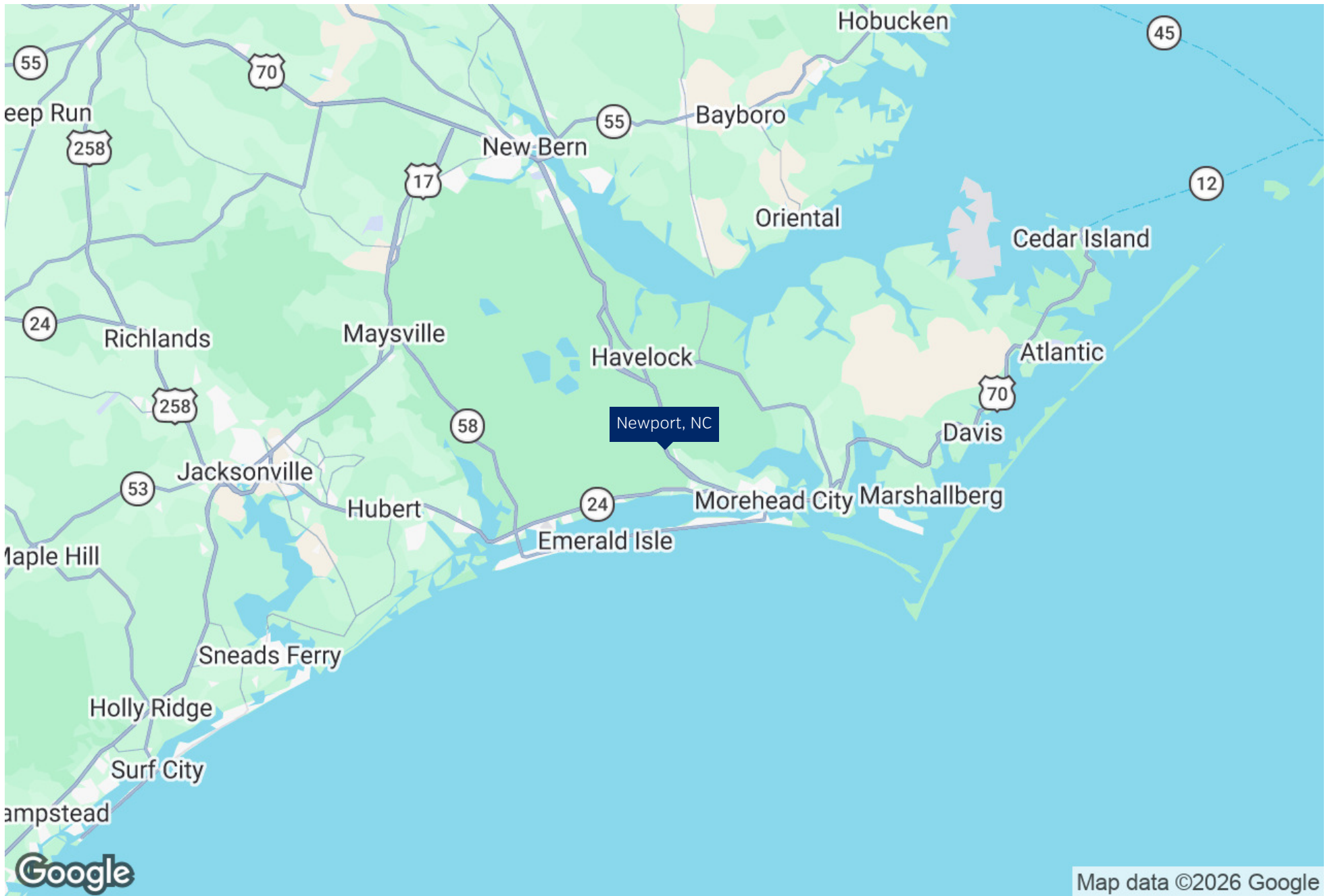
March 12, 2026



March 12, 2026

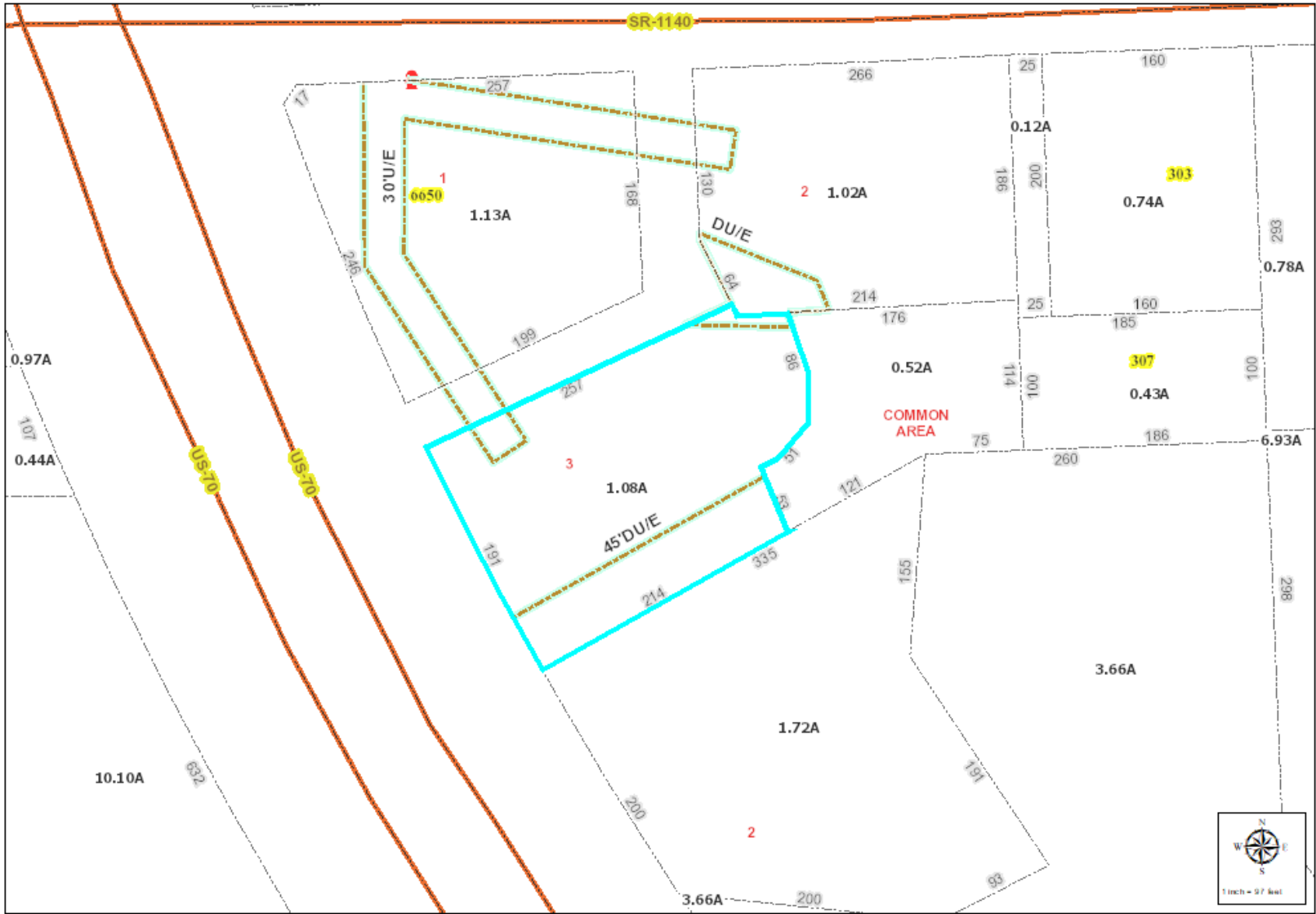
PROPERTY HIGHLIGHTS

- Signalized intersection at US Highway 70 and Roberts Road / NC State Road 1140, a primary route transitioning into the future Interstate 42.
- Retail Synergy: Directly adjacent to a high-volume Smithfield's Chicken 'N Bar-B-Q and across from a Walmart Neighborhood Market.
- Development / Shovel-Ready Lot: Both lots are cleared, level, and ready for immediate vertical development.
- Assemblage Potential: Purchase individually or combine for a dominant 2.1-acre corner site.
- Full Utility Access: On-site access to municipal water and sewer (Town of Newport), Duke Energy electric, and Piedmont Natural Gas.
- Flexible Zoning: Commercial Highway (CH) zoning supports a wide range of uses, including QSR (Quick Service Restaurants), medical offices, retail centers, or financial institutions.
- High Traffic Volume: Captures an average of 20,000 – 22,000 vehicles per day (VPD).
- Seasonal Surge: Benefits from a 40% increase in traffic during peak tourism months (Memorial Day through Labor Day).
- Strong Local Demographics: Positioned in a market with a median household income of approximately \$76,091, providing a solid customer base for new businesses
- **Located at a strategic signalized intersection at US Highway 70 and Roberts Road / NC State Road 1140, a primary route transitioning into the future Interstate 42.**
- **Established Retail Neighbors: Immediately adjacent to Smithfield's Chicken 'N Bar-B-Q and directly across from a Walmart Neighborhood Market, ensuring high existing consumer traffic.**
- **Development / Shovel-Ready Lot: This 1.08-acre parcel is cleared, level, and ready for construction with clean environmental report.**





Carteret County, N.C.



March 12, 2026

The information displayed by this website is prepared for the inventory of real property found within this jurisdiction and is compiled from recorded deeds, plats, and other public records and data. Users of this information are hereby notified that the aforementioned public primary information

Add text here...

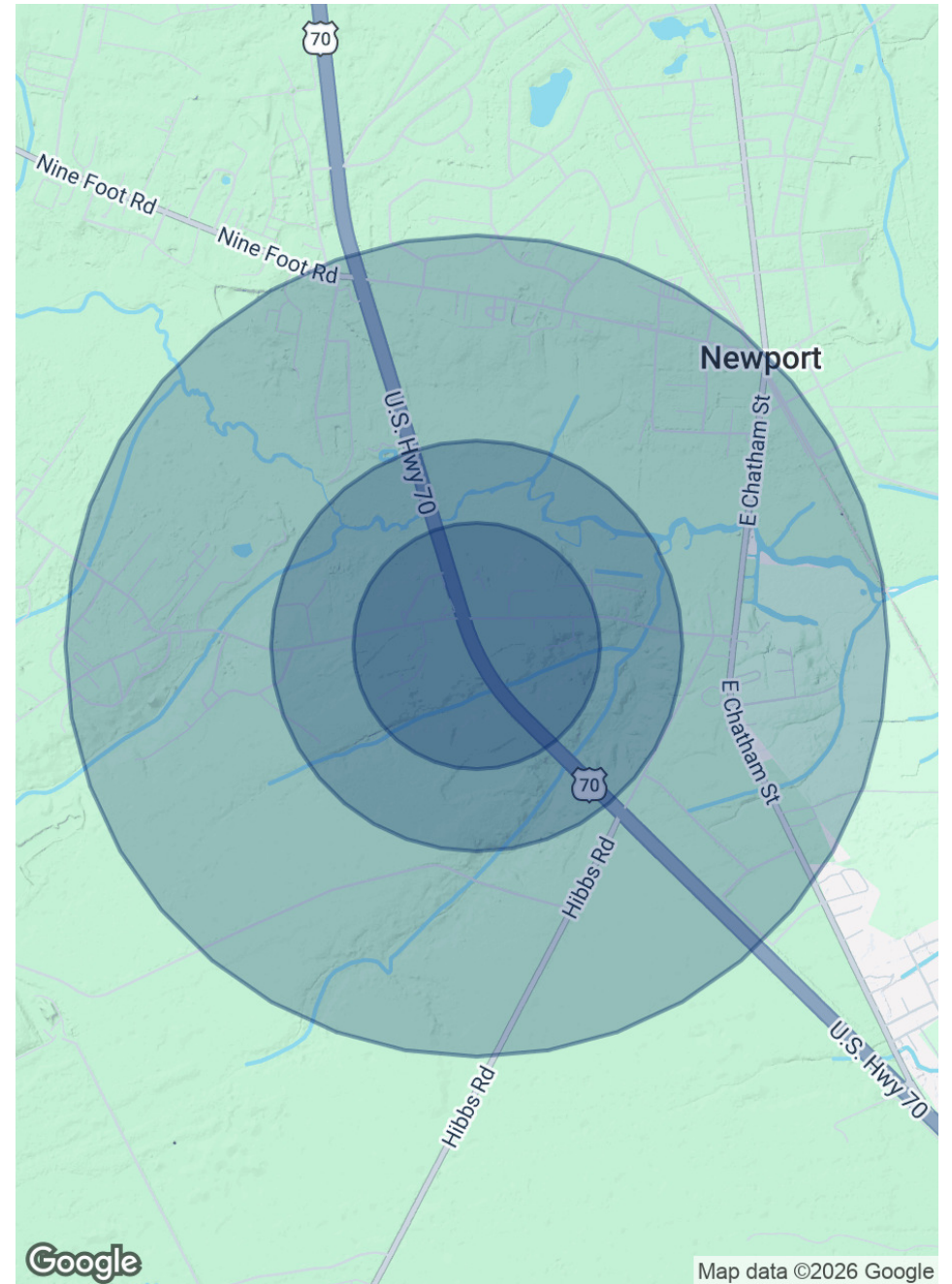
POPULATION

	0.3 MILES	0.5 MILES	1 MILE
TOTAL POPULATION	71	245	1,287
AVERAGE AGE	44.1	43.5	42.5
AVERAGE AGE (MALE)	43.9	44.5	44.4
AVERAGE AGE (FEMALE)	48.5	45.4	42.6

HOUSEHOLDS & INCOME

	0.3 MILES	0.5 MILES	1 MILE
TOTAL HOUSEHOLDS	31	101	477
# OF PERSONS PER HH	2.3	2.4	2.7
AVERAGE HH INCOME	\$102,635	\$95,544	\$95,306
AVERAGE HOUSE VALUE	\$269,958	\$270,993	\$266,073

2023 American Community Survey (ACS)



The material contained in this Offering Memorandum is furnished solely for the purpose of considering the purchase of the property within and is not to be used for any other purpose. This information should not, under any circumstances, be photocopied or disclosed to any third party without the written consent of the SVN® Advisor or Property Owner, or used for any purpose whatsoever other than to evaluate the possible purchase of the Property.

The only party authorized to represent the Owner in connection with the sale of the Property is the SVN Advisor listed in this proposal, and no other person is authorized by the Owner to provide any information or to make any representations other than contained in this Offering Memorandum. If the person receiving these materials does not choose to pursue a purchase of the Property, this Offering Memorandum must be returned to the SVN Advisor.

Neither the SVN Advisor nor the Owner make any representation or warranty, express or implied, as to the accuracy or completeness of the information contained herein, and nothing contained herein is or shall be relied upon as a promise or representation as to the future representation of the Property. This Offering Memorandum may include certain statements and estimates with respect to the Property. These Assumptions may or may not be proven to be correct, and there can be no assurance that such estimates will be achieved. Further, the SVN Advisor and the Owner disclaim any and all liability for representations or warranties, expressed or implied, contained in or omitted from this Offering Memorandum, or any other written or oral communication transmitted or made available to the recipient. The recipient shall be entitled to rely solely on those representations and warranties that may be made to it in any final, fully executed and delivered Real Estate Purchase Agreement between it and Owner.

The information contained herein is subject to change without notice and the recipient of these materials shall not look to Owner or the SVN Advisor nor any of their officers, employees, representatives, independent contractors or affiliates, for the accuracy or completeness thereof. Recipients of this Offering Brochure are advised and encouraged to conduct their own comprehensive review and analysis of the Property.

This Offering Memorandum is a solicitation of interest only and is not an offer to sell the Property. The Owner expressly reserves the right, at its sole discretion, to reject any or all expressions of interest to purchase the Property and expressly reserves the right, at its sole discretion, to terminate negotiations with any entity, for any reason, at any time with or without notice. The Owner shall have no legal commitment or obligation to any entity reviewing the Offering Memorandum or making an offer to purchase the Property unless and until the Owner executes and delivers a signed Real Estate Purchase Agreement on terms acceptable to Owner, in Owner's sole discretion. By submitting an offer, a prospective purchaser will be deemed to have acknowledged the foregoing and agreed to release the Owner and the SVN Advisor from any liability with respect thereto.

To the extent Owner or any agent of Owner corresponds with any prospective purchaser, any prospective purchaser should not rely on any such correspondence or statements as binding Owner. Only a fully executed Real Estate Purchase Agreement shall bind the property and each prospective purchaser proceeds at its own risk.



FRANK EFIRD JR

Managing Director

frank.efird@svn.com

Cell: 910.200.0037

NC #106541 // NC #C30323

PROFESSIONAL BACKGROUND

Experience:

SVN Efirm Commercial Real Estate - Wilmington, NC

Realty Presentations, Inc. / RPI Media, Inc. - Wilmington, NC

Coldwell Banker Real Estate, FL

Gimelstob Realty Better Homes & Gardens - FL

Landfall Development - Wilmington, NC

Security Building Company - Chapel Hill NC

Goforth Properties - Chapel Hill NC

River Bend Development - Town of River Bend NC

Frank Efirm Jr is the Managing Director / Partner at SVN | Efirm Commercial Real Estate, a collaborative force that accelerates clients' growth by harnessing the power of shared data, knowledge, and opportunities within the commercial real estate industry. He has over 35 years of experience in developing, selling, and leasing properties across North Carolina and Florida, with a focus on 1031 exchanges, asset management, and marketing.

He is also the Managing Partner of Efirm Companies, the original developer of the Town of River Bend, a 50+ year Planned Unit Development (PUD) that encompasses residential homes, golf and country club, marina and commercial center. He oversees the operations, finances, and strategies of the company. He is passionate about creating sustainable and livable communities that enhance the quality of life and the environment.

EDUCATION

University of North Carolina - Chapel Hill NC

NC State University - Raleigh NC

SVN | Efirm Commercial Real Estate

6 Market Street
Wilmington, NC 28401