



2844 RUCKER FARM LANE, WINTERVILLE, NC 28590

Parcel Number 23077

PROPERTY HIGHLIGHTS

- ◆ 40.76 +/- Acres
- ◆ Located Near Laurie Ellis Road & Old Tar Road
- ◆ Lot Partially Cleared
- ◆ Zoned A-R (Agricultural-Residential)

SALES PRICE: \$29,000.00 PER ACRE

**For More Information,
Please Contact the Listing**

Agents:

STANLEY H. ARMSTRONG, CCIM, SIOR
Managing Partner

(252) 531-9844

STEPHANIE WARREN
Commercial Broker

(817) 559-3196

Located at 2844 Rucker Farm Lane in Winterville, NC, this expansive 40.76 +/- acre property offers a prime opportunity for development or private use. Conveniently situated near Laurie Ellis Road and Old Tar Road, the land features a mix of partially cleared areas and natural surroundings, providing flexibility for various uses. Zoned Agricultural-Residential (AR), the property allows for a range of possibilities, including residential development, farming, or investment potential. Listed at \$29,000 per acre, this parcel is presented by Kittrell and Armstrong, LLC.



PROPERTY OVERVIEW

- Location: 2844 Rucker Farm Lane, Winterville, NC
- Acreage: 40.76 +/- acres
- Proximity: Near Laurie Ellis Road & Old Tar Road
- Topography: Partially cleared land
- Zoning: Agricultural-Residential (AR)
- Price: \$29,000 per acre

Potential Uses: Residential development, Investment, Farming,

This combination of features makes it a versatile and convenient option for a wide range of commercial businesses. Call today to learn more!

Offered Exclusively By:

STANLEY H. ARMSTRONG, CCIM, SIOR Managing Partner (252) 531-9844	THOMAS F. STOUGHTON, BROKER Managing Partner (252) 355-0088	BRYANT KITTRELL, III, SIOR Managing Partner (252) 355-0088	DEBBIE W. BARBER, CCIM Commercial Broker (252) 916-2703	STEPHANIE WARREN Commercial Broker (817) 559-3196
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**KITTRELL &
ARMSTRONG, LLC**

2815 B Charles Boulevard
Greenville, North Carolina 27858
(252) 355-0088

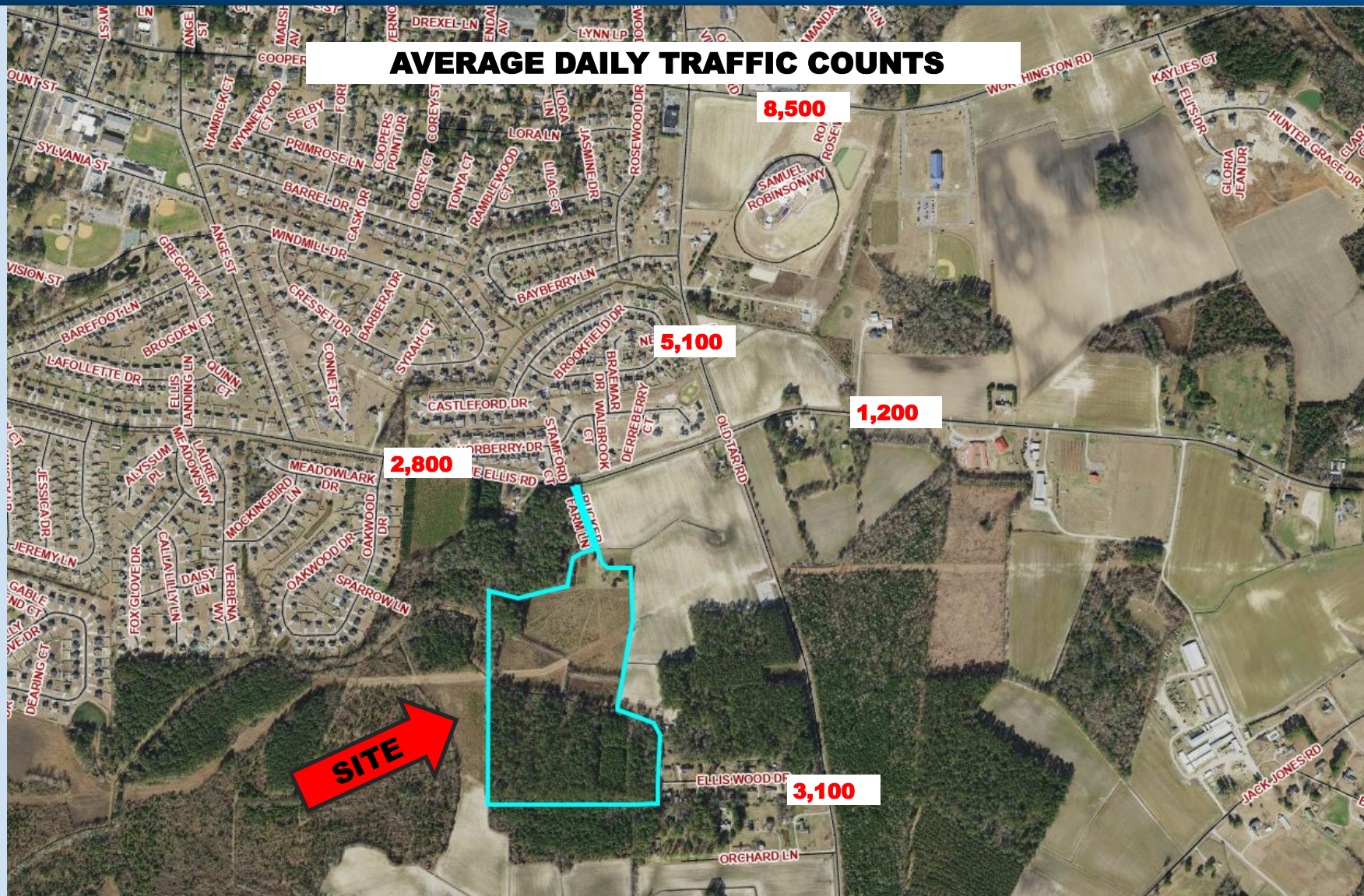
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AR ZONING PERMITTED USES

- ♦ Residential
 - * Single-Family Detached
 - * Class A or B Single-Family
 - * Family Care Home (6 or less)
 - * Bed & Breakfast Inn
 - * Mobile Home Park
- ♦ Agricultural/Mining
 - * Farming; Agriculture; Horticulture; Forestry
- ♦ Recreational/Entertainment
 - * Public Park or Recreational Facility
 - * Golf Course
 - * Shooting Range
 - * Swim & Tennis Clubs
 - * Private Swimming Pool
- ♦ Church or Place of Worship
- ♦ Educational & Institutional Uses
 - * Churches
 - * Governmental Offices & Facilities
- ♦ Schools
- ♦ Public Utility Building or Use

AR ZONING SPECIAL USES

- ♦ Residential
 - * Single or Two-family attached dwelling (duplex)
 - * Mobile Home
 - * Family Day-Care Home (3-5)
- ♦ Recreational
 - * Social & Fraternal Organizations
 - * Golf Driving Ranges
 - * Private Club
- ♦ Wireless Telecommunication Towers & Facilities
- ♦ Business, Professional & Personal Services
 - * Animal Clinics & Hospitals
 - * Animal Boarding
 - * Watch, Clock & Jewelry Repair Shops
- ♦ Retail Trade
 - * Antique Shops
 - * Appliance Sales
- ♦ Educational & Institutional Uses
 - * Day Care Centers (6 or more)
 - * Cemetery

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Winterville is a charming town in North Carolina, located just south of Greenville. It's known for its small-town feel and friendly community. The town hosts several events throughout the year, including the popular Winterville Watermelon Festival, which attracts visitors from all over the region. Winterville is home to Pitt County Community College and also has a range of local parks and recreational activities, making it a great place for families and those who enjoy a slower pace of life.



CITY OF WINTERVILLE DEMOGRAPHICS

2023 Population	10,821
2023 Total Households	4,044
2023 Total Housing	4,300
2023 Average HH Income	\$107,016

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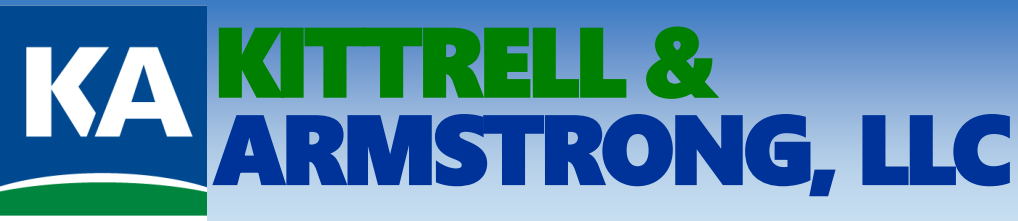
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About Us...

Bryant Kittrell & Stan Armstrong formed a partnership in September, 2003 that services all of eastern North Carolina. Kittrell & Armstrong offers buyer and seller representation, landlord and tenant representation, office building sales and leases, land acquisitions and sales, industrial sales and leases, build-to-suit, 1031 tax deferred exchanges, and consulting services.

Tommy Stoughton joined the firm as partner in 2013. Tommy is a broker and has been managing and developing commercial real estate projects in eastern North Carolina since the early 1990's. He is a long time resident of Greenville and has valuable experience in assembling and leasing properties for larger projects such as apartments, hotels and shopping centers.

What Sets Us Apart...

Kittrell & Armstrong, LLC is a full service commercial brokerage firm. Our combined experience of over eighty years allows us to meet the challenges of even the most complicated transactions for our clients. Whether buying or selling, you can feel confident in knowing you have a team of experts at your disposal to advise and guide you through your real estate transaction.

Our Brokers at Kittrell & Armstrong work together as a collective team for the benefit of our clients to ensure they receive the best representation possible. At our firm, you will not just have one agent working for you, you have the entire team!

Our property listings receive national exposure! Not only do we market our listings on the most widely used commercial listing services in North America, we maintain a database of prospects, clients, and local and national brokers that receive our Marketing Packages and Property Listings Sheet on a weekly and monthly basis.

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