



FOR SALE
E. ARLINGTON BLVD.
DEVELOPMENT SITE

Greenville, NC

PRESENTED BY:



PROPERTY OVERVIEW



2.56
Total Acres



Land
Property Type



\$899K
Sales Price



30K+
Area Vehicles Per Day



Pitt
County

Listing Broker



BYRON AYNES | CCIM

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PROPERTY DESCRIPTION

This highly visible corner parcel is one of the last remaining undeveloped sites along East Arlington Boulevard, Greenville's primary commercial corridor. Located on a major arterial with strong traffic counts, the property offers exceptional exposure and accessibility, making it well-suited for multifamily, mixed-use, or other commercial development.

The site is surrounded by a dense lineup of national retailers—including Target, Harris Teeter, T.J. Maxx, Camping World, PetSmart, and Publix—providing built-in traffic drivers and everyday convenience that enhance residential and commercial demand. Its proximity to Pitt County's most desirable neighborhoods, including Lyndale, Bedford, Chesapeake, and Westhaven, further supports long-term absorption and tenant appeal.

With limited remaining developable land along East Arlington Boulevard, this property presents a rare opportunity in a supply-constrained submarket to deliver new housing or commercial product in one of Greenville's most established growth corridors.

PROPERTY HIGHLIGHTS

- Last undeveloped corner site on East Arlington Blvd
- National retail adjacency: Target, Harris Teeter, Publix, T.J. Maxx
- Multifamily or other commercial development opportunity
- Near Pitt County's top neighborhoods driving demand

PROPERTY DETAILS

Market	Eastern NC
Type	Land / Multifamily
Lot Size	2.56 acres

Rendering of Suggested Multifamily Redevelopment



Parcel Outline & Nearby Economic Drivers



Greater Surrounding Area



Market Overview | Greenville, NC



MSA HIGHLIGHTS

2nd

Lowest Cost of Living in NC

94K

Total Workforce

#3

Overall MSA in South Atlantic

29K

Students at ECU

10th Largest City in NC

Greenville is energized by the presence of ECU, which enrolls over 28,500 students and employs 5,600 staff. ECU is home to the Brody School of Medicine and over 100 undergrad and 100 graduate programs. The school competes in the Division 1 FBS American Conference. The ECU Health Medical Campus, formerly Vidant Medical Center, further solidifies Greenville's reputation as a regional healthcare leader. As the only Level 1 trauma center east of I-95, it boasts 1,712 licensed beds, serves a population of 1.4 million, and employs 6,800 individuals.



Greenville's dynamic industrial sector includes prominent employers like Thermo Fisher Scientific, providing high-paying opportunities and fostering economic stability.



Additionally, the city has recently experienced a surge in retail development, welcoming big-box retailers such as Trader Joe's and Lowe's Foods,



This retail boom has further enhanced Greenville's economic vitality and enriched its expanding commercial landscape.

Area Demographics

Greenville, NC



5-mile Demographics



99K
Total Population



37
Median Age



42K
Total Households



\$68K
Avg. Household Income



\$245K
Avg. Home Value

POPULATION

	1 Mile Radius	3 Mile Radius	5 Mile Radius
Total Population	10,040	49,971	98,603
Median Age	28	36	37

HOUSEHOLDS & INCOME

Total Households	3,173	21,837	42,477
# of Persons per HH	3.2	2.3	2.3
Average HH Income	\$39,371	\$56,953	\$68,263
Average Home Value	\$239,493	\$234,119	\$245,746

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Legal questions should be discussed by the party with an attorney. Tax questions should be discussed by the party with a certified public accountant or tax attorney. Title questions should be discussed by the party with a title officer or attorney. Questions regarding the condition of the property and whether the property complies with applicable governmental requirements should be discussed by the party with appropriate engineers, architects, contractors, other consultants and governmental agencies. All properties and services are marketed by The Overton Group, LLC in compliance with all applicable fair housing and equal opportunity laws.



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