

**Jon Day & Associates, Inc.**

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## **Development Opportunity**

**4 +/- Acres, Infill Location**

**Arlington Boulevard**

**Greenville, NC**



**4 Acres of Land, Corner Infill Location, close to JH Rose High School. Close Proximity to Several Apartment Complexes, Retail Space, Flex Space, and Office Development. Just West of Evans Street and Arlington Boulevard Intersection. Adjacent to Major Housing Development, University Suites. 700 feet of Road Frontage on Arlington Blvd.**

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**Fact Sheet**

**The Green Mill Run, LLC**

- 1.) Location: Southeast corner of Arlington Boulevard and University Suites Drive, Greenville NC. It is about 1.5 Miles South of ECU Campus. Rose High School is 1 block west of the property. University Suites, a student housing complex is adjacent to the south.
- 2.) Property: 4.43 Acres of Land, rectangular shape 700 Feet of frontage on Arlington Blvd, 260 feet of frontage on University Drive. About ½ acre is low adjacent to the Green Mill Run.
- 3.) Zoning: 1.4 Acre zoned OR, 3 acres zoned CG-Commercial
- 4.) Utilities: All City Utilities are available to the site.
- 5.) Price: Unpriced for 4.43 Acres
- 6.) Comments: Centrally located infill site with good access to ECU Campus, The Medical Complex, and The Main Retail Area of Greenville. The site has excellent exposure and frontage on Arlington Boulevard. Traffic Count is approximately 20,000 vehicles per day. Corner Site. University Suites is a large apartment complex adjacent to this site. Potential uses include bank, sub shop, retail uses, and/or multifamily development.

N 0°E 1589.38'

1141.91'

# UNIVERSITY SUITES DRIVE (50' PUBLIC R/W - 36'B/B)

10' ELECTRIC EASEMENT

10' ELECTRIC EASEMENT  
N 13°41'53" E 175.39'

N 23°24'55" E 53.45'

10' UTILITY EASEMENT (TYP)

0.54' S 13°47'52" W 175.50' (TOTAL)

PROP 3" WATER MAIN EASEMENT

174.96'

S 23°24'55" W 53.36'

10' ELECTRIC EASEMENT

10' ELECTRIC EASEMENT

10' UTILITY EASEMENT  
②  
18.2560 ACRES

WETLANDS LIMIT  
100 YEAR FLOOD ELEV. 42.5 +/- NGVD 29

32' UTILITY EASEMENT

10' ELECTRIC EASEMENT

10' UTILITY EASEMENT (TYP)

10' DRAINAGE EASEMENT

15' DRAINAGE EASEMENT

①  
4.4323 ACRES

10' ELECTRIC EASEMENT

30' DRAINAGE EASEMENT

15' DRAINAGE EASEMENT

S 66°28'36" E 129.12'

W-26 W-27

W-28

W-29

W-30

W-31

W-32

W-33

W-34

W-35

W-36

W-37

W-38

W-39

NEW RUN OF GREEN MILL RUN

399.79'

S 15°54'09" W 466.79'

OLD RUN OF GREEN MILL RUN

N 55°59'18" W 18.97'

GREENWAY EASEMENT 75' EAST OF GREEN MILL RUN TOP OF BANK

20' SANITARY SEWER EASEMENT

67.00'

S 70°15'37" E 25.00'

S 20°19'22" W 20.00'

12.50'  
12.50'

S 15°54'09" W 184.02'

26.40'

EIP

137.29'

18' E 163.69' (TOTAL)

# ARLINGTON BLVD. (80' PUBLIC R/W - 67'B/B)

591.12'

S 66°28'37" E 638.61'

10' ELECTRIC EASEMENT  
WETLANDS LIMIT

EIS CONTROL CORNER

I, CARLTON P. THIS MAP WAS DRAWN UNDER MY SUPERVISION FROM OR UNDER MY SUPERVISION OF PRECISION AS TO LATITUDES AND DEGREES THAT THE BOUNDARIES SHOWN AS BROKEN











**SITE**

**JH ROSE HIGH SCHOOL**



# 4 +/- Acre Site on Arlington Blvd., Greenville NC

## Surrounding Retail Sites





# Market Profile

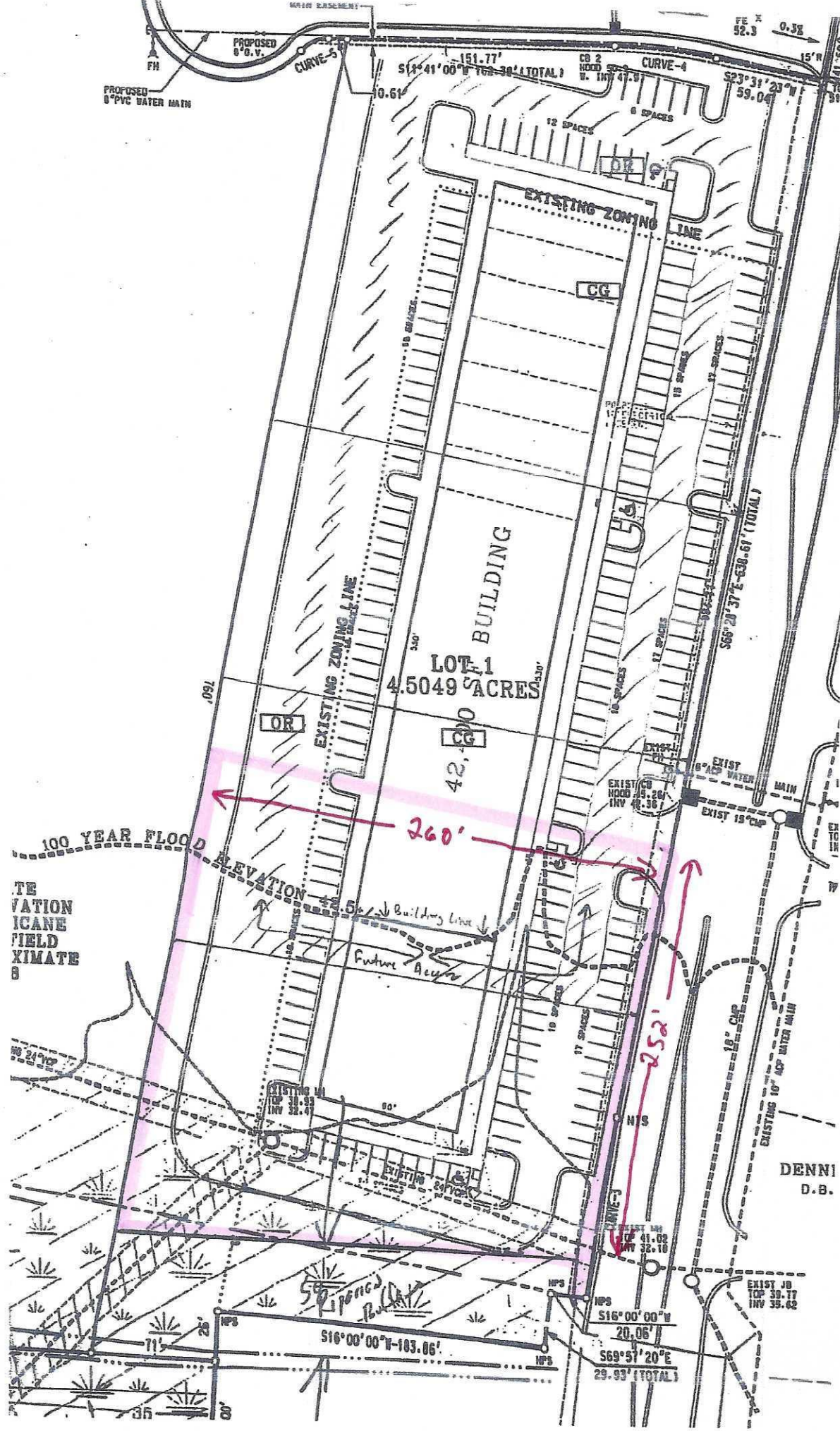
Arlington Blvd and Evans Street  
 0 W Arlington Blvd Greenville NC 27858  
 Rings: 1, 3, 5 mile radii

Latitude: 35.57997  
 Longitude: -77.36446

	1 mile	3 mile	5 mile
<b>2015 Households by Income</b>			
Household Income Base			
<\$15,000	5,114	30,556	47,351
\$15,000 - \$24,999	15.9%	26.0%	23.2%
\$25,000 - \$34,999	13.2%	11.0%	11.5%
\$35,000 - \$49,999	13.9%	11.0%	11.1%
\$50,000 - \$74,999	12.9%	13.8%	15.0%
\$75,000 - \$99,999	16.8%	14.0%	14.8%
\$100,000 - \$149,999	9.8%	9.1%	9.6%
\$150,000 - \$199,999	9.2%	9.0%	9.4%
\$200,000+	3.0%	2.7%	2.6%
Average Household Income	5.5%	3.3%	2.8%
	\$66,114	\$56,217	\$56,118
<b>2020 Households by Income</b>			
Household Income Base			
<\$15,000	5,290	32,095	49,959
\$15,000 - \$24,999	14.7%	25.2%	22.2%
\$25,000 - \$34,999	9.9%	7.9%	8.3%
\$35,000 - \$49,999	11.8%	9.4%	9.4%
\$50,000 - \$74,999	12.6%	13.7%	14.9%
\$75,000 - \$99,999	19.4%	15.9%	16.9%
\$100,000 - \$149,999	11.8%	10.6%	11.2%
\$150,000 - \$199,999	10.4%	10.4%	10.9%
\$200,000+	3.4%	3.3%	3.1%
Average Household Income	6.0%	3.6%	3.1%
	\$74,008	\$62,688	\$62,637
<b>2015 Owner Occupied Housing Units by Value</b>			
Total			
<\$50,000	1,893	11,829	20,986
\$50,000 - \$99,999	0.8%	1.9%	2.3%
\$100,000 - \$149,999	7.2%	12.7%	12.9%
\$150,000 - \$199,999	15.8%	18.0%	20.3%
\$200,000 - \$249,999	21.3%	18.8%	19.9%
\$250,000 - \$299,999	18.7%	14.8%	15.5%
\$300,000 - \$399,999	11.1%	10.3%	10.0%
\$400,000 - \$499,999	12.3%	12.3%	10.3%
\$500,000 - \$749,999	5.9%	5.0%	4.1%
\$750,000 - \$999,999	4.6%	4.1%	3.1%
\$1,000,000 +	0.8%	0.7%	0.6%
Average Home Value	1.6%	1.3%	1.1%
	\$261,095	\$241,579	\$225,883
<b>2020 Owner Occupied Housing Units by Value</b>			
Total			
<\$50,000	1,952	12,276	21,937
\$50,000 - \$99,999	0.4%	1.5%	1.6%
\$100,000 - \$149,999	3.7%	8.3%	8.6%
\$150,000 - \$199,999	7.0%	9.6%	10.9%
\$200,000 - \$249,999	16.8%	16.2%	18.1%
\$250,000 - \$299,999	21.8%	17.5%	19.3%
\$300,000 - \$399,999	15.1%	13.8%	14.0%
\$400,000 - \$499,999	15.9%	15.8%	13.4%
\$500,000 - \$749,999	8.5%	7.2%	5.8%
\$750,000 - \$999,999	7.3%	6.7%	5.4%
\$1,000,000 +	1.6%	1.5%	1.3%
Average Home Value	1.9%	2.0%	1.6%
	\$309,200	\$291,633	\$271,850

**Data Note:** Income represents the preceding year, expressed in current dollars. Household income includes wage and salary earnings, interest dividends, net rents, pensions, SSI and welfare payments, child support, and alimony.

**Source:** U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2015 and 2020. Esri converted Census 2000 data into 2010 geography.



PROPOSED  
6" PVC WATER MAIN

FE X  
52.3 0.3E

PROPOSED  
6" V. CURVE-5

151.77'  
S 1° 41' 00" W 163.38' (TOTAL)

CURVE-4

S 23° 31' 23" W  
59.04'

EXISTING ZONING LINE

CG

BUILDING  
LOT 1  
4.5049 ACRES

OR

EXISTING ZONING LINE

CG

42.00'

100 YEAR FLOOD ELEVATION

260'

THE  
EVATION  
ICANE  
FIELD  
XIMATE

Building Line  
Future Access

EXISTING  
6" ASP WATER MAIN

EXIST 18" CAP

DENNI  
D.B.

EXISTING  
6" ASP WATER MAIN

EXISTING 18" CAP WATER MAIN

S 16° 00' 00" W 183.06'

S 16° 00' 00" W  
20.06'  
S 69° 57' 20" E  
29.93' (TOTAL)