

# Brick Road Square - River Bend NC



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Presented by  
Efid Company

200 Efid Boulevard, New Bern, NC 28562



**Brick Road Square River Bend NC**

# Brick Road Square - River Bend NC

200 Efir Boulevard, New Bern, NC 28562

## Property Details

Brick Road Square includes 4 separate lots located at the entrance to the Incorporated Town of River Bend, NC. Sites are Zoned BD (Business District) & PDR-SF (Planned Development Residential). Water & Sewer available. Proposed Construction includes: Independent & Assisted Living Senior Housing, Retail, Office, Hotel & Motel, Healthcare.

**Price: \$760,000 - \$1,520,000**

- Outparcels Available for Commercial Development
- US Hwy 17: 2011 Vehicles Per Day= 21,000+
- J.V. & Build to Suit Options: Commercial General Contractor with 30+ Years Exp.
- River Bend NC: 2011 Total Population 5 Mile Radius= 26,000+
- Water & Sewer Available
- 2011 Median Household Income 1 Mile Radius = \$53,000+

View the full listing here: <http://www.crelisting.net/XBH4xqz6Q/?StepID=107>

Price:	\$760,000 - \$1,520,000
Property Type:	Land
Property Sub-type:	Commercial/Other (land)
Additional Sub-types:	Multifamily (land)
Property Use Type:	Vacant/Owner-User
Lot Size:	23.58 AC
Zoning Description:	Business District & Planned Development Residential
Features:	Electricity/Power, Water, Telephone, Cable

# Brick Road Square - River Bend NC

200 Efird Boulevard, New Bern, NC 28562

## Listing Lots

Lot 1

Price:	\$1,400,000
Lot Size:	7 AC
Price/AC:	\$200,000
Lot Type:	Commercial/Other (land)
Min. Divisible:	1 AC
Max. Contiguous:	7 AC
Commission Split:	5%

Lot #1 is part Parcel ID 8-206 -113 totaling 7 acres per Craven County Tax Records, Zoned BD: Business District.

Lot 2

Price:	\$1,519,999.98
Lot Size:	7.60 AC
Price/AC:	\$200,000
Lot Type:	Commercial/Other (land)
Min. Divisible:	1 AC
Max. Contiguous:	7.60 AC
Commission Split:	5%

Lot #2 is part Parcel ID 8-206 -113 totaling 7.6 acres per Craven County Tax Records, Zoned BD: Business District.

Lot 3

Price:	\$759,999.99
Lot Size:	3.80 AC
Price/AC:	\$200,000
Lot Type:	Commercial/Other (land)
Min. Divisible:	1 AC
Max. Contiguous:	3.80 AC
Commission Split:	5%

Lot #3 is on the corner of Shoreline Drive and Old Brick Road totaling 3.8 acres as per Craven County Tax Records, Zoned BD: Business District.

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## Listing Lots

Lot 4	Price:	\$1,035,999.97
	Lot Size:	5.18 AC
	Price/AC:	\$200,000
	Lot Type:	Congregate Senior Housing
	Min. Divisible:	1 AC
	Max. Contiguous:	5.18 AC
	Commission Split:	5%

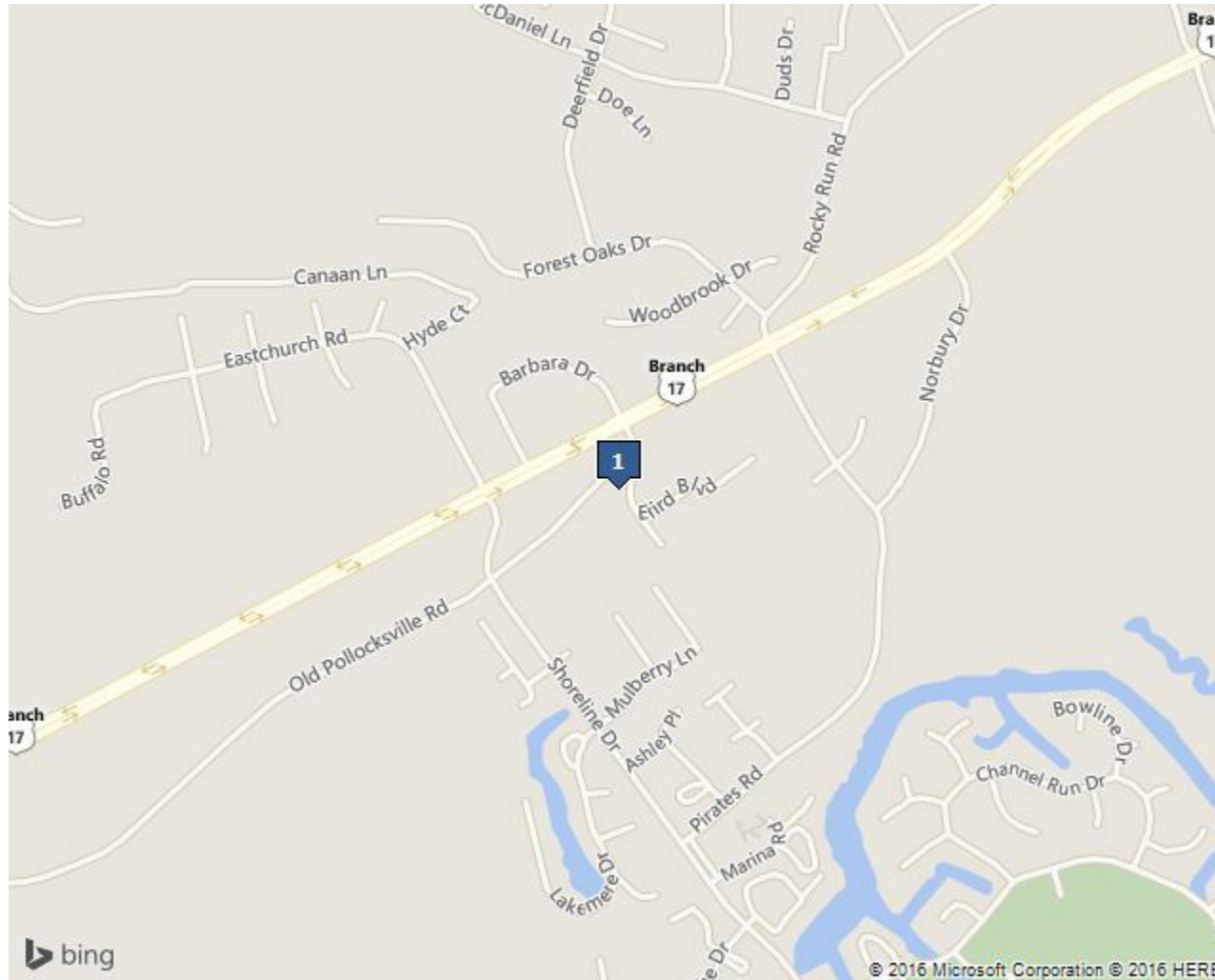
Lot #4 borders US Hwy 17 and Old Brick Road SR 1307. 5.18 acres per Craven County Tax Records, Zoned PDR-SF (Planned Development Residential). Proposed Construction for Senior Housing: Independent & Assisted Living.



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## Location



## Location Description

River Bend was incorporated in 1981. Located 3 miles south of New Bern off US Hwy 17, 4 lane divided hwy, with stoplight at entrance. There are multiple access points to each property from state maintained roads. River Bend has a municipal water & sewer system, police & fire departments, marina, Country Club with 18 hole golf course, and other retail businesses. Demographic Summary: 2011 Vehicles Per Day= 21,000+ 2011 Total Population 5 Mile Radius= 26,000+ 2011 Total Households 5 Mile Radius = 11,500+ 2011 Median Household Income 1 Mile Radius = \$53,000+

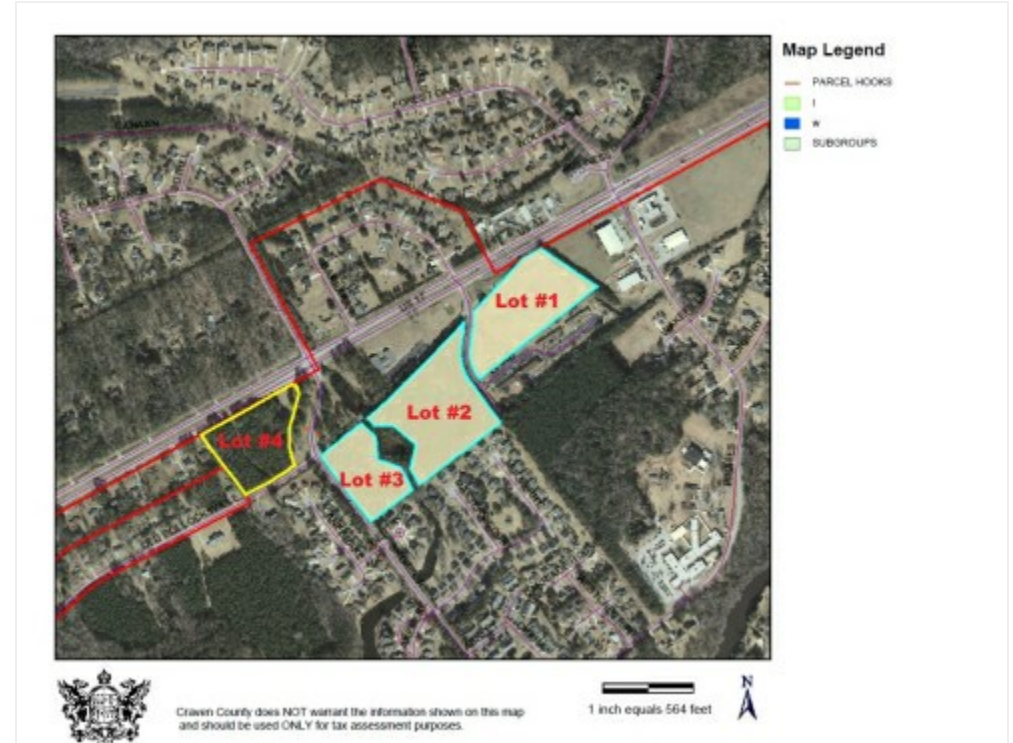
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## Property Photos



Brick Road Square River Bend, NC



Brick Road Square Tax Map Aerial



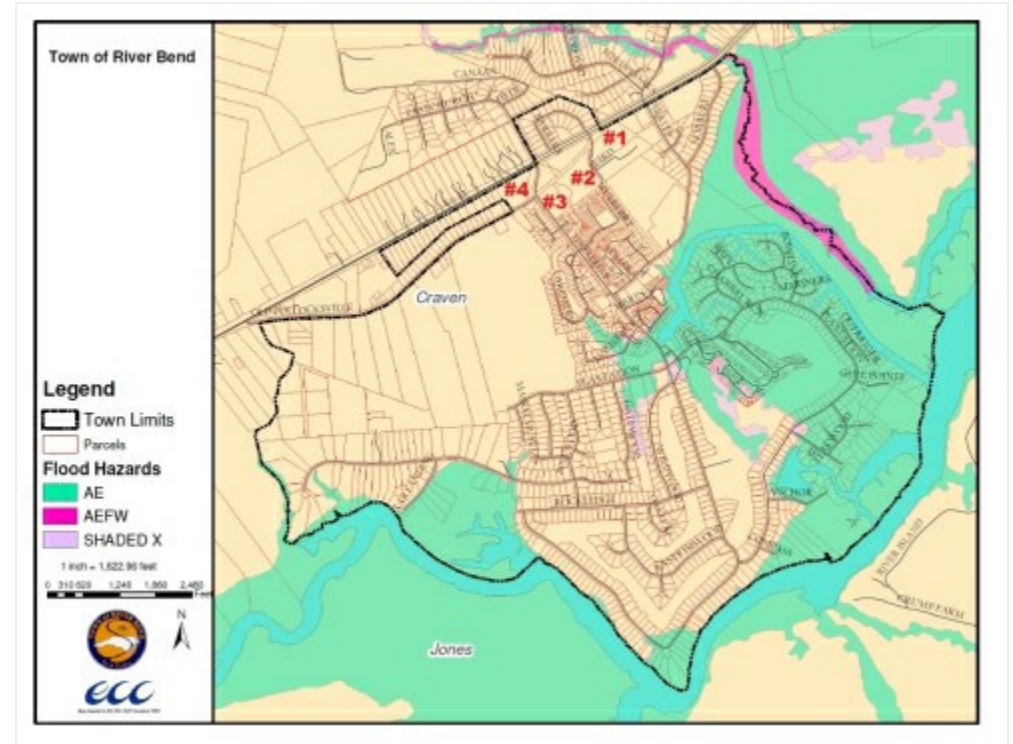
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## Property Photos



Brick Road Square Tax Map



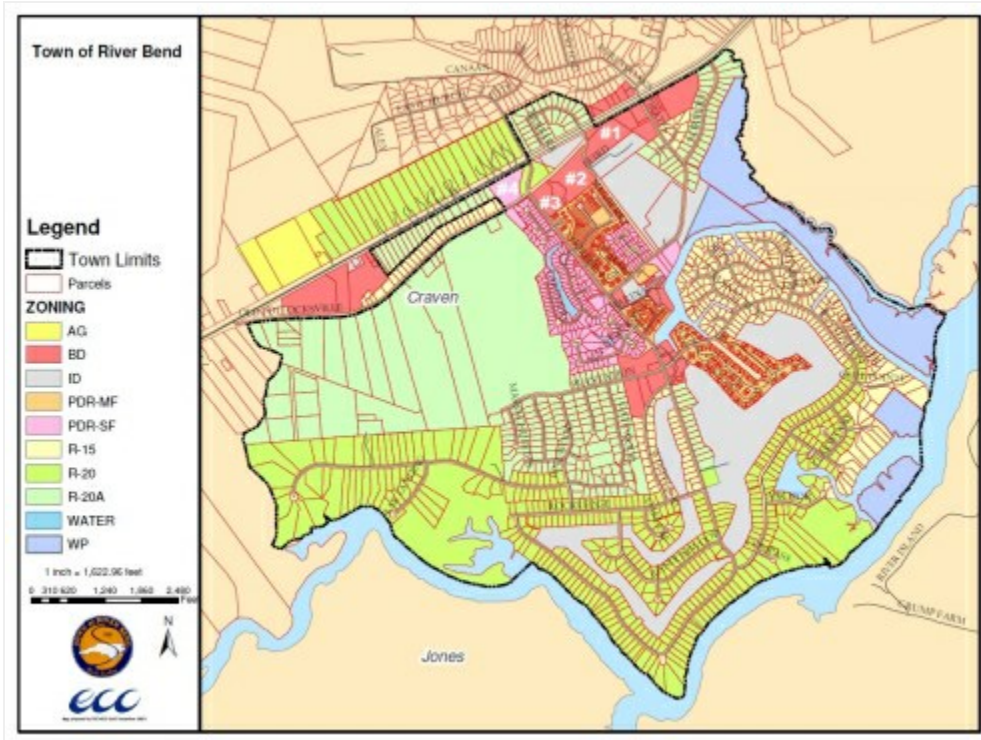
Brick Road Square Flood Map



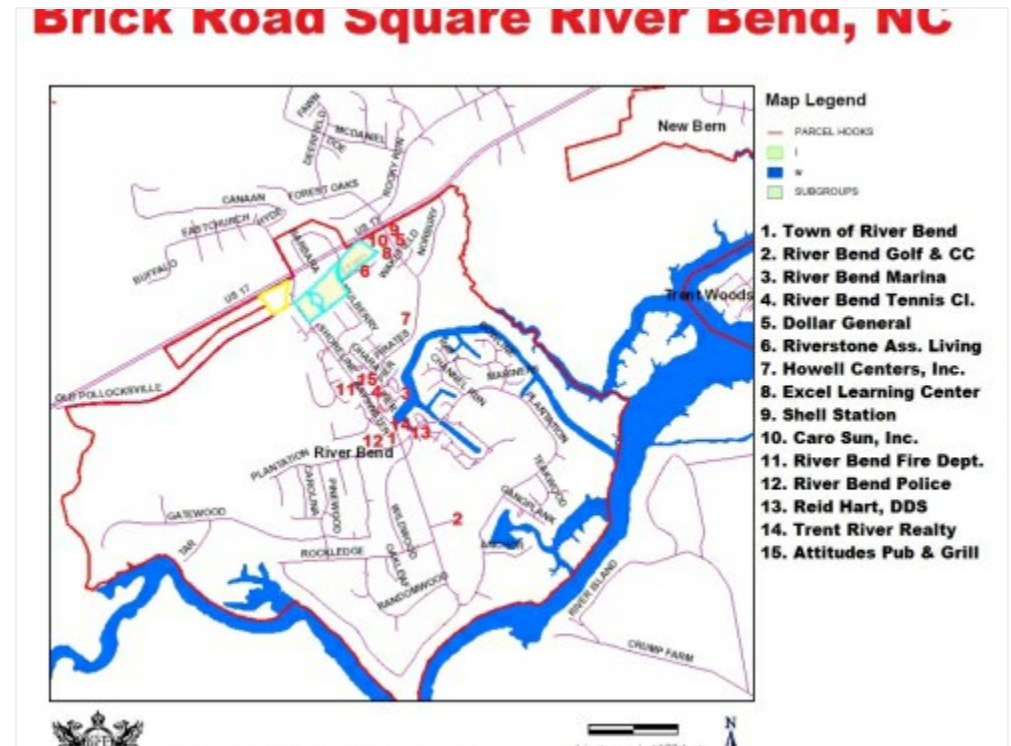
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## Property Photos



Brick Road Square Zoning Map



River Bend NC Points of Interest

# Brick Road Square - River Bend NC

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## Property Photos



Craven County Map POI

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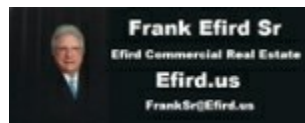
## Broker Profile



### Frank Efir Sr

President with Efir Companies: Commercial Real Estate Development, Sales, Leasing, Marketing, Trust & Asset Management in the Carolina's since 1965. Original Developer of Town of River Bend, New Bern, NC.

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(910) 200-0037  
License: 12068



### Efir Company

219 Bogey Drive  
Wilmington, NC 28405

<b>Current Occupation:</b>	NC Broker / Developer
<b>Work Experience:</b>	Efir Companies:Efir Commercial Real Estate - New Bern NCEfir Property Management - Wilmington NCEfir-Bentley Commercial Real Estate - Charlotte NC & Fort Mill SCPast:Efir Development & ConstructionRiver Bend Plantation, Inc.Stanley Power Tools, New Bern NCOwens-Illinois, NC
<b>Education:</b>	University of North Carolina-Chapel HillPheiffer College: Stanly County
<b>Organizations/Associations:</b>	LoopNet, Inc.
<b>Website:</b>	<a href="http://efird.us/">http://efird.us/</a>