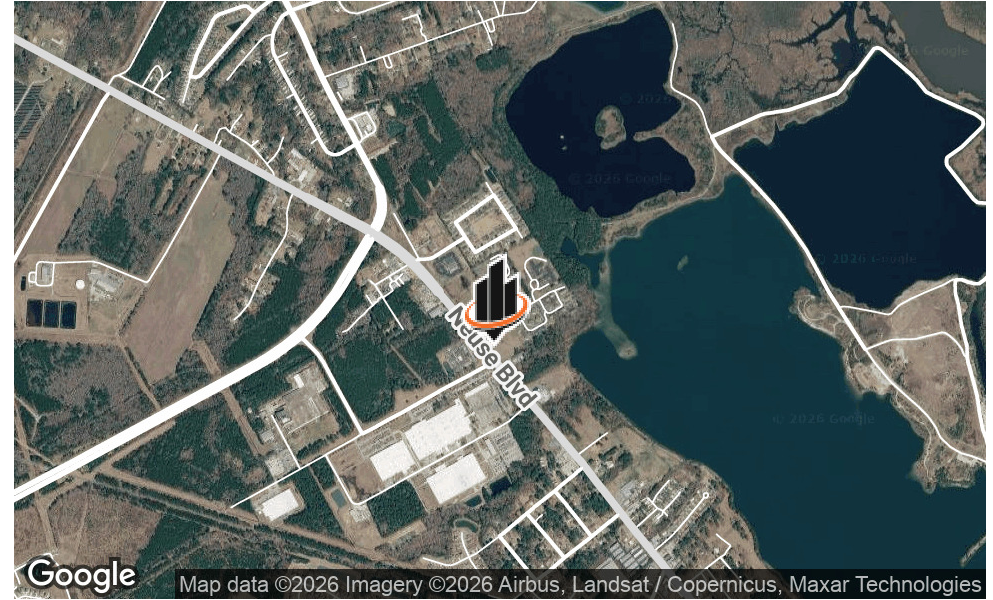


PROPERTY SUMMARY



OFFERING SUMMARY

SALE PRICE:	\$399,000
LOT SIZE:	2.43 Acres
PRICE / ACRE:	\$164,198
ZONING:	Commercial C-4
APN:	8-216-006

PROPERTY OVERVIEW

An exceptional development or investment opportunity located on Neuse Blvd in New Bern, NC. Zoned Commercial C-4, this property offers a strategic advantage with a traffic light intersection and proximity to BSH, one of the area's largest employers. Boasting an average daily traffic count of 11,500, this location provides high visibility and accessibility. Additionally, the availability of water and sewer further enhances its development potential, making it an enticing prospect for investors or end users seeking a well-positioned asset in the vibrant New Bern area.

PROPERTY HIGHLIGHTS

- Traffic Light Intersection
- Across from one of New Bern's Largest Employer
- 11,500 AADT
- Water & Sewer Available

PROPERTY DESCRIPTION



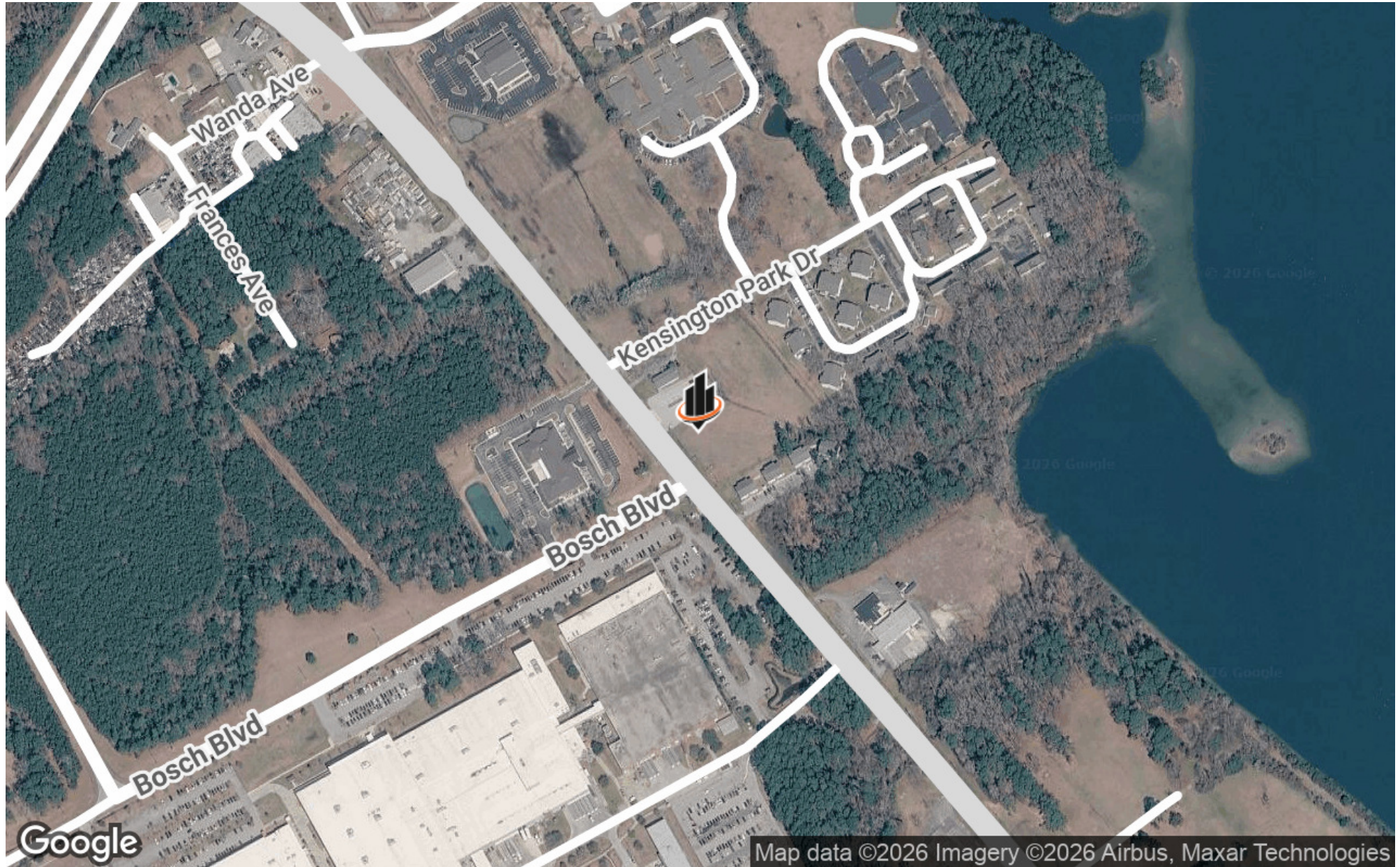
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LOCATION DESCRIPTION

The City of New Bern, NC, where history and modern amenities converge. Situated on waters of the Neuse River, the area offers a charming downtown with unique shops, restaurants, and historic attractions, including Tryon Palace and the Birthplace of Pepsi. For the outdoor enthusiast, there are ample opportunities for boating, fishing, and hiking. The property's close proximity to major highways, including Future I-42, Highways 17 and 70, provides convenient access to regional and interstate transportation networks. Additionally, its strategic location near the Port of Morehead City enhances its appeal by offering access to international shipping and trade

LOCATION MAP



ADDITIONAL PHOTOS



ABOUT JOSH TAYLOR



JOSH TAYLOR

Senior Advisor

josh.taylor@svn.com

Direct: **252.670.9590** | Cell: **252.670.9590**

NC #318210

PROFESSIONAL BACKGROUND

A native of New Bern, athletics and education took Josh to NC State University where he was a letterwinner on the Wolfpack football team while earning a business degree from NCSU's Poole College of Management. Hard work and a balanced regiment led Taylor to earn a full scholarship after initially walking onto the football team and continued his success as a Caterpillar Scholar-Athlete as well as serving on the Leadership Council for Wolfpack Football.

After his time in Raleigh, Taylor spent 4 years in the logistics and technology sectors. He became the National Sales Director at Survey.com who was eventually acquired by TRAX Retail, a leading global provider of retail analytics and AI solutions headquartered in Singapore.

Taylor has been surrounded by family in the real estate business, including development, real estate law, property management, and traditional brokerage. His athletic and sales background, passion for his home state, and relationship building has provided valuable skills in commercial real estate that he uses daily in deal sourcing, negotiations, educating buyers and sellers, and effectively marketing the team's listings.

Since joining SVN Efid Commercial Real Estate in 2020, Taylor has displayed his ability to successfully lead his clients to the closing table across various types of transactions from 1031 Exchanges, NNN Investments, Multifamily, Industrial, Office leasing and Marina sales.

Taylor enjoys his off time on the beautiful coast of NC, boating, waterfowl hunting, golfing, and of course cheering on Wolfpack athletics.

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