

# 1232 E. FIRE TOWER ROAD

Greenville, NC 27858

**LAND**

For Sale



## BROKERS

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## PROPERTY OVERVIEW

York Properties is proud to present 1.81 acres of ready-to-be developed land for sale at 1232 E. Fire Tower Road in Greenville, NC. The property is located at a signalized corner site across the street from Circle K and Whitebridge Apartments in fast-growing Greenville. A site plan was completed by Seller for a 12,000 SF single story multi-tenant medical office building with 61 parking spaces.

List Price: \$679,000

### Drive Times

#### To NC-43

5 min. • 1.5 miles

#### To Greenville Mall

7 min. • 2.6 miles

#### To Greenville Convention District

9 min. • 2.6 miles

#### To US-264

10 min. • 4 miles

#### To East Carolina University

10 min. • 4.4 miles

#### To Pitt-Greenville Airport (PGV)

19 min. • 6.6 miles

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## PROPERTY DESCRIPTION

### LAND FOR SALE

1232 E. Fire Tower Road, Greenville, NC 27858


#### SIZE

± 1.81 ACRE PARCEL

#### LIST PRICE

\$679,000

#### DETAILS

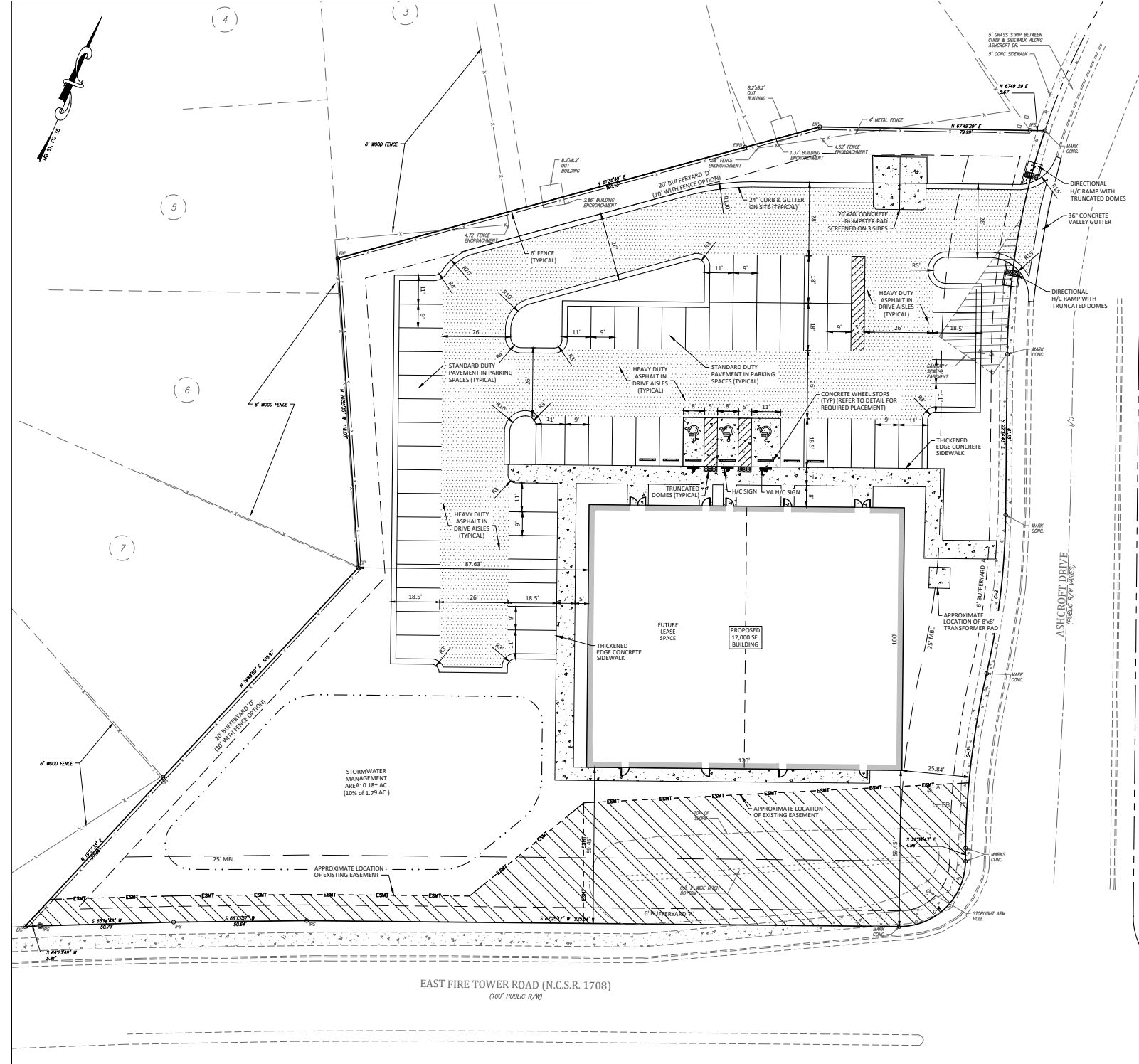
- Cleared and graded
- Signalized corner site offering excellent visibility & access
- Site plan on page 4 was completed by Seller for a 12,000 SF single story multi-tenant medical office building with 61 parking spaces
- Site plan was City approved in 2022, though ownership did not complete full process with "stamped" plans
- Located across the street from United Bank, Circle K, and Whitebridge Apartments
- Zoning: O-Office  
 [Click Here for Permitted Use Table](#) - scroll down to follow the 'O' for Office column
- NC PIN 4686416740 in Pitt County

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# PROPOSED SITE PLAN

## 12,000 SF SINGLE STORY MULTI-TENANT MEDICAL OFFICE BUILDING (61 PARKING SPACES)



## ABOUT GREENVILLE

Located just inland off the North Carolina coast, East of I-95, over 20 parks grace the landscape of Greenville and Pitt County. So if you're an outdoor enthusiast, you'll find enough adventure and scenic beauty here to fill up the canvas of your days, and plenty of like-minded people who share your respect for the grandeur of nature, the intoxicating fragrance of our Magnolia trees, picnicking under the shade of oaks, fishing at sundown, or hiking down a path that leads you not to the trail's end, but to the conclusion that this is where you belong.

[greenvillenc.gov/our-city/about-greenville](http://greenvillenc.gov/our-city/about-greenville)

## 2023 DEMOGRAPHICS, 1232 E. FIRE TOWER ROAD

MILE RADIUS	POPULATION	HOUSEHOLDS	HOUSEHOLD INCOME	DAYTIME POPULATION
1	8,204	3,945	\$111,921	1,845
3	52,670	23,280	\$97,249	21,357
5	110,400	47,251	\$89,825	45,157

## GREENVILLE ACCOLADES

- #1 MOST DIVERSE PLACES TO LIVE IN PITT COUNTY**  
Niche · 2023
- #1 TRENDIEST PLACE FOR GEN Z**  
RENTcafé · 2020
- #5 PLACES WITH THE LOWEST COST OF LIVING IN PITT COUNTY**  
Niche · 2023

## EAST CAROLINA UNIVERSITY RANKINGS

- #195 NATIONAL UNIVERSITIES**  
US News & World Report · 2023
- #106 TOP PUBLIC SCHOOLS**  
US News & World Report · 2023
- #73 BEST VALUE SCHOOLS**  
US News & World Report · 2023
- #69 BEST UNDERGRAD ENGINEERING PROGRAMS**  
US News & World Report · 2023

## ABOUT ECU HEALTH

Academic, acute, ambulatory or specialty care – whatever your interest, you'll find unlimited opportunities at ECU Health. Come explore the most progressive physician-led health care system in eastern North Carolina – and see for yourself. An exceptional academic medical center with two campuses, seven community hospitals, plus physician practices, hospice and more – all working together to serve 1.4 million people across eastern North Carolina, a region that makes up a third of the state. That's ECU Health at a glance.

[careers.ecuhealth.org/pages/about-us#](http://careers.ecuhealth.org/pages/about-us#)

## GREENVILLE PROFILE

- 42,436**  
Number of Employees, 2021
- 37,500**  
Number of Households, 2021
- \$44,064**  
Median Household Income, 2021
- 87,815**  
Total Population, 2021
- 26.8**  
Median Age, 2021
- \$163,500**  
Median Property Value, 2021
- 18 MIN**  
Average Commute Time, 2021
- 24.31%**  
Bachelor's Degree or Higher, 2021

**SALES BROKERS**

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**YORK PROPERTIES**

Brokerage · Property Management · Security  
Maintenance · Association Management · Construction  
Landscaping · Accounting · Venue Management

**ADDRESS**

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