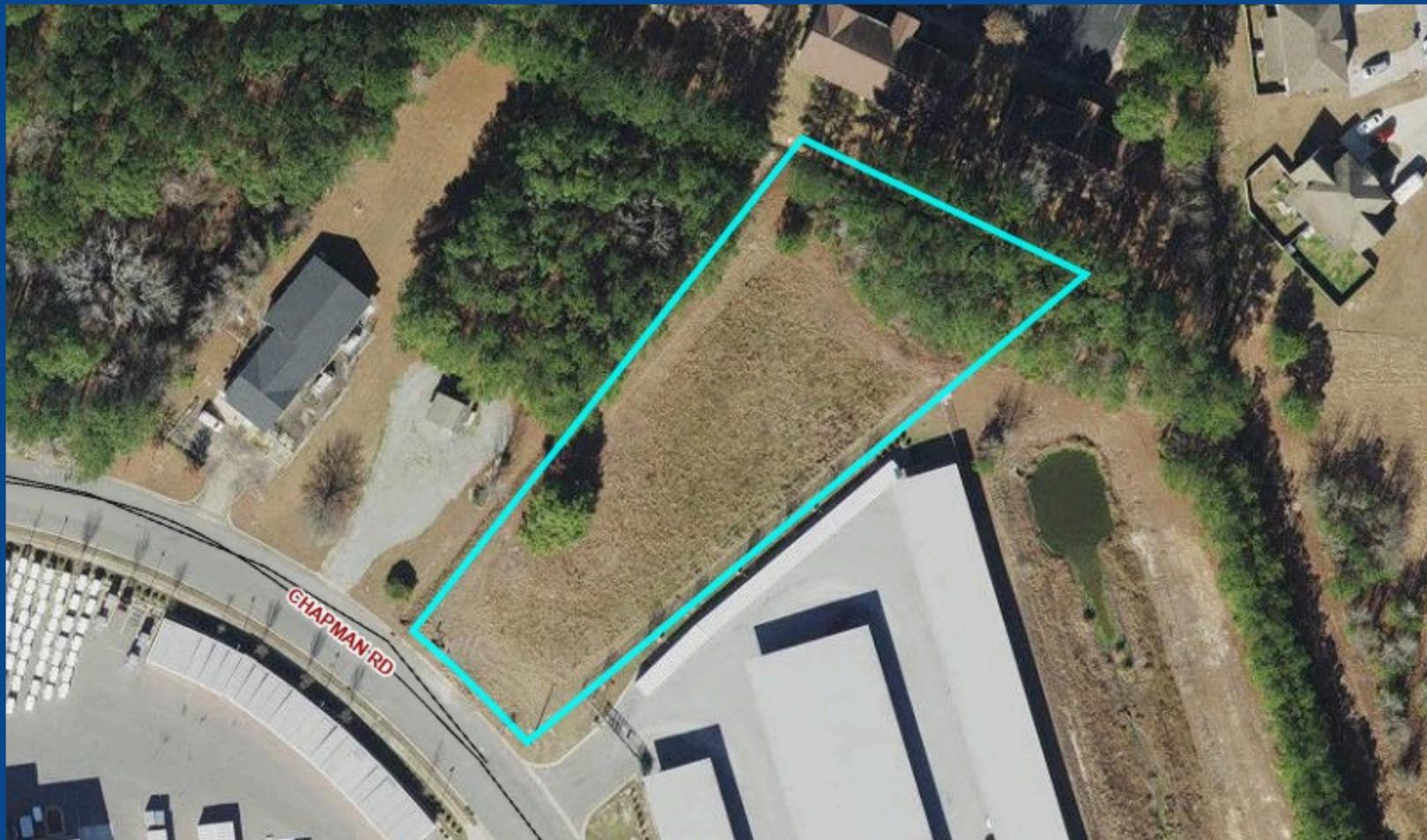


# PROPERTY HIGHLIGHTS



**KITTRELL &  
ARMSTRONG, LLC**



- 1.25 +/- Acre Commercial Development Site
- Zoned CH (Heavy Commercial) – supports a wide range of high-intensity uses
- Utilities available to site
- Strategic location behind Sheetz and beside U-Haul
- In close proximity to Pitt Community College
- Positioned along high-traffic South Memorial Drive corridor
- Surrounded by established retail, service, and educational anchors
- Broker/Owner

**630 CHAPMAN ROAD, WINTERVILLE, NC 28590**

**Parcel Number: 33159**



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# Overview

- 01 Property Overview
- 02 Gallery
- 03 Market Analysis
- 04 Demographics
- 05 Location Overview
- 06 Property Survey
- 07 Zoning
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# Property Overview

This 1.25 +/- acre commercial site presents an exceptional development opportunity within one of the area's most active retail corridors. The property is strategically positioned behind Sheetz, beside U-Haul, and in close proximity to Pitt Community College along South Memorial Drive, an area supported by strong average daily traffic counts and consistent consumer activity. Its location provides outstanding visibility, accessibility, and exposure to students, commuters, and surrounding residential neighborhoods.

Zoned CH (Heavy Commercial), the property supports a wide range of high-intensity uses including retail, restaurant, automotive, office, medical, warehouse, and service-related businesses. Surrounded by established commercial anchors and ongoing residential growth, this site offers flexibility for developers, owner-users, and investors seeking to capitalize on a thriving Greenville/Winterville submarket.



## Location

- Strategic location behind Sheetz and beside U-Haul
- In close proximity to Pitt Community College
- Positioned along high-traffic South Memorial Drive corridor



## Pricing Summary

- Sales Price \$190,000
- \$152,000 Per Acre



## Potential

- Ideal for retail, restaurant, automotive, office, medical, storage, or service uses
- Heavy Commercial zoning allows for flexible development options
- Growing Winterville/Greenville market with strong demand drivers
- Excellent visibility and accessibility
- High exposure to students, commuters, and local residents
- Located in one of Pitt County's strongest commercial corridors

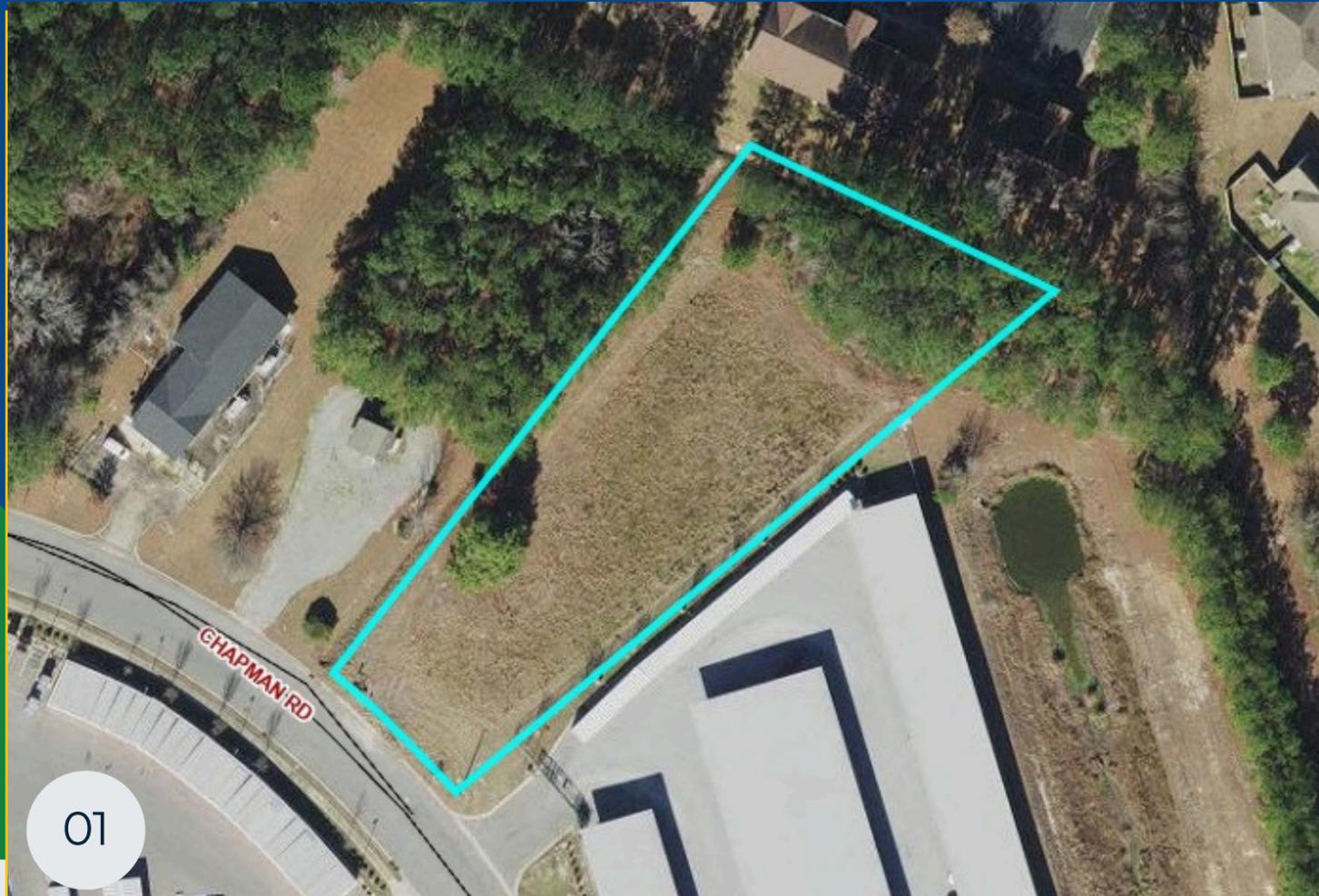


# Gallery



KITTRELL &  
ARMSTRONG, LLC

02



01

Mostly Cleared Lot-Ready for Development!



02

Booming Area for Development-Right off Memorial Drive!



# Market Analysis

## Economic & Population Growth

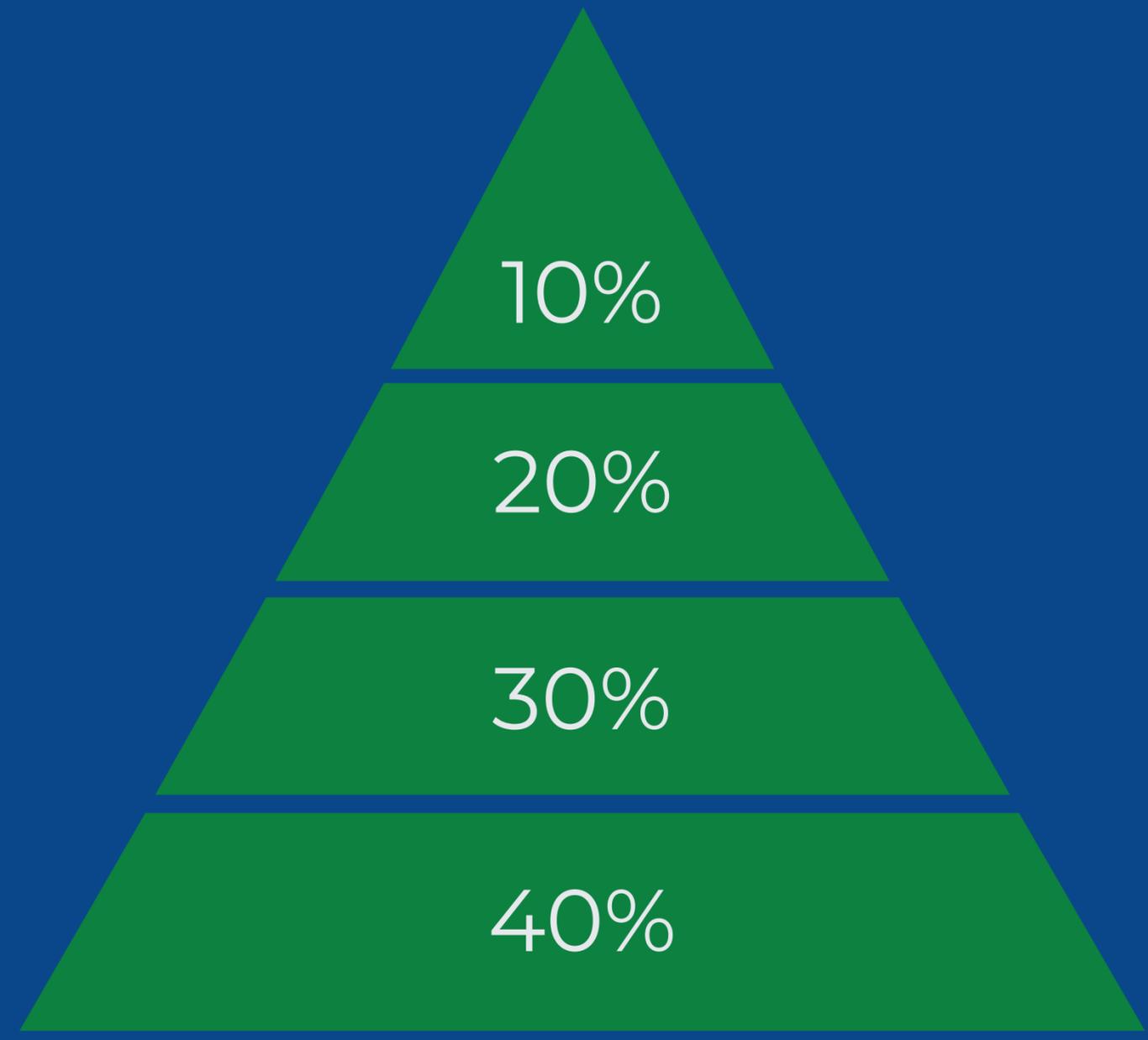
- Winterville’s latest population is approximately 10,624 residents with a year-over-year growth of about 1.1%.
- Median household income stands around \$82,783
- The town benefits from its strategic location: immediate access to major routes including US-264 and US 11, and proximity to the larger metro hub of Greenville, NC, providing regional connectivity for logistics and commerce.
- Workforce education is strong: approximately 42 % hold a bachelor’s degree or higher. Above regional averages.

## Major Employment Drivers

- Anchored by East Carolina University and ECU Health Medical Center, Greenville serves as the medical and educational hub of Eastern North Carolina.
- The industrial, logistics, and healthcare sectors continue to expand, fostering small-business growth and sustained retail demand.
- Proximity to major highways and the Greenville Eastern North Carolina Airport supports regional business connectivity.

## Commercial Market Trends

- Median home value is reported at about \$313,500 (June 2025) with modest growth of 1.2 % year-over-year in Winterville.
- Owner-occupancy is high 86.6 %, indicating less turnover and strong homeowner base.
- The town is positioned as a growing small-town community within a larger metro area, appealing to families, young professionals, and people seeking affordability with amenities.
- Local economy supports commercial growth: business incentives are in place, low property tax rate (\$0.475/100) boosts investment appeal.



Winterville is ranked #1 of places to live in Pitt County.



# Demographics

## 2020

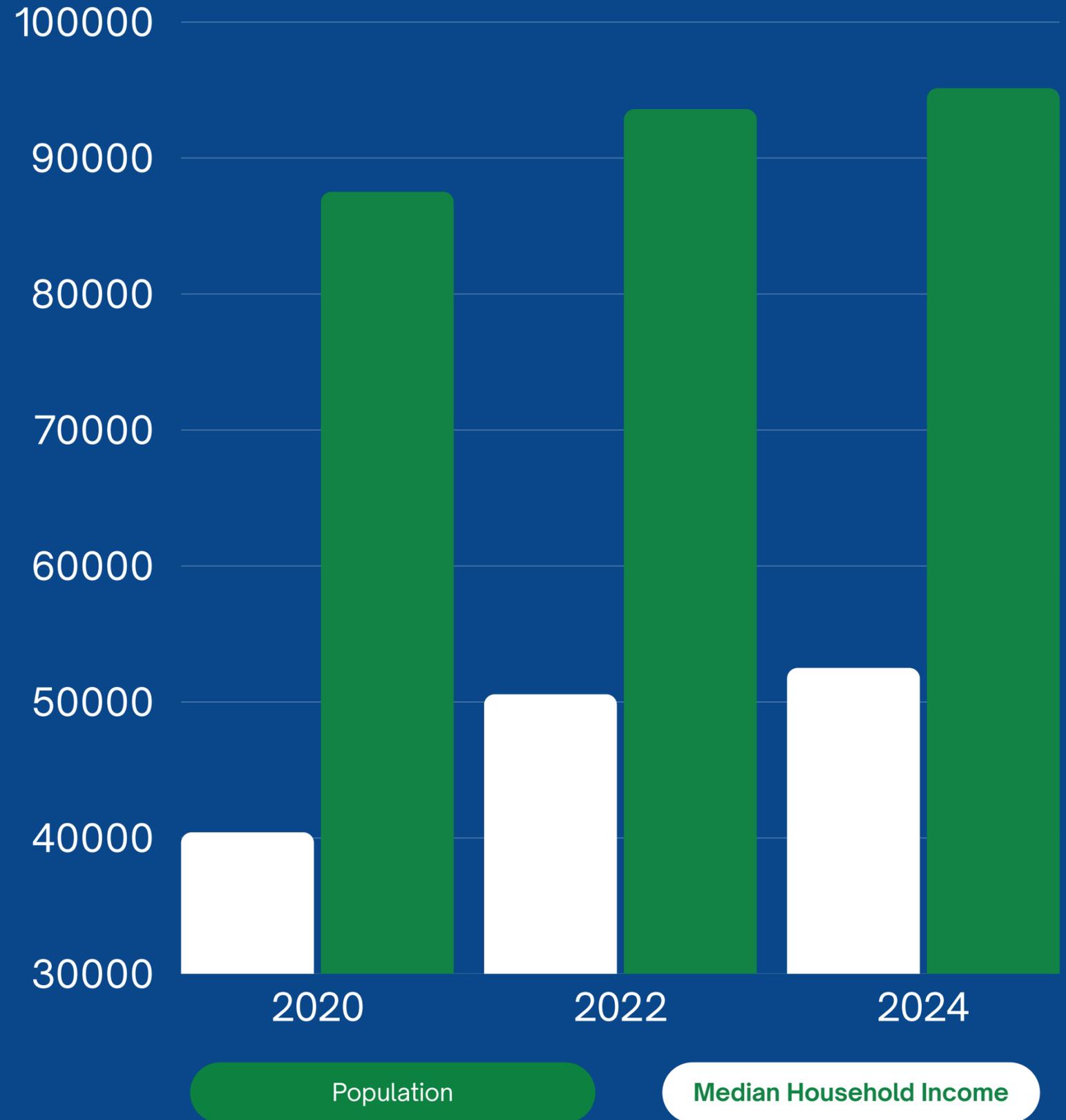
- Population: 10,462
- Median Age: 39 years
- Median Household Income: \$78,538
- Owner-Occupied Housing: 86.2% Owner-Occupied Homes / 13.7% Renter-Occupied

## 2022

- Population: 10,724
- Median Age: 39 years
- Median Household Income: \$80,852
- Owner-Occupied Housing: 86.6% Owner-Occupied Homes / 13.4% Renter-Occupied (dominance of owner occupied homes)

## 2024

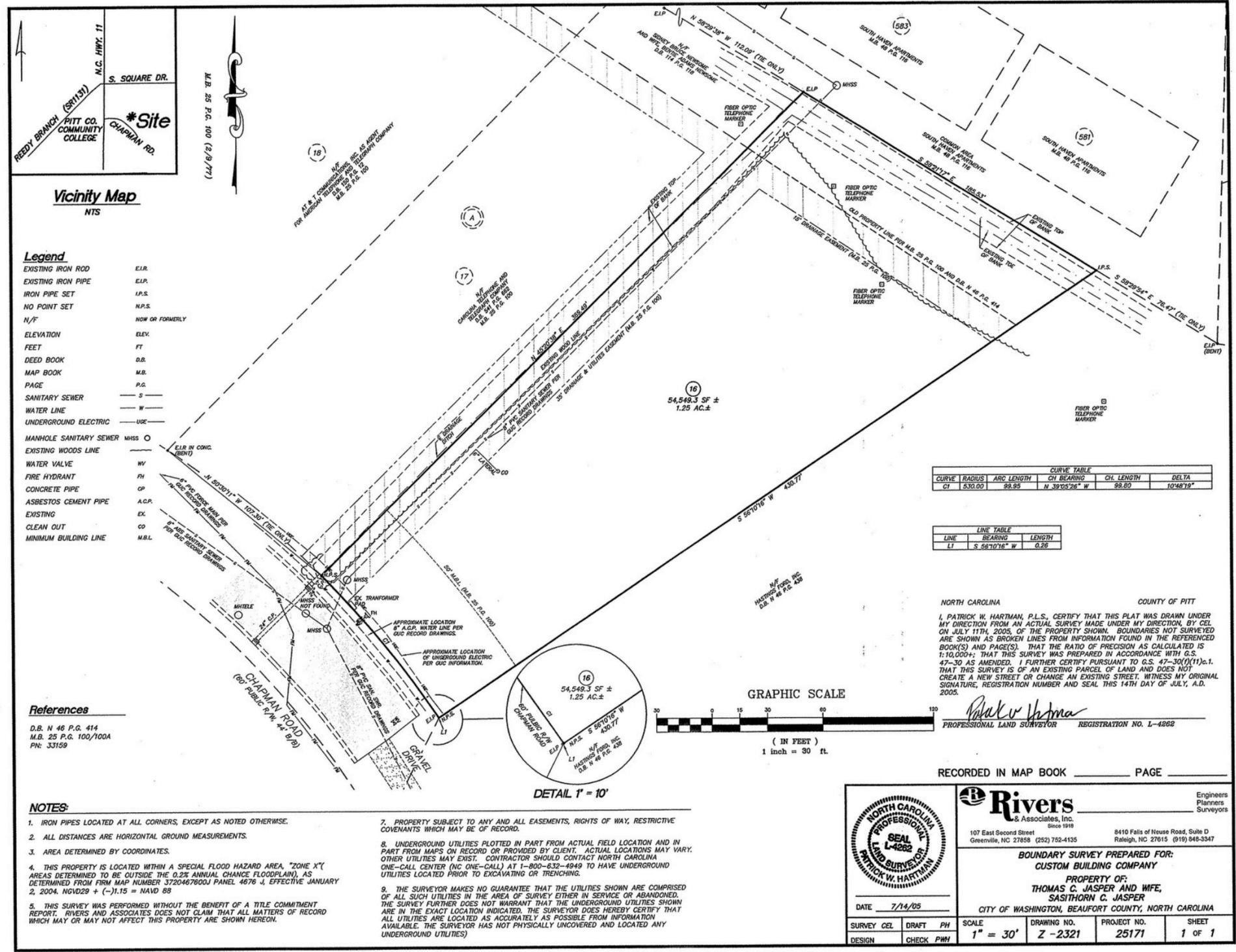
- Population: 11,393
- Median Age: 34 years
- Median Household: \$82,783
- Owner-Occupied Housing: 86.6% Owner-Occupied Homes / 13.4% Renter-Occupied (steady dominance of owner occupied homes)



# LOCATION OVERVIEW



# PROPERTY SURVEY



## Permitted Uses-Heavy Commercial (CH) Zoning

The CH zoning category is intended to provide roadside uses which will best accommodate the needs of the motoring public and of businesses demanding high volume traffic.

- Residential: Vertical mixed-use development
- Commercial: Arts studio, Athletic club (indoor & out), car wash, car, truck, rv, motorcycle, mobile home & boat sales & service, commercial laundries, digital broadcast studio, flea market, gas station, convenience store, hotel, motel, bed & breakfast inn, limited stay lodging, laundromat & dry cleaners, ABC store, medical supply sales and rental, park, pawnbroker, pet grooming facility, professional offices & services, restaurant, retail sales, taxi or limo service
- Civic & Institutional: Ambulance service, auditorium, cemetery, municipal building, civic organization, correctional facility, county or federal government building or use, cultural services, event center, funeral home, hospital, parking lot or structure, place of worship, shelter for homeless or abused, school (small or private), television and/or radio broadcast, veterinary clinic or animal hospital (including boarding), vocational or trade schools
- Agricultural: Animal boarding with outside facility, farming, beekeeping, farmer's market, greenhouse, kennel
- Industrial: Heavy & light industrial, recycling facilities, upholsterer (vehicles & furniture), warehouse or mini-storage
- Accessory Uses: Temporary field office

## Special Uses-Heavy Commercial (CH) Zoning

Under Heavy Commercial (CH) zoning, the following special use permits may be approved, expanding the property's potential for a variety of commercial and industrial purposes:

- Commercial: Adult uses, bar, pool hall, Hookah cafe, internet sweepstakes, microbrewery & microdistillery, restaurant with alcohol sales & regulated outdoor activities, retail sales with outdoor storage, tobacco & hemp sales
- Civic & Institutional: Adult & child day care facility, event center with mixed beverage permit
- Accessory Uses: Outdoor storage of products & materials, Residential quarters for manager or caretaker

# About Us



At Kittrell & Armstrong, our team of brokers takes a highly advisory and consultative approach to every transaction. While serving in a transactional capacity, we prioritize collaboration—working closely with clients to identify the critical deal points that shape successful outcomes.

Our focus is on empowering investors, property owners, and tenants with the insight and market knowledge needed to make confident, informed decisions, whether that means moving forward with a purchase, sale, or lease, or strategically waiting for the right opportunity.

With decades of combined experience across commercial, investment, and development real estate, Kittrell & Armstrong is committed to providing clarity, professionalism, and trusted guidance throughout every stage of the deal process.

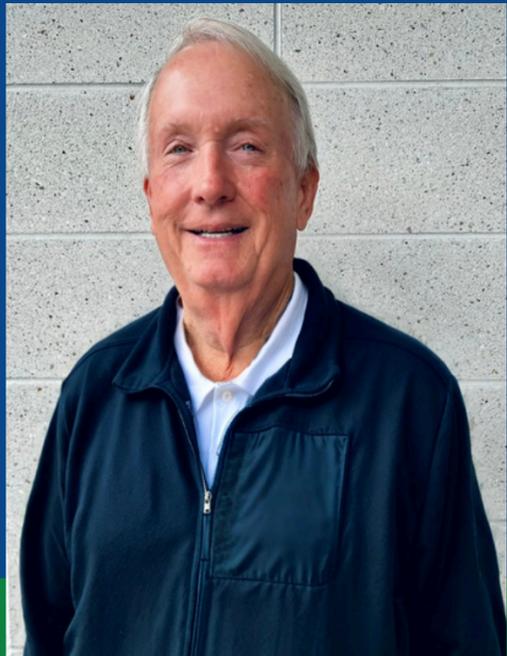


*Your Leader in Commercial Real Estate*



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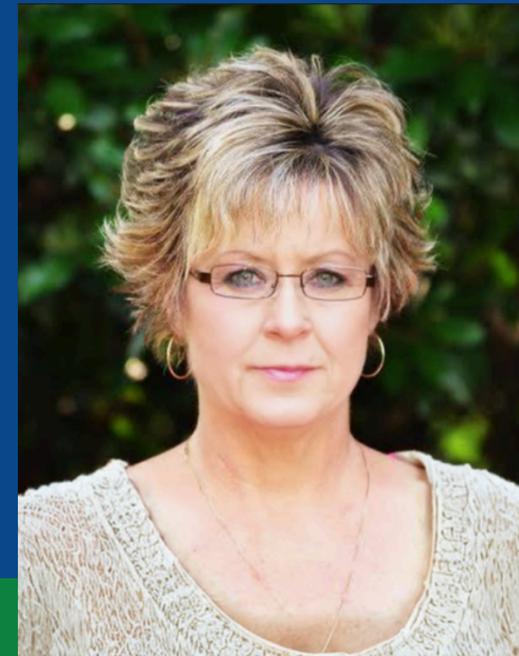


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# Thank You



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