

Commercial Sale Active
MLS# 10147984
DOM/CDOM: 3/3

2940 U.S. Highway 70 W
Goldsboro, NC 27530
 County: Wayne

\$870,000
Agent Detail Report



Building Area Total: 1,429
New Construction: No
Year Built: 2012
Years Owned: 1 or More Year(s)

Sub-Type: Mixed Use
Property Leased YN: No
Number Of Buildings: 1
Units Total: 1
City Limits YN: No
Lot Size Acres: 2.59
Lot Size SqFt: 112,820.4
Lot Size Dim.: SEE GIS
Available Acres: 2.59
Enable Limited Distribution: No

Showing Requirements: Appointment Only; Combination Lock Box; Lockbox

Private Remarks: The building is zoned with Wayne County (CODE CS) and the Parking lot/Putt Putt Course is zoned through The City of Goldsboro (CODE SC) . Please see documents for permitted uses of each. The property is 2 separate Parcels, ID #'s 2671836616 & 2671835472 Please provide prequal letter or proof of funds with offer. Listing Firm Does Not Hold Earnest Money.

Public Remarks: UNIQUE COMMERCIAL OPPORTUNITY WITH ESTABLISHED BUSINESS & STRATEGIC RETAIL ACCESS Situated on 2.6 acres within a thriving retail corridor, this commercial property offers a rare opportunity to acquire an established mini Putt Putt and arcade business with significant upside potential. Currently operating with an 18-hole mini putt putt course, arcade, concession area, and party/event space, the property is well-positioned for immediate seasonal operation. While tucked just beyond the main roadway, the site benefits from direct access through a major shopping center, placing it alongside national retailers, restaurants, and consistent daily traffic. Customers access the property by driving through the shopping center, creating a destination-style setting with built-in nearby foot and vehicle traffic. The property features a large, paved parking area suitable for high-volume use, events, or future business concepts. The true value lies in the acreage, established use, and surrounding commercial activity, offering flexibility for an owner-operator or investor seeking to continue the current entertainment business or explore alternative commercial uses. Whether you choose to capitalize on the existing operation or reimagine the space, this property presents an exceptional opportunity to own a sizeable commercial tract in the heart of a proven retail environment. Established business * Adjacent to major retail * Destination-style access * 2.6 acres of opportunity

Syndication Remarks: UNIQUE COMMERCIAL OPPORTUNITY WITH ESTABLISHED BUSINESS & STRATEGIC RETAIL ACCESS Situated on 2.6 acres within a thriving retail corridor, this commercial property offers a rare opportunity to acquire an established mini Putt Putt and arcade business with significant upside potential. Currently operating with an 18-hole mini putt putt course, arcade, concession area, and party/event space, the property is well-positioned for immediate seasonal operation. While tucked just beyond the main roadway, the site benefits from direct access through a major shopping center, placing it alongside national retailers, restaurants, and consistent daily traffic. Customers access the property by driving through the shopping center, creating a destination-style setting with built-in nearby foot and vehicle traffic. The property features a large, paved parking area suitable for high-volume use, events, or future business concepts. The true value lies in the acreage, established use, and surrounding commercial activity, offering flexibility for an owner-operator or investor seeking to continue the current entertainment business or explore alternative commercial uses. Whether you choose to capitalize on the existing operation or reimagine the space, this property presents an exceptional opportunity to own a sizeable commercial tract in the heart of a proven retail environment. Established business * Adjacent to major retail * Destination-style access * 2.6 acres of opportunity

Directions: Take US-70 E to NC-581 in Wayne County. Take exit 351 from I-42 E, Turn right onto NC-581, take 3 rights and it will be on your left

Latitude: 35.43239 **Longitude:** -78.064842

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|---|---|--|
| Listing Contract Date: 02/20/2026 | Listing Agreement: Exclusive Right To Sell | Major Change Timestamp: 02/23/2026 |
| Start Showing Date: 02/23/2026 | Listing Service: Full Service | Major Change Type: New Listing |
| Original Entry Timestamp: 02/20/2026 | Service: Please provide prequal letter or proof of funds with offer. | Status Change Timestamp: 02/23/2026 |
| Original MLS: Triangle MLS Inc | Financial Remarks: | Original List Price: \$870,000 |
| | | List Price: \$870,000 |

| Name | Office | Primary | Office | E-mail |
|--|---|--------------|--------------|--|
| LA: Beth Hines (R18285) DRE#: 192858 | RE/MAX SOUTHLAND REALTY II (2166) C8503 | 919-868-6316 | 919-773-0991 | bethremaxsouthland@gmail.com |

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|--------------------------------------|---|----------------------------------|
| List Price/SqFt: \$608.82 | Tax Annual Amt: \$2,200 | Parcel Number: 2671836616 |
| List Price/Acre: \$335,907.34 | Tax Year: 2026 | Lot Number: 8 |
| | Tax Assd Value: \$214,420 | Zoning: SC & CS |
| | Tax Legal Desc.: W US 70 HY REAR | |

Accessibility Features: Common Area

Building Features: Recreation Facility Onsite

Business Type: Accounting; Administrative and Support; Advertising; Agriculture; Animal Grooming; Appliances; Aquarium Supplies; Arts and Entertainment; Athletic; Auto Body; Auto Glass; Auto Parts; Auto Repair-Specialty; Auto Service; Auto Stereo/Alarm; Auto Tires; Bakery; Barber/Beauty; Books/Cards/Stationary; Butcher; Cabinets; Candy/Cookie; Car Wash; Carpet/Tile; Child Care; Church; Clothing; Commercial; Computer; Construction/Contractor; Convalescent; Convenience Store; Dance Studio; Decorator; Deli/Catering; Dental; Doughnut; Dry Cleaner; Education/School; Electronics; Employment; Financial; Fitness; Florist/Nursery; Food & Beverage; Franchise; Furniture; Gas Station; Gift Shop; Hardware; Health Food; Health Services; Hobby; Home Cleaner; Hospitality; Ice Cream/Frozen Yogurt; Jewelry; Landscaping; Laundromat; Liquor Store; Locksmith; Medical; Mixed; Music; Nursing Home; Office Supply; Paints; Pet Store; Photographer; Pizza; Printing; Professional Service; Professional/Office; Real Estate; Recreation; Rental; Restaurant;

Road Surface Type: Paved

Secondary Property Sub Type: Business

Sewer: Septic Tank

Square Foot Details: Minimum SqFt Available: 1,429

Subscriber Confirmation: Subscriber Created Text: Yes; Subscriber Took Photos: Yes

Utilities: Electricity Connected; Septic Connected; Water Connected

Disclosures: Seller Disclosure

Easement Type: Access

Possession: Close Of Escrow

Restrictions: Subject To Zoning

Sales Options: Cash; Conventional

Special Listing Conditions: Standard

Documents Available: Aerial Photo; Floor Plan

Retail; Sporting Goods; Storage; Toys; Transportation; Travel; Upholstery;
Utility; Variety; Video; Wallpaper; Warehouse; Other
Construction Materials: Frame
Cooling: Central Air
Foundation Details: Slab
Heating: Electric
Lot Features: Landscaped
Oil/Gas Rights Severed?: No
Possible Use: Automotive; Commercial; Development; Investment;
Medical/Dental; Mixed Use; Office; Place of Worship; Retail

Information is deemed to be reliable, but is not guaranteed. © 2026 MLS and [FBS](#). Prepared by Beth Hines on Monday, February 23, 2026 10:06 AM. The information on this sheet has been made available by the MLS and may not be the listing of the provider.