

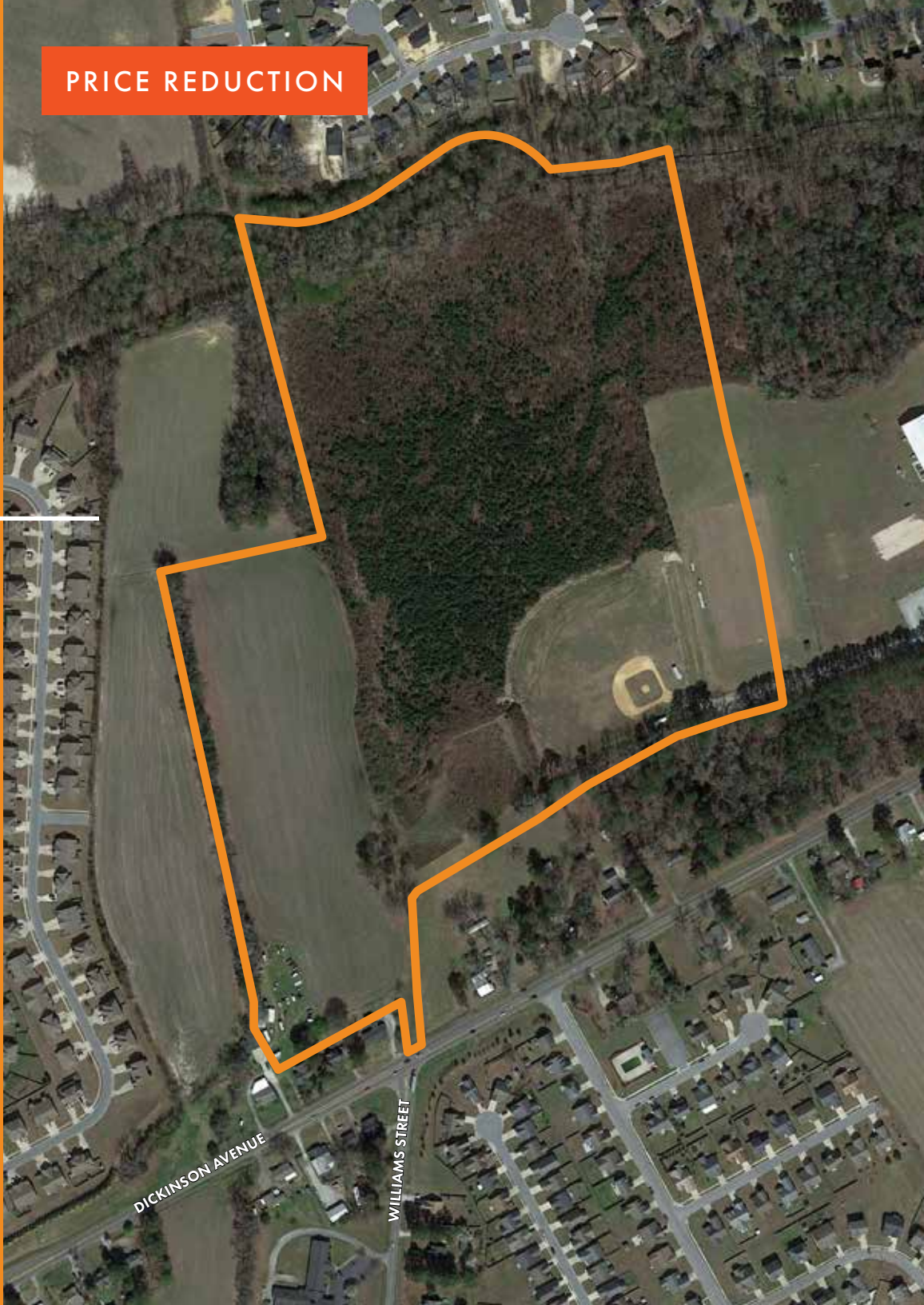
PRICE REDUCTION

GREENVILLE, NORTH CAROLINA

# DICKINSON AVENUE

±52.96-ACRE DEVELOPMENT OPPORTUNITY

FOUNDRY  
COMMERCIAL





DICKINSON AVENUE

## EXECUTIVE SUMMARY

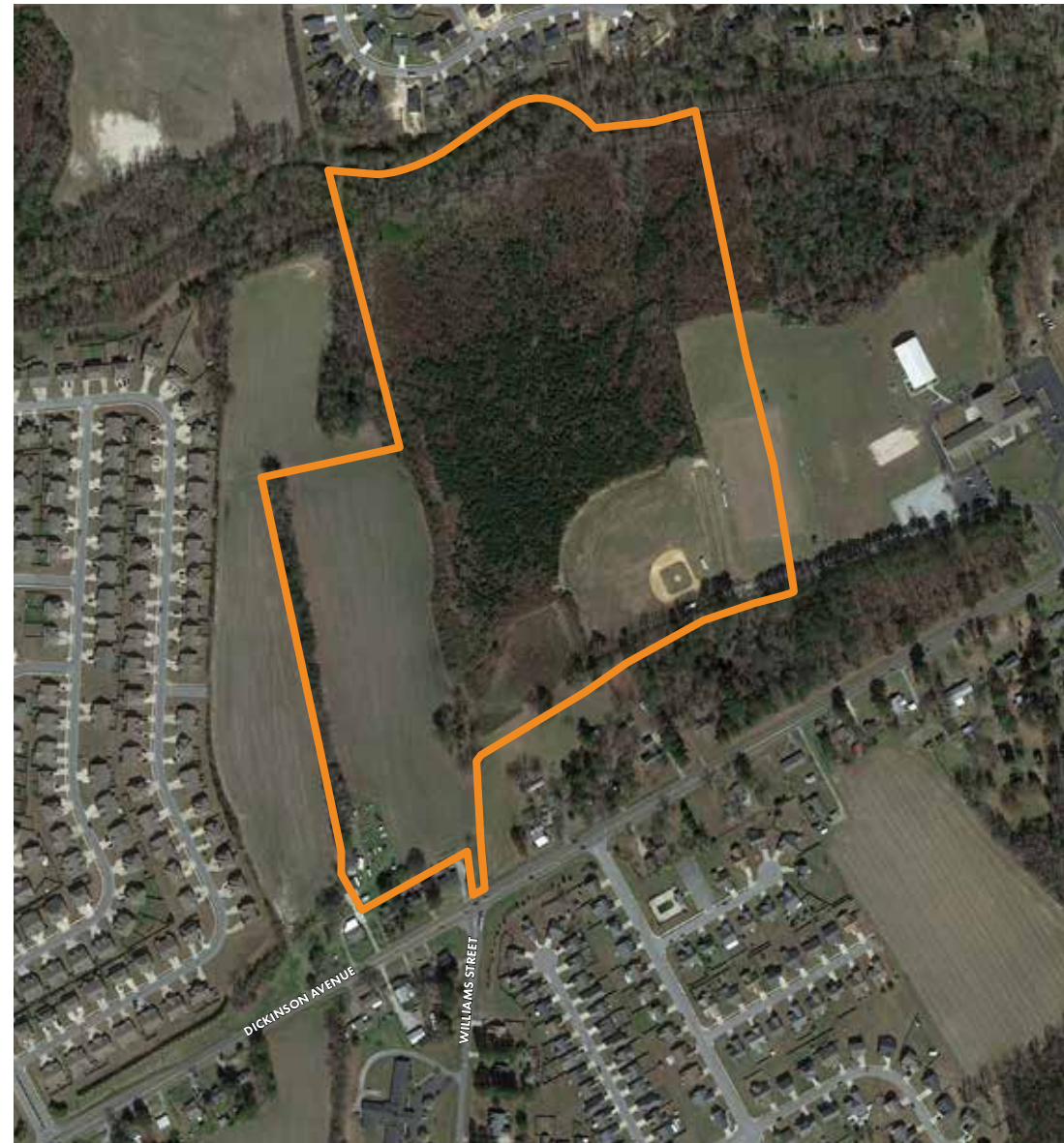
Foundry Commercial is pleased to present an offering of ±52.96 acres in the heart of Greenville, North Carolina. The property is located on Dickinson Avenue, one of Greenville's main arteries, providing convenient access to an abundance of retail amenities and major employment centers, including East Carolina University and the Vidant Medical Center.

Based on the location and future land use plan, the property is ideal for residential development. The site is zoned low-density residential; however, the future land use plan calls for a medium to high-density residential development, allowing up to 17 units per acre of single family homes, multifamily homes, or townhomes. The site is served by municipal water and sewer and features relatively level topography.

# PROPERTY INFORMATION

## ■ DICKINSON AVENUE

<b>ADDRESS</b>	0 Dickinson Avenue
<b>PARCEL NUMBERS</b>	22777
<b>MUNICIPALITY</b>	City of Greenville
<b>LAND SIZE (GROSS)</b>	± 52.96
<b>CURRENT ZONING</b>	RA-20 (Low Density Residential)
<b>FUTURE LAND USE</b>	TNMH (Traditional Neighborhood, Medium to High Density)
<b>ANTICIPATED ZONING PER ADOPTED FUTURE LAND USE MAP</b>	R6 - 17 Units per acre R6A - 9 Units per acre R6S - 7 Units per acre
<b>SEWER &amp; UTILITIES</b>	Municipal water and sewer
<b>PRICE</b>	\$1,588,800 (\$30,000 per acre)



# LOCATION OVERVIEW

## AREA AMENITIES AND TRAFFIC COUNTS





## DICKINSON AVENUE

# LOCATION OVERVIEW

### ■ CENTRALLY SITUATED TO SERVE THE LARGEST CONCENTRATION OF POPULATION AND INDUSTRY IN EASTERN NORTH CAROLINA

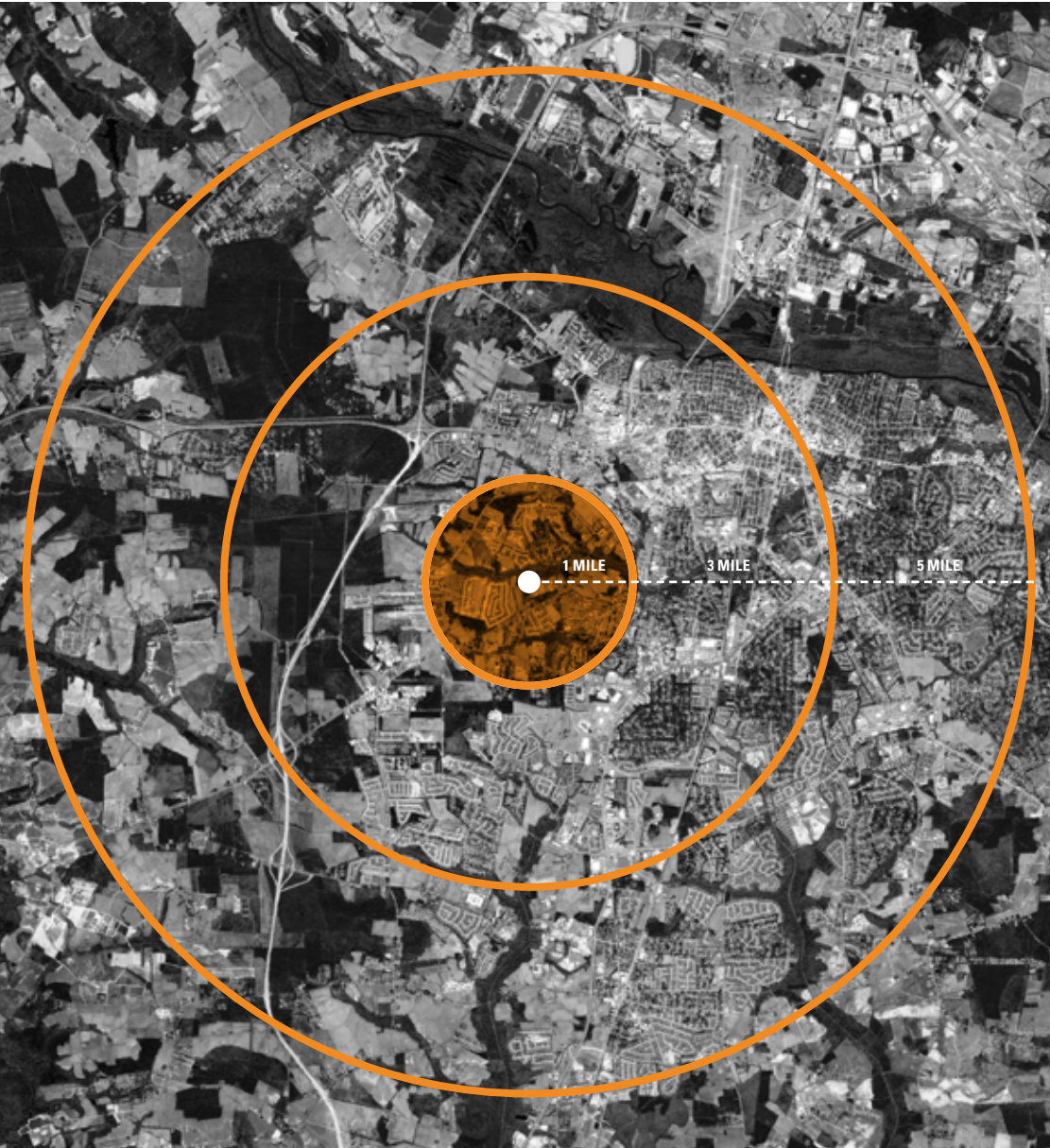
Greenville, NC, also known as "the Capital of Eastern North Carolina" is home to East Carolina University, the renowned Vidant Medical Center, Pitt Community College, and a thriving small business and manufacturing environment.

Greenville's in- place economic and jobs growth initiative will create a 35% increase in jobs over the next 10 years. The initiative is successfully targeting skilled workforce in the Advanced Materials, Automotive, Aviation, Biosciences, Information Technology, and Logistics Industries.

Despite the robust economic activity and growth, Greenville has retained the roots of a small southern town with a front-porch-friendly quaintness and a culture centered around the arts, education, and family values.

GREENVILLE, A  
QUAINT COLLEGE  
TOWN WITH DOWN-  
TO-EARTH CULTURE

# LOCATION OVERVIEW



## DEMOGRAPHICS

	1 MILE	3 MILE	5 MILE
2018 ESTIMATED POPULATION	8,099	48,483	107,955
2023 PROJECTED POPULATION	8,495	50,582	112,524
2018 ESTIMATED HOUSEHOLDS	4,067	22,267	47,376
2023 PROJECTED HOUSEHOLDS	4,270	23,317	49,368
AVERAGE HH INCOME	\$41,531	\$55,558	\$65,324
MEDIAN HH INCOME	\$37,211	\$43,452	\$50,629
2018 TOTAL BUSINESSES	99	3,570	5,278
2018 TOTAL EMPLOYEES	927	39,373	60,902

DICKINSON AVENUE

## LOCATION OVERVIEW

### GREENVILLE ACCOLADES

**175,000**

*MSA population*

**40,000**

*students attending college*

**10%**

*cost of living below the national average*

**30,000**

*full-time students residing in Greenville*

**TOP 10**

*best places for business and careers - Forbes*

**TOP 20**

*best small cities for information technology jobs*

**TOP 10**

*micro american cities of the future*

**652,000**

*consumers in the regional trade area*

**35%**

*projected job growth over the next 10 years*



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