

FOR SALE

Old Creek Industrial Land - 15.2 Acres

1906 OLD CREEK RD , GREENVILLE, NC 27834

MICHAEL OVERTON, CCIM | 252.355.7006 | MICHAEL@OVERTONGROUP.NET
401 W. 1ST ST | GREENVILLE, NC 27834 | 252.355.7006 | OVERTONGROUP.NET



Old Creek Industrial Land - 15.2 Acres

1906 OLD CREEK RD , GREENVILLE, NC 27834

All materials and information received or derived from The Overton Group, LLC its directors, officers, agents, advisors, affiliates and/or any third party sources are provided without representation or warranty as to completeness, veracity, or accuracy, condition of the property, compliance or lack of compliance with applicable governmental requirements, developability or suitability, financial performance of the property, projected financial performance of the property for any party's intended use or any and all other matters.

Neither The Overton Group, LLC its directors, officers, agents, advisors, or affiliates makes any representation or warranty, express or implied, as to accuracy or completeness of the any materials or information provided, derived, or received. Materials and information from any source, whether written or verbal, that may be furnished for review are not a substitute for a party's active conduct of its own due diligence to determine these and other matters of significance to such party. The Overton Group, LLC will not investigate or verify any such matters or conduct due diligence for a party unless otherwise agreed in writing.

EACH PARTY SHALL CONDUCT ITS OWN INDEPENDENT INVESTIGATION AND DUE DILIGENCE.

Any party contemplating or under contract or in escrow for a transaction is urged to verify all information and to conduct their own inspections and investigations including through appropriate third party independent professionals selected by such party. All financial data should be verified by the party including by obtaining and reading applicable documents and reports and consulting appropriate independent professionals. The Overton Group, LLC makes no warranties and/or representations regarding the veracity, completeness, or relevance of any financial data or assumptions. The Overton Group, LLC does not serve as a financial advisor to any party regarding any proposed transaction. All data and assumptions regarding financial performance, including that used for financial modeling purposes, may differ from actual data or performance. Any estimates of market rents and/or projected rents that may be provided to a party do not necessarily mean that rents can be established at or increased to that level. Parties must evaluate any applicable contractual and governmental limitations as well as market conditions, vacancy factors and other issues in order to determine rents from or for the property.

Legal questions should be discussed by the party with an attorney. Tax questions should be discussed by the party with a certified public accountant or tax attorney. Title questions should be discussed by the party with a title officer or attorney. Questions regarding the condition of the property and whether the property complies with applicable governmental requirements should be discussed by the party with appropriate engineers, architects, contractors, other consultants and governmental agencies. All properties and services are marketed by The Overton Group, LLC in compliance with all applicable fair housing and equal opportunity laws.

FOR SALE

Old Creek Industrial Land - 15.2 Acres

1906 OLD CREEK RD , GREENVILLE, NC 27834



OFFERING SUMMARY

Sale Price:	\$25,000 / acre
Lot Size:	15.2 Acres
Price / Acre:	\$25,000
Zoning:	IU (INDUSTRIAL)
Market:	Eastern North Carolina
Submarket:	Greenville
Traffic Count:	16,500

PROPERTY HIGHLIGHTS

- -Located near areas largest manufactories (Hyster-Yale Group, Grady White Boats, Thermo Fisher Scientific)
- -Located off Hwy 264 Bypass (Connected to I-587)
- -Near Pitt-Greenville Airport (PGV) served by American Airlines
- -Short distance to downtown

FOR SALE

Old Creek Industrial Land - 15.2 Acres

1906 OLD CREEK RD , GREENVILLE, NC 27834



PROPERTY DESCRIPTION

15.2-acre site of Industrial land for sale north of the river off Old Creek Rd/Hwy 264. Site is located near Indigreen Corporate Park and North Creek Industrial Park. The site is near the corner signaled corner of Old Creek Rd and Hwy 264 Bypass and has easy access to Hwy 264 (Future) I-587 and to Pitt-Greenville Airport (PGV) which is served by American Airlines. All utilities are on site.

Greenville, NC & Pitt County are home to East Carolina University with over 29,000+ enrollment and Pitt Community College with 11,000+ enrollment.

LOCATION DESCRIPTION

The North of the River District sits between the Tar River, North Memorial Dr., and the Hwy 264 Bypass. The district is home to the northernmost grocery store, Food Lion, serving all residents between Greenville and Williamston.

Acquiring a 20,000 traffic count daily, the district serves as our industrial gateway. The North of the River District is known for Pitt-Greenville Airport, Thermo Fisher Scientific, Hyster-Yale Group, Grady-White Boats, and the Industrial Blvd. This site is located near Indigreen Corporate Park and North Creek Industrial Park. Site has easy access to I-587 and to Pitt-Greenville Airport (PGV) which is served by American Airlines.

Greenville, NC & Pitt County are home to East Carolina University with over 29,000+ enrollment and Pitt Community College with 11,000+ enrollment.

FOR SALE

Old Creek Industrial Land - 15.2 Acres

1906 OLD CREEK RD , GREENVILLE, NC 27834



LOCATION INFORMATION

Building Name	Old Creek Industrial Land - 15.2 Acres
Street Address	1906 Old Creek Rd
City, State, Zip	Greenville, NC 27834
County	Pitt
Market	Eastern North Carolina
Sub-market	Greenville
Cross-Streets	Old Creek Rd

BUILDING INFORMATION

PROPERTY HIGHLIGHTS

- -Located near areas largest manufactories (Hyster-Yale Group, Grady White Boats, Thermo Fisher Scientific)
- -Located off Hwy 264 Bypass (Connected to I-587)
- -Near Pitt-Greenville Airport (PGV) served by American Airlines
- -Short distance to downtown



COMPLETE HIGHLIGHTS | PAGE 5

FOR SALE

Old Creek Industrial Land - 15.2 Acres

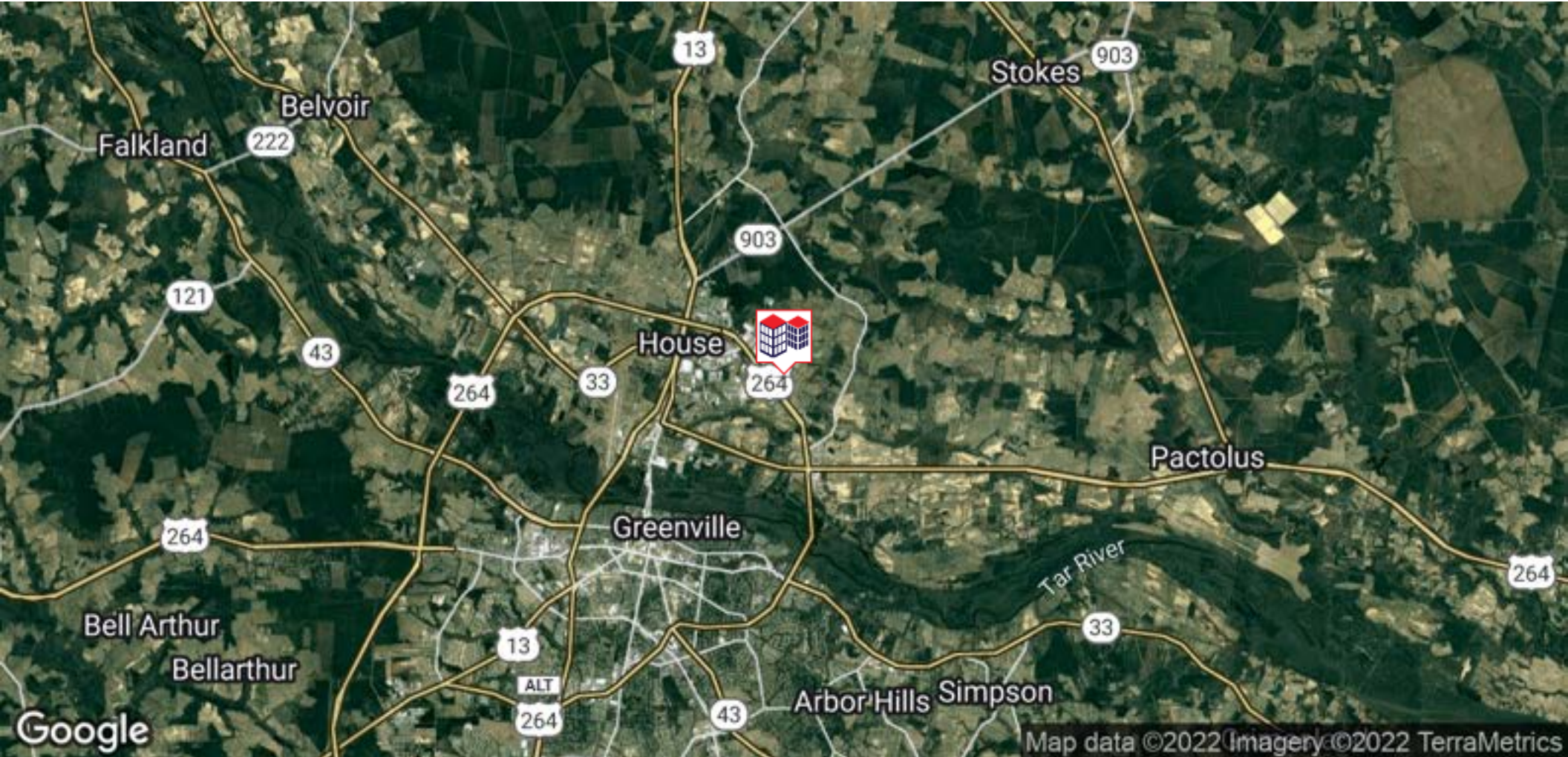
1906 OLD CREEK RD , GREENVILLE, NC 27834



FOR SALE

Old Creek Industrial Land - 15.2 Acres

1906 OLD CREEK RD , GREENVILLE, NC 27834



LOCATION MAP | PAGE 7

401 W. 1ST ST | GREENVILLE, NC 27834 | 252.355.7006 | OVERTONGROUP.NET



FOR SALE

Old Creek Industrial Land - 15.2 Acres

1906 OLD CREEK RD , GREENVILLE, NC 27834



AERIAL MAP | PAGE 8

401 W. 1ST ST | GREENVILLE, NC 27834 | 252.355.7006 | OVERTONGROUP.NET



FOR SALE

Old Creek Industrial Land - 15.2 Acres

1906 OLD CREEK RD , GREENVILLE, NC 27834



FOR SALE

Greenville, NC | Eastern NC

FIRE TOWER JUNCTION



GREENVILLE, NC

Greenville is the county seat and largest city in Pitt County, NC. Greenville is the 10th largest city in NC and has a metropolitan are of more than 230,000 residents. Greenville can be found in the center of Pitt Co on the Tar River which flows into the Pamlico River and Pamlico Sound. Greenville is home to the 3rd largest university in NC, East Carolina University with over 29,000 students enrolled. ECU is home to the Brody School of Medicine and over 100 undergrad and 100 graduate programs. ECU is home to the East Carolina Pirates that compete in the Division 1 FBS American Conference. Greenville is also home to one of the largest Community Colleges in NC, Pitt Community College. Greenville is also know for Vidant Medical Center which has over 6,000 employees and is the only Tier 1 Trauma Center east of I-95 in North Carolina.

LOCATION DETAILS

Market	Eastern North Carolina
Sub Market	Greenville
County	Pitt
Cross Streets	Old Creek Rd
Signal Intersection	No

FOR SALE

ECU Health Medical Center | Eastern NC

1906 OLD CREEK RD , GREENVILLE, NC 27834



ECU HEALTH MEDICAL CENTER, GREENVILLE, NC

ECU Health Medical Center, formerly Vidant Health, is at the core of Greenville's Medical District. ECU Health's Medical Center is the only Level 1 trauma center east of I-95 and the teaching hospital for the Brody School of Medicine. They provide 1,712 licensed beds and offer extensive inpatient and outpatient services to more than 1.4 million people across 29 counties in Eastern North Carolina. In addition, they provide over 20 services on the main campus, bringing 6,800 employees to Greenville, and over 13,000 within the system,

ECU HEALTH SYSTEM

- Only Level 1 Trauma Center East of I-95
- 1,400,000 People Currently Served
- 6,800 Employees in Greenville, NC
- 13,000 Employees Throughout Eastern North Carolina
- Over 60,000 Admissions Yearly

East Carolina University | Eastern NC

1906 OLD CREEK RD , GREENVILLE, NC 27834



EAST CAROLINA UNIVERSITY, GREENVILLE, NC

East Carolina University has a total enrollment of 28,798 of which, 23,056 are undergrads. In addition, ECU employs over 5,600 yearly and is the largest Division 1 school in Eastern North Carolina. ECU accomplishes its mission of being the pinnacle for student success through education, research, creative activities, and service while being good stewards of trusted research.

EAST CAROLINA UNIVERSITY

- 28,798 Total Enrollment
- 5,670 Total Staff and Faculty Members
- 91% In-State Students
- 21,471 Full-time Students
- Top Three Undergrad Majors - Nursing, Management, Biology

FOR SALE

ECU Pirate Athletics

1906 OLD CREEK RD , GREENVILLE, NC 27834



ECU ATHLETICS

At ECU, you'll find numerous options to suit every sports and recreation enthusiast. As an NCAA Division I University, East Carolina University is a part of the American Athletic Conference, with 18 different sports teams. Amongst the most popular, ECU Football, Basketball, and Baseball attract spectators throughout North Carolina.

On a fall Saturday, catch the Pirates playing on the ever-filled Bagwell Field at Dowdy-Ficklen Stadium with its 50,000 spectators.

Lewis Field at Clark-LeClair Stadium plays host to the ECU baseball team and its 5,000 spectators in the spring months. In total, the team attracts 100,000 in attendance per year, amongst the top in the National year-by-year.

Minges Coliseum on ECU's campus is home to the men's and women's basketball and volleyball teams. The 8,000-seat arena attracts 63,000 spectators during a typically men's basketball season.

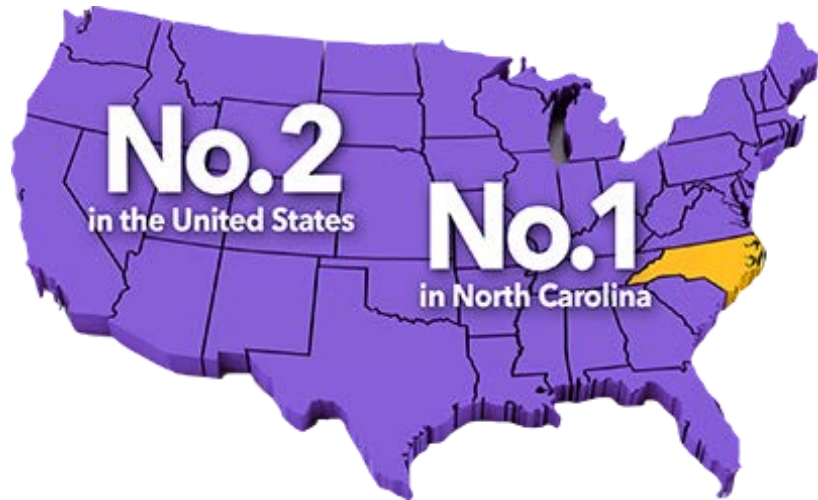


ECU Health Science Campus

1906 OLD CREEK RD , GREENVILLE, NC 27834



Brody School of Medicine at East Carolina University is a 40-year-old medical school with a strong primary care orientation. Accepting 86 residents a year, The Brody School of Medicine prides itself on its growing diversity in its students' age, race, and gender. The school is the Number 1 school in North Carolina for primary care students and ranks number 2 for primary care in the United States. **ECU College of Nursing** is the largest department on campus. The College of Nursing provides amongst the nation's top education for its 1,350 students, resulting in ECU graduating the most nurses in North Carolina four-year educational institutions. **ECU School of Dental Medicine** provides 208 residents yearly and is North Carolina's second dental school. The school creates leaders for care in the underserved markets leading the nation in community-based, service learning oral health education.



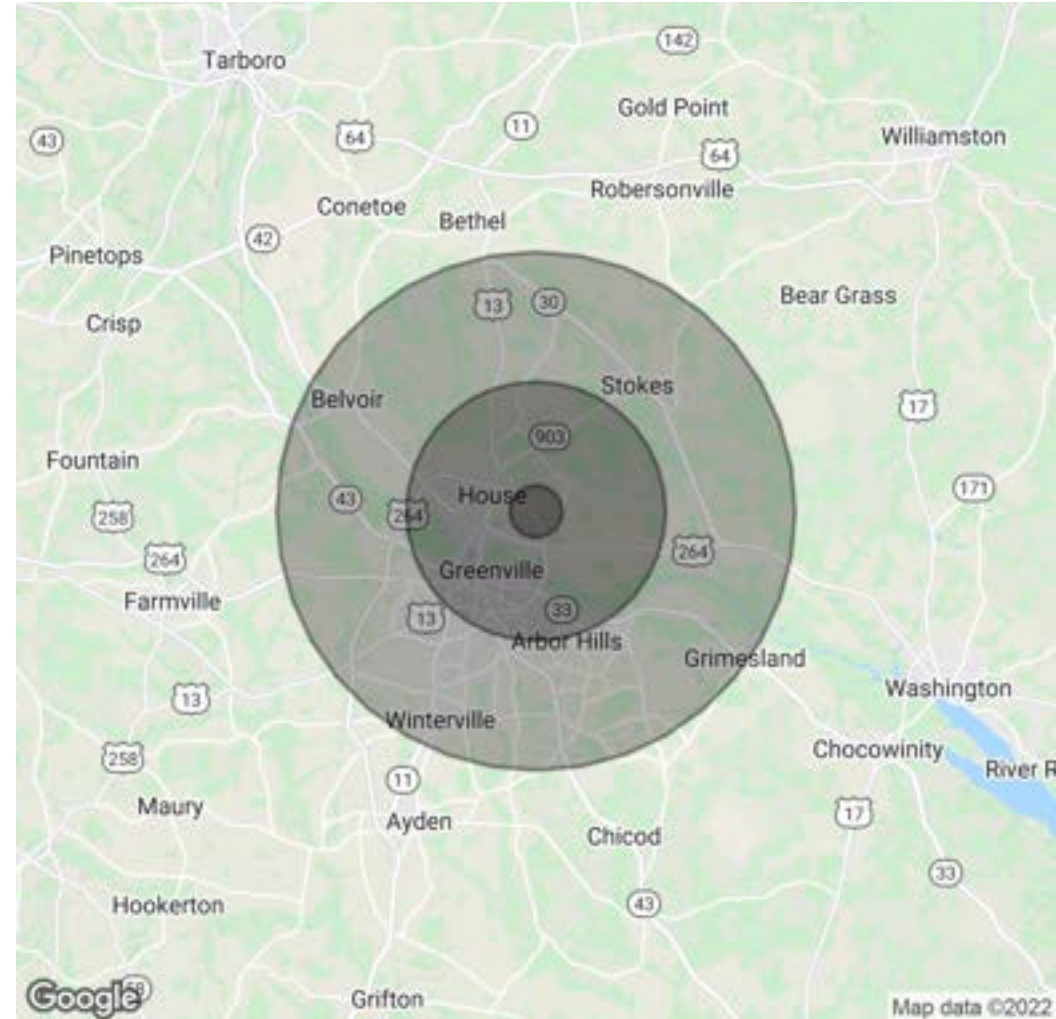
Old Creek Industrial Land - 15.2 Acres

1906 OLD CREEK RD , GREENVILLE, NC 27834

POPULATION	1 MILE	5 MILES	10 MILES
Total Population	636	56,326	142,004
Average Age	31.4	27.9	30.5
Average Age (Male)	32.1	27.6	30.0
Average Age (Female)	31.8	28.7	31.1

HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
Total Households	201	20,889	55,956
# of Persons per HH	3.2	2.7	2.5
Average HH Income	\$37,838	\$45,869	\$53,781
Average House Value	\$93,652	\$163,444	\$173,329

* Demographic data derived from 2010 US Census



FOR SALE

Old Creek Industrial Land - 15.2 Acres

1906 OLD CREEK RD , GREENVILLE, NC 27834



MICHAEL OVERTON, CCIM

President & Owner

michael@overtongroup.net

Direct: 252.355.7006

PROFESSIONAL BACKGROUND

Michael, a native to Greenville and Eastern North Carolina, is the owner of The Overton Group, LLC. Michael earned a degree in Business Marketing from East Carolina University in 1996. Michael joined his family business, Overton's Inc., the largest watersports catalog company, where he served as VP of Operations until the company was sold in 2003. Michael is a licensed NC General Contractor and holds a broker's license in North Carolina, South Carolina and Georgia. Michael and the The Overton Group team have built one of the area's largest commercial real estate firms with agents in Greenville and Wilmington. He is a CCIM designee and has completed additional real estate courses through ICSC University at the Wharton School of Business. Michael was formerly a member of the East Carolina University Board of Visitors, Pitt Community College Board of Trustees, and Realtors Commercial Alliance for Southeastern North Carolina. Currently he serves on the Greenville Planning Board and also serves as chair for the Greenville-ENC Alliance which is Pitt County's new Public-Private Economic Development Partnership. In his spare time, he enjoys spending time with his family out on the water and building relationships within his church community. Michael is always up for a new challenge and loves working in an industry that provides new experiences each day. He is thankful to live, work, and play in Eastern North Carolina, an area that has been home to his family for several generations.

The Overton Group, LLC

401 W. 1st St

Greenville, NC 27834

252.355.7006

