

**UNDER CONTRACT!! 93 Acres of  
Commercial Development and Hunting  
Land For Sale in Pitt County NC!**  
US 264 East  
Greenville, NC 27858

**\$450,000**  
93.870 +/- acres  
Pitt County







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**Greenville, NC / Pitt County**

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**SUMMARY**

**Address**

US 264 East

**City, State Zip**

Greenville, NC 27858

**County**

Pitt County

**Type**

Recreational Land, Timberland, Lot

**Latitude / Longitude**

35.6260 / -77.2956

**Acreage**

93.870

**Price**

\$450,000

**Property Website**

<https://www.mossyoakproperties.com/property/under-contract-93-acres-of-commercial-development-and-hunting-land-for-sale-in-pitt-county-nc-pitt-north-carolina/13026/>



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**PROPERTY DESCRIPTION**

**Over 1300 feet of Highway 264 Road Front - 30 acres of Commercial Rezoning Potential**

This Pitt County property has 1300 feet bordering HWY 264 west bound and is less than 2 miles from the hot development zone of HWY 264 and Greenville Boulevard NE. This property is zoned RA with approximately 30 acres roadside that would be considered for rezoning. It is within eyesight of "Prime" Greenville development and commercial property. This property is a blank canvas and can be molded and developed fully or in part to fit any buyer's budget. Development costs with land purchase costs could be dramatically less than current per acre costs of "finished" properties within eyesight. Significant road frontage Westbound make it ideal and advantageous for retail business development if you want to be the "FIRST STOP" for retail traffic coming from the Washington area. Median traffic crossovers and deceleration lanes are already perfectly placed to make ingress and egress efficient and safe regardless of the direction you are heading. The timber was cut and not replanted. The new growth along with buffer zones of mature timber provide ideal habitat for white tail deer, bear, turkey and small game. A path runs down the center of the property to the creek and turns to run east and west the entire length of the creek. A power-line easement crosses a small piece of the back north west corner of the property and is shown in the aerials. Read below about what Greenville and Pitt County have to offer. A diverse and healthy local economy await you and your company.

**Economy**

Pitt County, also known as the Greenville, NC MSA, is one of the fastest growing urban centers in North Carolina. It is also a leading retail center in eastern North Carolina and ranks as one of only a dozen billion dollar retail markets in the state. The local economy is well diversified with industries in advanced manufacturing, pharmaceuticals, life science, and food processing. Agriculture is still a strong contributor to the economy tobacco, corn, soybeans, wheat, peanuts, eggs, livestock, poultry and vegetables are the primary agricultural products. Major employers include: East Carolina University (education), Vidant Medical Center (health care), Patheon (pharmaceutical manufacturing), DSM Dyneema (chemical manufacturing), Hyster-Yale (lift trucks), Grady-White (boats), ASMO (electric motors), Attends Healthcare Products (paper products), Mestek (steam unit heaters), and The Roberts Company, Inc. (metal fabrication).

**Transportation**





Access is provided by an east west Interstate-quality freeway (264), a north-south four-lane highway (13), two railroads, and two commercial airports. An international airport is approximately a 90-minute drive. Approximately 30 motor freight carriers, including several special commodity companies, provide regular service.

## Education

The areas educational system is the pride of eastern North Carolina. The public school system receives extensive local support, reflected in modern classroom facilities, a wide range of extra-curricular activities, and student performance above state and national averages on standardized achievement tests. Pitt Community College, sixth largest in North Carolinas 58-campus community college system, offers a wide variety of business/industrial curriculum programs (machining, electronic servicing, industrial maintenance, information systems, etc.). Special training programs are specifically designed to meet the start-up and up-grade skill needs of industry, regardless of the type of operation or employment size of the facility. East Carolina University (ECU), the states third largest institution of higher education, offers over 100 undergraduate and 99 graduate degree programs in concentrations such as Engineering, Technology, Business, Medicine, and Dental Medicine. ECU also holds the distinction of being classified among the Doctoral/Research Universities by the Carnegie Foundation.

## Health Care

The creation of the Brody School of Medicine at ECU stimulated the emergence of Vidant Medical Center as a regional health care referral center. The medical center serves a 29-county referral area with a multitude of services that include organ transplant, a Level I Trauma Center, air ambulance service, neonatal intensive care and centers for rehabilitation, diabetes, cancer, and cardiac care.

## Leisure Activities

One of the most unique characteristics of the area is the wide assortment of leisure and cultural activities. Parks, rivers, golf courses, historic old towns, coastal sounds, and the famous beaches of the Outer Banks offer many recreational outlets in addition to organized activities sponsored by local recreation departments. The mild climate allows residents the opportunity to enjoy outdoor recreational activities throughout the year. The presence of the College of Fine Arts at ECU with its schools of Art, Theatre, and Music provides the cultural diversity of a major metropolitan area.

For a birds eye view of this property, visit our MapRight mapping system. Copy and paste this link into your browser (<https://mapright.com/ranching/maps/d0cd401703e8a1c970d9664401ca8225/share>).



This is an interactive map, so you can easily change the base layers to view aerial, topographic, infrared or street maps of the area.

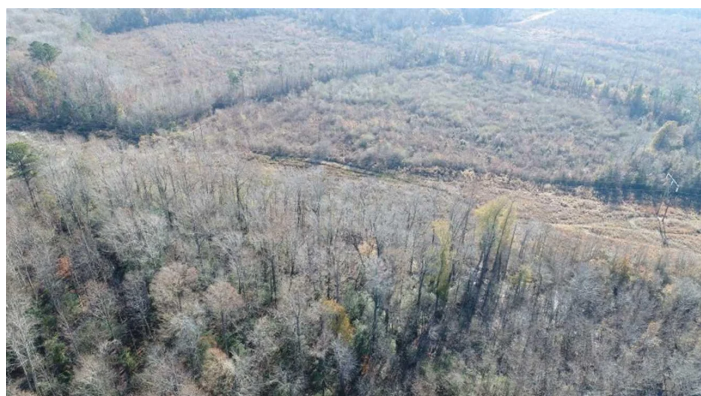
For more information on this listing and other land for sale in this county, contact Wyatt Fountain at 252-702-0750 or by email at [wfountain@mossyoakproperties.com](mailto:wfountain@mossyoakproperties.com), or visit [landandfarmsrealty.com](http://landandfarmsrealty.com)





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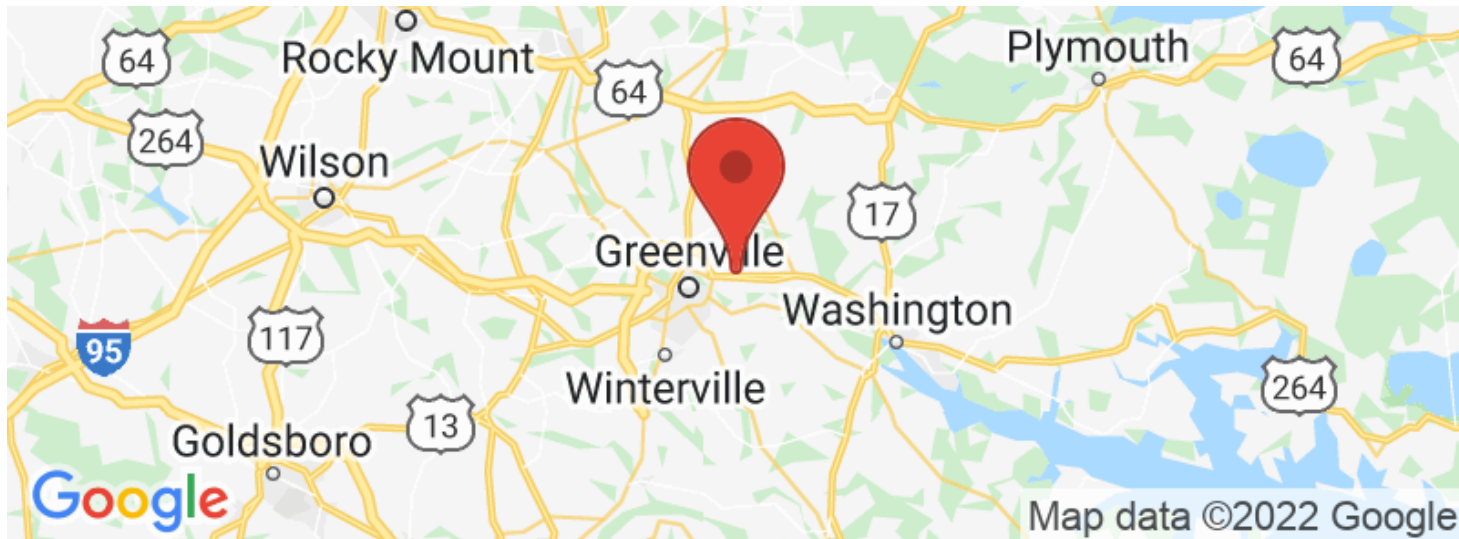
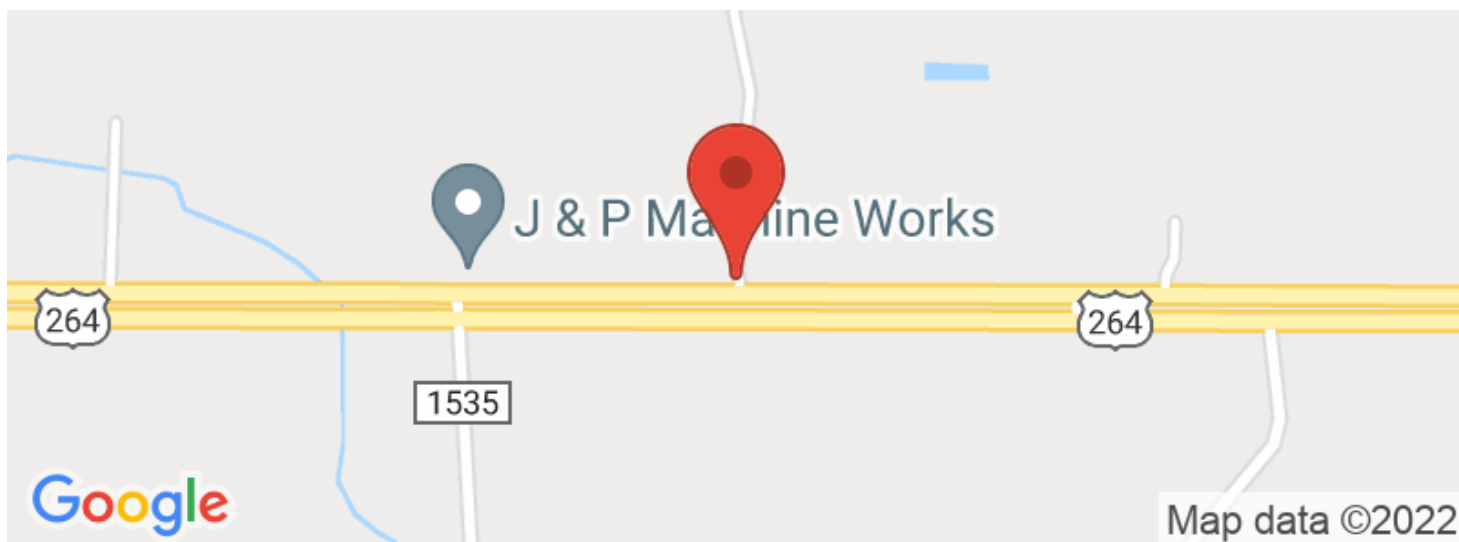




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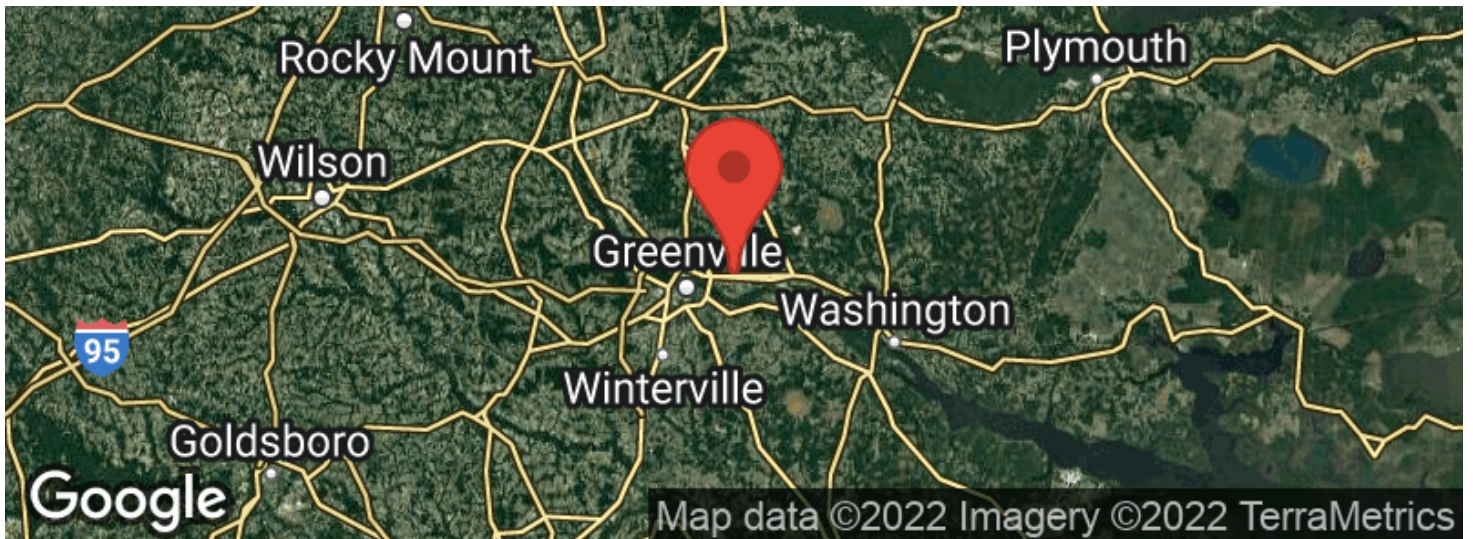
## Locator Maps



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## Aerial Maps



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**LISTING REPRESENTATIVE**

For more information contact:



**Representative**

Wyatt Fountain

**Mobile**

(252) 702-0750

**Email**

wfountain@mossyoakproperties.com

**Address**

204 Eastbrook Drive

**City / State / Zip**

Greenville, NC 27858

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**NOTES**

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## This image shows a blank sheet of white paper with horizontal ruling lines. The lines are evenly spaced and run across the width of the page. There are no margins, text, or other markings on the paper.



## **DISCLAIMERS**

Information in this brochure is provided solely for information purposes and does not constitute an offer to sell or advertise real estate outside the states in which broker or agent licensed. The information presented has been obtained from sources deemed to be reliable, but is not guaranteed or warranted by the agent, broker, or the sellers of these properties. This offering is subject to errors, omissions, prior sale, price change, correction or withdrawal from the market without notice. All references to age, square footage, income, expenses, acreage, carrying capacity, and land classification, etc. are approximate. Prospective buyers are chargeable with and expected to conduct their own independent investigation of the information and the property and to rely only on those results. Sellers reserve the right to accept or reject any and all offers without liability to any buyer or cooperating broker.

Maps are provided for illustration purposes only, the accuracy is not warranted. Parcels on interactive maps are not adjusted to match aerial backgrounds. This information is for reference purposes only and is not a legal document. Data maps contain errors. The seller and seller's agent are making known to all potential buyers that there may be variations between the location of the existing fence lines and the legal description of the deeded property. Seller and seller's agent make no warranties with regard to the location of the fence lines in relationship to the deeded property lines, nor does the Seller make any warranties or representations with regard to the specific acreage contained within the fenced property lines. Seller is selling the property in an "as is" condition, which includes the location of the fences as they exist. Boundaries shown on the accompanying maps are approximate, based on county parcel data. The maps are not to scale. The accuracy of the maps is not guaranteed. Prospective buyers are encouraged to verify fence lines, deeded property lines and acreages using a licensed surveyor at their own expense.



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**Mossy Oak Properties Land and Farms Realty**

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**[www.landandfarmsrealty.com](http://www.landandfarmsrealty.com)**

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