



**\$45,000 -- 10.24 acres**

Highway 11/55, Kinston, NC 28504

- Lenoir County

Recreational Property

Undeveloped Land

Commercial Property

## I2 Zoning with Unlimited Possibilities

<b>State</b>	<b>County</b>	<b>City</b>	<b>Zip</b>
North Carolina	Lenoir County	Kinston	28504
<b>Address</b>	<b>Price</b>	<b>Acreage</b>	<b>Bedrooms</b>
Highway 11/55	\$45,000 -	10.24 acres	0
<b>Baths</b>			
0			

### Description

Cash Price: \$45,000

Market Value: \$211,000

Savings of 79%

Close to Neuse River, Perfect Storage Facility or Private Retreat!

This 10.24-acre property is strategically located along Highway 11 Old Pink Hill Road with 840+/- feet of road frontage. With roughly 3.24 acres of usable land leading to a large, tranquil private pond in the back with the foliage surrounding all neighboring sides for a serene relaxing up-close water feel. This would be the perfect spot for a Boat Storage facility with a nearby boat access ramp to the Neuse River. Also, with I-2 zoning, the property can be used as Retail, Warehousing, Storage

Facility, Junk Yard/Salvage, Parking garage. many possibilities. The location is near downtown Kinston, which is a growing town with many good attractions including delicious foods, stores, and only a short distance from the coast.

The property can be physically accessed by the road frontage on the highway. Currently, a guardrail is limiting vehicular access. The buyer would need to apply to NCDOT to install a proper vehicle entrance from the highway. There is city water, sewer, and electricity available in the area, but this would need to be verified by the buyer. Check the zoning document for all permitted and special uses allowed. The buyer is to verify any building codes or other requirements not listed. It is amid a flood zone. The property can be built on if you raise the foundation of the building up by using pilings or fill dirt. There are other businesses as well as a major roadway built. There is currently no perc test or survey available.

Take advantage of this great property at a heavily discounted rate!

Site Address: HWY 11/55, KINSTON, NC, 28504

County / State: Lenoir, NC

Parcel Number: 451504915290

Parcel Size: 10.24 Acres

Parcel Area: 446,054 Sq. Ft.

Zoning: I-2 Heavy Industrial

# of Dwellings Allowed to be Built: To be verified by buyer

Flood Zone: Zone AE (Via FEMA)

Electric: City available, to be verified by buyer

Water: City available, to be verified by buyer

Sewer: City available, to be verified by buyer

Survey/Plat Map: Yes

Percolation Test: No

Property Access: Paved Road/Major Highway

Legal Description: HWY 11/55

Subdivision: No

Center GPS Coordinates: 35.25643139417683, -77.5940858326421

RV Parking / Living Allowed: To be verified by buyer

Mobile Homes Allowed: To be verified by buyer

Farming Allowed: To be verified by buyer

Livestock Allowed: To be verified by buyer

Annual Taxes: \$50.29

HOA Fees / Name of HOA: N/A

Elevation: 23 ft.

Elementary School: N/A

Middle School: N/A

High School: N/A

Buyers Agent Commission Offered: 3%

Title Provided: Warranty Deed w/ Title Insurance

## Amenities

### Land

#### Easements

- Access

#### Proposed Use

- Commercial
- Industrial

#### Lot Description

- Acreage
- Some Trees
- Tank/Pond

#### Topography

- Level

## Seller Contact Information

### Trivette Marketing

Trivette Marketing  
1242 SW Pine Island Rd

Cape Coral, FL 33991  
trivettektg@gmail.com  
(754) 227-9426 (Mobile)

## Property Boundaries



Powered by Land.com

This information believed accurate but not warranted