

AVISON  
YOUNG

SUBJECT  
PROPERTY

4,773 VPD

5.07 ACRES

17,243 VPD

5,271 VPD

SUBWAY



FAMILY DOLLAR

Bojangles

Park Dr

# Farmville Acres

5.07 acre development opportunity

OFFERING MEMORANDUM

5327 US 258 | Farmville, NC 27828



**If you would like  
more information  
please get in touch.**

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# Executive summary



## Property overview

Avison Young is pleased to present this 5.07 acre development opportunity located at the intersection of Interstate 587 and U.S. Highway 258 in Farmville, North Carolina.

The property is currently zoned RMHB, providing the opportunity to develop for a variety of uses including Travel Center, C-Store, Retail, Restaurant and Low-Density Residential.

The property is currently being operated as a mobile home park, with positive cash flow that can be continued during planning and pre-development. Details upon request.

PROPERTY SUMMARY	
Property Address	5327 US 258 Farmville, NC 27828
Parcel ID	05120
Township	Farmville
County	Pitt
Land Acreage	5.07
Highest & Best Use	Commercial   Retail
Zoning	RMHB



# Location overview

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## Farmville, North Carolina

Farmville in northeastern Pitt County has evolved into an eclectic small town with a classic Southern vibe, offering a the vibrant community a place to grow. Once nicknamed the “friendliest little town in the state,” Farmville offers a high quality of life with a vibrant Main Street, strong schools, affordable housing, active civic organizations, and abundant recreational amenities, including parks and a country club.

The town’s Historic District, listed on the National Register of Historic Places in 1993, features over 330 buildings dating from 1860 to 1942, showcasing notable Colonial Revival, Classical Revival, and Queen Anne architecture.

Blending long-standing businesses with new ventures, Farmville maintains a strong sense of tradition while fostering growth in both culture and commerce.

### COST OF LIVING

The cost of living in Pitt County was reported to be 10-15% lower than the national average, with average home values of \$224,100 and an average rental rate of \$1,161 per unit.



# Location overview

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## EDUCATION

Greenville is the home of East Carolina University, the third largest university in the state. ECU is home to the Brody School of Medicine that offers a four-year medical doctor degree as well as six PhD programs. There are 99 undergraduate degree tracks and 104 graduate-level programs at ECU.

Another asset to the Pitt County education community is Pitt Community College. With a main campus in Winterville and a satellite campus in Greenville, PCC offers technical skill training, a two-year college transfer degree, a two-year technical degree, a one-year vocation program, a short-term certificate program, and a continuing education program.

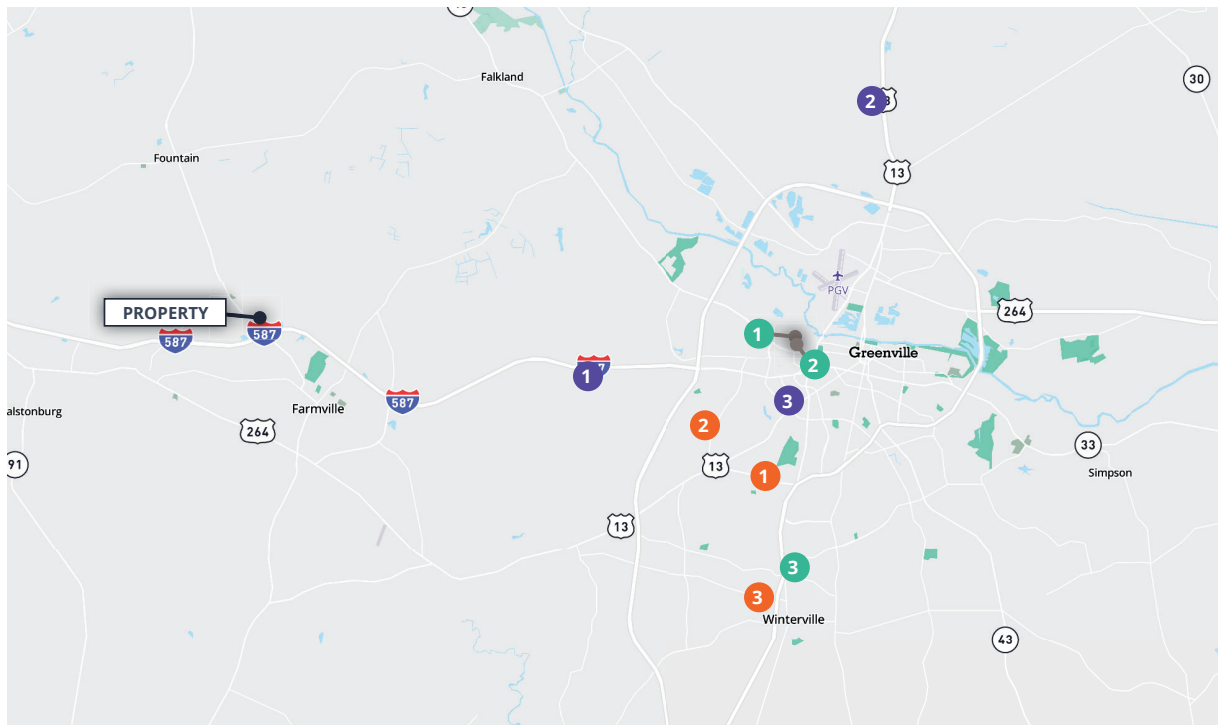
**East Carolina  
University -  
Top 10 NC Colleges for Value**

Smart Asset

# Notable developments

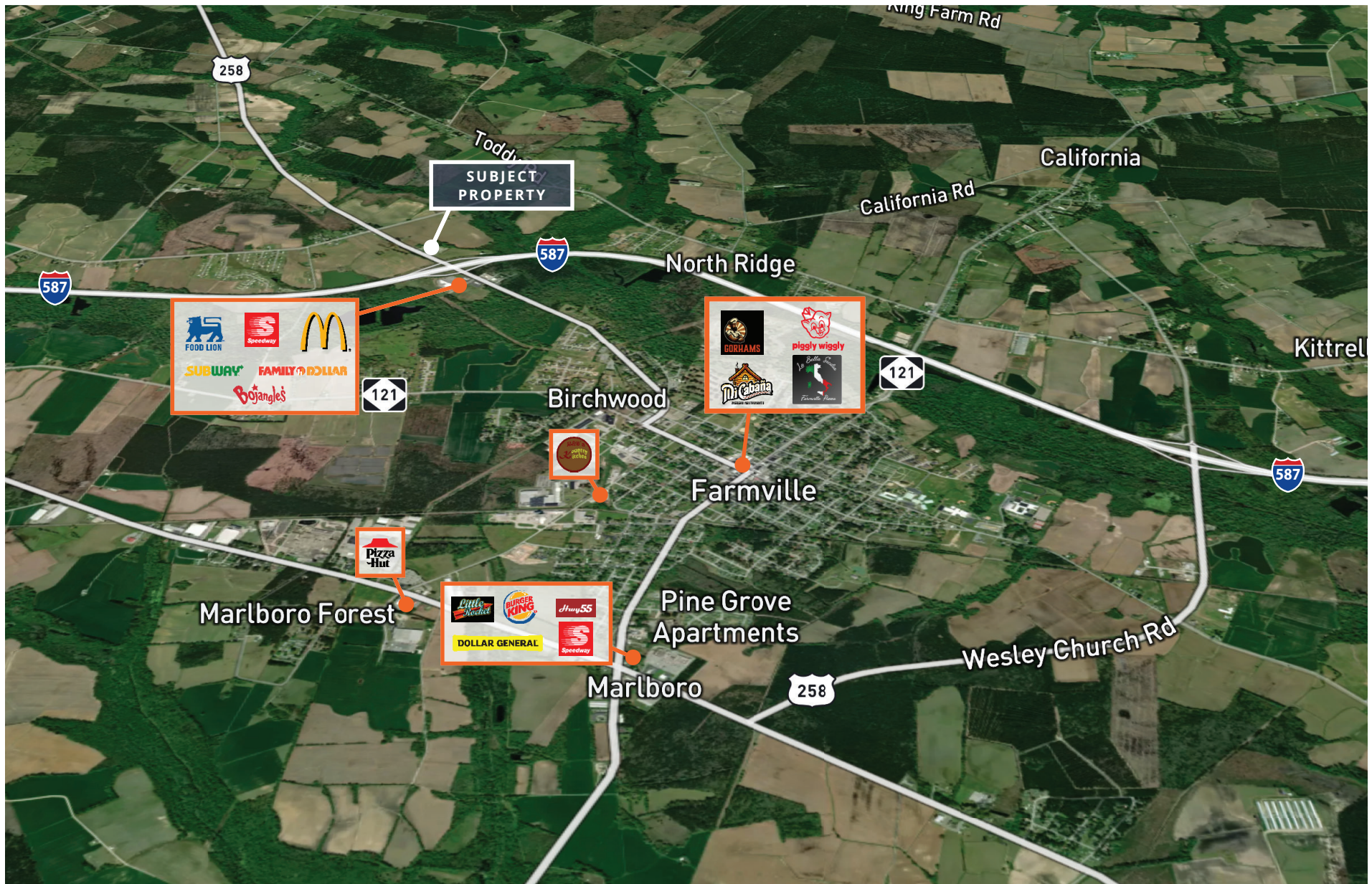
## FARMVILLE/GREENVILLE IMMEDIATE AREA

Type	Project	Size (SF)	Pipeline Stage
1 Retail	Wawa	6,100	Proposed
2 Retail	000 E Fire Tower Rd	950	Proposed
3 Retail	2610 Dickinson Ave	5,791	Under Construction
1 Hospitality	TownePlace Suites by Marriott Greenville	60,000	Proposed
2 Hospitality	Home2 Suites by Hilton Greenville	53,000	Under Construction
3 Hospitality	Courtyard by Marriott Winterville	64,500	Proposed
1 Industrial	Frontgate Flex Park	50,400	Proposed
2 Industrial	0 Woodridge Park Rd	50,000	Proposed
3 Industrial	4771 Reedy Branch Rd	44,250	Under Construction





# Local amenities



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