OFFERING MEMORANDUM

313 ROBERTS ROAD

PREMIUM SHOVEL-READY COMMERCIAL LAND | US-70 NEWPORT, NC | HIGH VISIBILITY GATEWAY TO THE COAST

Newport, NC 28570

PRESENTED BY:

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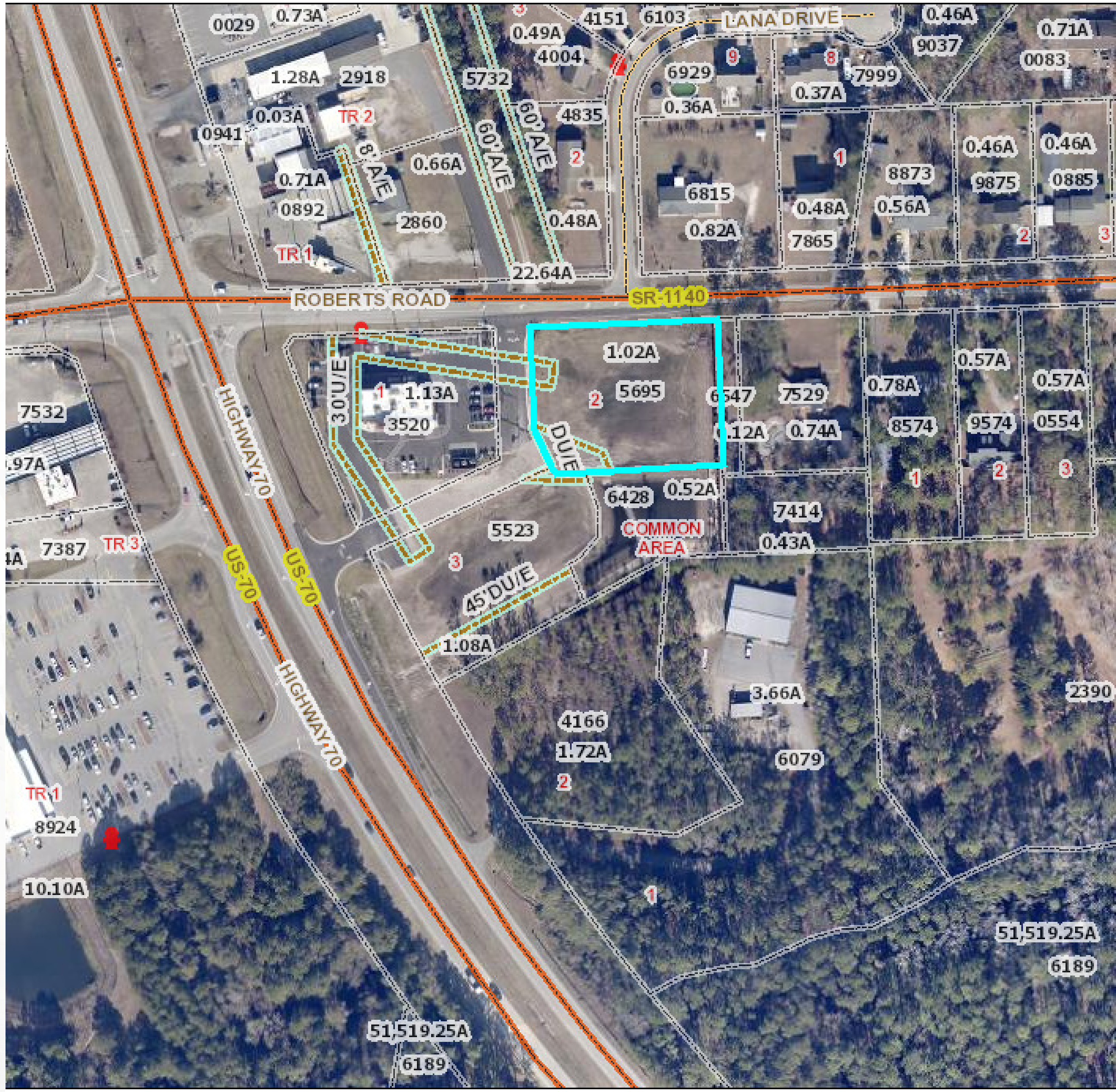
SVN EFIRD COMMERCIAL REAL ESTATE

Carteret County, N.C.



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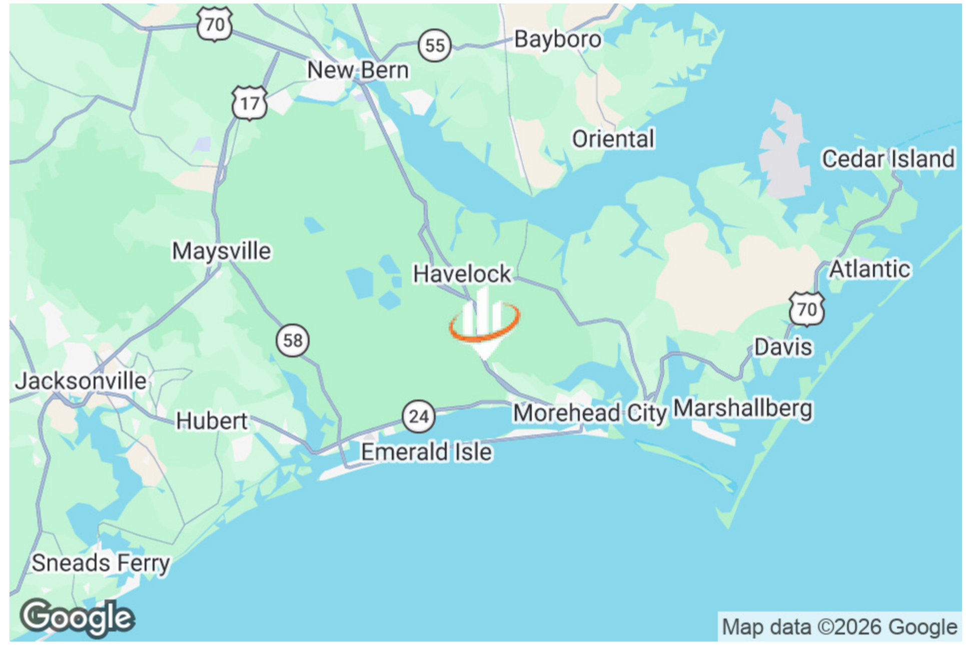


OFFERING SUMMARY

SALE PRICE:	$350,000
AVERAGE DAILY TRAFFIC:	22,000 per day
LOT SIZE:	1.02 Acres
PRICE / ACRE:	$343,137
ZONING:	Commercial Highway
MARKET:	Newport
APN:	633820905695000

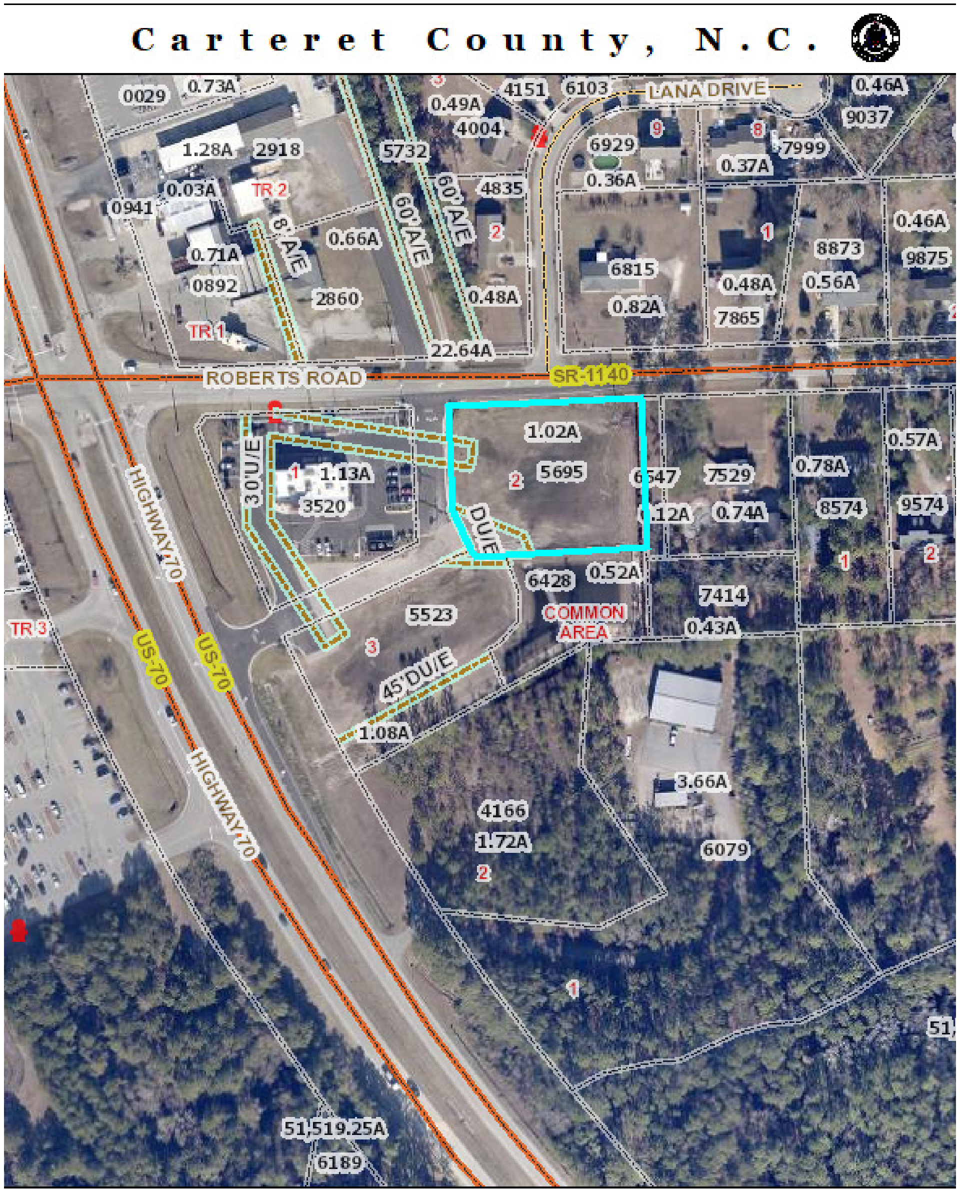
PROPERTY OVERVIEW

Strategic Commercial Highway (CH) development opportunity located at 6650 US Highway 70, Newport, NC. These subdivided, high-visibility lots (Lot 2: 1.02 AC | Lot 3: 1.08 AC) are positioned in a high-growth corridor between New Bern and Morehead City, directly benefiting from the upcoming Interstate 42 expansion.

Location & Visibility: Positioned at a signalized intersection on the future Interstate 42, the site benefits from high visibility and controlled traffic flow that naturally slows vehicles, increasing "glance time" for your business.

Built-in Foot Traffic: The lot is directly adjacent to Smithfield's Chicken 'N BBQ and sits across from a Walmart Neighborhood Market, ensuring a steady stream of local and regional consumers already visiting the immediate area.

Interstate Infrastructure: As part of the planned I-42 corridor, US Highway 70 is being upgraded to interstate standards, which is projected to significantly enhance long-term connectivity, tourism, and property value.



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LOCATION DESCRIPTION

Lot #2 has 1.02 Acres at 313 Roberts Road Newport, NC is adjacent to Smithfield's Chicken 'N Bar-B-Q and across US HWY 70 from Walmart Neighborhood Market at a signalized intersection.

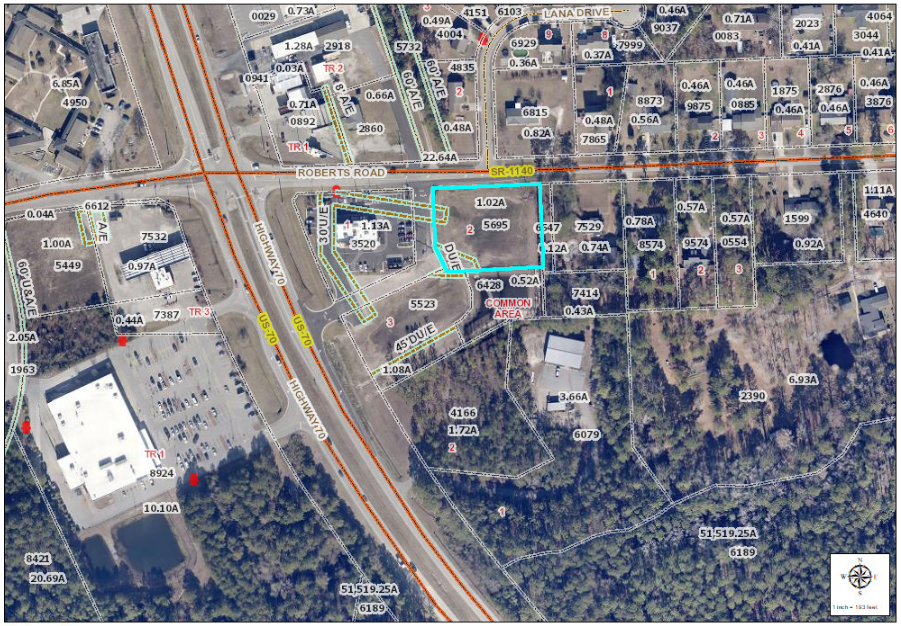
Can be purchased individually or combined with the adjacent Lot #3 (6646 US Hwy 70 - 1.08 Acre) lot for a total of 2.1 Acres.

Strategically positioned along the Future I-42 Corridor, a major high-speed interstate upgrade connecting Raleigh to the Port of Morehead City.

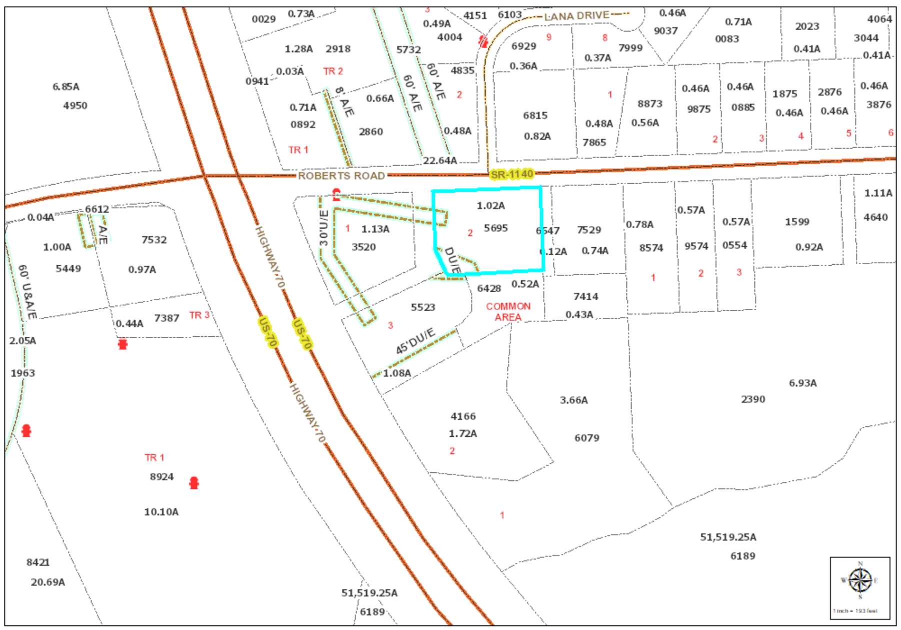
Located on the primary 'Crystal Coast' thoroughfare with direct proximity to the newly opened Havelock Bypass.

Unmatched exposure at a signalized intersection on US Highway 70 East, the region's dominant commercial artery

Situated at the 'Gateway to the Coast,' capturing both heavy local traffic and high-volume seasonal tourism.



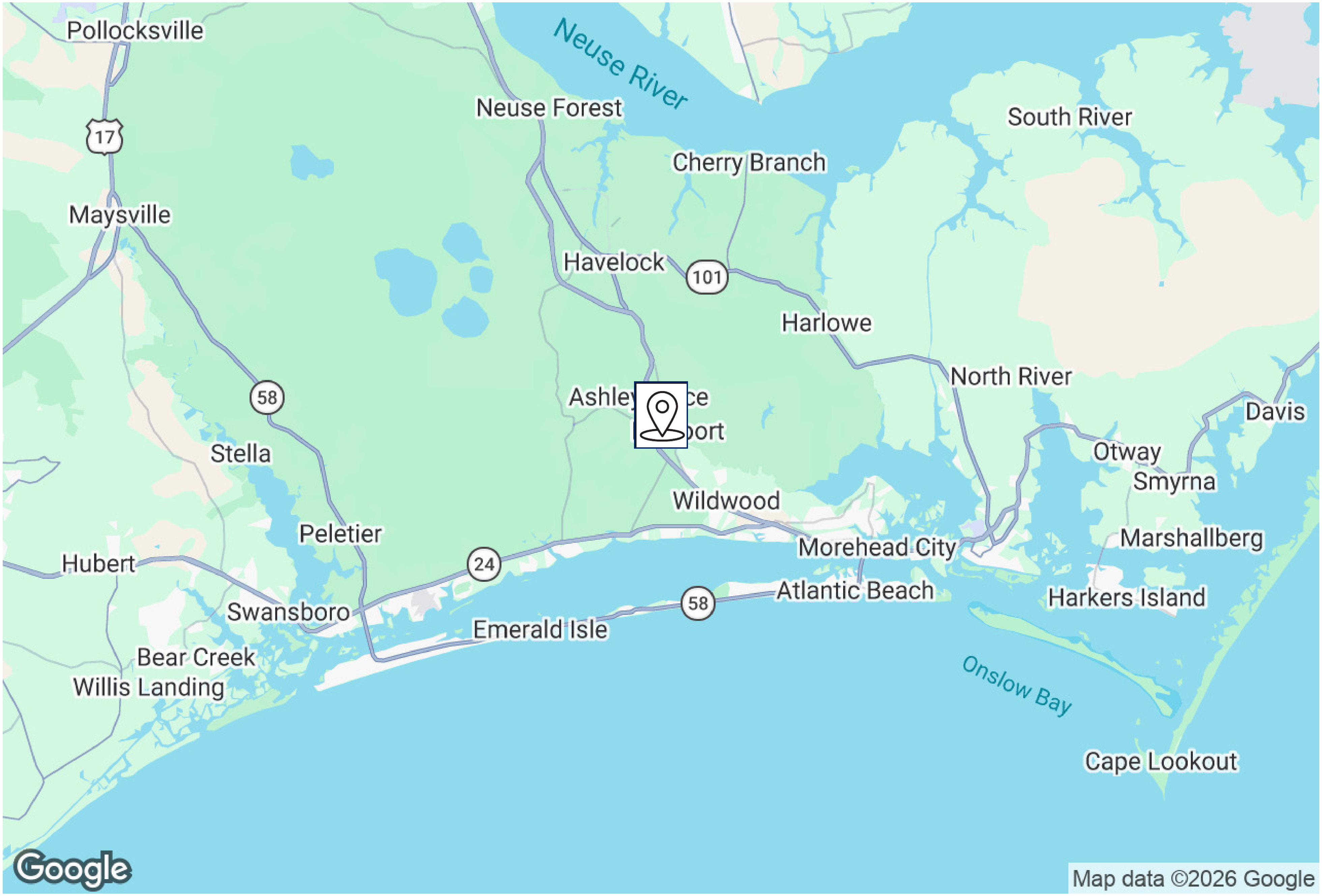
March 12, 2026



March 12, 2026

PROPERTY HIGHLIGHTS

- Located at a strategic signalized intersection at US Highway 70 and Roberts Road / NC State Road 1140, a primary route transitioning into the future Interstate 42.
- Established Retail Neighbors: Immediately adjacent to Smithfield's Chicken 'N Bar-B-Q and directly across from a Walmart Neighborhood Market, ensuring high existing consumer traffic.
- Development / Shovel-Ready Lot: This 1.02-acre parcel is cleared, level, and ready for construction with clean environmental report.
- Prime Commercial Zoning: Zoned Commercial Highway (CH), allowing for flexible high-impact uses such as retail, restaurants (QSR), or medical offices.
- High Daily Traffic Counts: Features an average of 20,000 to 22,000 vehicles per day, with seasonal traffic surges of up to 40% during peak summer months.
- Full Utility Access: Available on-site utilities include municipal water and sewer (Town of Newport), Duke Energy electric, and Piedmont Natural Gas.
- Strong Local Demographics: Positioned in a market with a median household income of approximately $76,091, providing a solid customer base for new businesses


Pollocksville
17
Neuse River
Neuse Forest
South River
Cherry Branch
Maysville
Havelock
101
Harlowe
North River
58
Ashley
Davis
Stella
Otway
Smyrna
Wildwood
Peletier
Morehead City
Marshallberg
Hubert
24
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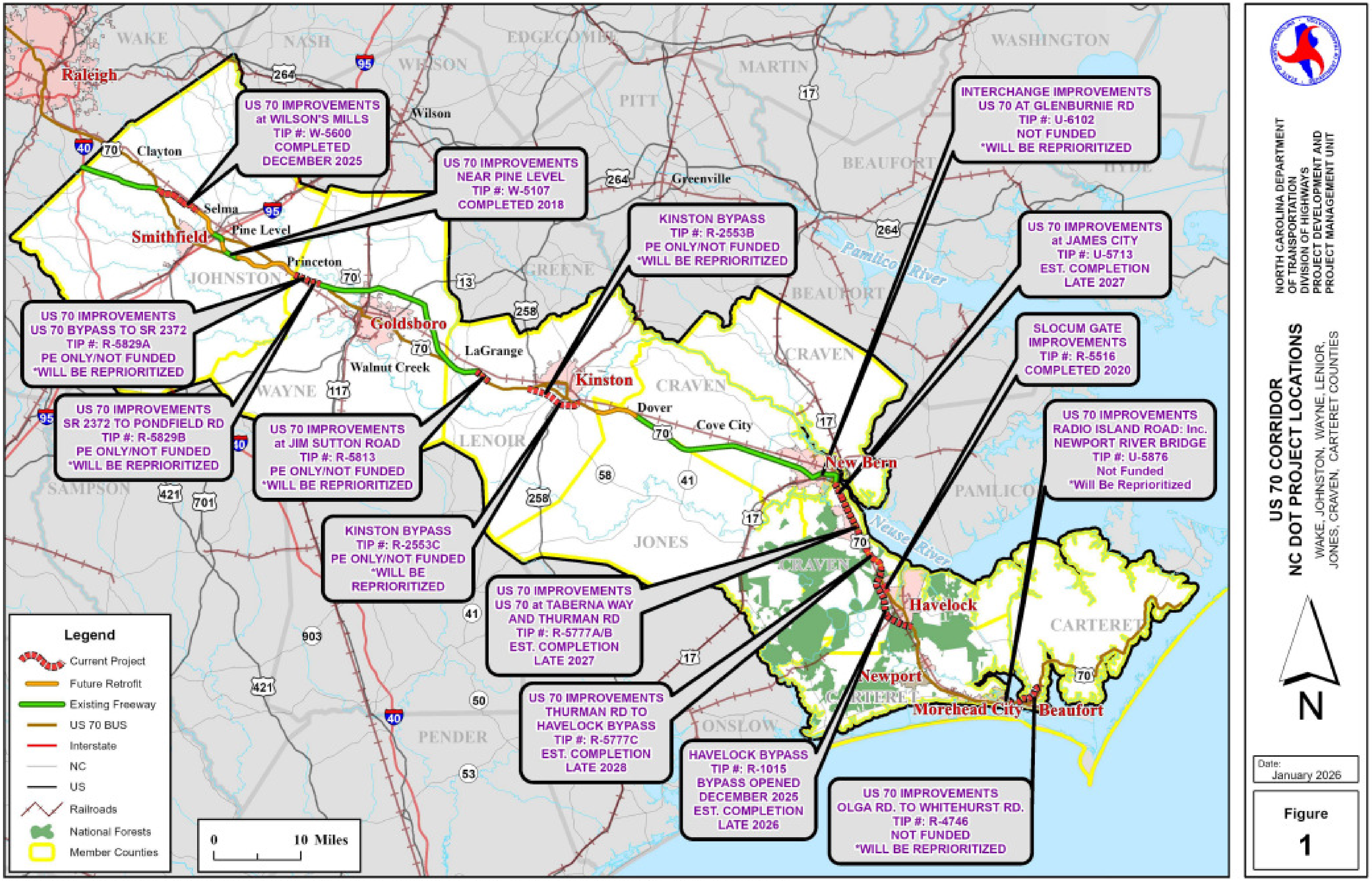
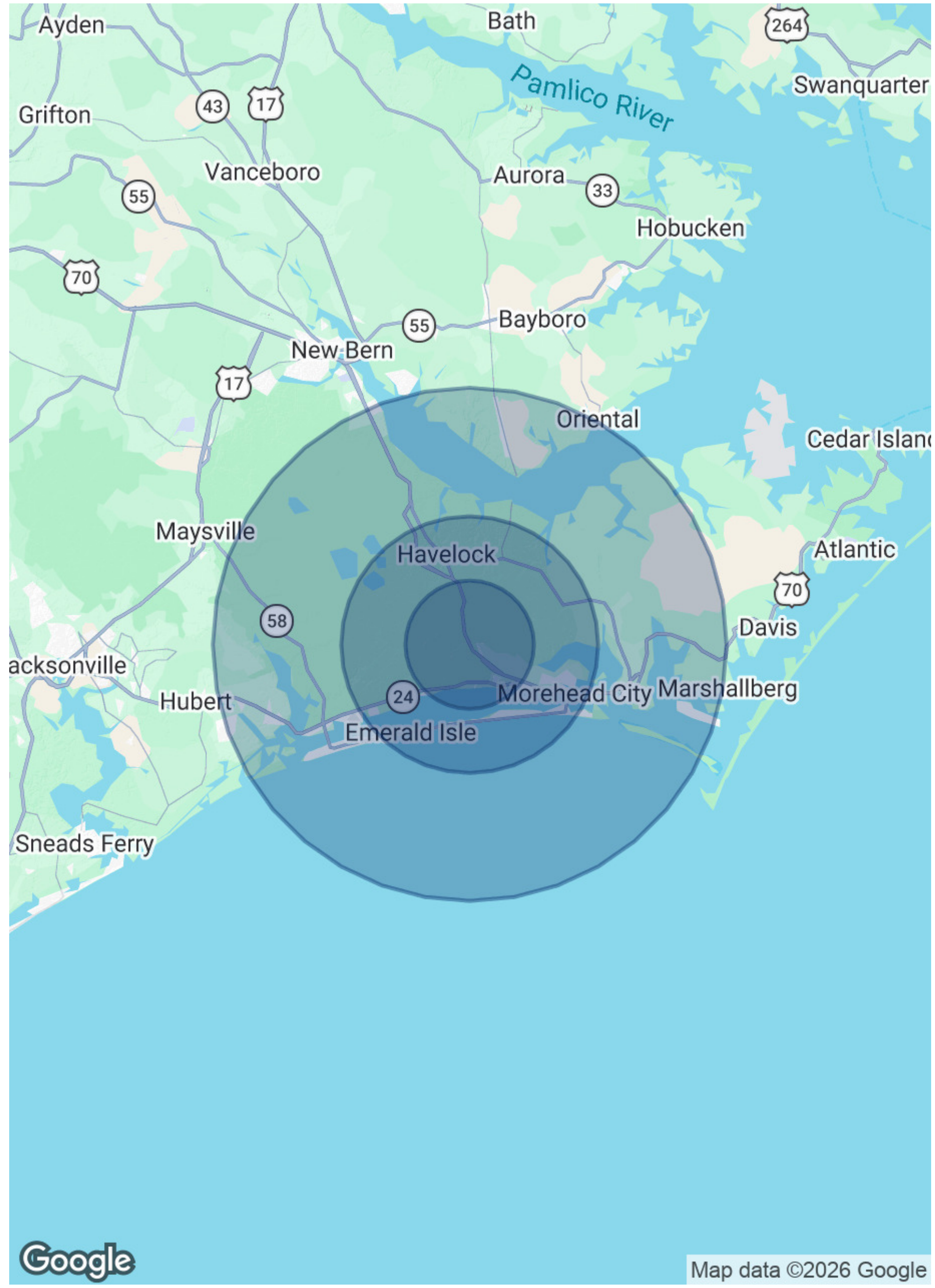


NCDOT INTERSTATE 42

POPULATION	5 MILES	10 MILES	20 MILES
TOTAL POPULATION	19,035	54,060	120,007
AVERAGE AGE	45.2	42.5	43.2
AVERAGE AGE (MALE)	45.0	42.0	41.7
AVERAGE AGE (FEMALE)	45.0	44.1	45.2

HOUSEHOLDS & INCOME	5 MILES	10 MILES	20 MILES
TOTAL HOUSEHOLDS	7,888	22,756	49,841
# OF PERSONS PER HH	2.4	2.4	2.4
AVERAGE HH INCOME	$89,848	$91,274	$91,670
AVERAGE HOUSE VALUE	$274,183	$306,772	$321,967

2023 American Community Survey (ACS)



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PROFESSIONAL BACKGROUND

Experience:
SVN Efird Commercial Real Estate - Wilmington, NC
Realty Presentations, Inc. / RPI Media, Inc. - Wilmington, NC
Coldwell Banker Real Estate, FL
Gimelstob Realty Better Homes & Gardens - FL
Landfall Development - Wilmington, NC
Security Building Company - Chapel Hill NC
Goforth Properties - Chapel Hill NC
River Bend Development - Town of River Bend NC

Frank Efird Jr is the Managing Director / Partner at SVN | Efird Commercial Real Estate, a collaborative force that accelerates clients' growth by harnessing the power of shared data, knowledge, and opportunities within the commercial real estate industry. He has over 35 years of experience in developing, selling, and leasing properties across North Carolina and Florida, with a focus on 1031 exchanges, asset management, and marketing.

He is also the Managing Partner of Efird Companies, the original developer of the Town of River Bend, a 50+ year Planned Unit Development (PUD) that encompasses residential homes, golf and country club, marina and commercial center. He oversees the operations, finances, and strategies of the company. He is passionate about creating sustainable and livable communities that enhance the quality of life and the environment.

EDUCATION

University of North Carolina - Chapel Hill NC
NC State University - Raleigh NC

SVN | Efird Commercial Real Estate
6 Market Street
Wilmington, NC 28401

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To the extent Owner or any agent of Owner corresponds with any prospective purchaser, any prospective purchaser should not rely on any such correspondence or statements as binding Owner. Only a fully executed Real Estate Purchase Agreement shall bind the property and each prospective purchaser proceeds at its own risk.