

±0.135-ACRE CORNER LOT



WATER STREET
HODGES STREET

LAND FOR SALE
402 WATER STREET
ORIENTAL, NC 28571

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PROPERTY OVERVIEW

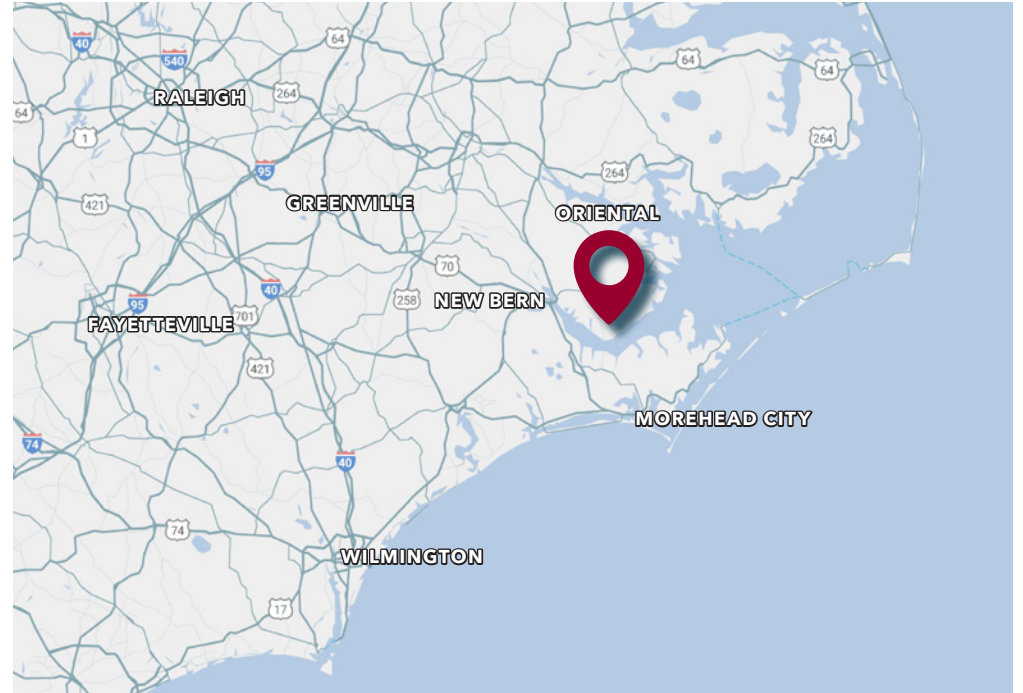
PROPERTY DESCRIPTION

Located at the corner of Hodges and Water Streets, directly across from Inland Provision Company, this property offers a prime location in Oriental's retail corridor. It is within walking distance of the Town Harbor and nearby businesses, including The Bean, Toucan Grill & Fresh Bar, and M&M's Cafe.

The property is being offered as vacant land, although it is currently occupied by a mobile food truck/trailer operation serving takeout food. The site includes outdoor seating, portable restrooms, and a commissary trailer. All equipment associated with the food operation is mobile and will be removed prior to closing. The owners are willing to sell the business equipment under a separate agreement.

HIGHLIGHTS

- ±0.135 acres
- Water and sewer available to the site
- MU-1 zoning
- Excellent location along an active corridor near the Town Harbor and surrounding businesses
- Ideal for a variety of uses, including mixed-use, retail, office, or residential development
- Convenient access from NC Highway 55
- Opportunity to purchase the real estate and business separately
- Priced to sell at \$235,000



PROPERTY PHOTO



±0.135 AC

WATER STREET

316 HODGES STREET ORIENTAL, NC 28571

AREA OVERVIEW



| | |
|---------------|------------|
| NEW BERN | 30.2 MILES |
| MOREHEAD CITY | 38.8 MILES |
| GREENVILLE | 66.3 MILES |
| WILMINGTON | 123 MILES |
| RALEIGH | 144 MILES |

316 HODGES STREET ORIENTAL, NC 28571

DEMOGRAPHICS



| | 1 MILE | 3 MILES | 5 MILES |
|-------------------------|-----------|-----------|-----------|
| Population (2025) | 617 | 1,744 | 2,423 |
| Daytime Population | 863 | 1,761 | 2,253 |
| Median Age | 53.5 | 37.1 | 38.1 |
| Median Household Income | \$54,936 | \$67,444 | \$71,866 |
| Median Home Value | \$336,842 | \$390,833 | \$395,031 |



316 HODGES STREET ORIENTAL, NC 28571



Sunset at the harbor of Oriental, "The Sailing Capital of NC"
Courtesy of VisitNC.com

PAMLICO COUNTY

Pamlico County, NC, is a quiet, rural coastal county known for its natural beauty, water access (Pamlico Sound, Neuse River), small towns (Bayboro county seat, Oriental), fishing, farming, and tourism, attracting retirees and boaters with its historic charm and outdoor recreation, despite facing challenges like poverty and hurricane vulnerability. Formed in 1872 from Beaufort and Craven counties, it's characterized by forests, marshes, and a rich history tied to the Pamlico Indians, offering a slower pace of life on the coastal plain.

ORIENTAL

Oriental, NC, is a charming waterfront town on the Neuse River known as the "**Sailing Capital of North Carolina,**" offering deep-rooted maritime culture, scenic harbors, and a relaxed coastal lifestyle. With a walkable downtown, marinas, local shops, and dining, Oriental attracts boaters, retirees, and visitors seeking small-town character with strong water access. Founded in the late 1800s and shaped by fishing, boating, and trade, the town blends historic coastal charm with outdoor recreation, community events, and a steady appeal as a niche destination along the Inner Banks.