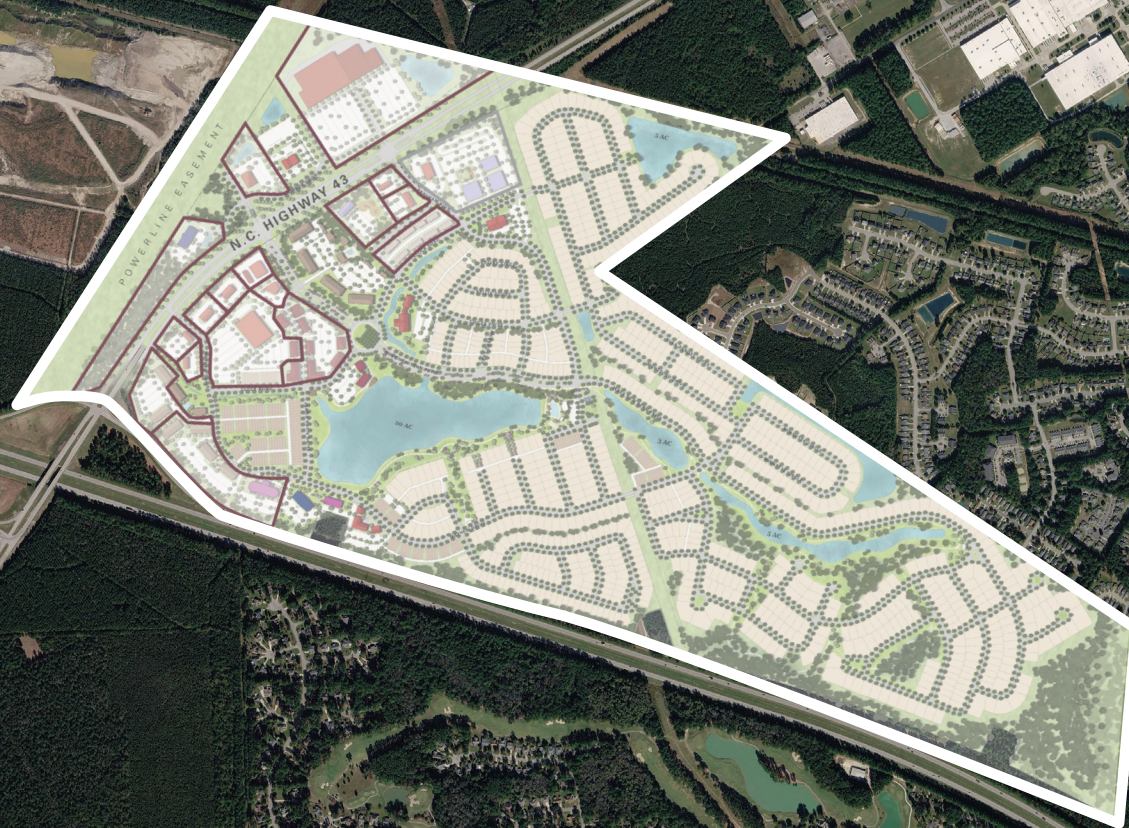


LAND FOR SALE

±50–70 ACRES | W. NEW BERN PARKWAY | NEW BERN, NC 28562



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 **LEE & ASSOCIATES**
COMMERCIAL REAL ESTATE SERVICES
RALEIGH • DURHAM • WILMINGTON

PROPERTY SUMMARY

16 COMMERCIAL SITES

Various sizes & Uses

TOTAL ACRES

±50-70

PLANNED COMMUNITY

500 Acres

CURRENT RESIDENCES

400 Units

PROPERTY DESCRIPTION

West New Bern, a Weyerhaeuser community, is a 500 acre, planned community (up to 1,500 residences) on a lake designed for an active lifestyle. The trail system will provide recreation as well as access to the amenities including a planned grocery anchored center, dining, hospitality and services for this outstanding community. A mix of residential around the retail opportunities provides necessities to the residents and an active entertainment area for the community. Explore and take advantage of the commercial opportunities awaiting your business in West New Bern.

LOCATION DESCRIPTION

Historic New Bern is tucked between the Neuse and Trent Rivers offering a robust and charming downtown steeped in history and beauty. West New Bern, at I-42 (Hwy. 70) and Hwy. 43 offers a vibrant mixed use community centered around a lake, providing a walkable neighborhood that takes advantage of all New Bern has to offer.

HIGHLIGHTS

- Commercial lots of various sizes available for retail, medical, hospitality, multi family and service related businesses
- Outparcels available on Hwy. 43
- Note that Hwy. 43 is being extended from Hwy. 70 to Hwy. 17 Business (Dr. Martin Luther King, Jr. Blvd) with construction underway and completion expected between 2027 and 2028.
- Current residences within WNB total 400 units with new phases being developed at this time
- The lake is to be completed in 2027 (currently under construction)
- Tremendous opportunity to capture traffic from residences and nearby employers including Bosch, Schlaadt Plastics, Moen, Minges Bottling and others



A WEYERHAEUSER COMMUNITY

- Learn more about the West New Bern community at westnewbern.com



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AVAILABLE PARCELS

- Contact broker for pricing
- The provided commercial lots are not platted and can be adjusted in size

PARCEL	SIZE	USE
1	±25.4 acres	Shopping Center/Retail - Zoned Industrial
2	±3.1 acres	Retail/Services
3	±7.8 acres	Weyerhaeuser Regional Office
4	±10.7 acres	SOLD - Future Thales Academy
4a	±1.5 acres	Retail/Services
5	±1.3 acres	Retail/Services
6	±1.4 acres	Retail/Services
7	±3 acres	Retail/Services/Childcare Facility
8	±1.2 acres	Retail/Services/Restaurant
9	±1.5 acres	Retail/Services/Restaurant
10	±1.3 acres	Retail/Services/Restaurant
11	±1.6 acres	Retail/Services/Restaurant
12	±4.2 acres	Hotel/Office
13	±1.2 acres	Commercial Services
14	±12.3 acres	Retail/Grocery
15	±6.7 acres	Retail/Services
16	±11 acres	Multi-Family/Medical/Office/Hotel/Retail
17	±1.9 acres	Retail/Services/Restaurant
18	±23.8 acres	Clock Road Townhomes



LEGEND

Retail	Hotel	Multi-Family
Main St. Retail	School	Townhome
Medical/Office		Single Family

WEST NEW BERN PHASE 1 ILLUSTRATIVE PLAN

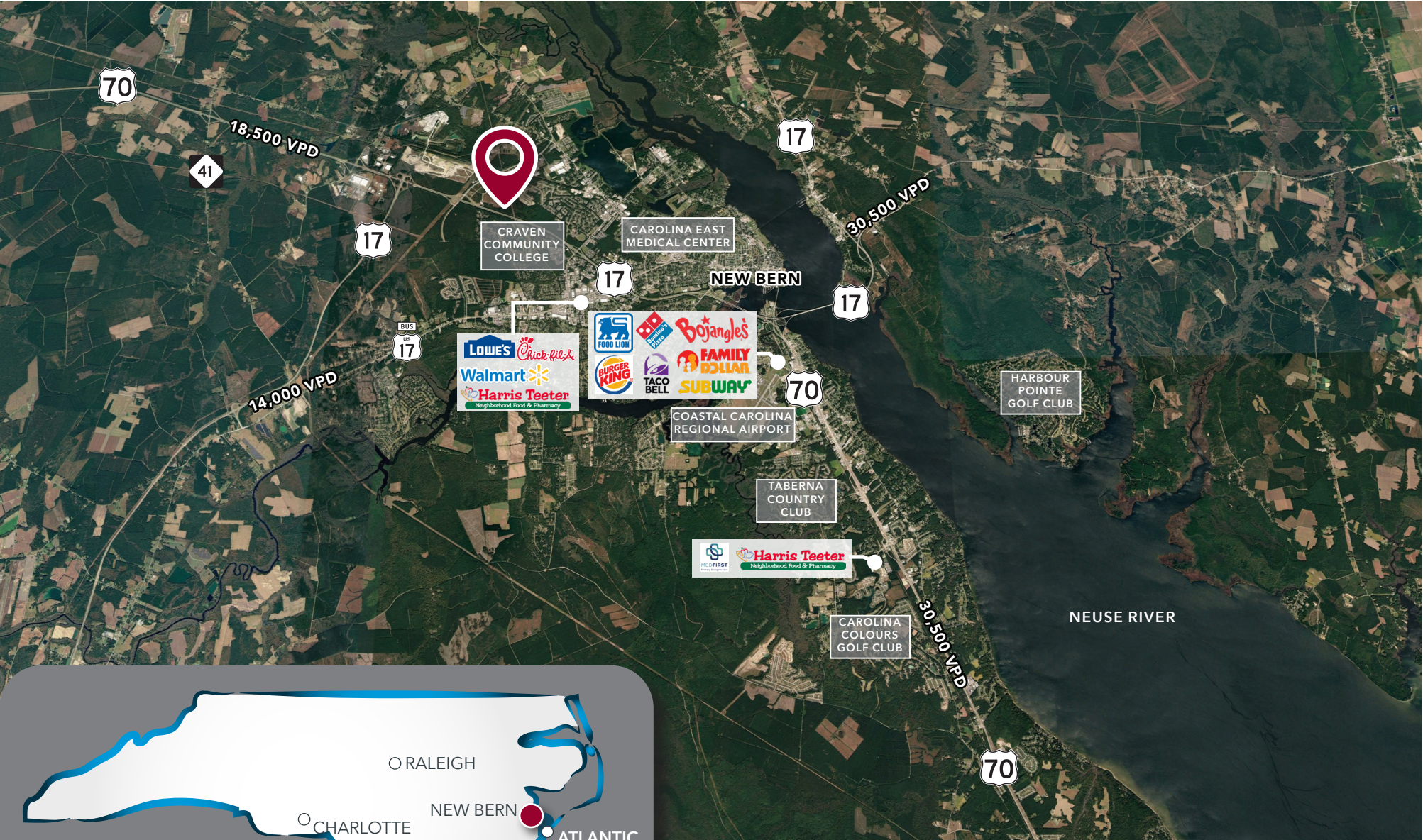
AUGUST 21, 2026

PLAN IS FOR ILLUSTRATIVE PURPOSES ONLY AND
SUBJECT TO CHANGE AS DEVELOPMENT PROGRESSES



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AERIAL MAP



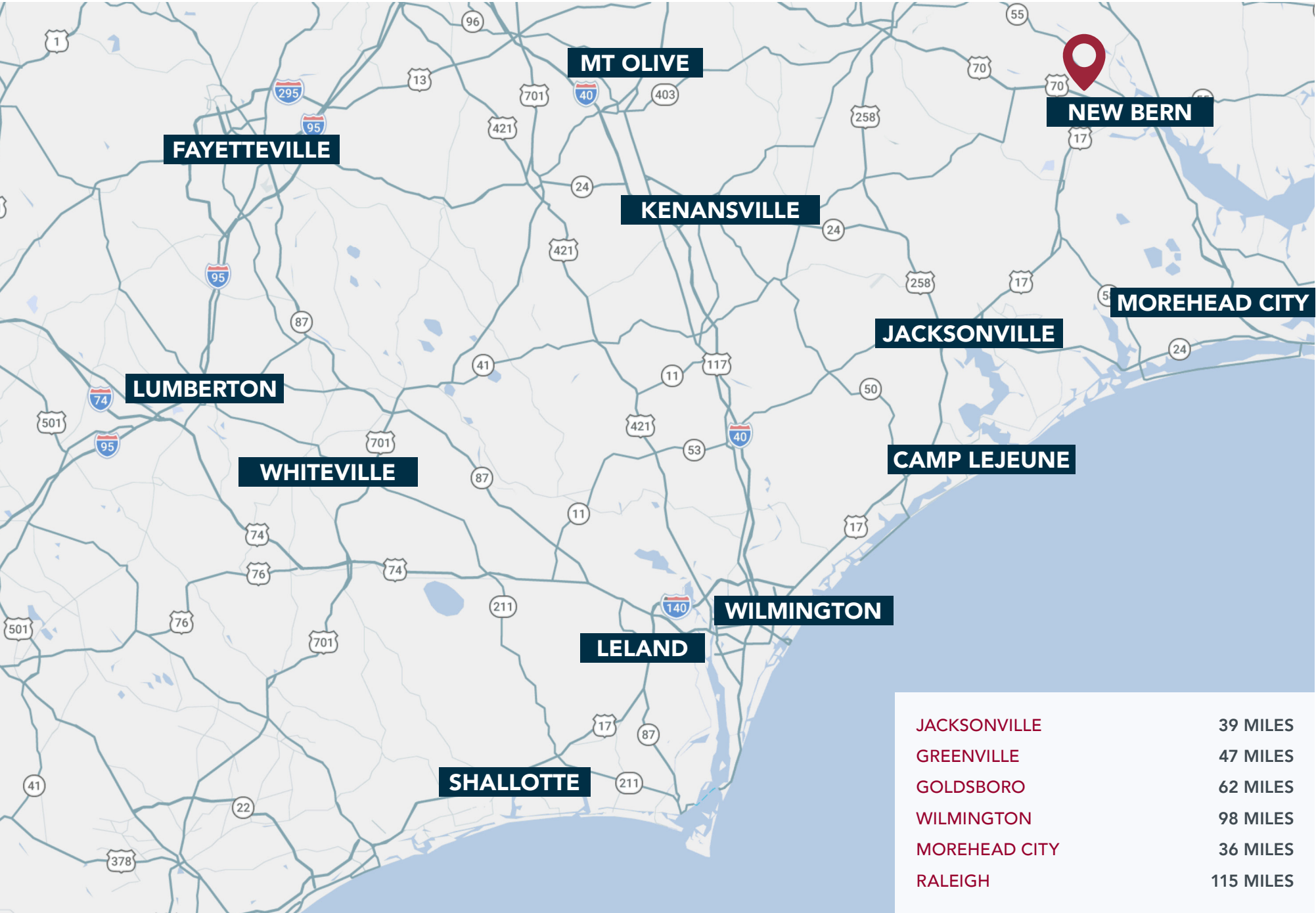
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DRIVE TIMES:

ATLANTIC BEACH: 49 M
WILMINGTON: 1 HR 53 M
RALEIGH: 2 HR 3 M
CHARLOTTE: 4 HR 24 M

REGIONAL OVERVIEW



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NEW BERN AREA OVERVIEW

A HISTORICAL COASTAL TOWN

Located at the convergence of the Neuse and Trent rivers, and only 30 miles from the Atlantic Ocean, New Bern, North Carolina's second oldest city, remains today a vibrant social, recreational and economically strong community.

AREA HIGHLIGHTS

- Boating, with marinas for power and sail boats
- Tryon Palace, the state's first capital (gardens pictured)
- NC History Center
- Historical churches and homes
- Walkable downtown
- Regional center for arts and crafts, with many galleries
- Civil War battle site

SHOPPING AND EATING

- Numerous downtown restaurants and unique locally owned shops
- Many suburban regional and national stores and restaurants
- Waterfront, rooftop and patio dining options

COASTAL LIFESTYLE

- Great Access to the Crystal Coast Beaches, Cape Lookout, Morehead City and Swansboro
- Tremendous recreational activities nearby including: Offshore fishing, inshore fishing sailing on the Neuse River, Waterfowl Huntin on Core Sound and much more

CULTURE & COMMUNITY

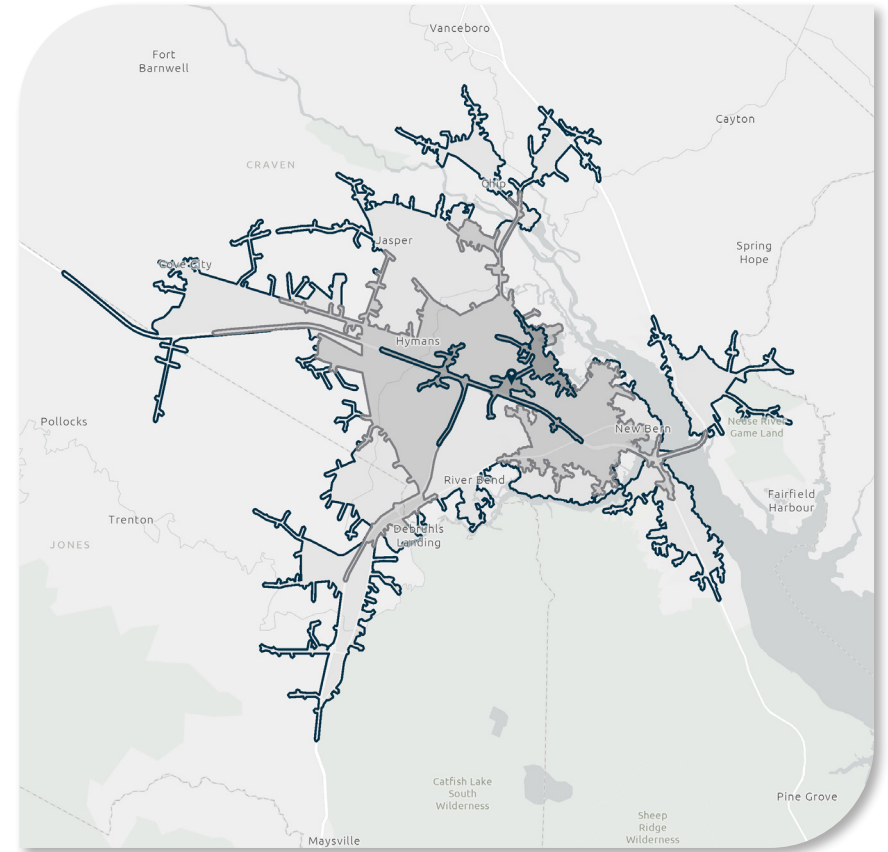
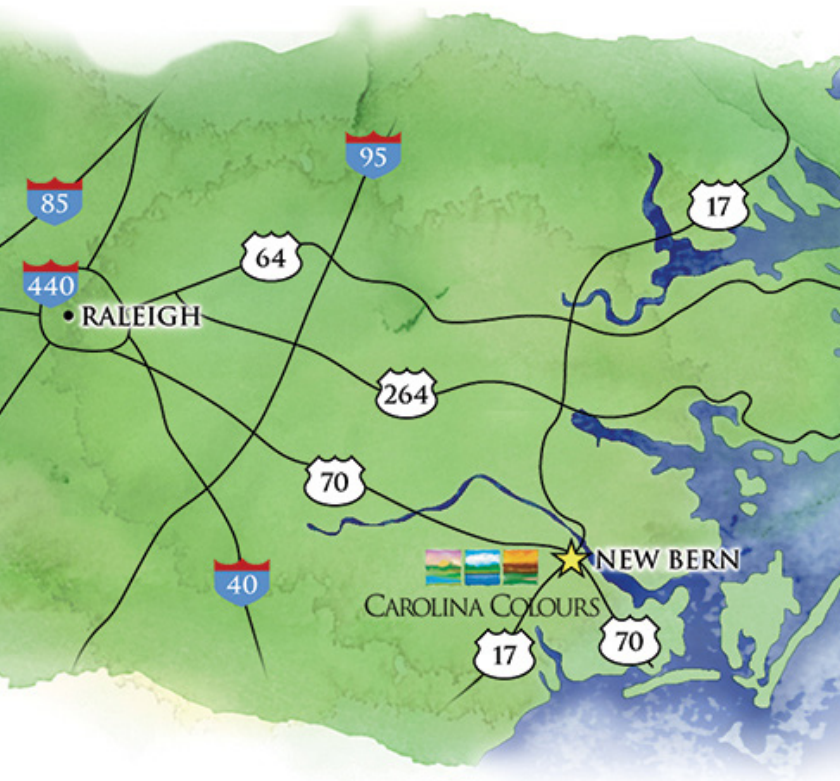
- Come see the Mum Festival in New Bern, Big Rock Tournament in Morehead City, Beaufort by Candle light during the Holidays, Tryon Palace in New Bern and enjoy the rich culture of the area
- West New Bern provides many ways to enrich and enhance your life and lifestyle, come enjoy and be a part of a wonderful community and region.

HEALTHCARE

New Bern is blessed to have some of the best medical care facilities and professionals to be found in any small town anywhere. The Carolina East Medical Center is a 5-star rated full care 350 bed hospital, with more than 250 doctors, 2,100 staff members and 500 volunteers bringing state of the art diagnosis, treatment and care to its patients. The facility has special care units for heart, cancer, critical care, intensive care, women, orthopedics, surgeries and more. The teaching hospital in Greenville, at East Carolina University, is about 45 minutes away, while the renowned Duke Medical Center is just two hours distant. There also is an Urgent Care facility in the commercial center in Carolina Colours.

DEMOGRAPHICS

	5 MINUTES	10 MINUTES	15 MINUTES
Population (2026)	1,666	21,997	44,261
Daytime Population	1,779	30,455	53,384
Total Businesses	68	1,436	2,464
Total Employees	1,476	17,731	44,261
Average Household Income	\$69,017	\$81,545	\$93,080



A GROWING RESIDENTIAL BASE

West New Bern is positioned within an established and growing community, with new residential phases continuing to expand the area. This growth, combined with the surrounding New Bern market, creates an increasingly strong customer base for retail, dining, hospitality, medical and service-oriented businesses.

A STRONG COMMERCIAL MARKET

A substantial daytime population, established employment base and growing number of households support a wide range of commercial opportunities. West New Bern's location provides businesses with access to nearby residents, employees and visitors while benefiting from continued development throughout the surrounding area.

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