

OFFERING MEMORANDUM

KIRBY OFFICE PARK

614 Kirby Road | King, NC 27021

3.61 ACRES | \$684,500

OFFICE-INSTITUTIONAL ZONING

PRESENTED BY KENT HUNTER REALTY



**A PROFESSIONAL DEVELOPMENT OPPORTUNITY**

Position your next project in the growing City of King.

This 3.61-acre commercial site combines Office-Institutional zoning, public utilities, level topography, and convenient access to US Highway 52. The property is well suited for medical,

ASKING PRICE

\$684,500

SITE AREA

3.61 AC

ZONING

OI

PARCEL

599108996815**THE OPPORTUNITY**

A flexible owner-user or development site with room for construction, parking, landscaping, and future expansion in a desirable Piedmont Triad growth market.

1

STRATEGIC LOCATION

Convenient access to US Highway 52 and surrounding commercial corridors supports employees, clients, and visitors.

2

VERSATILE OI ZONING

Positioned for office, medical, government, educational, financial, wellness, church, clinic, and institutional concepts.

3

PUBLIC UTILITIES

Public utility availability supports a streamlined path toward site planning and development due diligence.

4

DEVELOPMENT FLEXIBILITY

Level topography and generous acreage provide capacity for buildings, parking, landscaping, and future expansion.

5

GROWTH-MARKET POSITION

Located in King, within the expanding Piedmont Triad market, offering long-term location value.

6

OWNER-USER OR INVESTOR

A compelling opportunity for a user seeking its own campus or a developer pursuing a professional project.

Property Name	Kirby Office Park	Total Site Area	3.61 acres
Address	614 Kirby Road, King, NC 27021	Number of Lots	1
Asking Price	\$684,500	Zoning	OI - Office-Institutional
Property Type	Land	Parcel ID	599108996815
Property Subtype	Commercial	Utilities	Public utilities available
Sale Type	Investment or Owner User	Topography	Generally level

A SITE DESIGNED FOR PROFESSIONAL AND COMMUNITY-SERVING USES

The property is marketed as a flexible location for the following potential concepts, subject to governmental approvals and buyer verification.

Medical offices & clinics

Professional office buildings

Government facilities

Educational services

Financial institutions

Wellness centers

Churches & religious uses

Other institutional uses

IMPORTANT

Prospective purchasers should independently confirm permitted uses, dimensional standards, utility capacity, access, stormwater requirements, and all development approvals.



REGIONAL ACCESS

The site is positioned near US Highway 52 and King-area commercial corridors.



PARCEL CONTEXT

Tax mapping illustrates the parcel configuration and surrounding property pattern.







FOR ADDITIONAL INFORMATION

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