



WINTERGREEN COMMONS

4957 Winterville Parkway
Winterville,
North Carolina

Parcel 16204

For More Information, Please Contact the Listing Agents:

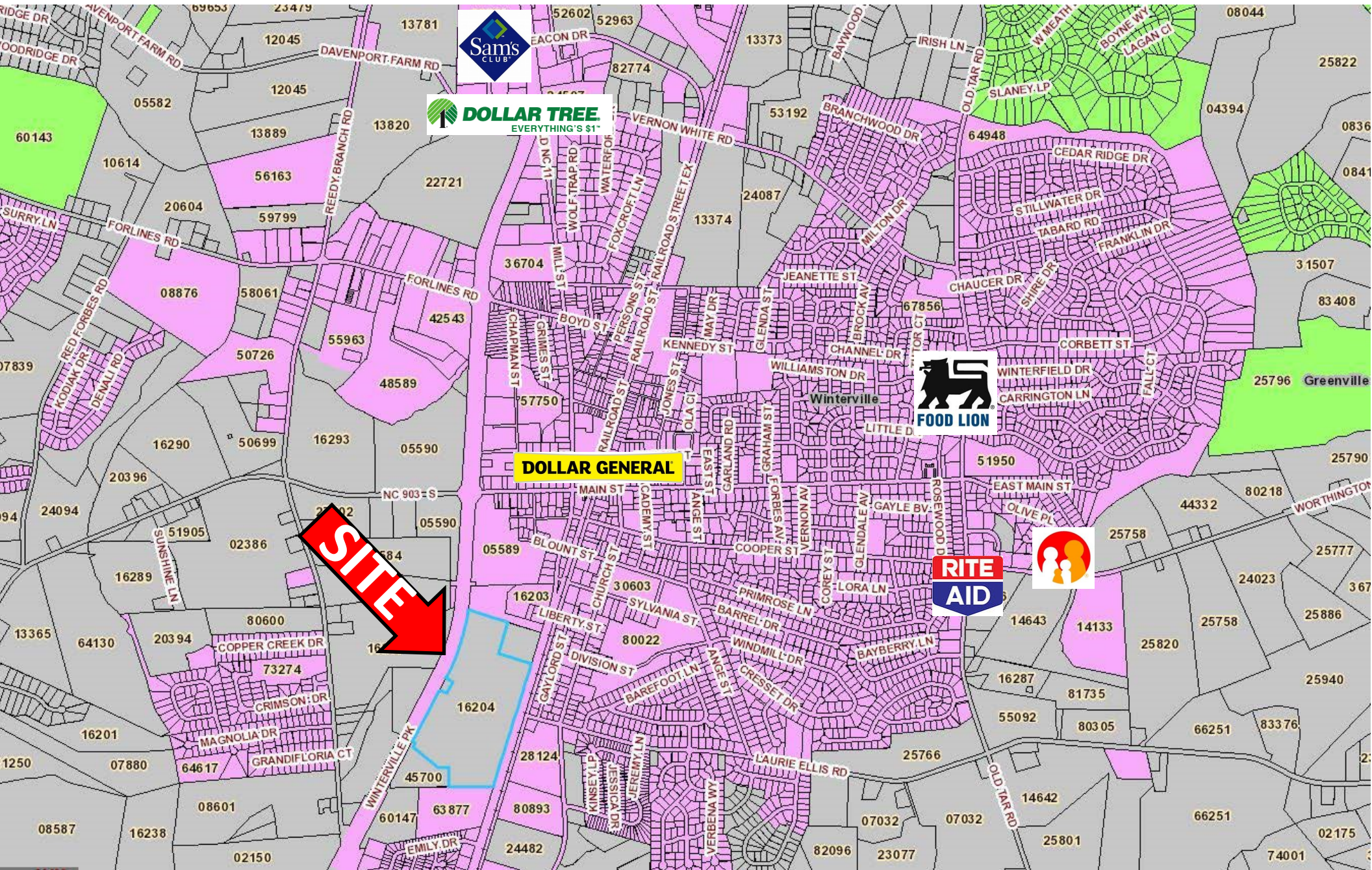
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|---|--|---|--|--|
| STANLEY H. ARMSTRONG, CCIM, SIOR Managing Partner (252) 531-9844 | THOMAS F. STOUGHTON, BROKER Managing Partner (252) 355-0088 | BRYANT KITTRELL, III, SIOR Managing Partner (252) 355-0088 | DEBBIE W. BARBER, CCIM Commercial Broker (252) 916-2703 | STEPHANIE WARREN Commercial Broker (817) 559-3196 |
|---|--|---|--|--|

WINTERGREEN COMMONS

- ◆ 50 +/- Acres
- ◆ Proposed Lot Sizes of Minimum 2 Acres
- ◆ In Close Proximity to National Retailers
- ◆ Zoned: Industrial (Town of Winterville)
Allows for Commercial Use Such as
Shopping Center or Grocery Store
- ◆ Vehicle Count per Day - 20,000

SALES PRICE: \$3,750,000.00





DOLLAR GENERAL

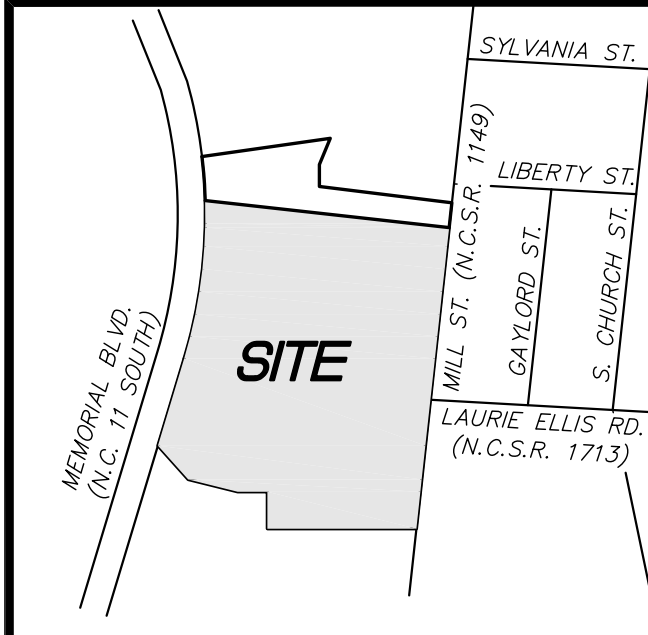
SITE

Winterville

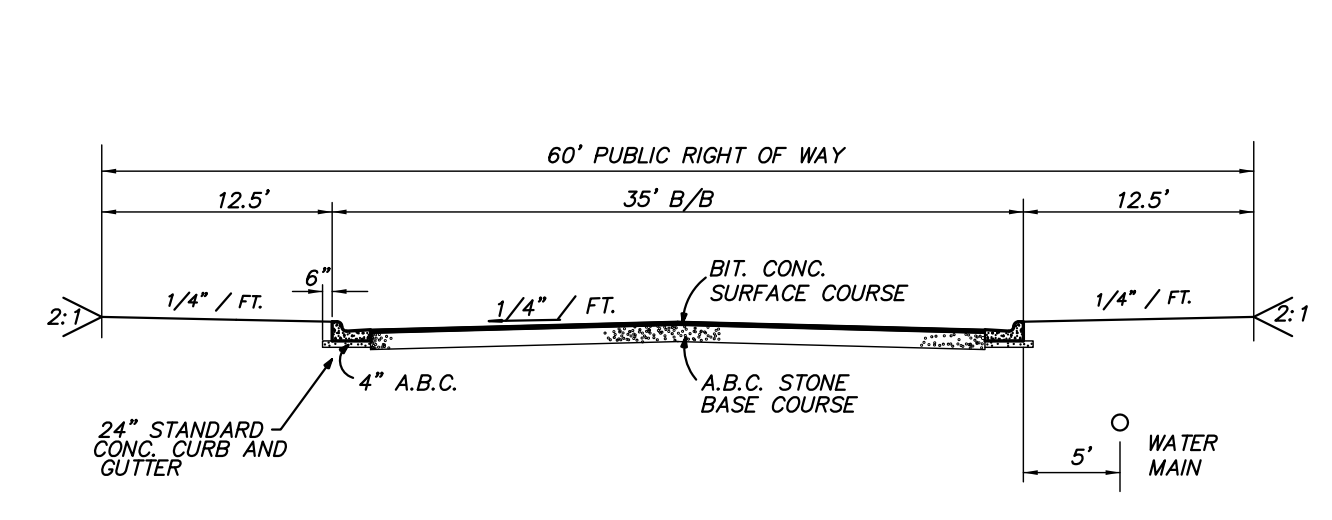
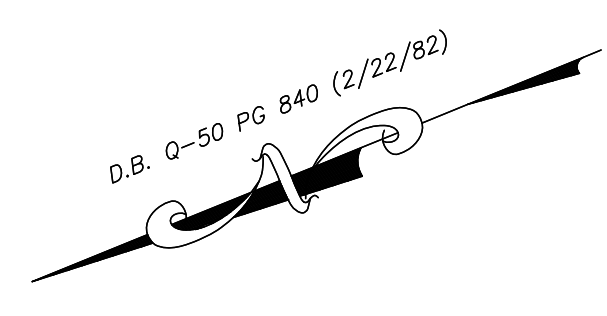
Greenville



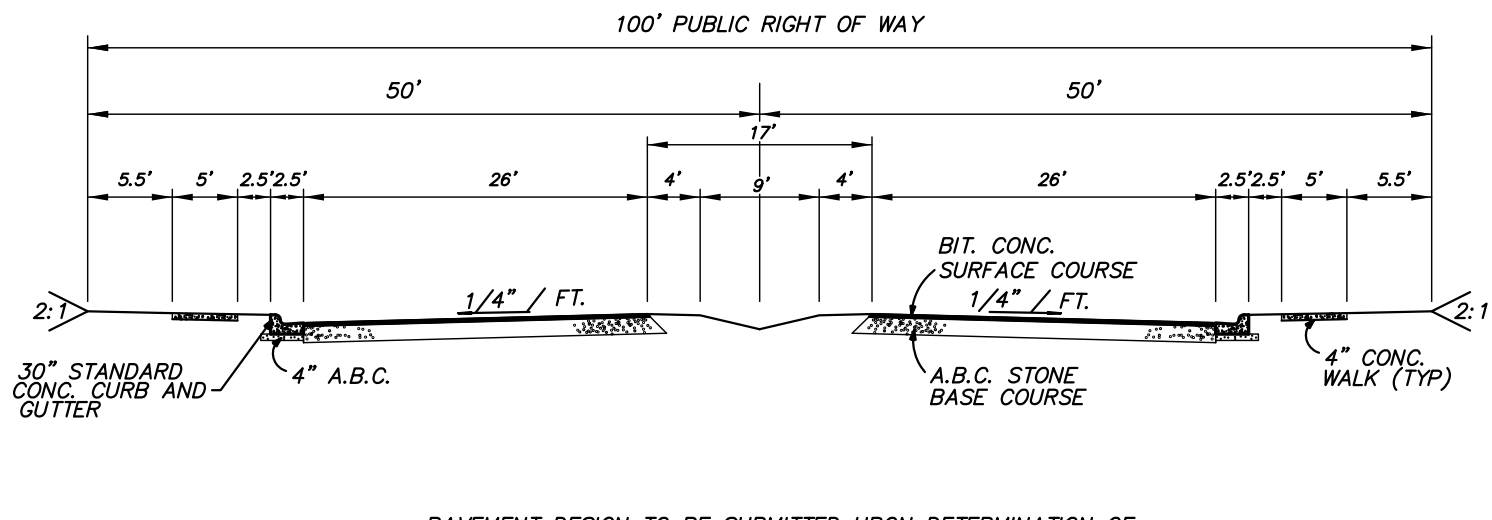
LAURIE ELLIS ROAD EXTENSION



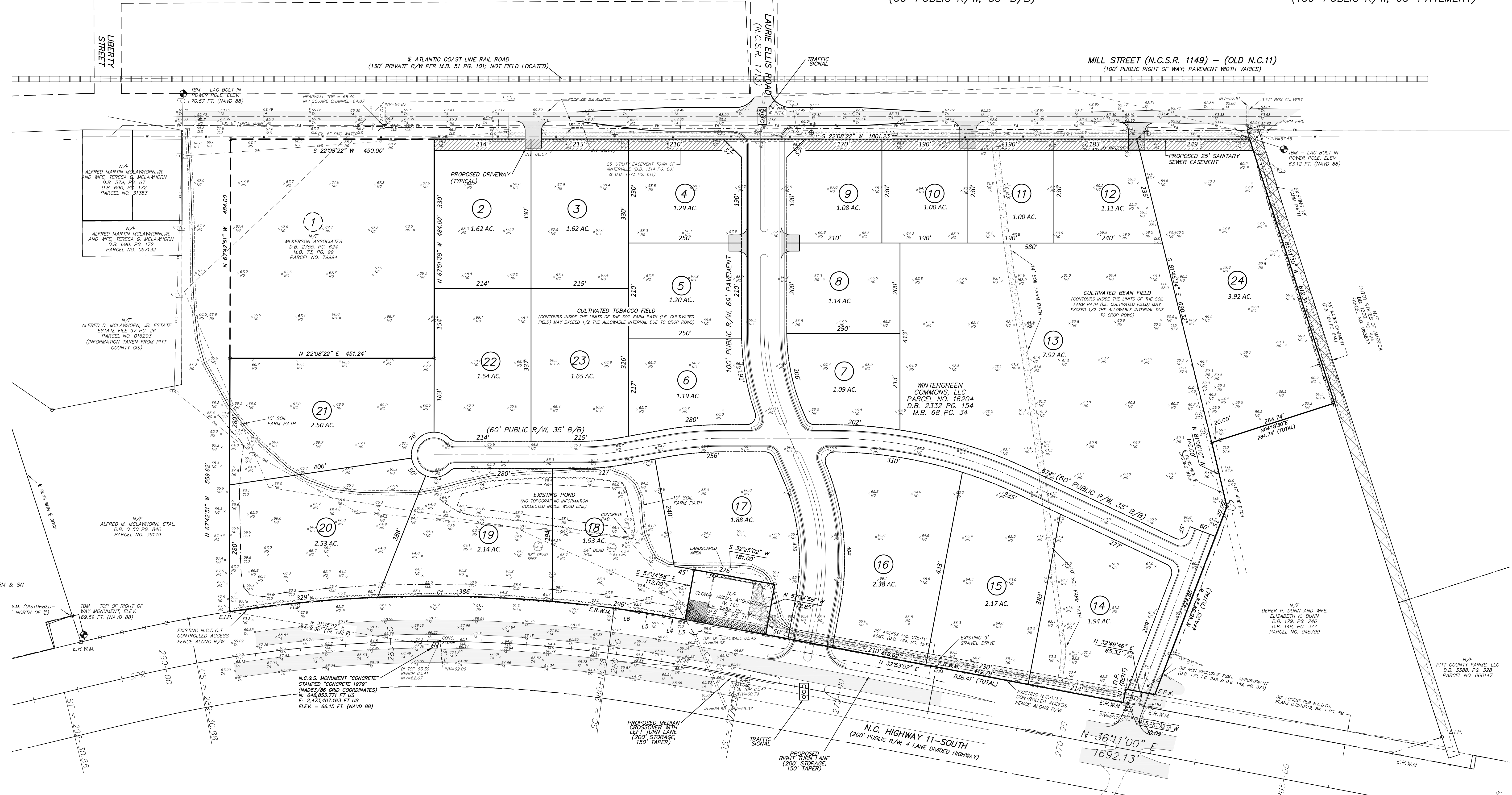
Vicinity Map - NTS



TYPICAL STREET SECTION NO SCALE
(60' PUBLIC R/W, 35' B/B)



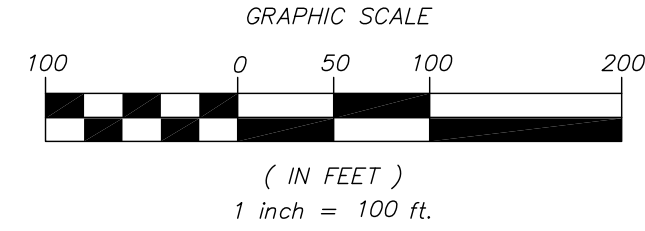
TYPICAL STREET SECTION NO SCALE
(100' PUBLIC R/W, 69' PAVEMENT)



- References:**
- PARCEL NO. 16204
 - D.B. 2332, PG. 154
 - M.B. 68, PG. 34
 - M.B. 73, PG. 99
 - M.B. 75, PG. 111
 - D.B. 50, PG. 840
 - D.B. 50, PG. 840
 - D.B. 50, PG. 840
 - D.B. 179, PG. 246
 - D.B. 148, PG. 379

- Survey Notes:**
- ALL DISTANCES ARE HORIZONTAL GROUND MEASUREMENTS, IN FEET.
 - AREA DETERMINED BY COORDINATES.
 - NO POINTS SET UNLESS OTHERWISE NOTED.
 - PROPERTY SUBJECT TO ANY EASEMENTS, RESTRICTIVE COVENANTS, OR RIGHTS OF WAY WHICH MAY BE OF RECORD.
 - THIS SURVEY WAS PREPARED WITHOUT THE BENEFIT OF A TITLE COMMITMENT REPORT OR RESEARCH. RIVERS AND ASSOCIATES DOES NOT CLAIM THAT ALL MATTERS OF RECORD WHICH MAY OR MAY NOT AFFECT THIS PROPERTY ARE SHOWN HEREON.
 - THIS PROPERTY IS LOCATED IN A ZONE "X" (AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOOD) AS SHOWN ON THE FEMA FLOOD INSURANCE RATE MAP NUMBER 3720467400, PANEL 4674 J, EFFECTIVE JANUARY 2, 2004.
 - RIGHT OF WAY ALONG MILL STREET (OLD NC 11) WAS TAKEN FROM CITY OF GREENVILLE THOROUGHFARE STREET INVENTORY - WINTERVILLE AREA.
 - UNDERGROUND UTILITIES PLOTTED IN PART FROM ACTUAL FIELD LOCATION OF MARKINGS AND/OR IN PART FROM MAPS ON RECORD OR PLANS PROVIDED BY CLIENT. SURVEYOR CANNOT CERTIFY TO THE ACCURACY OF THE LOCATION OF SUBSURFACE FEATURES. ACTUAL LOCATIONS MAY VARY. OTHER UTILITIES MAY EXIST. CONTRACTOR SHOULD CONTACT NORTH CAROLINA ONE-CALL CENTER (NC ONE-CALL) AT 1-800-632-4849 TO HAVE UNDERGROUND UTILITIES LOCATED PRIOR TO EXCAVATING OR TRENCHING.
 - THE SURVEYOR MAKES NO GUARANTEE THAT THE UTILITIES SHOWN ARE COMPRISED OF ALL SUCH UTILITIES IN THE AREA OF SURVEY EITHER IN SERVICE OR ABANDONED. THE SURVEY FURTHER DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED. THE SURVEYOR DOES HEREBY CERTIFY THAT ALL UTILITIES ARE LOCATED AS ACCURATELY AS POSSIBLE FROM INFORMATION AVAILABLE. THE SURVEYOR HAS NOT PHYSICALLY UNCOVERED AND LOCATED ANY UNDERGROUND UTILITIES.
 - PIPE INVERTS SHOWN WERE OBTAINED WITHOUT COVERED SPACE ENTRY BY THE MOST PRACTICAL METHODS AVAILABLE TO THE SURVEYOR.
 - ELEVATIONS AND CONTOURS SHOWN ARE BASED ON NAVD 88 DATUM BASED ON N.C.G.S. MONUMENT "CONCRETE" STAMPED "CONCRETE 1979", ELEVATION = 66.13 FT. (NAVD 88)

- General Notes:**
- CONSTRUCTION PLAN APPROVAL FROM TOWN OF WINTERVILLE SHALL BE OBTAINED PRIOR TO CONSTRUCTION OF ANY STREET, WATER, SANITARY SEWER, AND/OR STORM DRAINAGE SYSTEMS.
 - ALL LOTS SHALL EQUAL OR EXCEED THE MINIMUM DEVELOPMENT STANDARDS OF THE TOWN OF WINTERVILLE ZONING ORDINANCE.
 - UNDERGROUND ELECTRIC AND TELEPHONE UTILITIES ARE PROPOSED.
 - EROSION CONTROL PLAN APPROVAL REQUIRED PRIOR TO CONSTRUCTION.
 - ALL PROPOSED SANITARY SEWER SIZES ARE TO BE 8" DIAMETER.
 - 25 X 25 SITE DISTANCE TRIANGLES TO BE DEDICATED AT RIGHT OF WAY INTERSECTION.



Surveyor's Certification:
I, PATRICK W. HARTMAN, P.L.S., CERTIFY THAT THIS SURVEY WAS DRAWN UNDER MY DIRECTION FROM AN ACTUAL SURVEY MADE UNDER MY DIRECT SUPERVISION ON APRIL 2-4, 2007, 3/12/08 AND 9/12-21/12, 10/22-24/12 OF THE YEAR 2007. THE BOUNDARIES NOT SURVEYED ARE SHOWN AS BROKEN LINES FROM INFORMATION FROM RECORDED BOOKS AND PAGES THAT THE RATIO OF PRECISION AS CALCULATED FROM THE SURVEY IS NOT GREATER THAN ONE HALF THE CONTOUR INTERVAL. THE MAXIMUM VERTICAL ERROR IS NOT GREATER THAN ONE HALF THE CONTOUR INTERVAL. THE SURVEY WAS PERFORMED IN ACCORDANCE WITH THE STANDARDS THAT THIS SURVEY WAS PERFORMED IN ACCORDANCE WITH THE PRACTICE FOR LAND SURVEYING IN NORTH CAROLINA (21 NCAC 26.1600). WITNESSED MY HAND AND SEAL THIS 12TH DAY OF DECEMBER, A.D. 2016.

PLANNING BOARD APPROVAL:
I HEREBY CERTIFY THAT THIS PRELIMINARY PLAN WAS RECOMMENDED FOR APPROVAL BY THE PLANNING BOARD OF THE TOWN OF WINTERVILLE ON THE ____ DAY OF ____, 2016.

TOWN COUNCIL APPROVAL:
I HEREBY CERTIFY THAT THIS PRELIMINARY PLAN WAS APPROVED BY THE TOWN COUNCIL OF THE TOWN OF WINTERVILLE ON THE ____ DAY OF ____, 2016.

SKETCH PLAN "A"
05-24-2016

REVISIONS:

| NO. | DATE | DESCRIPTION |
|-----|------|-------------|
| | | |
| | | |
| | | |
| | | |

OWNER:
WINTERGREEN COMMONS, LLC
PO BOX 403
GREENVILLE, NC 27635
252-355-0088

PRELIMINARY PLAT
WINTERGREEN COMMONS, LLC
WINTERGREEN COMMONS
NORTH CAROLINA
WINTERVILLE TOWNSHIP, PITT COUNTY

Rivers & Associates, Inc.
GREENVILLE, NC
PLANNERS
LANDSCAPE ARCHITECTS

PRELIMINARY DRAWING FOR REVIEW ONLY

| | |
|--------------|-----------------|
| Date: | 09/19/2012 |
| Survey: | RB Draft PH/JJB |
| Design: | SA Check PWH |
| Project No.: | 2006174 |
| Drawing No.: | E-269 |
| Scale: | 1" = 100' |
| Sheet No.: | 1 of 1 |

About Us...

Bryant Kittrell & Stan Armstrong formed a partnership in September, 2003 that services all of eastern North Carolina. Kittrell & Armstrong offers buyer and seller representation, landlord and tenant representation, office building sales and leases, land acquisitions, and sales, industrial sales and leases, build-to-suit, 1031 tax deferred exchanges, and consulting services.

Tommy Stoughton joined the firm as partner in 2013. Tommy is a broker and has been managing and developing commercial real estate projects in eastern North Carolina since the early 1990's. He is a long time resident of Greenville and has valuable experience in assembling and leasing properties for larger projects such as apartments, hotels and shopping centers.

What Sets Us Apart...

Kittrell & Armstrong, LLC is a full service commercial brokerage firm. Our combined experience of over ninety years allows us to meet the challenges of even the most complicated transactions for our clients. Whether buying or selling, you can feel confident in knowing you have a team of experts at your disposal to advise and guide you through your real estate transaction.

Our Brokers at Kittrell & Armstrong work together as a collective team for the benefit of our clients to ensure they receive the best representation possible. At our firm, you will not just have one agent working for you, you have the entire team!

Our property listings receive national exposure. Not only do we market our listings on the most widely used commercial listing services in North America, we maintain a database of prospects, clients, and local and national brokers that receive our Marketing Packages and Property Listings Sheet on a weekly and monthly basis.

EXCLUSIVELY OFFERED BY:

| | | | | |
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