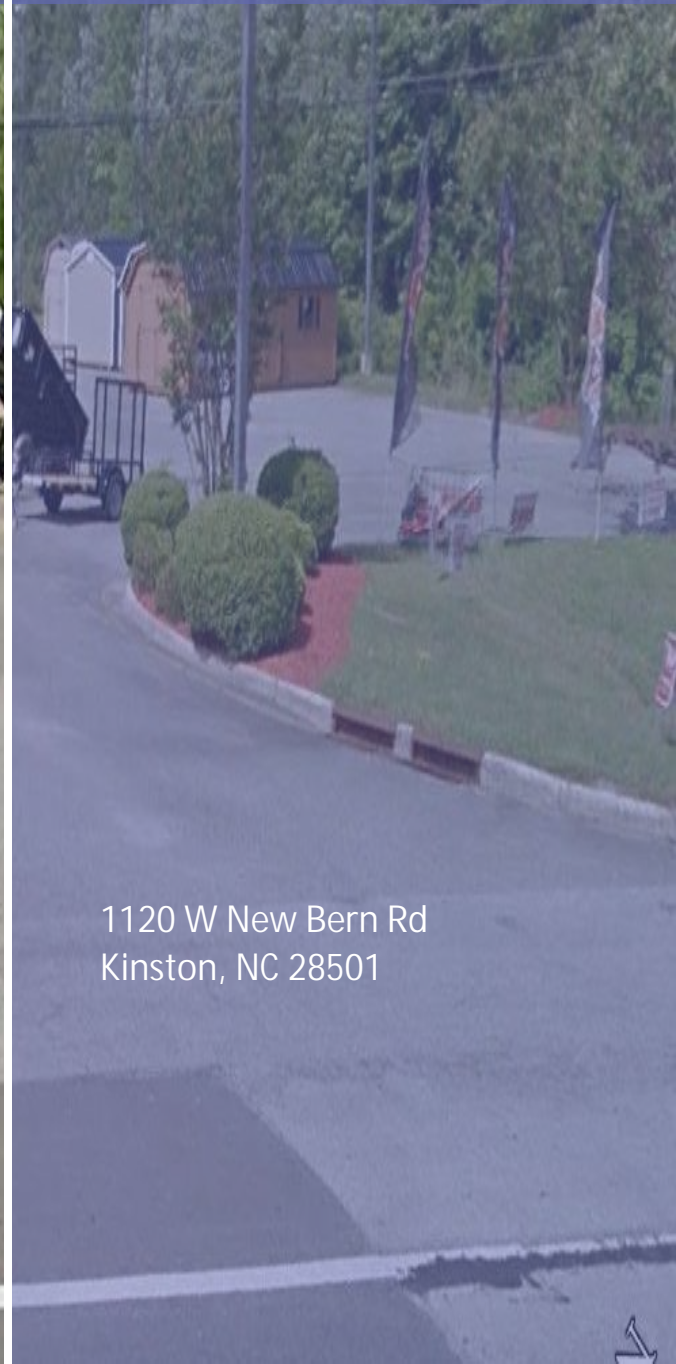


# Vester Property



## OFFERING MEMORANDUM



1120 W New Bern Rd  
Kinston, NC 28501



PERRY MANAGEMENT  
REAL ESTATE • DEVELOPMENT • LEASING

# Vester Property

## CONTENTS

01 Executive Summary	
Executive Summary	5
Location Summary	6
02 Property Description	
Property Features	8
Aerial Map	9
Plat	10
Property Images	11
03 Demographics	
Demographics	13
Demographic Charts	14

Herbert "Gram" Spear Jr, CCIM

Vice President

252-521-0266

[gram@perrysinc.com](mailto:gram@perrysinc.com)



**PERRY MANAGEMENT**  
REAL ESTATE • DEVELOPMENT • LEASING

## CONFIDENTIALITY AND DISCLAIMER:

The information contained in the following offering memorandum is proprietary and strictly confidential. It is intended to be reviewed only by the party receiving it from Perry Management, Inc. and it should not be made available to any other person or entity without the written consent of Perry Management, Inc..

By taking possession of and reviewing the information contained herein the recipient agrees to hold and treat all such information in the strictest confidence. The recipient further agrees that recipient will not photocopy or duplicate any part of the offering memorandum. If you have no interest in the subject property, please promptly return this offering memorandum to Perry Management, Inc.. This offering memorandum has been prepared to provide summary, unverified financial and physical information to prospective purchasers, and to establish only a preliminary level of interest in the subject property. The information contained herein is not a substitute for a thorough due diligence investigation. Perry Management, Inc. has not made any investigation, and makes no warranty or representation with respect to the income or expenses for the subject property, the future projected financial performance of the property, the size and square footage of the property and improvements, the presence of absence of contaminating substances, PCBs or asbestos, the compliance with local, state and federal regulations, the physical condition of the improvements thereon, or financial condition or business prospects of any tenant, or any tenant's plans or intentions to continue its occupancy of the subject property. The information contained in this offering memorandum has been obtained from sources we believe reliable; however, Perry Management, Inc. has not verified, and will not verify, any of the information contained herein, nor has Perry Management, Inc. conducted any investigation regarding these matters and makes no warranty or representation whatsoever regarding the accuracy or completeness of the information provided. All potential buyers must take appropriate measures to verify all of the information set forth herein. Prospective buyers shall be responsible for their costs and expenses of investigating the subject property.

PROPERTY SHOWINGS ARE BY APPOINTMENT ONLY.

PLEASE CONTACT THE PERRY MANAGEMENT, INC. ADVISOR FOR MORE DETAILS.

Copyright © 2018 CREOP, LLC. All Rights Reserved.



01 ..... Executive Summary  
Offering Summary  
Location Summary

# VESTER PROPERTY

## OFFERING SUMMARY

ADDRESS	1120 W New Bern Rd Kinston NC 28501
COUNTY	Lenoir
OFFERING PRICE	\$499,000
PRICE PSF	\$3.82
LAND SF	130,680 SF
OWNERSHIP TYPE	Fee Simple
ZONING TYPE	B-1
# OF PARCELS	1

DEMOGRAPHICS	1 MILE	3 MILE	5 MILE
2016 Population	333	20,488	28,484
2016 Median HH Income	\$23,731	\$28,339	\$30,967
2016 Average HH Income	\$36,470	\$43,804	\$46,458

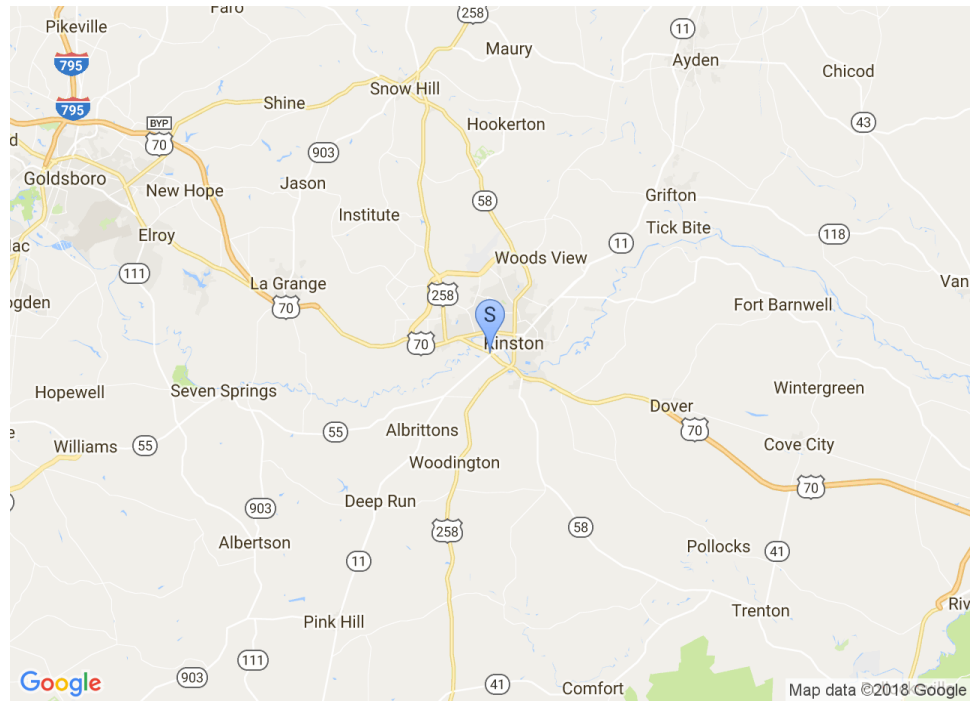


google earth

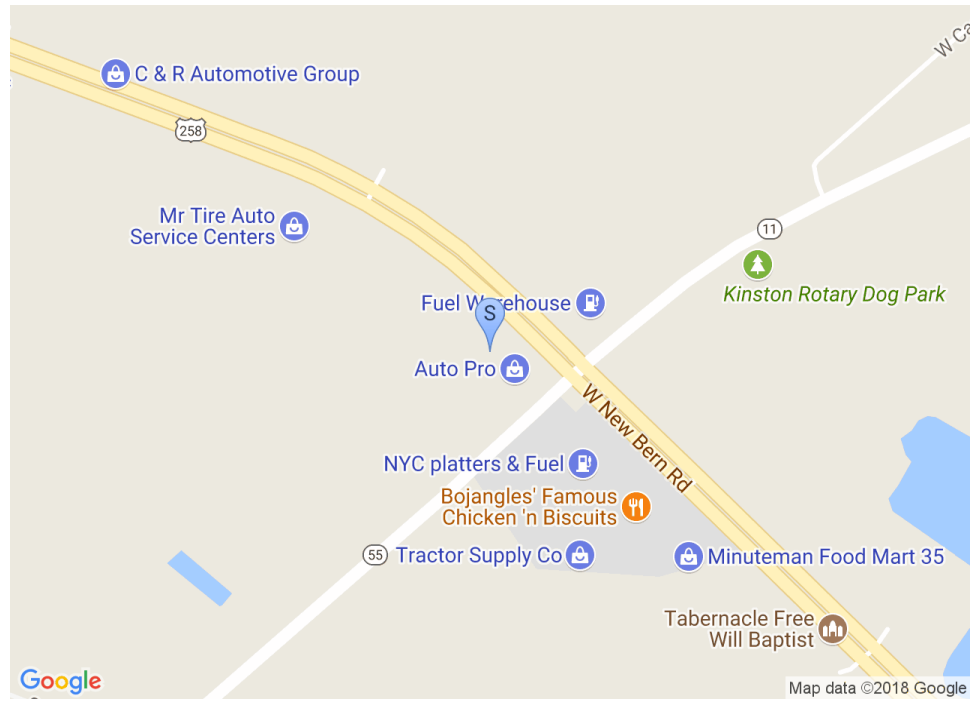
Located at major intersection in Lenoir County, North Carolina. Hwy 70 daily traffic count is over 33,000 per day. Hwy 11/55 daily traffic count is over 22,000 car per day.

1.3 acres of paved parking. Property is located in flood plain but is located on a ridge and has not flooded.

Regional Map



Locator Map





- 02 Property Description
- Property Features
- Aerial Map
- Parcel Map
- Additional Maps
- Property Images


# VESTER PROPERTY

## Site Description

LAND SF	130,680
LAND ACRES	3.00
# OF PARCELS	1
ZONING TYPE	B-1
TOPOGRAPHY	Flood Plain
CORNER LOCATION	Access to Hw70 and Hwy 11/55
TRAFFIC COUNTS	Hwy 70 - 30,000 / Hwy 11/55 - 22,000






  
Mr Tire Auto  
Service Centers


W New Bern Rd

258

 Fuel Warehouse

W New Bern Rd


NC-11 S

Select Sales of Kinston 

S

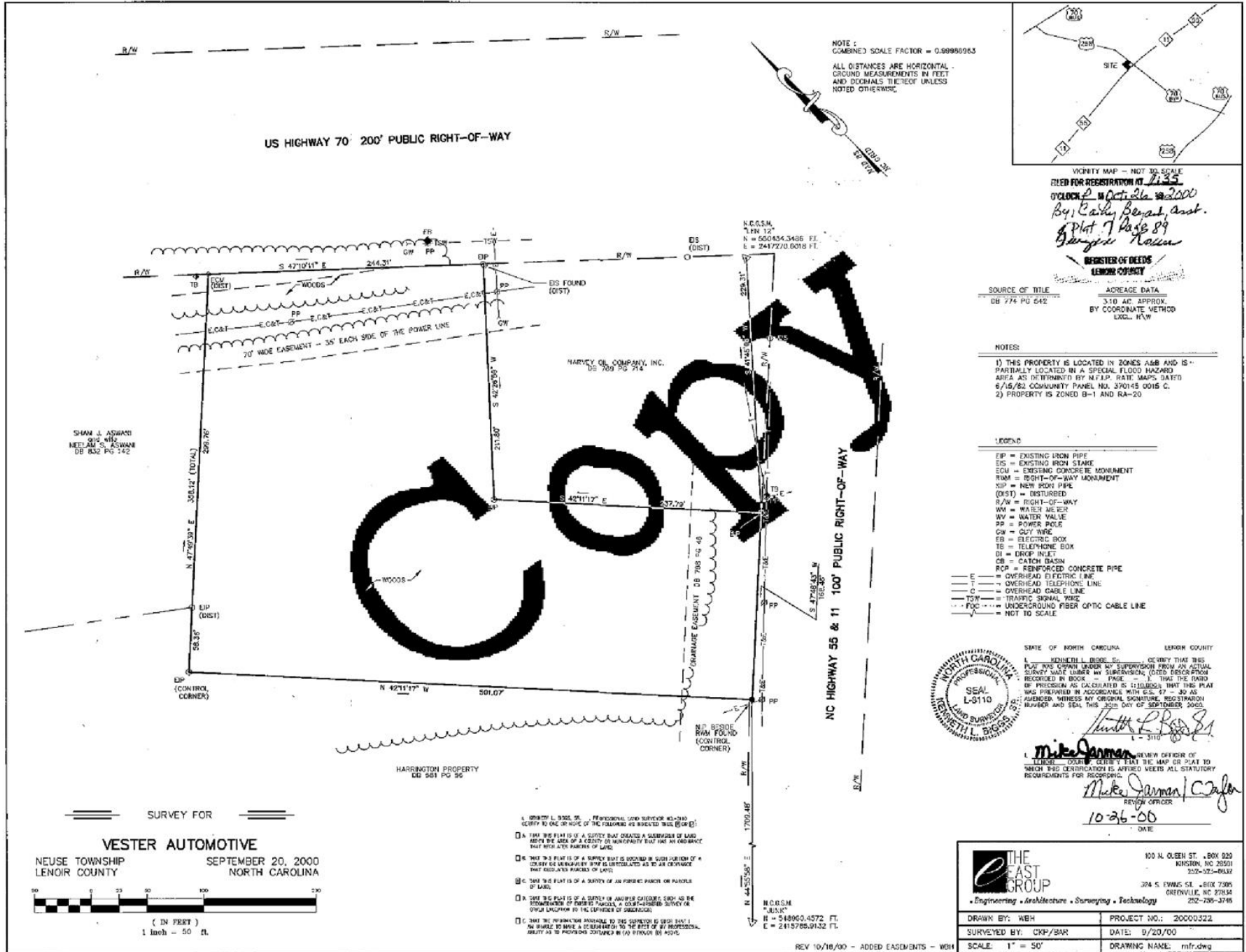
Auto Pro 

70

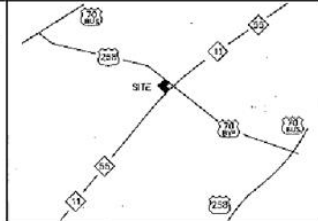
NYC platters & Fuel 

W New Bern Rd

Bojangles' Famous  
Chicken 'n Biscuits 



NOTE:  
COMBINED SCALE FACTOR = 0.99960063  
ALL DISTANCES ARE HORIZONTAL  
GROUND MEASUREMENTS IN FEET  
AND DECIMALS THEREOF UNLESS  
NOTED OTHERWISE.



VICINITY MAP - NOT TO SCALE  
FILED FOR REGISTRATION AT 2:30  
O'CLOCK P.M. OCT. 26, 2000  
By: *Carly Beal, asst.*  
*George Nelson*

REGISTER OF DEEDS  
LENOIR COUNTY

SOURCE OF TITLE  
DB 774 PG 242

ACREAGE DATA  
3.10 AC. APPROX.  
BY COORDINATE METHOD  
LOCAL N.W.M.

NOTES:

- 1) THIS PROPERTY IS LOCATED IN ZONES ASB AND IS PARTIALLY LOCATED IN A SPECIAL FLOOD HAZARD AREA AS DETERMINED BY N.C.F.P. FIRM MAPS DATED 6/16/82 COMMUNITY PANEL NO. 370145 0015 C.
- 2) PROPERTY IS ZONED B-1 AND RA-20

LEGEND

- EIP = EXISTING IRON PIPE
- ES = EXISTING IRON STAKE
- ECM = EXISTING CONCRETE MONUMENT
- ROM = RIGHT-OF-WAY MONUMENT
- NIP = NEW IRON PIPE
- (DIST) = DISTURBED
- R/W = RIGHT-OF-WAY
- WM = WATER METER
- WV = WATER VALVE
- PP = POWER POLE
- CW = CUY WIRE
- EB = ELECTRIC BOX
- TB = TELEPHONE BOX
- DI = DRIP INLET
- CB = CATCH BASIN
- RCP = REINFORCED CONCRETE PIPE
- = OVERHEAD ELECTRIC LINE
- = OVERHEAD TELEPHONE LINE
- = OVERHEAD CABLE LINE
- = TRAFFIC SIGNAL WIRE
- = UNDERGROUND FIBER OPTIC CABLE LINE
- = NOT TO SCALE



STATE OF NORTH CAROLINA      LENOIR COUNTY

Matthew L. Beal, Esq.      COUNTY CLERK  
I, Matthew L. Beal, Esq., COUNTY CLERK, DO HEREBY CERTIFY THAT THIS PLAT WAS FORWARDED TO MY OFFICE BY THE SURVEYOR FROM AN ORIGINAL SURVEY MADE UNDER MY SUPERVISION, LOOSE DESCRIPTION RECORDED IN BOOK      PAGE      THAT THE DEDUCTION OF PRECISION AS CALCULATED IS 1:110,000, THAT THIS PLAT WAS PREPARED IN ACCORDANCE WITH G.S. 47-30 AS AMENDED, AND I HEREBY CERTIFY THAT THE MAP OR PLAT TO WHICH THIS CERTIFICATION IS AFFIXED MEETS ALL STATUTORY REQUIREMENTS FOR RECORDING.

*Matthew L. Beal*  
Matthew L. Beal  
REVIEW OFFICER  
10-26-00  
DATE

**THE EAST GROUP**  
Engineering • Architecture • Surveying • Technology

100 N. OLSEN ST. • BOX 820  
Kinston, NC 28501  
252-325-0642

304 S. FOWNS ST. • BOX 7305  
GREENVILLE, NC 27634  
252-236-3748

DRAWN BY: WEH	PROJECT NO.: 20000322
SURVEYED BY: CKP/SAR	DATE: 9/20/00
SCALE: 1" = 50'	DRAWING NAME: mfr.dwg

SURVEY FOR

**VESTER AUTOMOTIVE**

NEUSE TOWNSHIP      SEPTEMBER 20, 2000  
LENOIR COUNTY      NORTH CAROLINA

( IN FEET )  
1 inch = 50 ft.

1. I, MATTHEW L. BEAL, ESQ., PROFESSIONAL LAND SURVEYOR NO. 4102, CERTIFY TO ONE OR MORE OF THE FOLLOWING AS INDICATED TRUE (T) OR FALSE (F):
- A. THAT THIS PLAT IS OF A SURVEY THAT CREATES A SUBDIVISION OF LAND FROM THE SIDE OF A COUNTY OR MUNICIPALITY AND THE ADJACENCY THAT BENCH MARKS OF LAND;
- B. THAT THIS PLAT IS OF A SURVEY THAT IS OPERATED IN SUBJUNCTION OF A COUNTY OR MUNICIPALITY THAT IS DEDICATED AS TO AN EASEMENT THAT BENCH MARKS OF LAND;
- C. THAT THIS PLAT IS OF A SURVEY OF AN INTEREST PARCEL OR PARCELS OF LAND;
- D. THAT THIS PLAT IS OF A SURVEY OR ANALYSIS CALLED FOR AS THE ESTABLISHMENT OF BENCH MARKS, A COUNTY-ORDERED SURVEY OR OTHER ANALYSIS FOR THE BENEFIT OF A MUNICIPALITY;
- E. THAT THE INFORMATION AVAILABLE TO THIS SURVEYOR IS SUCH THAT I AM ABLE TO MAKE A DEDUCTION TO THE BEST OF MY PROFESSIONAL SKILL AS TO PRECISION STATED BY (1) THROUGH (4) ABOVE.

REV 10/16/00 - ADDED EASEMENTS - WEH



Access on Hwy 11 - 20,000 cars/day



200' +/- hwy 70 Rd frontage - 33,000 cars/day



Located at major intersection of Hwy 70 and Hwy 11/55





- 03 Demographics
- Demographic Details
- Demographic Charts

# VESTER PROPERTY

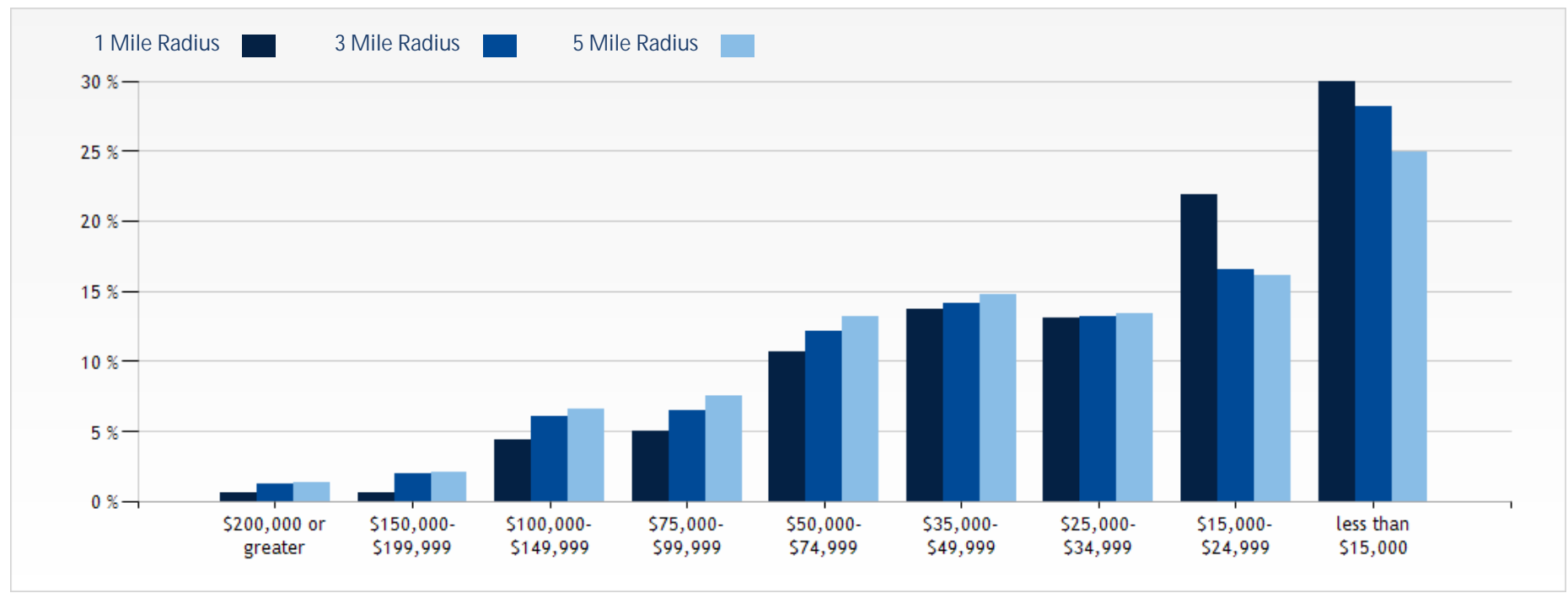
POPULATION	1 MILE	3 MILE	5 MILE
2000 Population	335	23,444	31,601
2010 Population	334	20,862	29,106
2016 Population	333	20,488	28,484
2021 Population	329	20,140	27,951
2016 African American	180	13,064	16,243
2016 American Indian	0	61	96
2016 Asian	1	210	282
2016 Hispanic	19	811	1,356
2016 White	131	6,411	10,704
2016 Other Race	9	384	678
2016 Multiracial	11	349	465
2016-2021: Population: Growth Rate	-1.20 %	-1.70 %	-1.90 %

2016 HOUSEHOLD INCOME	1 MILE	3 MILE	5 MILE
less than \$15,000	48	2,461	2,985
\$15,000-\$24,999	35	1,444	1,934
\$25,000-\$34,999	21	1,156	1,603
\$35,000-\$49,999	22	1,240	1,769
\$50,000-\$74,999	17	1,060	1,577
\$75,000-\$99,999	8	566	903
\$100,000-\$149,999	7	533	789
\$150,000-\$199,999	1	175	249
\$200,000 or greater	1	111	163
Median HH Income	\$23,731	\$28,339	\$30,967
Average HH Income	\$36,470	\$43,804	\$46,458

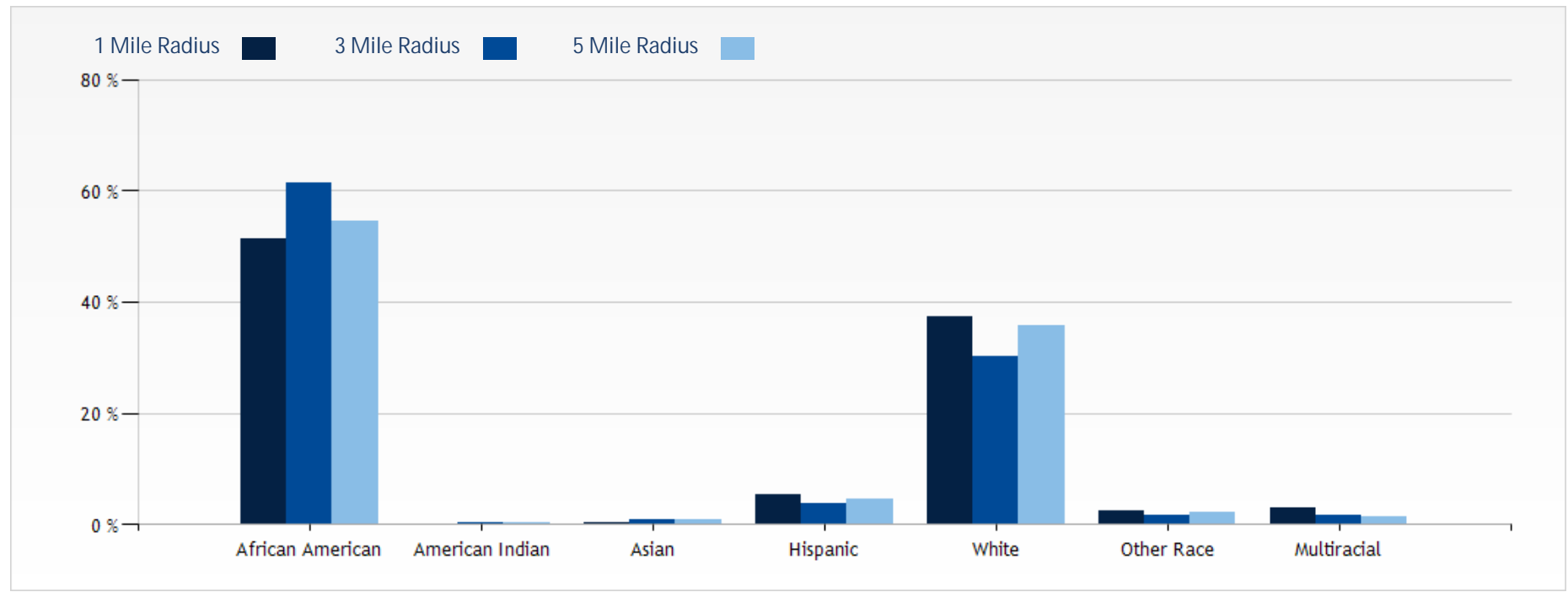
HOUSEHOLDS	1 MILE	3 MILE	5 MILE
2000 Total Housing	207	11,608	15,052
2010 Total Households	163	9,003	12,364
2016 Total Households	160	8,746	11,974
2021 Total Households	157	8,548	11,685
2016 Average Household Size	2.01	2.25	2.30
2000 Owner Occupied Housing	87	5,195	7,508
2000 Renter Occupied Housing	85	4,570	5,439
2016 Owner Occupied Housing	69	3,969	6,020
2016 Renter Occupied Housing	91	4,777	5,953
2016 Vacant Housing	36	1,712	2,148
2016 Total Housing	196	10,458	14,122
2021 Owner Occupied Housing	68	3,831	5,825
2021 Renter Occupied Housing	89	4,716	5,860
2021 Vacant Housing	39	1,910	2,427
2021 Total Housing	196	10,458	14,112
2016-2021: Households: Growth Rate	-1.90 %	-2.30 %	-2.45 %



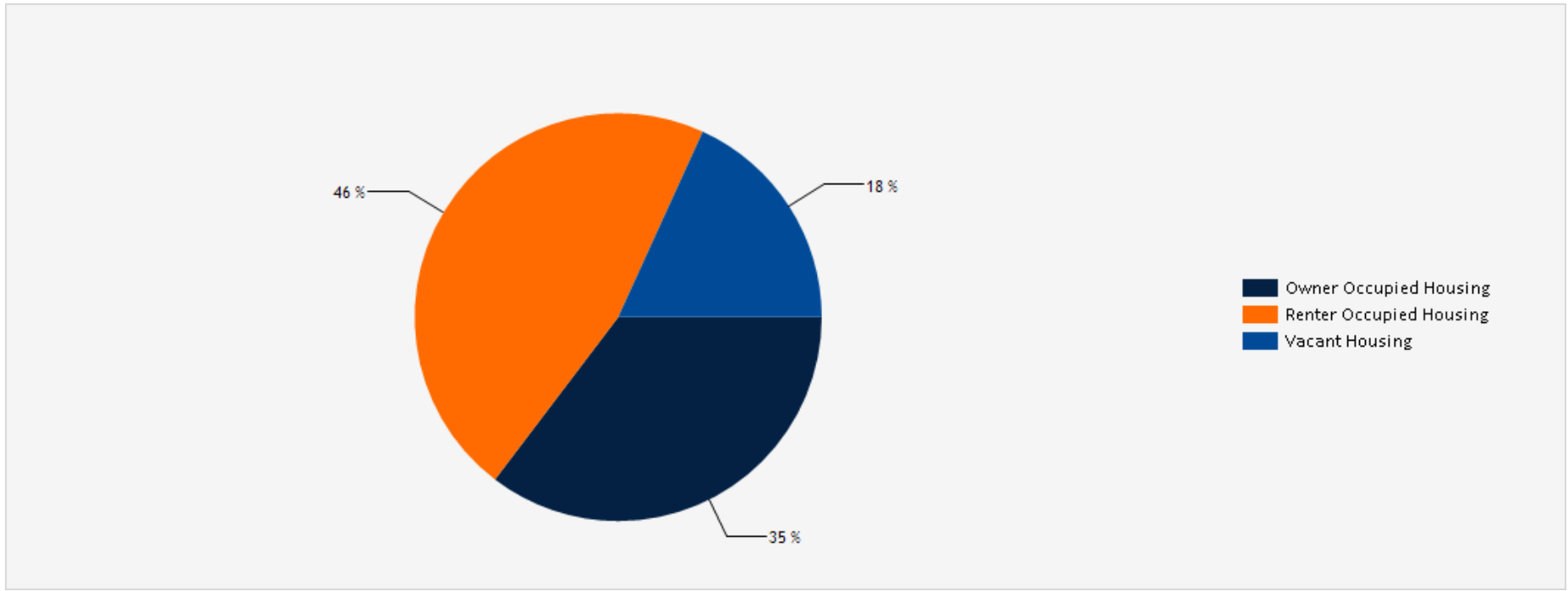
### 2016 Household Income



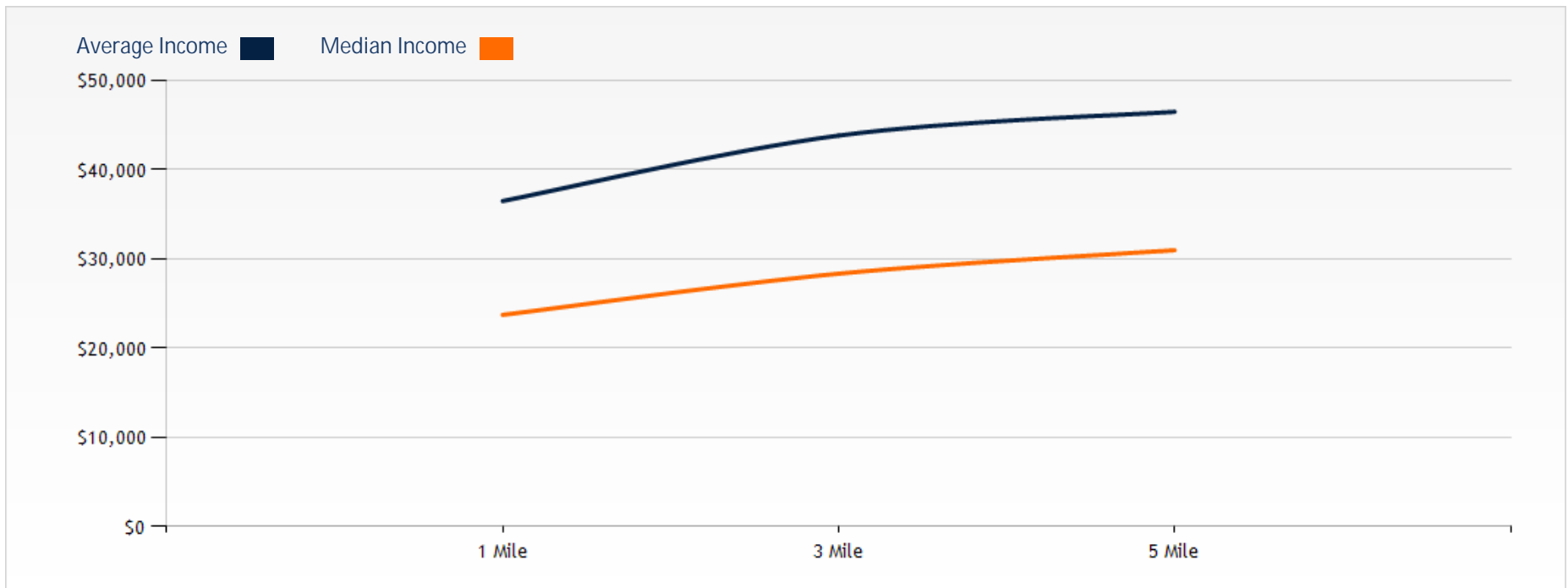
### 2016 Population by Race



### 2016 Household Occupancy - 1 Mile Radius



### 2016 Household Income Average and Median



# Vester Property



Herbert "Gram" Spear Jr, CCIM  
Vice President  
252-521-0266  
gram@perrysinc.com

