

LANDSEAST INDUSTRIAL PARK

GENERAL

Size:	788 total acres
Lot Sizes:	20-100 acres; 3 small commercial lots (2-3 acres) available; Lots can be subdivided or combined
Ownership:	Martin County Economic Development Corporation and Pitt County Committee of 100, Inc. hold 10 year options on all acreage
Location:	Pitt and Martin Counties, between Bethel and Parmele
Zoning:	Industrial
Current Use:	Agriculture

PHYSICAL

Elevation:	Ranges from 20 meters above MSL (SW boundary) to 23 above MSL (NE boundary)
Appearance:	Site slopes down gently to the southwest; North, south and west are partly developed with agricultural land and partly wooded, undeveloped land; East area is wooded, undeveloped land
Soils:	Fine sandy loam; Soil boring and assessment reports available
Drainage:	Area is outside the 500-year floodplain; Stream identification report available; Jurisdictional delineation report available
Environmental:	Phase I Environmental Site Assessment did not identify evidence of recognized environmental conditions

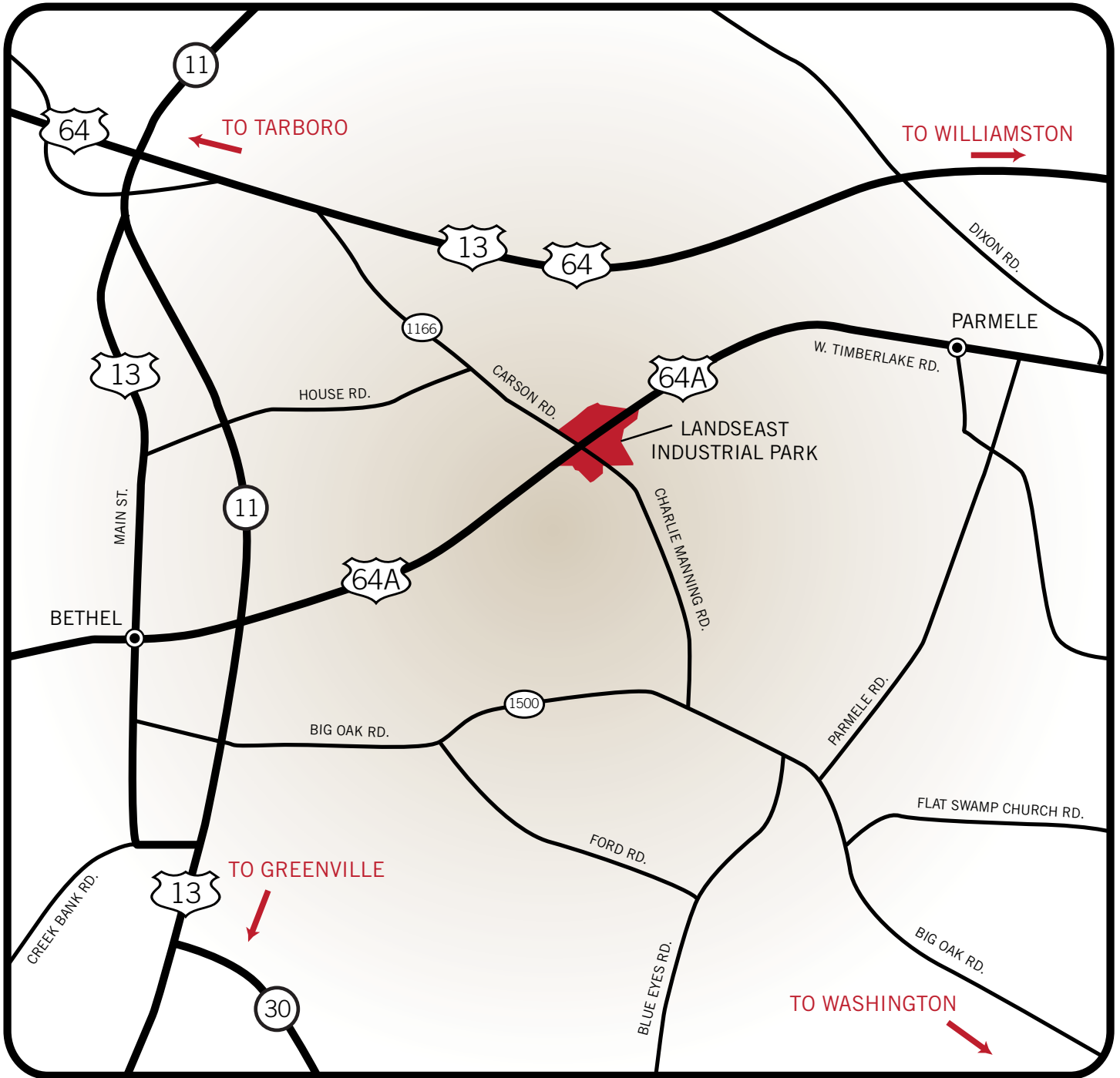
TRANSPORTATION

Access:	US 64 Alternate
Highway:	US 64 (70 mph interstate quality), US 13 and NC 11 within 1 mile of site
Interstate:	I-95 is within 30 miles and I-40 is within 90 miles via US 64
Air (Commercial):	Pitt-Greenville (PGV) is within 15 miles (20 minutes); Raleigh Durham International Airport (RDU) is within 90 miles (90 minutes)
Rail:	CSX Transportation, Inc.
Ports:	Norfolk-120 miles, Morehead City-100 miles, Wilmington-120 miles

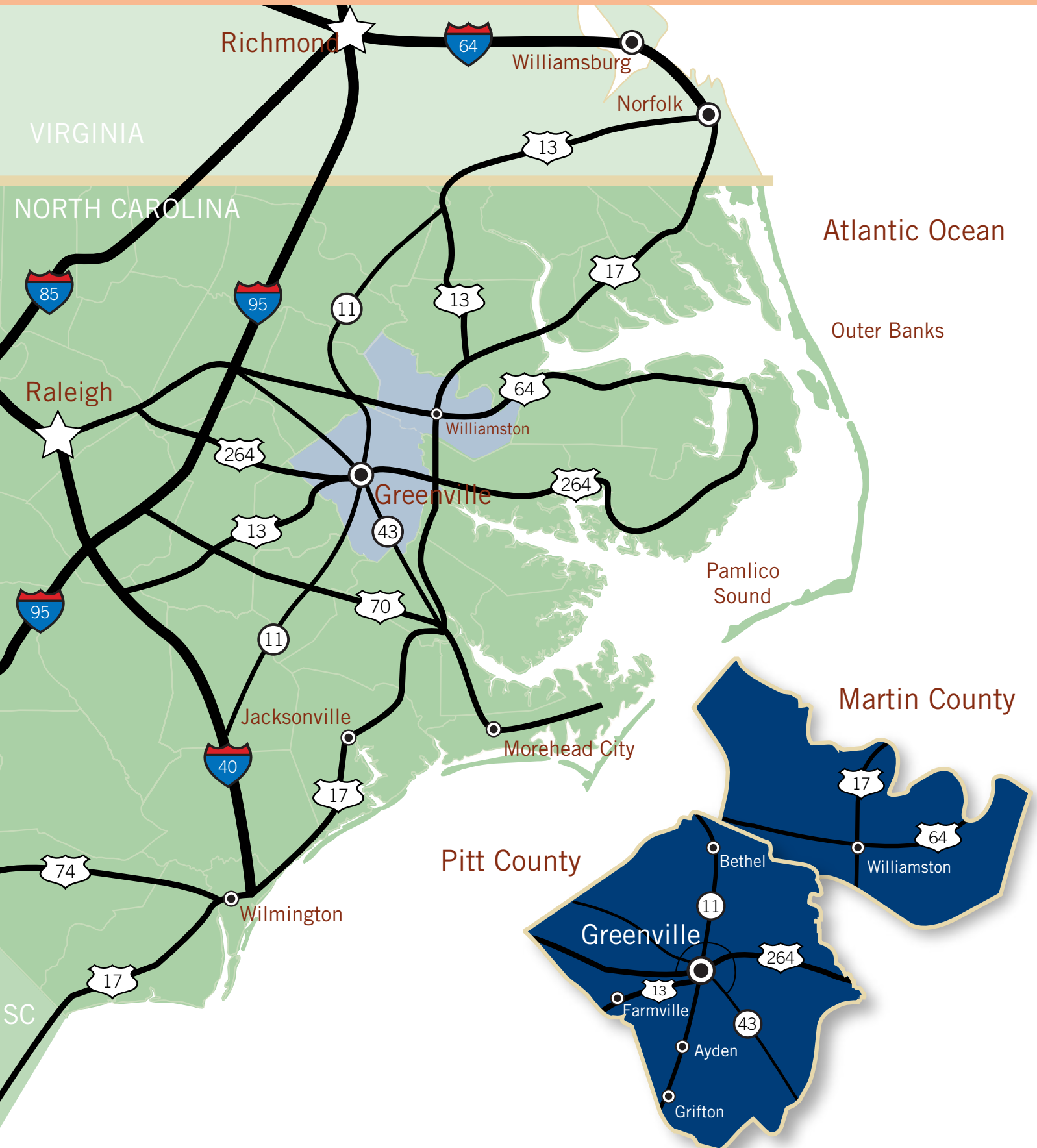
UTILITIES

Water:	12" main (Bethel) proposed, Greenville Utilities Commission
Sewer:	10"-12" proposed, Greenville Utilities Commission
Gas:	Greenville Utilities Commission or Piedmont Natural Gas can extend
Electric:	Dominion/Martin-Edgecombe EMC can extend
Telecommunications:	Fiber optic facilities, digital voice services and broadband internet available

BETHEL, NORTH CAROLINA



EASTERN NORTH CAROLINA



LANDSEAST INDUSTRIAL PARK

US HWY 64 & US HWY 13

