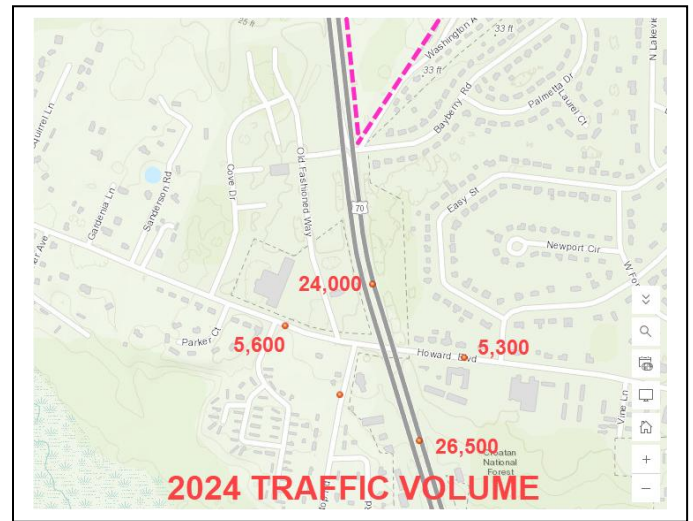
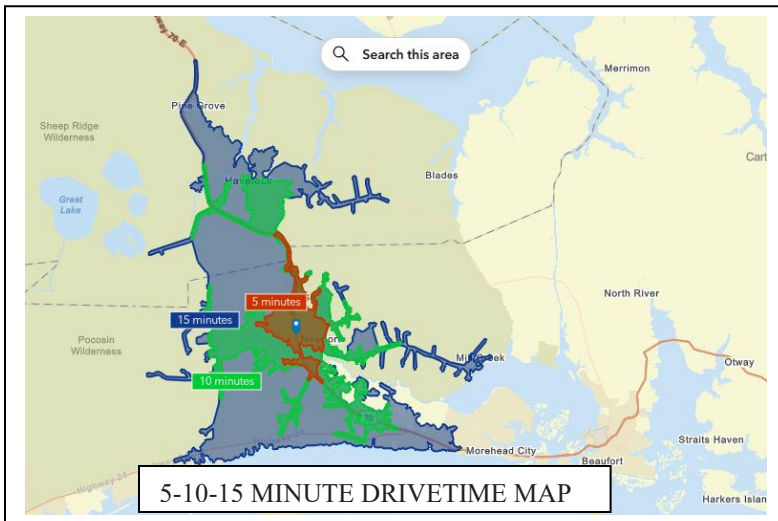
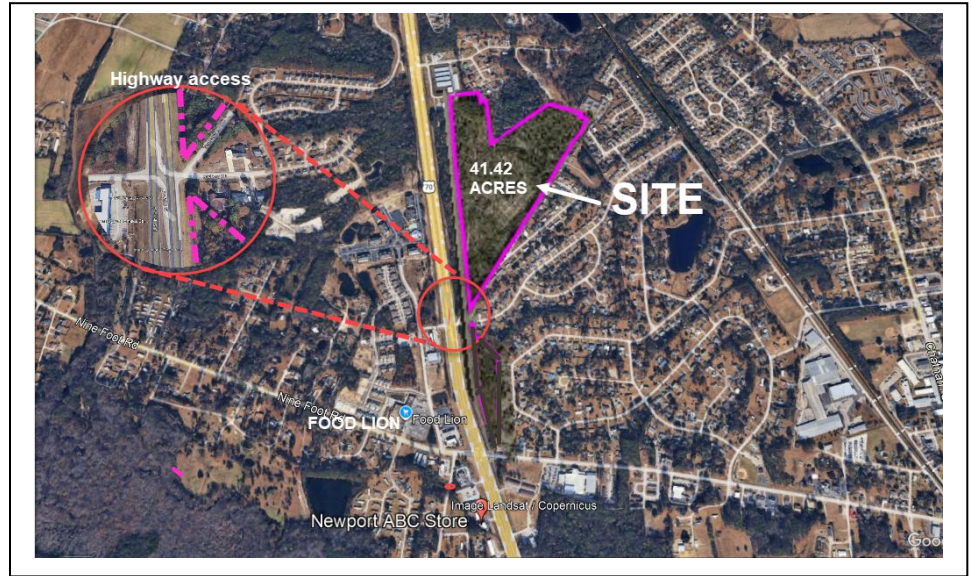


At \$9,000,000, the site offers:

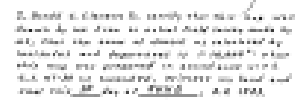
- Approx. 41.42+/- Acres
- Food Lion adjacency
- 3K Ft +/- Highway frontage
- Hwy 70 Regional access
- Residential zoning
- Potential Mixed-use QSR, retail, hotel, medical, multifamily or flex development
- Utilities are available
- 2024 AADT 24,000



LOCATED ON HWY 70 WITH 3,000+/- FT OF HWY FRONTAGE

Additional Information: A rare 42-acre mixed-use development opportunity positioned directly on U.S. Highway 70, the primary east-west commercial corridor serving Newport, Morehead City, and the Crystal Coast. This large-format tract offers exceptional frontage, visibility, and direct highway access, creating a scalable platform for QSR, retail, hotel, medical, multifamily, or flex development. Surrounded by established multi-family and single family residential neighborhoods and anchored by nearby commercial drivers—including Food Lion, Newport ABC Store, and the Hwy 70 retail node—the site sits within a rapidly growing trade area with strong traffic counts and sustained demand for new commercial and residential product. This is one of the largest remaining development tracts on Hwy 70, offering a unique chance to deliver a high-impact mixed-use project in a proven growth corridor.

2026 Demographics:	5 Minute	10 Minute	15 Minute
Average Household Income	\$100,466	\$110,172	\$114,023



1. Identify the main idea of the passage.
 2. Identify the supporting details.
 3. Identify the author's purpose.
 4. Identify the author's tone.
 5. Identify the author's bias.
 6. Identify the author's point of view.
 7. Identify the author's audience.
 8. Identify the author's style.
 9. Identify the author's language.
 10. Identify the author's structure.

Richard P. White
RESEARCH FELLOW

my name is _____



ANSWER: (A)

1. The first step in the process of the cell cycle is the replication of the DNA. This is followed by the separation of the DNA into two daughter cells.

2. The second step is the separation of the DNA into two daughter cells.

QUESTION 1

1. Write down the following:
a) $\sin(0)$ b) $\cos(0)$

2. A number x is such that $\sin(x) = \frac{1}{2}$.
Find the value of $\cos(x)$.

FOR SALE

NOT FOR SALE

NOT FOR SALE

ORDER BY
 MEMORANDUM TO ORDER
 FIRST SERVICE TRACT 18
 WALLACE F. CONNER
 Wright Township Clarke County, Ark.
 Nov. 4, 1922 18701-18702

[illegible]

Copyright © 2000 by John Wiley & Sons, Inc.
 All rights reserved.

Received at London
18/12/1942

NORTH CAROLINA, CANTON COUNTY
The foregoing petition of James L. Wilson
is submitted to be correct. This document was pre-
pared by John A. Page, Jr.
Notary Public, Canton, North Carolina
My Comm. exp. 2004-01-01
By James L. Wilson
Subscribed, Signed,
Witness, Sealed

INCOME PROPERTIES
of Raleigh, Inc.

CONTACT: Bill Hicks 919 782 4798 bhicks@incprop.com
Gordon Osborne 443 350 4877 email: gordon.osborne@incprop.com
Rick Emerick 919 345 0136 email: rick.emerick@incprop.com

1049 Dresser Court, Raleigh, NC 27609 www.incprop.com