

ELKS TEMPLE BUILDING

301 MIDDLE STREET

& HANCOCK STREET LAND

306-308 HANCOCK
STREET

Historic
Rehabilitation
& New Development
Opportunity
Downtown New
Bern, NC

EMPIRE
BROKERAGE
SERVICES

BEN STEEL

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EXECUTIVE SUMMARY



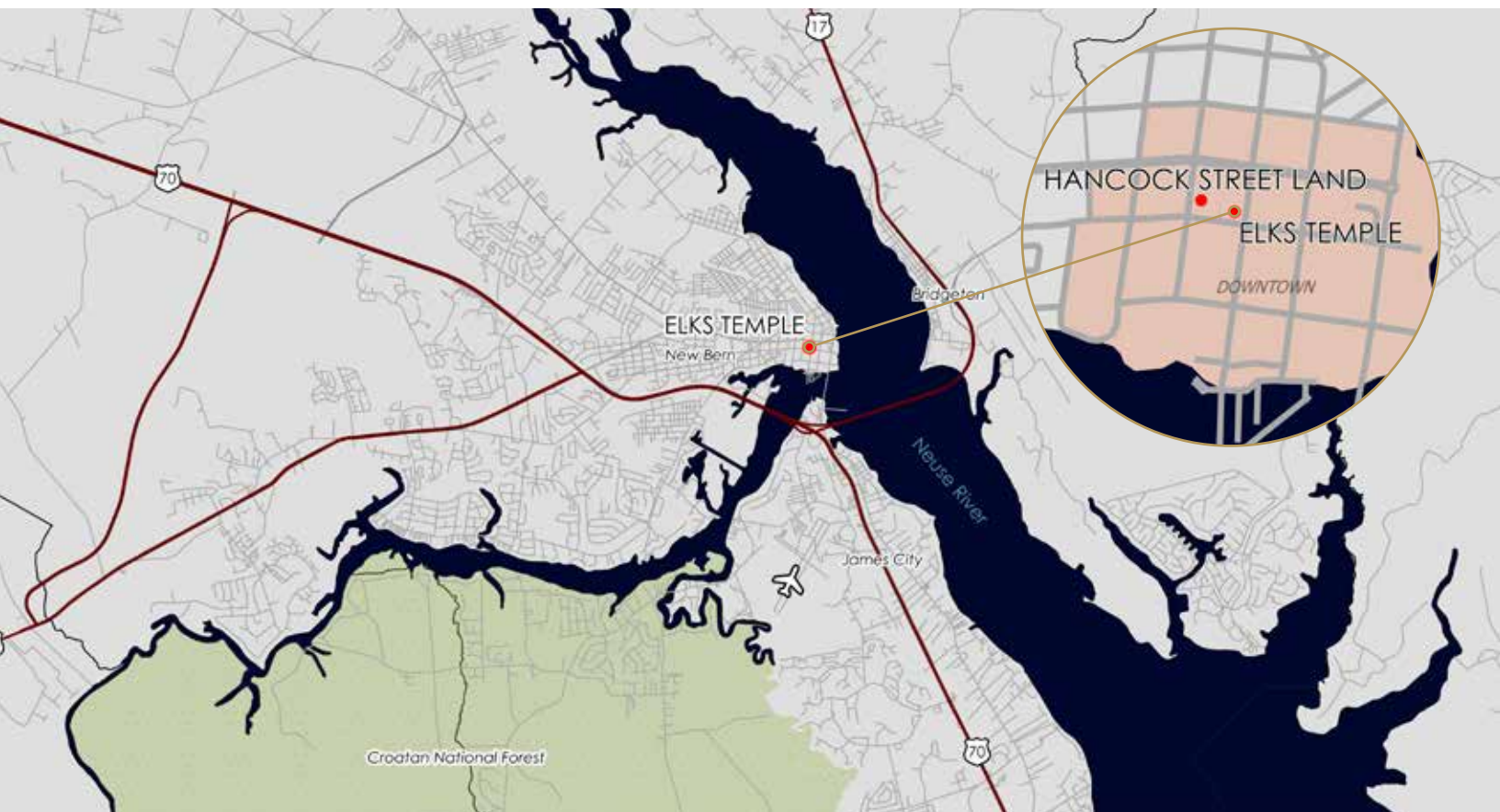
Empire Properties is pleased to offer the historic Elks Temple building for sale. This offering includes the historic five-story plus basement, 41,000 square foot building at 301 Middle Street and 0.32 acres of nearby developable downtown land currently serving as surface parking for the building.

ELKS TEMPLE BUILDING

Located in the heart of downtown New Bern, this 1908 building was constructed by the Elks fraternity and used as the organization's lodge for many years. Today it remains an icon of the city, as well as its tallest and most prominent commercial building. The uppermost stories offer commanding views of the city, the Neuse, and the Trent.

HANCOCK STREET LAND

These two adjacent lots are located on the same downtown block as the Elk's Lodge and include approximately 40 surface parking spaces.



PROPERTY INFORMATION

	ELKS TEMPLE	HANCOCK STREET LAND
Address	301 Middle Street	306 - 308 Hancock Street
Type	Building	Land
Parcel ID	8-002-C-064	8-002-C-069
Municipality	City of New Bern	City of New Bern
Building Size	41,433	—
Total Acreage	0.163	0.315
Current Zoning	C-1 Central Business District New Bern Downtown Historic District	C-1 Central Business District New Bern Downtown Historic District

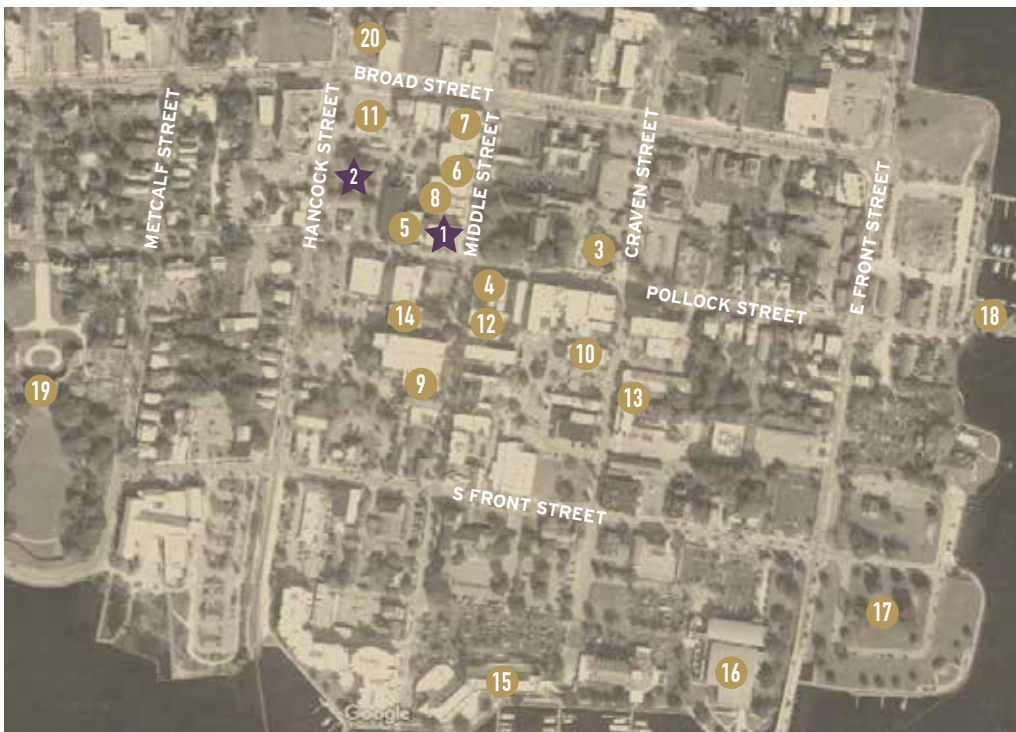


DOWNTOWN NEW BERN

Downtown New Bern is alive with the tradition, culture, and distinct flavor of eastern North Carolina. A regional tourist destination with a growing residential and business base, the city offers a charming mix of the old and new—all situated in a dramatic natural setting.

The City of New Bern is recognized throughout the state and region as an exemplary Main Street Community with a deep commitment to downtown revitalization. The city has experienced an unparalleled level of public and private investment over the past 35 years, including the rehabilitation of 169 historic buildings. Recent projects like the New Bern Convention Center, the Sky Sail Condominiums, and the Riverwalk Extension are harnessing the city's momentum, making this unique location even more desirable. The New Bern Gateway Renaissance Plan offers a bold vision for extending revitalization from the downtown core to the near-west "gateway" neighborhoods.

Today, the bustling Middle Street retail and entertainment corridor is the heartbeat of the city. Quaint boutiques and local eateries in historic storefronts cater to tourists and locals alike. Middle Street terminates to the south at the New Bern Grand Marina and the Riverwalk. Historic treasures like Tryon Palace and the Birthplace of Pepsi-Cola anchor the area and serve as a basis for continued growth.



POINTS OF INTEREST

1. Elks Temple
2. Hancock Street Land
3. New Bern City Hall
4. Birthplace of Pepsi-Cola
5. New Bern Civic Theatre
6. Bank of the Arts
7. The Chelsea
8. Bay Leaf
9. Baker's Kitchen & Bakery
10. Brewery 99
11. Morgan's Tavern & Grill
12. The Four C's
13. Issac Taylor Garden
14. First Baptist Church
15. New Bern Grand Marina
16. Craven County Convention & Visitor's Center
17. Union Point Park
18. Persimmon's Waterfront Restaurant
19. Tryon Place
20. Firemen's Museum

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For more information visit: bit.ly/elkstemple



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