



## Second Wal-Mart in the works

By Mike Grizzard  
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A new retail center featuring a Wal-Mart Supercenter and multifamily development has been proposed for the northeast corner of the intersection of Port Terminal Road and 10th Street.

WRS Inc., based in Mount Pleasant, S.C., is seeking an amendment to the city of Greenville's Future Land-Use Plan to develop Port Terminal Commons on 85 acres, part of which was the longtime home to Cliff's Seafood. The proposed plan includes an upscale apartment community along with national, regional and local retailers.

If approved, it will bring a retail center in a high-growth area that includes new townhome and apartment complexes, Lowe's Home Improvement, the East Carolina Bank and the Wound Healing Center. Select Bank & Trust's second Greenville location and Pitt County's fourth Sheetz" are under construction.

Jim Price, vice president of development for WRS, said Port Terminal Commons follows a "smart growth" strategy while alleviating traffic in other pockets in the city.

"It is a smaller center that is deliberately designed to provide residents with easier access to retail and to lessen congestion," Price said. "... Port Terminal Commons will offer local shoppers greater convenience and community-based shopping options."

WRS says it worked with Greenville officials "to create a center that aesthetically respects the natural geographic character of the property." Proposals detail preservation of about 20 acres of lowlands and seven additional natural areas as buffers between the development and nearby roadways and neighborhoods.

"We intend to go the extra mile to integrate Port Terminal Commons into the community in a manner that respects the environment, minimizes visual interruptions, marrying convenience to community and complementing the neighborhood."

The main entrance will be on 10th Street. WRS plans do not include direct access to Port Terminal Commons from River Hills.

A news release from WRS said the development preserves more than 49 percent of the site's existing green space.

WRS Inc., based in Mount Pleasant, S.C., specializes in real estate investment, property management and brokerage services. Incorporated in 2001, the firm also offers build-to-suit retail projects and consultant and real estate services for large retailers.

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