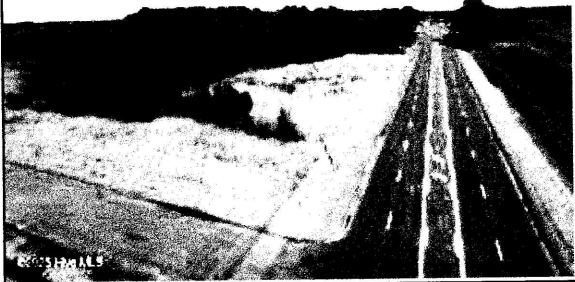



100489403		192 Us 158 , Camden, NC 27921		Active	
Comm Sale or Lease		Lot # 2		Current Price: \$300,000	
		City Limits:	Yes	SqFt -	0
		County:	Camden	Heated	
		Location	Mainland	(Primary):	
		Type:		Lot	535.58'x149.28'x243.9'x122.09'x172.17'x311.47'
		Subdivision:	Not In Subdivision	Dimensions:	
		Secondary Subdivision:	N/A	Year Built:	2008
		New	No	Zoning:	Hwy Comm
		Construction:			
		Sub-Type:	Land		
		Garage:	Masterlock		
Lot Acres:	3.97				
Lot SqFt:	172,933				
Terms: 1031 Exchange; Cash; Conventional Financial Info: Real Estate Taxes: 1,683.55 Current Use: Commercial; Vacant		Heating System Fuel Source: None Location: Business Park; Corner; Gen Bus District Lot Description: Corner Lot		Possession: At Closing Road Type/Frontage: 2 - 3 Lanes; 4+ Lanes Showing Instructions: Call Listing Agent; Show Anytime Sale/Lease Includes: Land Sub-Type: Auto Related; Food Service; Hotel/Motel; Medical; Office; Retail; Self Storage; Shopping Center; Warehouse; Commercial; Professional Service; Wholesale Utilities: Municipal Sewer; Natural Gas Available	
Cobra Zone:	No	Deed Book:	309	Plat Book:	6
Total City Real Estate Property Tax:	\$1,683.55	Deed Page:	374	Plat Page:	117
		Federal Flood Ins Avbl:	Yes	Total Real Estate	\$1,683.55
		PID:	02893502655438	Property Taxes:	
		Tax Identifier:	02893502655438	Special Assessments:	\$15 stormwater included above
				Tax Assessed Value:	\$225,480
				Tax Year:	2024
Marketing/Public Remarks: Highway frontage lot on Hwy 158 next to the State Employees Credit Union in Camden NC with access to City Sewer and traffic count of 14,000 vehicles per day! Total of 3.970 AC with 535' of road frontage on Hwy 158 and 311' fronting Rosabelle Court. Highway Commercial zoning. +/-1.88AC in X flood zone, 1.727AC in AE & remaining 0.363AC are wetlands. Sewer lines will have to cross under the road and costs will be borne by buyer if sewer is desired and buyer will be responsible for 25% of road maintenance for Rosabelle Court. One owner is a NC Licensed Real Estate Broker.. Legal: Fee Simple Sign on Property: Yes Directions to Property: On Hwy 158 at the corner of Rosabelle Court East of SECU.					
Broker Owner:	Yes	Effective Date:	02/17/2025	Status:	Active
Seller Rep.:		Listing/Lease Price:	\$300,000		
Days on Market:	1	Prospect Exempt:	No		
		Sale/Lease:	Sale		
Listing/Lease Price:	\$300,000	Stipulation of Sale:	None		

Alex Rich
Rich Company

Office Address: 204 S. Poindexter St.
 Elizabeth City, NC 27909
 Phone: 252-256-1279
 Office Phone: 252-338-5432
 Cell: 252-256-1279
 Licensed in North Carolina

Information is deemed to be reliable, but is not guaranteed. Data may have come from public tax records. © 2025 MLS and . Prepared by Alex Rich on Monday, February 17, 2025 5:09 PM. The information on this sheet has been made available by the MLS and may not be the listing of the provider.

100489409		192 Us 158 , Camden, NC 27921		Active	
Land		Lot # 2		Current Price: \$300,000	
	Sub-Type:	Commercial/Industrial	Zoning:	Hwy Comm	
	City Limits:	Yes	Acres -	2	
	County:	Camden	Cleared:		
	Location	Mainland	Acres -	3.97	
	Type:		Total:		
	Lot #:	2	Acres -	2	
	Subdivision:	N/A	Wooded:		
	Elementary School:	Camden Intermediate	Deed	No	
	Elem. School 2:	Charter School	Restriction:		
	Middle School:	Camden Middle	Lot	535.58'x149.28'x243.9'x122.09'x172.17'x311.47'	
High School:	Camden County High	Dimensions:			
		Lot SqFt:	172,933		
		Total Road	847		
		Frontage:			
		Waterfront:	No		
		Waterview:	No		
Bldgs on Property: None		Lot Description: Corner Lot		Possession: At Closing	
Current Use: Commercial; Vacant				Road Type/Frontage: Paved; Private; Public (City/Cty/St)	
Environmental Hazard: Unknown				Soil Evaluation: Soil Evaluation - No	
Terms: 1031 Exchange; Cash; Conventional				Topography: Cleared/Partial; Level; Wooded	
Fuel Tank: None				Utilities: County Water; Municipal Sewer Available; Natural Gas Available	
Cobra Zone:	No	Federal Flood Ins Avbl:	Yes	Plat Page:	117
Total City Real Estate Property Tax:	1,683.55	Tax Identifier:	02893502655438	Total Real	1,685.55
Deed Book:	309	PID:	02893502655438	Estate	
Deed Page:	374	Plat Book:	6	Property	
Deferred Taxes:	No			Taxes:	
				Special	\$15 included in above
				Assessments:	
				Tax Assessed	\$225,480
				Value:	
				Tax Year:	2024
Marketing/Public Remarks: Highway frontage lot on Hwy 158 with a price reduction of \$295,000 next to the State Employees Credit Union in Camden NC with access to City Sewer and traffic count of 14,000 vehicles per day! Total of 3.970 AC with 535' of road frontage on Hwy 158 and 311' fronting Rosabelle Court. Highway Commercial zoning. +/-1.88AC in X flood zone, 1.727AC in AE & remaining 0.363AC are wetlands. Sewer lines will have to cross under the road and costs will be borne by buyer if sewer is desired and buyer will be responsible for 25% of road maintenance for Rosabelle Court. One owner is a NC Licensed Real Estate Broker.					
Legal: Fee simple					
Directions to Property: On Hwy 158 at the corner of Rosabelle Court East of SECU.					
Broker Owner:	Yes	Effective Date:	02/17/2025	Status:	Active
Seller Rep.:		Listing Price:	\$300,000		
Days on Market:	1	Stipulation of Sale:	None		
Listing Price:	\$300,000				
List Price/Acre:	\$75,566.75				

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