

100504526 Comm Sale or Lease		108 Commercial Boulevard , Elizabeth City, NC 27909 Lot # 7 Listing Office: Rich Company			Active Current Price: \$425,000
		City Limits: Yes County: Pasquotank Location Type: Mainland Marketing City: Elizabeth City Subdivision: Not In Subdivision Secondary Subdivision: N/A New Construction: No Sub-Type: Unimproved Land Garage: Masterlock Lot Acres: 1.5 Lot SqFt: 65,340	SqFt - Heated (Primary): 0 Lot Dimensions: 173.32' X 377.00' Year Built: 0 Zoning: GB		
Terms: Cash; Conventional Current Use: Vacant View Type: Pond Frontage Type: Pond Front		Heating System Fuel Source: None Location: Gen Bus District Lot Description: Level; Open Lot		Possession: At Closing Road Type/Frontage: 2 - 3 Lanes Showing Instructions: Show Anytime Sale/Lease Includes: Land Business Type: Auto Related; Food Service; Hotel/Motel; Medical; Professional/Office; Retail; Shopping Center; Commercial; Franchise Utilities: Natural Gas Available Sewer: Municipal Sewer Water Source: Public	
Cobra Zone: Total City Real Estate Property Tax:	No \$462.56	Deed Book: Deed Page: Federal Flood Ins Avlbl: PID: Tax Identifier:	1450 581 Yes 7993 574760 7993 574760	Plat Book: Plat Page: Total Real Estate Property Taxes: Special Assessments: Tax Assessed Value: Tax Year:	PC 47 SL 46 \$948.64 N/A \$78,400 2022
Marketing/Public Remarks: Prime location with ample visibility for this affordable 1.5AC property zoned General Business in Flood Zone X where no flood insurance is required. 177.32' frontage on Commercial Blvd and 377' lot depth. Water and Sewer are available and have been run to the property. Centrally located in the sought after Tanglewood area between Super Wal-Mart and Hwy 17 bypass. Immediate neighbors include Super Wal-Mart and other small shops including Jersey Mike's, Foot Locker, Verizon, Game Stop, Sentara Therapy, Montessori School, brand new Climate Controlled Storage facility about to open, 180 unit Multi-Family development Tanglewood Lakes Apartments. Coming soon: 80 room Hilton product hotel on 2.1AC and 204 unit Class-A Multi-Family project on 11AC approved between Commercial Blvd and Hwy 17 bypass. Lot has a 20' wide utility and drainage easement on the North, West, and East sides and has a 10' utility and drainage easement on the South side. Agent Remarks: Show anytime, located between the Montessori School and the new Climate Controlled Storage facility on Commercial Blvd between Super Wal-Mart and Highway 17 bypass. Legal: Fee Simple Sign on Property: No Showing Instructions: Show anytime. Appointment Contact: Alex Rich Appt. Center Phone: 252-256-1279 Directions to Property: Show anytime, located between the Montessori School and the new Climate Controlled Storage facility on Commercial Blvd between Super Wal-Mart and Highway 17 bypass.					
Agreement Service: Agreement Type: Owner: Broker Owner: Seller Rep.: Cumulative DOM: Days on Market: Definition: Expiration Date: Listing/Lease Price:	Full Service Exclusive Right To Sell EC Tangle Land Owner LLC No Has owned the property for at least one year 58 58 RE W/O Business 09/30/2025 \$425,000	Effective Date: Listing/Lease Price: Original List Price: Prospect Exempt: Sale/Lease: Stipulation of Sale: EMD Trust Account:	05/01/2025 \$425,000 \$300,000 Yes Sale Standard No	Status: Status Change Date:	Active 05/01/2025
Listing Member:	Name Alex Rich 261159	Office Listing Office: Rich Company	Primary 252-256-1279	Other Office 252-338-5432	E-mail alexanderbrich@gmail.com Other Email

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