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|-----------------------------------------------------------------------------------|----------|----------------------------------------------------------------|--------------------|--------------------------------------------------------------------------------------------------------------------------------------|-------------------|
| 100504526<br>Comm Sale or Lease                                                   |          | 108 Commercial Boulevard , Elizabeth City, NC 27909<br>Lot # 7 |                    | Active<br>Current Price: \$425,000                                                                                                   |                   |
|  |          | Listing Office: Rich Company                                   |                    |                                                                                                                                      |                   |
|                                                                                   |          | City Limits:                                                   | Yes                | SqFt - Heated                                                                                                                        | 0                 |
|                                                                                   |          | County:                                                        | Pasquotank         | (Primary):                                                                                                                           |                   |
|                                                                                   |          | Location Type:                                                 | Mainland           | Lot Dimensions:                                                                                                                      | 173.32' X 377.00' |
|                                                                                   |          | Marketing City:                                                | Elizabeth City     | Year Built:                                                                                                                          | 0                 |
|                                                                                   |          | Subdivision:                                                   | Not In Subdivision | Zoning:                                                                                                                              | GB                |
|                                                                                   |          | Secondary Subdivision:                                         | N/A                |                                                                                                                                      |                   |
|                                                                                   |          | New Construction:                                              | No                 |                                                                                                                                      |                   |
|                                                                                   |          | Sub-Type:                                                      | Unimproved Land    |                                                                                                                                      |                   |
|                                                                                   |          | Garage:                                                        | Masterlock         |                                                                                                                                      |                   |
|                                                                                   |          | Lot Acres:                                                     | 1.5                |                                                                                                                                      |                   |
| Lot SqFt:                                                                         | 65,340   |                                                                |                    |                                                                                                                                      |                   |
| Terms: Cash; Conventional                                                         |          | Heating System Fuel Source: None                               |                    | Possession: At Closing                                                                                                               |                   |
| Current Use: Vacant                                                               |          | Location: Gen Bus District                                     |                    | Road Type/Frontage: 2 - 3 Lanes                                                                                                      |                   |
| View Type: Pond                                                                   |          | Lot Description: Level; Open Lot                               |                    | Showing Instructions: Show Anytime                                                                                                   |                   |
| Frontage Type: Pond Front                                                         |          |                                                                |                    | 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:                                                                       | No       | Deed Book:                                                     | 1450               | Plat Book:                                                                                                                           | PC 47             |
| Total City Real Estate Property Tax:                                              | \$462.56 | Deed Page:                                                     | 581                | Plat Page:                                                                                                                           | SL 46             |
|                                                                                   |          | Federal Flood Ins Avlbl:                                       | Yes                | Total Real Estate Property Taxes:                                                                                                    | \$948.64          |
|                                                                                   |          | PID:                                                           | 7993 574760        | Special Assessments:                                                                                                                 | N/A               |
|                                                                                   |          | Tax Identifier:                                                | 7993 574760        | Tax Assessed Value:                                                                                                                  | \$78,400          |
|                                                                                   |          |                                                                |                    | Tax Year:                                                                                                                            | 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. This property is zoned General Business, accommodating a wide range of commercial and office uses including medical and healthcare services such as urgent care, dental practices, or specialty clinics. While the area is already home to numerous offices, there remains a strong demand for convenient, walk-in options that serve both residents and visiting travelers.

**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.

|                                                                  |  |                                       |  |                                       |  |
|------------------------------------------------------------------|--|---------------------------------------|--|---------------------------------------|--|
| <b>Agreement Service:</b> Full Service                           |  | <b>Effective Date:</b> 05/01/2025     |  | <b>Status:</b> Active                 |  |
| <b>Agreement Type:</b> Exclusive Right To Sell                   |  | <b>Listing/Lease Price:</b> \$425,000 |  | <b>Status Change Date:</b> 07/01/2026 |  |
| <b>Owner:</b> EC Tangle Land Owner LLC                           |  | <b>Original List Price:</b> \$300,000 |  |                                       |  |
| <b>Broker Owner:</b> No                                          |  | <b>Prospect Exempt:</b> Yes           |  |                                       |  |
| <b>Seller Rep.:</b> Has owned the property for at least one year |  | <b>Sale/Lease:</b> Sale               |  |                                       |  |
| <b>Cumulative Days on Market:</b> 519                            |  | <b>Stipulation of Sale:</b> Standard  |  |                                       |  |
| <b>Days on Market:</b> 519                                       |  | <b>EMD Trust Account:</b> No          |  |                                       |  |
| <b>Definition:</b> RE W/O Business                               |  |                                       |  |                                       |  |
| <b>Expiration Date:</b> 03/31/2027                               |  |                                       |  |                                       |  |
| <b>Listing/Lease Price:</b> \$425,000                            |  |                                       |  |                                       |  |

|                        |  |                     |                              |                |                     |                          |                    |
|------------------------|--|---------------------|------------------------------|----------------|---------------------|--------------------------|--------------------|
|                        |  | <b>Name</b>         | <b>Office</b>                | <b>Primary</b> | <b>Other Office</b> | <b>E-mail</b>            | <b>Other Email</b> |
| <b>Listing Member:</b> |  | Alex Rich<br>261159 | Listing Office: Rich Company | 252-256-1279   | 252-338-5432        | alexanderbrich@gmail.com |                    |

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