


100511571 Comm Sale or Lease		0000 Highway 17 North , South Mills, NC 27976 Listing Office: Rich Company		Active Current Price: \$400,000	
		City Limits:	No	SqFt - Heated (Primary):	0
		County:	Camden	HOA:	No
		Location Type:	Mainland	Lot Dimensions:	To be subdivided (+/- 250' x +/- 348.48')
		Marketing City:	South Mills	Year Built:	0
		Subdivision:	Wharfs Landing	Zoning:	HC
		New	No		
		Construction:			
		Sub-Type:	Unimproved Land		
		Garage:	N/A		
		Lot Acres:	2		
		Lot SqFt:	87,120		
Terms: Cash; Conventional Current Use: Agricultural; Commercial; Development		HOA and Neigh Amenities: No Amenities Heating System Fuel Source: None Location: Business Park; Corner; Gen Bus District; Shopping Center Lot Description: Corner Lot; Level		Possession: At Closing; Subject To Tenant Rights Road/Trans Access: Airport: 16+ Miles; County Highway: 6 - 10 Miles; Interstate: 16+ Miles; State Highway: Less than 5 Miles Road Type/Frontage: 2 - 3 Lanes; 4+ Lanes; Maintained; Paved; Public (City/Cty/St) Showing Instructions: Show Anytime Sale/Lease Includes: Land Current Service Providers: Electric Provider: Dominion NC Power Business Type: Food Service; Hotel/Motel; Medical; Retail; Shopping Center; Business Service; Commercial; Professional Service Electric Provider: Dominion NC Power Utilities: Electricity Connected; Water Available Sewer: Municipal Sewer Water Source: Public	
Cobra Zone: No		Deed Book: 133		Plat Book: 4	
		Deed Page: 839		Plat Page: 7B	
		Federal Flood Ins Yes		Total Real Estate Property Taxes:	\$2,575.44
		Avlbl:		Special Assessments:	N/A
		PID: 017080000732930000		Tax Assessed Value:	\$352,800
		Tax Identifier: 01.7080.00.07.3293.0000		Tax Year:	2024
Marketing/Public Remarks: Unlock the potential of this high-visibility 2-acre parcel (to be subdivided from a 20.16-acre parent tract) at the prominent corner of HWY 17 North and Landing Way in South Mills. Zoned Highway Commercial, this location offers great exposure with an average daily traffic count of 14,000+ vehicles, drawing attention from both North Carolina and Virginia commuters. Just 10 minutes from the VA/NC border and 15 minutes from the rapidly growing commercial district of Elizabeth City, this site is perfectly positioned for retail, dining, medical, or professional office use. The corner lot configuration provides flexibility in layout and design, with subdivision options tailored to your specific development needs. Surrounded by a growing residential population, including 600+ homes nearby and a Dollar General just north of the site, this location is primed for a business seeking visibility, access, and a strong customer base. Legal: Fee Simple Sign on Property: Yes Showing Instructions: Show anytime Appointment Contact: Alex Rich Appt. Center Phone: 252-256-1279 Directions to Property: Located at the northeast corner of HWY 17 North and Landing Way.					
Agreement Service:	Full Service	Effective Date:	06/04/2025	Status:	Active
Agreement Type:	Exclusive Right To Sell	Listing/Lease Price:	\$400,000	Status Change Date:	06/04/2025
Owner:	CAMDEN SQUARE ASSOCIATES	Original List Price:	\$400,000		
Broker Owner:	No	Prospect Exempt:	Yes		
Seller Rep.:	Has owned the property for at least one year	Sale/Lease:	Sale		
		Stipulation of Sale:	Standard		
		EMD Trust Account:	No		
Cumulative DOM:	6				
Days on Market:	6				
Definition:	RE W/O Business				
Expiration Date:	04/30/2026				
Listing/Lease Price:	\$400,000				
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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