


100512420 Comm Sale or Lease		0000 Pier Landing , South Mills, NC 27976 Listing Office: Rich Company		Active Current Price: \$187,500	
		City Limits:	No	SqFt - Heated (Primary):	0
		County:	Camden	HOA:	No
		Location Type:	Mainland	Lot Dimensions:	To be subdivided (+/- 220.76' x +/- 294')
		Marketing City:	South Mills	Year Built:	0
		Subdivision:	Wharfs Landing	Zoning:	HC
		New	No		
		Construction:			
		Garage:	N/A		
		Lot Acres:	1.49		
		Lot SqFt:	64,904		
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; Interior Lot		Possession: At Closing; Subject To Tenant Rights Road/Trans Access: Airport: 16+ Miles; County Highway: Less than 5 Miles; Interstate: 16+ Miles; State Highway: Less than 5 Miles Road Type/Frontage: 2 - 3 Lanes Showing Instructions: Show Anytime Sale/Lease Includes: Land Current Service Providers: Electric Provider: Dominion NC Power Business Type: Food Service; Hotel/Motel; Retail; Shopping Center; Storage; Business Service; Commercial; Professional Service Electric Provider: Dominion NC Power Utilities: Electricity Connected; Water Available Water Source: Municipal Water	
Cobra Zone: No		Deed Book:	133	Plat Book:	4
		Deed Page:	839	Plat Page:	7B
		Federal Flood Ins	Yes	Total Real Estate Property Taxes:	\$743.42
		Avbl:		Special Assessments:	N/A
		PID:	017080001701290000	Tax Assessed Value:	\$101,839
		Tax Identifier:	01.7080.00.07.7912.0000	Tax Year:	2024
Marketing/Public Remarks: Located just off HWY 17 North, at the corner of Trader's Drive and Pier Landing within the Highway Commercial section of the Wharf's Landing subdivision, these proposed 1.49-acre lots offer great visibility and access for both local residents and daily commuter traffic. Situated adjacent to a 600+ home residential community and just east of a newly constructed Dollar General, the site benefits from strong surrounding activity and built-in consumer demand. Ideal for a variety of commercial uses, including retail, dining, medical, office, or personal services, this location offers flexible development potential. Approximately +/- 2.99 acres are available, to be subdivided based on the buyer's intended use. Priced at \$125,000 per acre, this property represents a strategic opportunity for businesses or developers looking to establish a presence in a growing corridor. 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 on corner of Trader's Drive and Pier Landing in the Highway Commerical District of Wharfs Landing in South Mills.					
Agreement	Full Service	Effective Date:	06/09/2025	Status:	Active
Service:		Listing/Lease Price:	\$187,500	Status Change Date:	06/09/2025
Agreement Type:	Exclusive Right To Sell	Original List Price:	\$187,500		
Owner:	CAMDEN SQUARE ASSOCIATES	Prospect Exempt:	Yes		
Broker Owner:	No	Sale/Lease:	Sale		
Seller Rep.:	Has owned the property for at least one year	Stipulation of Sale:	Standard		
		EMD Trust Account:	No		
Cumulative DOM:	1				
Days on Market:	1				
Definition:	RE W/O Business				
Expiration Date:	04/30/2026				
Listing/Lease	\$187,500				
Price:					
Listing Member:		Name	Office	Primary	Other Office
		Alex Rich	Rich Company	252-256-1279	252-338-5432
		261159			
					E-mail
					alexanderbrich@gmail.com
					Other Email

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