

100512417      0000 Traders Drive , South Mills, NC 27976      **Active**  
**Comm Sale or Lease**      **Listing Office: Rich Company**      **Current Price: \$300,000**



**City Limits:** No      **SqFt - Heated (Primary):** 0  
**County:** Camden      **HOA:** No  
**Location Type:** Mainland      **Lot Dimensions:** To be subdivided (+/- 261.36' x +/- 400')  
**Marketing City:** South Mills      **Year Built:** 0  
**Subdivision:** Wharfs Landing      **Zoning:** HC  
**New:** No  
**Construction:**  
**Garage:** N/A  
**Lot Acres:** 2.4  
**Lot SqFt:** 104,544

**Terms:** Cash; Conventional      **HOA and Neigh Amenities:** No Amenities      **Possession:** At Closing; Subject To Tenant Rights  
**Current Use:** Agricultural; Commercial; Development      **Heating System Fuel Source:** None      **Road/Trans Access:** Airport: 16+ Miles; County Highway: Less than 5 Miles; Interstate: 16+ Miles; State Highway: Less than 5 Miles  
**Location:** Business Park; Corner; Gen Bus District; Shopping Center      **Road Type/Frontage:** 2 - 3 Lanes  
**Lot Description:** Corner Lot; Level; Interior Lot      **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

<b>Cobra Zone:</b>	No	<b>Deed Book:</b>	133	<b>Plat Book:</b>	4
		<b>Deed Page:</b>	839	<b>Plat Page:</b>	7B
		<b>Federal Flood Ins Avlbl:</b>	Yes	<b>Total Real Estate Property Taxes:</b>	\$1,500.19
		<b>PID:</b>	017080001701290000	<b>Special Assessments:</b>	N/A
		<b>Tax Identifier:</b>	017080001701290000	<b>Tax Assessed Value:</b>	\$205,506
				<b>Tax Year:</b>	2024

**Marketing/Public Remarks:** Located on the east side of Traders Drive, between Landings Way and Pier Landing, these proposed 2.4-acre interior lots lie within the Highway Commercial section of the Wharfs Landing Subdivision in South Mills. Just 10 minutes from the North Carolina/Virginia border and 15 minutes from the expanding commercial center of Elizabeth City, the site offers excellent access to both local residents and commuter traffic. Bordering a 600+ home residential community, the location is ideally suited for a wide variety of commercial uses, including retail, dining, medical, office, or personal service businesses. Priced at \$125,000 per acre, approximately +/- 9.6 acres are available, to be subdivided according to the buyer's specific use and development requirements.

**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 the east side of Traders Drive in the Highway Commerical District of Wharfs Landing in South Mills, between Landing Way and Pier Landing

<b>Agreement Service:</b>	Full Service	<b>Effective Date:</b>	06/09/2025	<b>Status:</b>	Active
<b>Agreement Type:</b>	Exclusive Right To Sell	<b>Listing/Lease Price:</b>	\$300,000	<b>Status Change Date:</b>	06/09/2025
<b>Owner:</b>	CAMDEN SQUARE ASSOCIATES	<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>Stipulation of Sale:</b>	Standard		
		<b>EMD Trust Account:</b>	No		
<b>Cumulative DOM:</b>	7				
<b>Days on Market:</b>	4				
<b>Definition:</b>	RE W/O Business				
<b>Expiration Date:</b>	04/30/2026				
<b>Listing/Lease Price:</b>	\$300,000				

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

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