

100512000		0000 Traders Drive , South Mills, NC 27976		Active	
Comm Sale or Lease		Listing Office: Rich Company		Current Price: \$250,000	
		City Limits:	No	SqFt - Heated (Primary):	0
		County:	Camden	HOA:	No
		Location Type:	Mainland	Lot Dimensions:	To be subdivided (+/- 217.87' x +/- 400')
		Marketing City:	South Mills	Year Built:	0
		Subdivision:	Wharfs Landing	Zoning:	HC
		New	No		
		Construction:			
		Garage:	N/A		
		Lot Acres:	2		
		Lot SqFt:	87,120		
Terms: Cash; Conventional Current Use: Agricultural; Commercial; Development		HOA and Neigh Amenities: No Amenities		Possession: At Closing; Subject To Tenant Rights	
		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		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 Avlbl:	Yes	Total Real Estate Property Taxes:	\$1,500.19
		PID:	017080001701290000	Special Assessments:	N/A
		Tax Identifier:	017080001701290000	Tax Assessed Value:	\$205,506
				Tax Year:	2024
Marketing/Public Remarks: Positioned at the northeast corner of Landings Way and Traders Drive in the Highway Commercial section of Wharfs Landing Subdivision in South Mills, this proposed 2-acre corner lot (to be subdivided from a 11.65-acre parent tract) is well suited for a variety of uses, including retail, dining, medical, office/personal service space. 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. The corner configuration provides optimal access and flexible options tailored to site layout needs. Subdivision to be completed based on buyer's intended use and needs. Offered at \$125,000/per acre. 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 Landing Way and Traders Drive in South Mills, in the Highway Commerical District of Wharfs Landing.					
Agreement Service:	Full Service	Effective Date:	06/06/2025	Status:	Active
Agreement Type:	Exclusive Right To Sell	Listing/Lease Price:	\$250,000	Status Change Date:	06/06/2025
Owner:	CAMDEN SQUARE ASSOCIATES	Original List Price:	\$250,000		
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:	4				
Days on Market:	4				
Definition:	RE W/O Business				
Expiration Date:	04/30/2026				
Listing/Lease Price:	\$250,000				
Price:					
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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