

100511201 Land 144 Horseshoe Road , South Mills, NC 27976 Listing Office: Rich Company Active Current Price: \$223,000



Sub-Type: Retail
City Limits: No
County: Camden
Location Type: Mainland
Marketing City: South Mills
Subdivision: Not In Subdivision
Secondary Subdivision: N/A
Elementary School: Grandy Primary/Camden
Middle School: Camden Middle
High School: Camden County High
HOA: No
Zoning: HC
Acres - Total: 4.69
Deed: No
Restriction:
Lot Dimensions: +/- 630.41' x +/- 423.73' x +/-459.10 x +/-498.9'
Lot SqFt: 204,296
Total Road Frontage: 423
Waterfront: No
Waterview: No

Bldgs on Property: None
Current Use: Commercial; Vacant
Environmental Hazard: Unknown
Terms: Cash; Conventional
Fuel Tank: None
Lot Features: Corner Lot; Open Lot
Possession: At Closing
Road Type/Frontage: Maintained; Paved; Public (City/Cty/St)
Soil Evaluation: Soil Evaluation - No
Showing Instructions: Show Anytime
Topography: Cleared; Level; Undeveloped
Utilities: Electricity Available; Water Available
Sewer: Septic Tank
Water Source: County Water

Cobra Zone:	No	Federal Flood Ins	Yes	Plat Page:	15A
Deed Book:	290	Avbl:		Total Real Estate Property	1,839.78
Deed Page:	311	Tax Identifier:	01.7989.00.22.5268.0000	Taxes:	
Deferred Taxes:	No	PID:	017989002252680000	Special Assessments:	N/A
		Plat Book:	4	Tax Assessed Value:	\$252,025
				Tax Year:	2024

Marketing/Public Remarks: This is a rare opportunity to invest in a +/- 4.69-acre commercial corner lot on U.S 17 North in South Mills! This property has high visibility for traffic along U.S. 17 for both Virginia and North Carolina commuters, with an average daily traffic count of 14,000 vehicles. Located just 15 minutes from the Virginia/North Carolina border and 10 mins from the rapidly expanding commercial district of Elizabeth City, this site is perfectly positioned and zoned (Highway Commercial) for retail, service businesses, or investment development. The 4.69-acre parcel is listed at \$223,000, however, the seller may be willing to subdivide the property on a case-by-case basis.

Legal: Fee Simple
Showing Instructions: Show anytime
Appointment Contact: Alex Rich **Appt. Center Phone:** 252-256-1279
Directions to Property: Located at the northwest corner of Horseshoe Road, and US 17 North.

Agreement Service:	Full Service	Effective Date:	06/03/2025	Status:	Active
Agreement Type:	Exclusive Right To Sell	Listing Price:	\$223,000	Status Change Date:	06/03/2025
Owner:	Horseshoe Partners, LLC	Original List Price:	\$423,000	Date:	
Broker Owner:	Yes	Prospect Exempt:	No		
Seller Rep.:	Has owned the property for at least one year	Stipulation of Sale:	Standard		
		EMD Trust Account:	No		
Cumulative Days on Market:	333				
Days on Market:	333				
Expiration Date:	04/30/2027				
Listing Price:	\$223,000				
List Price/Acre:	\$47,547.97				

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

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