

100520573 Comm Sale or Lease		144 Us Hwy 158 W , Camden, NC 27921 Listing Office: Rich Company			Active Current Price: \$235,000	
		City Limits:	Yes	SqFt - Heated (Primary):	0	
		County:	Camden	HOA:	No	
		Location Type:	Mainland	Lot Dimensions:	265.72' x 353.63' x 197.46' x irregular	
		Subdivision:	Not In Subdivision	Year Built:	0	
		Secondary Subdivision:	N/A	Zoning:	Comm Core	
		New Construction:	No			
		Garage:	Masterlock			
		Lot Acres:	2.14			
		Lot SqFt:	93,218			
		Terms: 1031 Exchange; Cash; Conventional Current Use: Vacant		Heating System Fuel Source: None Location: Gen Bus District		Possession: At Closing Road Type/Frontage: 4+ Lanes Showing Instructions: Show Anytime; See Remarks Sale/Lease Includes: Land Business Type: Auto Related; Food Service; Medical; Professional/Office; Retail; Shopping Center; Business Service; Commercial; Franchise Utilities: Natural Gas Available; Sewer Available; Water Available Sewer: Municipal Sewer Water Source: Municipal Water
Cobra Zone:	Yes	Deed Book:	431	Plat Book:	7	
Total City Real Estate Property Tax:	\$1,906.04	Deed Page:	444	Plat Page:	129	
		Federal Flood Ins Avlbl:	Yes	Total Real Estate Property Taxes:	\$1,906.04	
		PID:	02893401188282	Special Assessments:	N/A	
		Tax Identifier:	02893401188282	Tax Assessed Value:	\$261,102	
				Tax Year:	2023	
Marketing/Public Remarks: Prime 2.14AC Commercial lot in the heart of Camden with 265.72' of road frontage on Hwy 158 with 2 curb cuts. Access to County Sewer and Water, 16,500 vehicle per day traffic count. 1.80AC of uplands (basically 50/50 flood zone X & AE) and 0.34AC of wetlands. Irregular shape lot with 10' easement on the South side serving White's Trailer Park. Majority of commercial uses allowed. Priced \$26,000 below tax value! Agent Remarks: Show anytime, entrances have a chain across them with padlock but left side of chain can be taken down with unscrewing a shackle. Legal: Survey for Rita W. Gregory Sign on Property: Yes Showing Instructions: See remarks Appointment Contact: Alex RichAppt. Center Phone: 252-256-1279 Directions to Property: On Hwy 158 in Camden across from the Dollar General.						
Agreement Type:	Exclusive Right To Sell	Effective Date:	07/22/2025	Status:	Active	
Owner:	Derek Hockett	Listing/Lease Price:	\$235,000	Status Change Date:	07/22/2025	
Broker Owner:	No	Original List Price:	\$235,000			
Seller Rep.:	Has owned the property for at least one year	Prospect Exempt:	No			
Cumulative DOM:	2	Sale/Lease:	Sale			
Days on Market:	2	Stipulation of Sale:	Standard			
Definition:	RE W/O Business	EMD Trust Account:	No			
Expiration Date:	07/31/2026					
Listing/Lease Price:	\$235,000					
Price:						
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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