

100576805		0000 Hwy 17 , Edenton, NC 27932		Active	
Land		Listing Office: Rich Company		Current Price: \$224,000	
	Sub-Type:	Retail	HOA:	No	
	City Limits:	No	Zoning:	HC	
	County:	Perquimans	Acres - Total:	2.85	
	Location Type:	Mainland	Lot Dimensions:	Irregular	
	Marketing City:	Edenton	Lot SqFt:	124,146	
	Subdivision:	N/A	Total Road Frontage:	237	
	Elementary School:	Perquimans Central/Hertford Grammar	Waterfront:	No	
	High School:	Perquimans County High School	Waterview:	No	
	Bldgs on Property: None		Road Type/Frontage: Public (City/Cty/St)		
	Current Use: Vacant		Soil Evaluation: Soil Evaluation - No		
Environmental Hazard: Unknown		Showing Instructions: Show Anytime			
Terms: Cash; Conventional		Topography: Level			
Fuel Tank: None		Utilities: Water Available			
		Water Source: Municipal Water			
Cobra Zone:	No	Federal Flood Ins Avlbl:	Yes	Plat Page: 258	
Deed Book:	540	Tax Identifier:	2-0068-0004	Total Real: 219.96	
Deed Page:	66	PID:	2-0068-0004	Estate Property Taxes:	
		Plat Book:	4	Special Assessments: N/A	
				Tax Assessed Value: \$42,500	
				Tax Year: 2026	
Marketing/Public Remarks: ±2.85-acre commercial property ideally located in Perquimans County near the Chowan County border. The site offers access from Highway 37 and features approximately 237 feet of road frontage along busy US Highway 17. The property benefits from a shared access easement with Dollar General, as shown on the recorded plat. Zoned Highway Commercial, the parcel is well-suited for a variety of retail, service, office, or commercial development opportunities. County water is available, with water lines running along both US Highway 17 and Highway 37 adjacent to the property. This strategic location offers convenient access, strong traffic counts, and excellent development potential.					
Agent Remarks: See shared access agreement with covenants and use restrictions attached in the documents.					
Legal: 2 Cats, LLC					
Showing Instructions: Show anytime. Access easement to the property continues behind the Dollar General Building					
Appointment Contact: Alex Rich Appt. Center Phone: 252-256-1279					
Directions to Property: Turn on Hwy 37, from US 17, property shares access easement behind the Dollar General Building.					
Agreement Service:	Full Service	Effective Date:	05/26/2026	Status: Active	
Agreement Type:	Exclusive Right To Sell	Listing Price:	\$224,000	Status Change Date: 05/26/2026	
Owner:	2 Cats, LLC	Original List Price:	\$224,000		
Broker Owner:	No	Prospect Exempt:	No		
Seller Rep.:	Has owned the property for at least one year	Stipulation of Sale:	Standard		
Cumulative Days on Market:	2	EMD Trust Account:	No		
Days on Market:	2				
Expiration Date:	05/31/2027				
Listing Price:	\$224,000				
List Price/Acre:	\$78,596.49				
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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