

100611991 Comm Sale or Lease		0000 Us Highway 158 , Elizabeth City, NC 27909 Lot # 2		Active Current Price: \$199,000	
Listing Office: Rich Company					
	City Limits:		No	SqFt - Heated (Primary): 0	
	County:		Pasquotank	Total Road Frontage: 150	
	Location Type:		Mainland	HOA: No	
	Marketing City:		Elizabeth City	Lot Dimensions: 150.21' x 550.45' x 574.91' x 231.26'	
	Subdivision:		N/A	Year Built: 0	
	New		No	Zoning: C-1	
	Construction:		Unimproved Land		
	Sub-Type:		Unimproved Land		
	Lot Acres:		2.44		
	Lot SqFt:		106,082.26		
Deed		No			
Restrictions:					
Development Status: Raw Land		Heating System Fuel Source: None		Possession: At Closing	
Terms: Cash; Conventional		Location: Gen Bus District		Road/Trans Access: Airport: 16+ Miles; County Highway: Less than 5 Miles; Interstate: 6 - 10 Miles; Port: 16+ Miles	
		Lot Description: Undeveloped; Interior Lot		Road Type/Frontage: 2 - 3 Lanes; Highway; Maintained; Public (City/Cty/St)	
				Showing Instructions: Show Anytime	
				Sale/Lease Includes: Land	
Cobra Zone:	No	Deed Book:	1357	Plat Book:	67
		Deed Page:	759	Plat Page:	7
		PID:	7988114030	Total Real Estate Property Taxes:	\$456.27
		Tax Identifier:	7988 114030	Special Assessments:	N/A
				Tax Assessed Value:	\$68,100
				Tax Year:	2023

Marketing/Public Remarks: 2.44 AC commercial lot for sale less than 1/4 mile from the stoplight intersection of Hwy 17 and Hwy 158 at Morgan's Corner with a combined traffic count of 28,000 vehicles per day. 20,000 traffic count on Hwy 17 and 8,000 traffic count on Hwy 158. 150' road frontage on Hwy 158, X flood zone, Zoned C-1, located two lots away from the #1 ranking Duck Thru gas station in sales out of 58 Duck Thru locations in multiple states.					
Legal: Harrell Acquisitions, LLC					
Sign on Property: Yes					
Showing Instructions: Show anytime					
Appointment Contact: Alex Rich Appt. Center Phone: 252-256-1279					
Directions to Property: Once you turn onto U.S Hwy 158, you will see the lot directly next to the Family Dollar Store on your right.					
Agreement Service:	Full Service	Effective Date:	10/22/2026	Status:	Active
Agreement Type:	Exclusive Right To Sell	Listing/Lease Price:	\$199,000	Status Change Date:	10/22/2026
Owner:	Harrell Acquisitions, LLC	Original List Price:	\$199,000		
Broker Owner:	No	Prospect Exempt:	No		
Seller Rep.:	Has owned the property for at least one year	Sale/Lease:	Sale		
		Stipulation of Sale:	Standard		
		EMD Trust Account:	No		
Cumulative Days on Market:	2				
Days on Market:	2				
Definition:	RE W/O Business				
Expiration Date:	10/31/2027				
Listing/Lease Price:	\$199,000				
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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