


100488319		1903 W Church Street , Elizabeth City, NC 27909		Active	
Land				Current Price: \$1,100,000	
	Sub-Type:	Commercial/Industrial	HOA:	No	
	City Limits:	No	Zoning:	City I-1	
	County:	Pasquotank	Acres -	3.94	
	Location	Mainland	Cleared:		
	Type:		Acres -	3.94	
	Marketing City:	Elizabeth City	Total:		
	Pre	W	Deed	No	
	Direction:		Restriction:		
	Subdivision:	N/A	Lot	514.91'x177.04'x604.44'x193.56'x108.23'x251.19'	
	Elementary	P.W. Moore	Dimensions:		
	School:	Elementary	Lot SqFt:	171,626	
	Elem.	Charter School	Total Road	1,296	
School 2:		Frontage:			
Middle	Elizabeth City Middle	Waterfront:	No		
School:	School	Waterview:	No		
High	Pasquotank High				
School:	School				
Bldgs on Property:	None		Lot Description:	Corner Lot	
Current Use:	Commercial; Vacant		Road Type/Frontage:	Paved; Public (City/Cty/St)	
Environmental Hazard:	Unknown		Soil Evaluation:	Soil Evaluation - No	
Terms:	1031 Exchange; Cash; Conventional; Will Divide		Topography:	Cleared; Level	
Fuel Tank:	None		Utilities:	Community Sewer Available; Municipal Water Available; Natural Gas Available	
Cobra Zone:	No	Federal Flood Ins Avlbl:	Yes	Plat Page:	43
Total City Real Estate Property Tax:	0	Tax Identifier:	890302889929	Total Real	4,566.92
Deed Book:	1073	PID:	890302889929	Estate Property	
Deed Page:	495	Plat Book:	39	Taxes:	
Deferred Taxes:	No			Special	N/A
				Assessments:	
				Tax Assessed	\$736,600
				Value:	
				Tax Year:	2022
Marketing/Public Remarks: Price reduced by \$195,000 on this prime 3.94AC parcel of land with 514.91' frontage on Halstead Ext, 604.44' fronting W Church St (Ext), and 177.04' on Ridgefield Drive that connects Halstead & Church. Traffic counts are 20,000 vehicles per day on Halstead Ext. Sewer line has been run on property but it would need to be annexed into the City limits to get City Sewer, Water, and Zoning. This process should be able to occur simultaneously with site plan approval. Subdividing property may be considered on a case by case basis. Approximately 3 of the 3.94AC are not in the flood zone, +/-0.3AC in X flood zone and +/-0.6AC in AE flood zone. Manager of LLC that owns property is a NC Licensed Real Estate Broker.					
Legal: Fee Simple					
Directions to Property: On Halstead Blvd Ext across from IHOP and Three Amigos					
Broker Owner:	Yes	Effective Date:	02/11/2025	Status:	Active
Seller Rep.:		Listing Price:	\$1,100,000		
Days on Market:	1	Stipulation of Sale:	None		
Listing Price:	\$1,100,000				
List Price/Acre:	\$279,187.82				

Alex Rich
Rich Company
alexanderbrich@gmail.com
<http://www.rich-company.com>
 Office Address: 204 S. Poindexter St.
 Elizabeth City, NC 27909
 Phone: 252-256-1279
 Office Phone: 252-338-5432
 Cell: 252-256-1279
 Licensed in North Carolina

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