


100488335		530 S Hughes Boulevard , Elizabeth City, NC 27909		Active
Comm Sale or Lease				Current Price: \$460,000
	City Limits:	Yes	SqFt -	0
	County:	Pasquotank	Heated	
	Location	Mainland	(Primary):	
	Type:		Lot	431.57'x287.77'x204.63'x80.66'x69.63'
	Marketing	Elizabeth	Dimensions:	
	City:	City	Year Built:	2013
	Subdivision:	N/A	Zoning:	GB
	New	No		
	Construction:			
	Sub-Type:	Land		
Garage:	Masterlock			
Lot Acres:	1.23			
Lot SqFt:	53,753			
Terms: 1031 Exchange; Cash; Conventional		Heating System Fuel Source: None		Possession: At Closing
Current Use: Commercial; Vacant		Location: Gen Bus District		Road/Trans Access: Airport; Less than 5 Miles; County Highway: Less than 5 Miles; Interstate: Less than 5 Miles; Rail: Less than 5 Miles; State Highway: Less than 5 Miles
		Lot Description: Level; Open		Road Type/Frontage: 4+ Lanes; Paved; Public (City/Cty/St)
				Showing Instructions: Show Anytime
				Sale/Lease Includes: Land
				Sub-Type: Auto Related; Food Service; Hotel/Motel; Medical; Office; Retail; Self Storage; Shopping Center; Commercial; Wholesale
				Utilities: City Water; Community Sewer; Natural Gas Available
Cobra Zone:	No	Deed Book:	1178 1187	Plat Book: 56
Total City Real Estate Property Tax:	\$1,570.58	Deed Page:	89608610	Plat Page: 44
		Federal Flood Ins	Yes	Total Real Estate Property Taxes: \$3,221.02
		Avlbl:		Special Assessments: Stormwater
		PID:	891309065598, -8715	Tax Assessed Value: \$266,200
		Tax Identifier:	89109065598, -8715	Tax Year: 2022
Marketing/Public Remarks: Price reduced by \$290,000 on this 1.234AC triangular shape lot with 431.57' of frontage on Hughes Blvd with a traffic count of over 15,000 vehicles per day located between the busiest intersections in the County which are Ehringhaus Street, Halstead Blvd, and Hughes Blvd which have a combined traffic count of about 60,000 vehicles per day. Located behind Chick-Fil-A and Panera across the street from Albemarle Lanes Bowling Alley. Mostly in the X flood zone with a small portion in the rear in the AE Deeds are 1178/89, 1187/608, and 1187/610 which is a quitclaim deed. The City of EC has a 30' easement across the rear of the property. The Manager of the ownership LLC is a NC Licensed Real Estate Broker.				
Legal: Fee Simple				
Sign on Property: Yes				
Directions to Property: On Hughes Blvd across from the bowling alley, next to Quality Inn and behind Chick-Fil-A & Panera.				
Broker Owner:	Yes	Effective Date:	02/11/2025	Status: Active
Seller Rep.:		Listing/Lease Price:	\$460,000	
Days on Market:	1	Prospect Exempt:	No	
		Sale/Lease:	Sale	
Listing/Lease Price:	\$460,000	Stipulation of Sale:	None	

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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