


<b>100488351</b>	<b>530 S Hughes Boulevard , Elizabeth City, NC 27909</b>			<b>Active</b>
<b>Land</b>				<b>Current Price: \$460,000</b>
	<b>Sub-Type:</b>	Commercial/Industrial	<b>HOA:</b>	No
	<b>City Limits:</b>	Yes	<b>Zoning:</b>	GB
	<b>County:</b>	Pasquotank	<b>Acres -</b>	1.23
	<b>Location</b>	Mainland	<b>Cleared:</b>	
	<b>Type:</b>		<b>Acres -</b>	1.23
	<b>Marketing City:</b>	Elizabeth City	<b>Total:</b>	
	<b>Pre</b>	S	<b>Deed</b>	No
	<b>Direction:</b>		<b>Restriction:</b>	
	<b>Subdivision:</b>	N/A	<b>Lot</b>	431.57'x287.77'x204.63'x80.66'x69.63'
	<b>Elementary</b>	P.W. Moore	<b>Dimensions:</b>	
	<b>School:</b>	Elementary	<b>Lot SqFt:</b>	53,753
	<b>Elem.</b>	Charter School	<b>Total Road</b>	431
	<b>School 2:</b>		<b>Frontage:</b>	
	<b>Middle</b>	Elizabeth City Middle	<b>Waterfront:</b>	No
	<b>School:</b>	School	<b>Waterview:</b>	No
<b>High</b>	Pasquotank High			
<b>School:</b>	School			
<b>Bldgs on Property:</b> None		<b>Possession:</b> At Closing		
<b>Current Use:</b> Commercial; Vacant		<b>Road Type/Frontage:</b> Paved; Public (City/Cty/St)		
<b>Environmental Hazard:</b> Unknown		<b>Soil Evaluation:</b> Soil Evaluation - No		
<b>Terms:</b> 1031 Exchange; Cash; Conventional		<b>Topography:</b> Cleared; Level		
<b>Fuel Tank:</b> None		<b>Utilities:</b> Community Sewer Available; Community Water Available; Natural Gas Available		
<b>Cobra Zone:</b>	No	<b>Federal Flood Ins</b>	Yes	<b>Plat Page:</b> 44
<b>Total City Real Estate Property Tax:</b>	1,570.58	<b>Avlbl:</b>		<b>Total Real Estate Property Taxes:</b> 3,221.02
<b>Deed Book:</b>	1178	<b>Tax Identifier:</b>	891309065598, -8715	
<b>Deed Page:</b>	1187	<b>PID:</b>	891309065598, -8715	
<b>Deferred Taxes:</b>	No	<b>Plat Book:</b>	56	<b>Special Assessments:</b> Stormwater
				<b>Tax Assessed Value:</b> \$266,200
				<b>Tax Year:</b> 2022
<b>Marketing/Public Remarks:</b> 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.				
<b>Legal:</b> Fee Simple				
<b>Directions to Property:</b> Across From bowling alley, beside Quality Inn, behind Chick-Fil-A and Panera				
<b>Broker Owner:</b>	Yes	<b>Effective Date:</b>	02/11/2025	<b>Status:</b> Active
<b>Seller Rep.:</b>		<b>Listing Price:</b>	\$460,000	
<b>Days on Market:</b>	1	<b>Stipulation of Sale:</b>	None	
<b>Listing Price:</b>	\$460,000			
<b>List Price/Acre:</b>	\$373,983.74			

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