

100512076  
Comm Sale or Lease

0000 Traders Drive , South Mills, NC 27976  
Listing Office: Rich Company

Active  
Current Price: \$462,500



City Limits: No      SqFt - Heated (Primary): 0  
County: Camden      HOA: No  
Location Type: Mainland      Lot Dimensions: To be subdivided (+/- 285.76' x +/- 564')  
Marketing City: South Mills      Year Built: 0  
Subdivision: Wharfs Landing      Zoning: HC  
New: No  
Construction:  
Garage: N/A  
Lot Acres: 3.7  
Lot SqFt: 161,172

Terms: Cash; Conventional  
Current Use: Agricultural; Commercial; Development

HOA and Neigh Amenities: No Amenities  
Heating System Fuel Source: None  
Location: Business Park; Gen Bus District; Shopping Center  
Lot Description: Level; Interior Lot

Possession: At Closing; Subject To Tenant Rights  
Road/Trans Access: Airport: 16+ Miles; County Highway: Less than 5 Miles; Interstate: 16+ Miles; State Highway: Less than 5 Miles  
Road Type/Frontage: 2 - 3 Lanes  
Showing Instructions: Show Anytime  
Sale/Lease Includes: Land  
Current Service Providers: Electric Provider: Dominion NC Power  
Business Type: Food Service; Hotel/Motel; Retail; Shopping Center; Storage; Business Service; Commercial; Professional Service  
Electric Provider: Dominion NC Power  
Utilities: Electricity Connected; Water Available  
Sewer: Municipal Sewer  
Water Source: Municipal Water

Cobra Zone: No

Deed Book: 133  
Deed Page: 839  
Federal Flood Ins: Yes  
Avlbl:  
PID: 017080000732930000  
Tax Identifier: 01.7080.00.07.3293.0000

Plat Book: 4  
Plat Page: 7B  
Total Real Estate Property Taxes: \$2,575.44  
Special Assessments: N/A  
Tax Assessed Value: \$352,800  
Tax Year: 2024

Marketing/Public Remarks: Located on the west side of Traders Drive in the Highway Commercial section of the Wharfs Landing Subdivision in South Mills, these proposed interior lots abutting HWY 17 North offer excellent visibility. Just 10 minutes from the NC/VA border and 15 minutes from the growing commercial hub of Elizabeth City, the site is ideally positioned to serve both local and commuter traffic. The lots sit adjacent to a 600+ home subdivision, making them well-suited for a range of uses including retail, dining, medical, office, or personal service establishments. Offered at \$125,000 per acre, there is approximately +/- 11 acres to be subdivided based on buyer's intended use and needs.

Legal: Fee Simple

Sign on Property: Yes

Showing Instructions: Show anytime.

Appointment Contact: Alex Rich Appt. Center Phone: 252-256-1279

Directions to Property: Located on the west side of Traders Drive in the Highway Commercial District of Wharfs Landing in South Mills, directly abutting HWY 17 North

Agreement: Full Service      Effective Date: 06/06/2025      Status: Active  
Service:      Listing/Lease Price: \$462,500      Status Change Date: 06/06/2025  
Agreement Type: Exclusive Right To Sell      Original List Price: \$462,500  
Owner: CAMDEN SQUARE ASSOCIATES      Prospect Exempt: Yes  
Broker Owner: No      Sale/Lease: Sale  
Seller Rep.: Has owned the property for at least one year      Stipulation of Sale: Standard  
Cumulative DOM: 6      EMD Trust Account: No  
Days on Market: 4  
Definition: RE W/O Business  
Expiration Date: 04/30/2026  
Listing/Lease Price: \$462,500

Listing Member:	Name	Office	Primary	Other Office	E-mail	Other Email
	Alex Rich 261159	Listing Office: Rich Company	252-256-1279	252-338-5432	alexanderbrich@gmail.com	

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