



Land For Sale

City Center West | Elizabeth City

LAND FOR SALE | City Center West
Halstead Boulevard Extended | Elizabeth City, NC 27909

RETAIL/COMMERCIAL DEVELOPMENT PARCELS

- Outparcels Available For Sale

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EXECUTIVE SUMMARY

PROPERTY OVERVIEW: The subject property consists of approximately 73-acres which is located on Halstead Boulevard Extended near the intersection of Hughes Boulevard in Elizabeth City, North Carolina. The property is well positioned to take advantage of the explosive residential and commercial growth being experienced in Elizabeth City. Money Magazine named Elizabeth City as one of the best places to live on the east coast.

A Wal-Mart super center is near the property at the interchange of Halstead Extended and U.S. Route 17 Bypass (Exit 258).

A state of the art 8 screen RC Theatre opening June 2020.

97-room Fairfield Inn and Suites is located on a portion of the subject property.

The current property owner has subdivided the property and is selling various size parcels to end users.

SITE AREA: 73 acres total acreage. Sites available as small as 0.75 acres.

ZONING: GB, General Business. A small portion of the site is zoned Office and Institutional. The property is located in the Extra Territorial Jurisdiction of Elizabeth City. The property will be subject to a parcel design and development overlay district.

UTILITIES: Sewer service is provided by Elizabeth City. Water is provided by Pasquotank County.

INGRESS/EGRESS: The north side of the property has approximately 1,500 feet of frontage on Halstead Boulevard Extended which provides direct access from Hughes Boulevard to US Highway 17 Bypass. The south side of the property has approximately 4,500 feet of frontage. Halstead Boulevard Extended is a divided four way limited access thoroughfare. The intersection of Forest Road and Halstead Boulevard Extended is signalized. The development also has two other full cross road accesses onto Halstead Boulevard Extended.

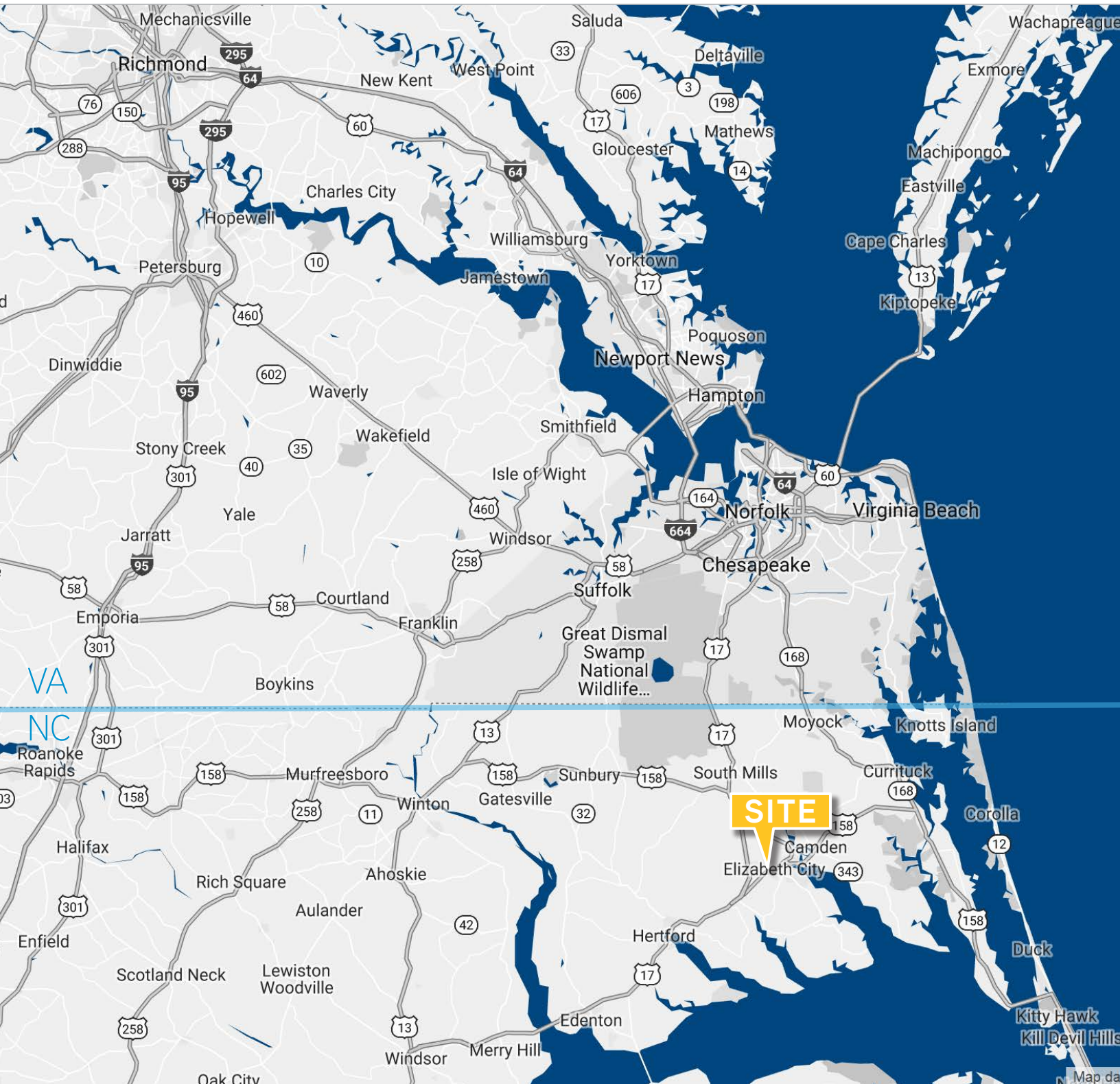
REAL ESTATE TAX: County - \$0.77 per \$100 of assessed value
Elizabeth City - \$0.655 per \$100 of assessed value

DEMOGRAPHIC FACTS	5 Mile	10 Miles	15 Miles
Population	31,402	46,403	65,517
Average HH Income	\$62,648	\$68,585	\$71,348
Daytime Population	33,404	45,792	59,567

EXECUTIVE SUMMARY

AREA RETAILERS: Super Wal-Mart, OfficeMax, Food Lion, Big Lots, Lowe's Home Improvement, Applebee's, Ruby Tuesday, and I-Hop.

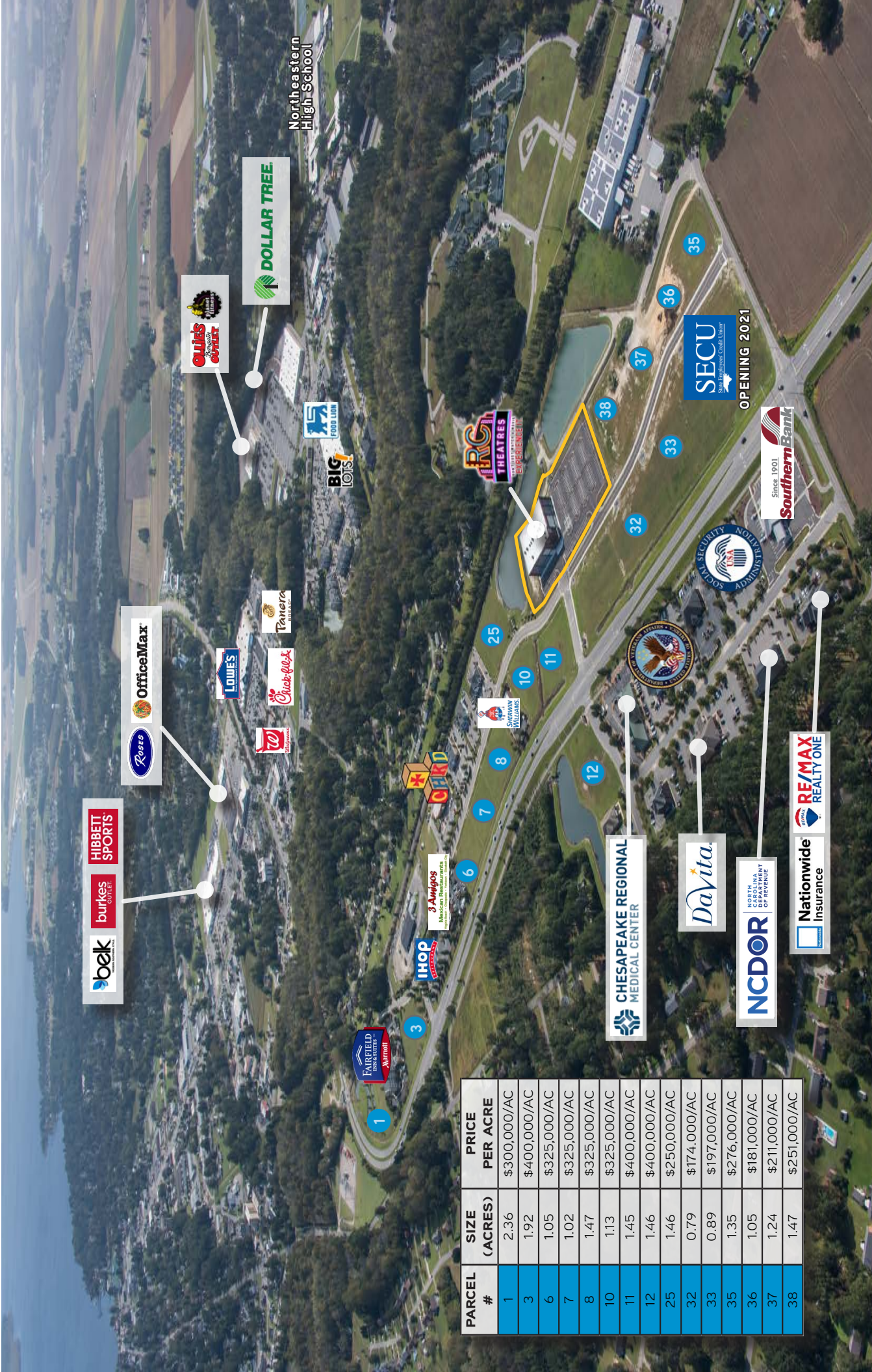
TRAFFIC COUNTS (2017): 17,000 Vehicles per day on Halstead Boulevard (SR 1152)
4,100 Vehicles per day on Forest Park Road
19,000 Vehicles per day on Hughes Blvd



RC THEATRES PHOTOS

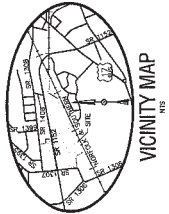


AERIAL VIEW

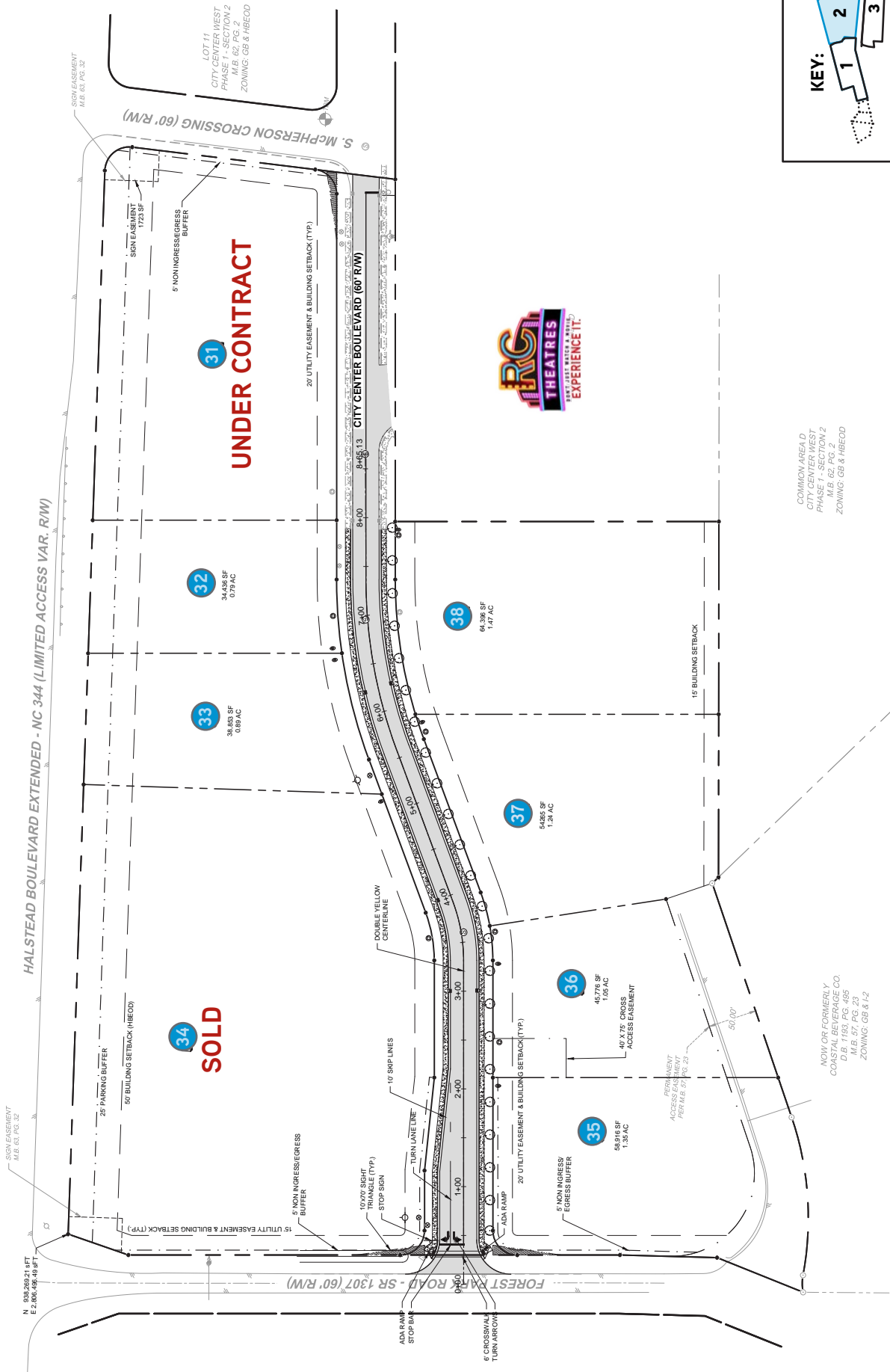


PARCEL #	SIZE (ACRES)	PRICE PER ACRE
1	2.36	\$300,000/AC
3	1.92	\$400,000/AC
6	1.05	\$325,000/AC
7	1.02	\$325,000/AC
8	1.47	\$325,000/AC
10	1.13	\$325,000/AC
11	1.45	\$400,000/AC
12	1.46	\$400,000/AC
25	1.46	\$250,000/AC
32	0.79	\$174,000/AC
33	0.89	\$197,000/AC
35	1.35	\$276,000/AC
36	1.05	\$181,000/AC
37	1.24	\$211,000/AC
38	1.47	\$251,000/AC

SITE PLAN

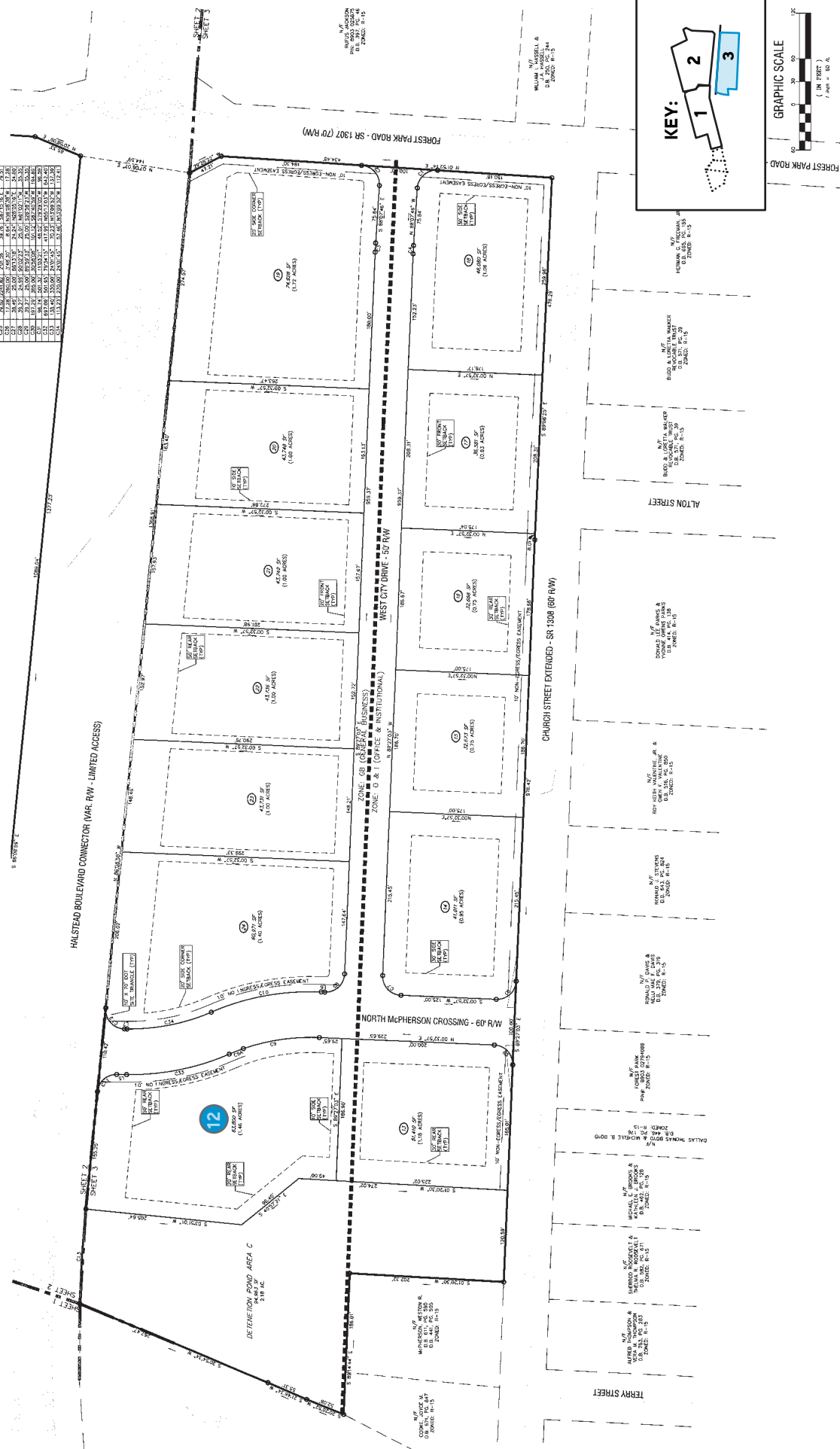


SITE PLAN





LINE TABLE		
LINE	BEARING	DISTANCE
1.1	N73.24.93"W	23.67
1.2	S57.27.36"E	20.75
1.3	N42.03.21"W	28.52
1.4	S53.54.51"W	5.92
1.5	N01.08.58"E	1.37
1.6	S60.32.32"W	4.65
1.7	S01.30.59"E	5.55
1.8	N01.52.14"W	5.55

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