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UNIQUE COMMERCIAL PROPERTY

# For Sale

89 +/- acres total

Beautiful Location with a  
50 acre plus pond behind  
Walmart in Elizabeth City NC

*Zoned General Business*

ALBEMARLE LAND  
AND TIMBER SERVICES,  
INC



# ALBEMARLE LAND & TIMBER SERVICES

583 Ownley Road Elizabeth City, NC 27909  
252-264-2209 [www.nclandandtimber.com](http://www.nclandandtimber.com)

## Introduction

### Location & Description

The Tanglewood Development Tract is a beautiful property just to the North of Walmart in Elizabeth City. The total deeded acreage is approximately **89.91 acres** by survey. This includes paths, ditches, utility acres, 2 small retention ponds and a large pond 50 acres plus with depths of up to 40 feet deep. The tract touches a paved road. There is also a fair amount of road frontage already on two sides of the tract. The zoning is General Business and is rated for up to 12 units per acre on the high ground which is approx.. **33.41 acres**. The entrance is on the East side of Walmart directly in from the stop light off the extension road.

( see the enclosed tract maps and aerial photos)

Sewer and Water is available and some utilities are in place. 2 retention ponds are in place on the west side already.

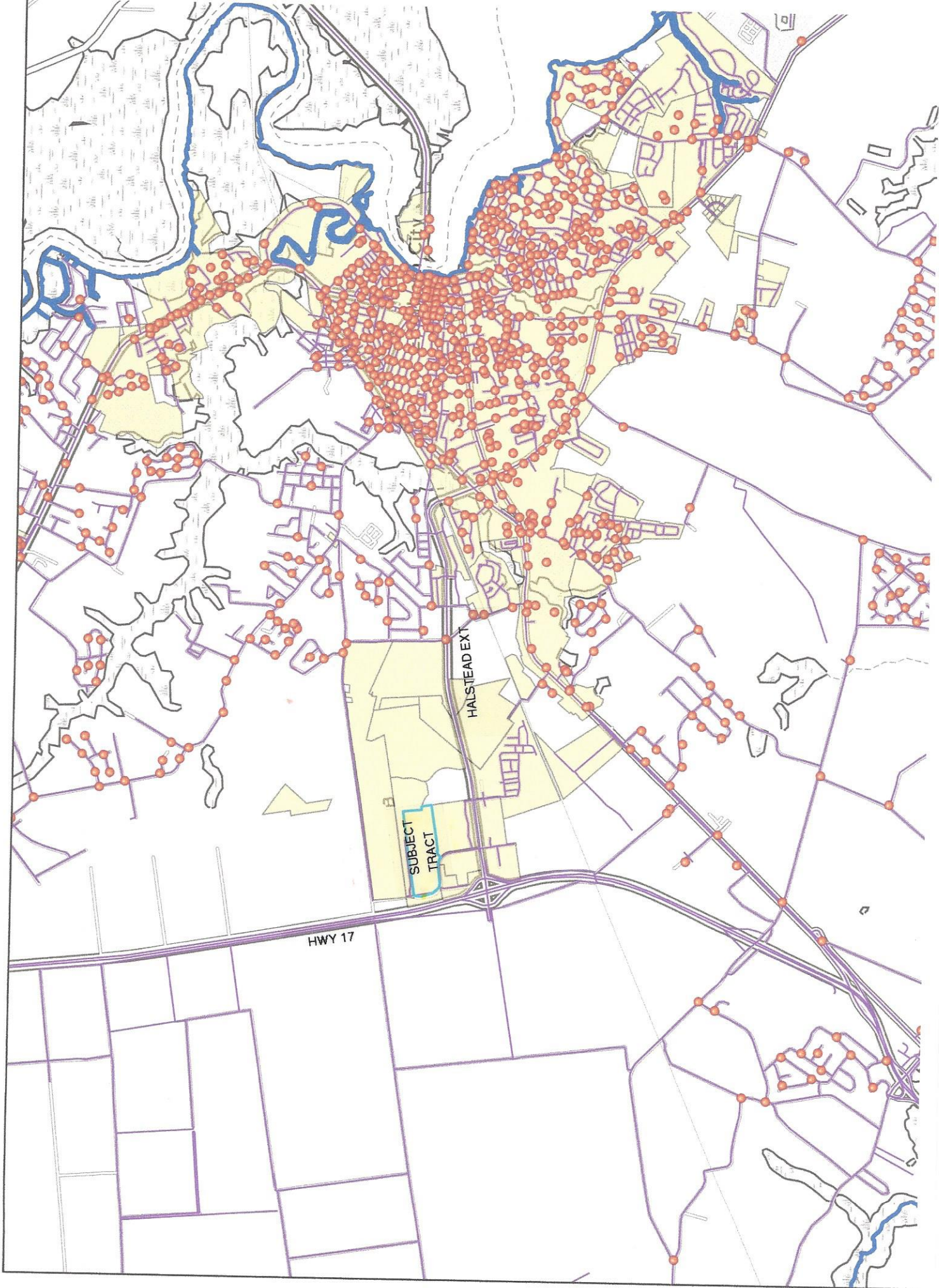
### Price

The Tanglewood Development Tract is being offered for **\$4,200,000.00 US Dollars.**

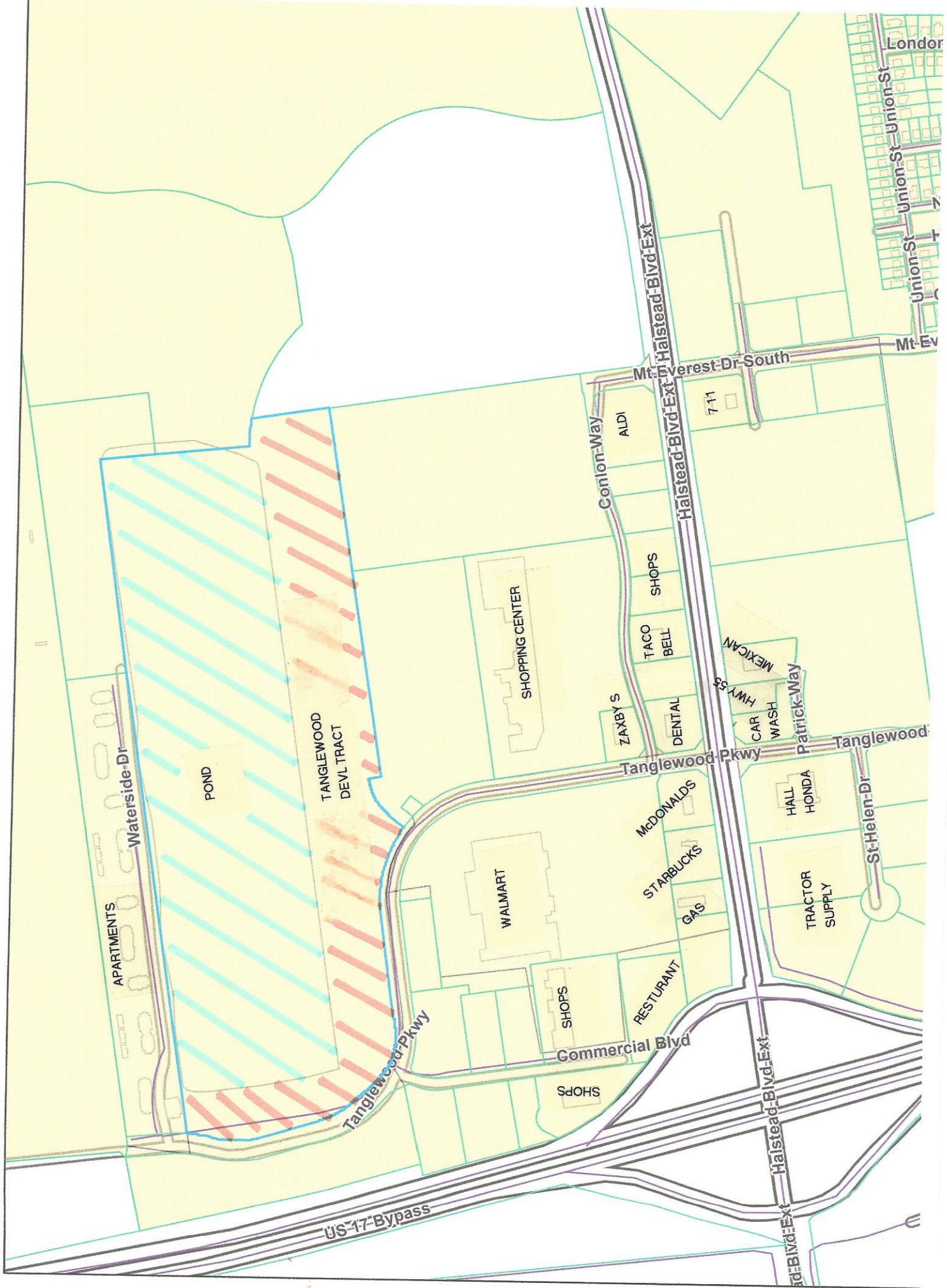
### Contact

For any further information or questions regarding this property, please contact Mark Williams at our office: Albemarle Land & Timber Services at **252-264-2209 office, cell 252-340-1970**, or at our website at [www.nclandandtimber.com](http://www.nclandandtimber.com).  
e-mail ....[mark@nclandandtimber.com](mailto:mark@nclandandtimber.com)

# Pasquotank County NC



# Pasquotank County NC



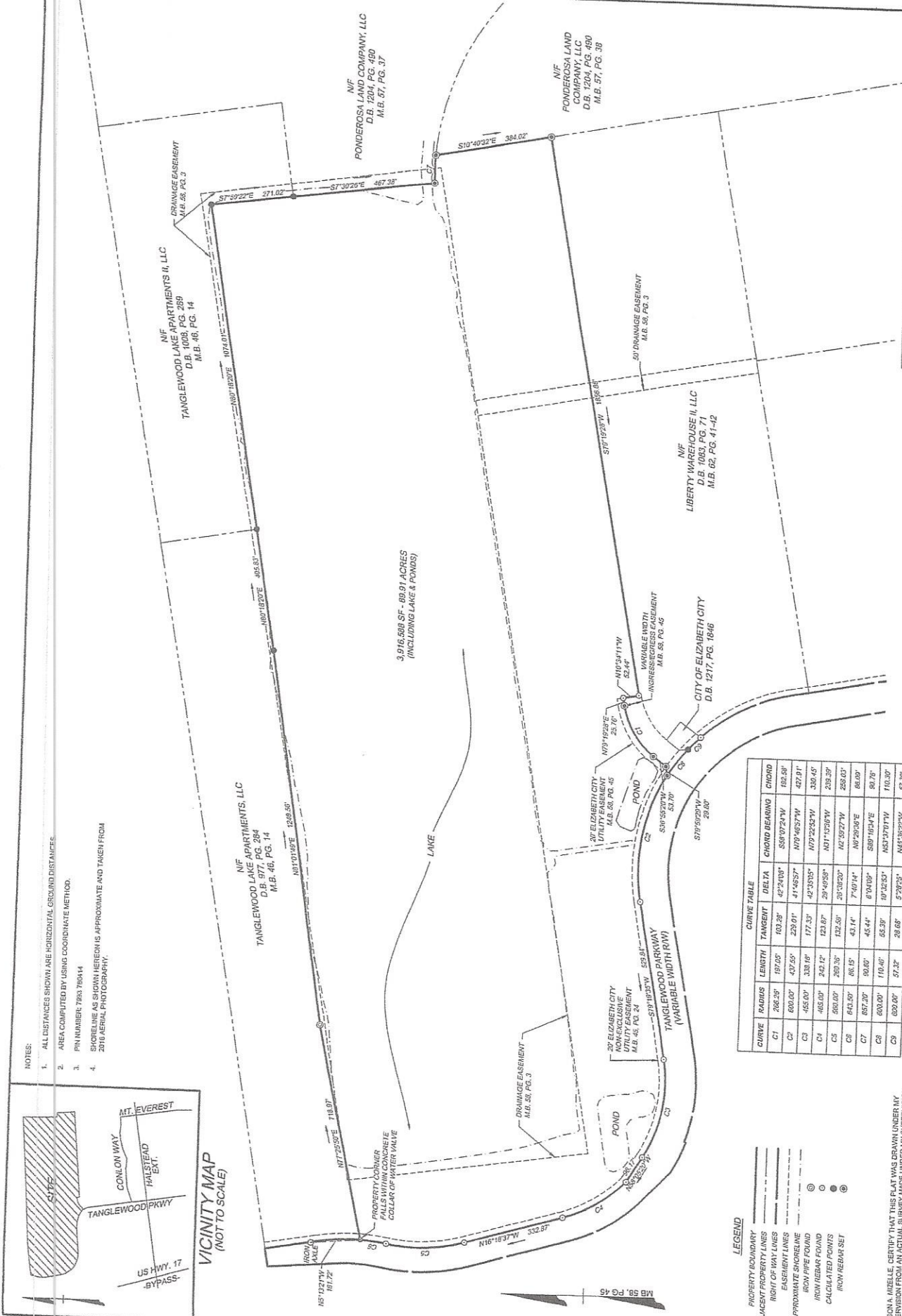
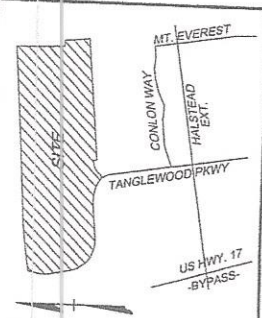
# Pasquotank County NC



NOTES:

1. ALL DISTANCES SHOWN ARE HORIZONTAL GROUND DISTANCES.
2. AREA COMPUTED BY USING COORDINATE METHOD.
3. PIN NUMBER: 7893 780414
4. SHORELINE AS SHOWN HEREIN IS APPROXIMATE AND TAKEN FROM 2016 AERIAL PHOTOGRAPHY.

**VICINITY MAP**  
(NOT TO SCALE)



CURVE	RADIUS	LENGTH	TANGENT	DELTA	CHORD BEARING	CHORD
C1	262.20'	197.05'	103.28'	42°24'08"	S88°07'24"W	182.58'
C2	600.00'	437.55'	230.01'	41°46'57"	N79°46'57"W	427.91'
C3	465.00'	338.16'	177.33'	42°33'55"	N79°22'52"W	330.45'
C4	465.00'	242.12'	123.87'	29°49'58"	N81°13'26"W	239.33'
C5	600.00'	269.30'	132.56'	20°20'20"	N2°29'27"W	269.63'
C6	843.99'	66.15'	43.14'	7°40'14"	N87°29'34"E	66.69'
C7	857.20'	90.60'	45.44'	6°14'09"	S89°10'21"E	89.79'
C8	600.00'	110.40'	55.93'	10°32'51"	N23°17'01"W	110.30'
C9	600.00'	67.32'	26.68'	5°29'25"	N42°58'25"W	67.30'

- LEGEND**
- PROPERTY BOUNDARY
  - ADJACENT PROPERTY LINES
  - RIGHT OF WAY LINES
  - EASEMENT LINES
  - APPROXIMATE SHORELINE
  - IRON PIPE FOUND
  - IRON REBAR FOUND
  - CALCULATED POINTS
  - IRON REBAR SET

I, JASON A. MIZELLE, CERTIFY THAT THIS PLAT WAS DRAWN UNDER MY SUPERVISION FROM AN ACTUAL SURVEY MADE UNDER MY SUPERVISION AND IS ACCURATE AND CORRECT. I AM A LICENSED SURVEYOR IN THE STATE OF NORTH CAROLINA. THE INFORMATION FOUND IN THE REFERENCES SHOWN HEREIN WAS OBTAINED FROM PUBLIC RECORDS AND I HAVE REASONABLE BELIEF THAT THE INFORMATION WAS PREPARED IN ACCORDANCE WITH G.S. 47-30 AS AMENDED.

(P.1) PL. - THAT THE SURVEY IS OF AN EXISTING PARCEL OF LAND WITHIN THE ORIGINAL SIGNATURE, REGISTRATION NUMBER AND SEAL, THIS 7TH DAY OF AUGUST, 2018.



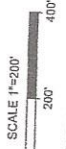
REVIEW OFFICE CERTIFICATE  
STATE OF NORTH CAROLINA, COUNTY OF PASQUOTANK  
REVIEW OFFICER OF PASQUOTANK COUNTY, CERTIFY THAT THE MAP GREATLY EXCEEDS THIS CERTIFICATION AS AFFIRMED MEETS ALL STATUTORY REQUIREMENTS FOR RECORDING.

DATE \_\_\_\_\_ REVIEW OFFICER \_\_\_\_\_

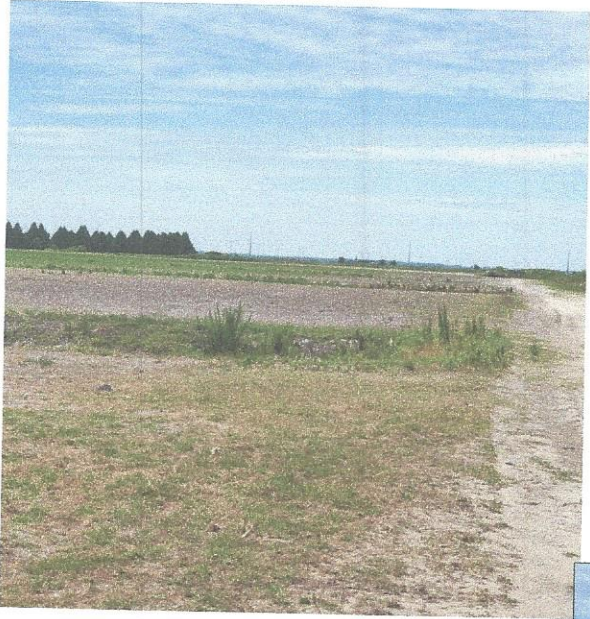
**TANGLEWOOD DEVELOPMENT, LLC**  
BEING THE RESIDUAL OF PARCEL DESCRIBED IN DEED BOOK 657, PAGE 19  
ELIZABETH CITY PASQUOTANK COUNTY NORTH CAROLINA

**TIMMONS GROUP**  
1805 West City Drive, Unit E, Elizabeth City, NC 27909  
TEL: 252.651.9300 www.timmons.com  
North Carolina License Number C-1652

FILE NO. 43098 DATE OF SURVEY August 7, 2018 CHECKED: JAM  
DRAWN BY: JAM DATE: August 7, 2018



# For Sale

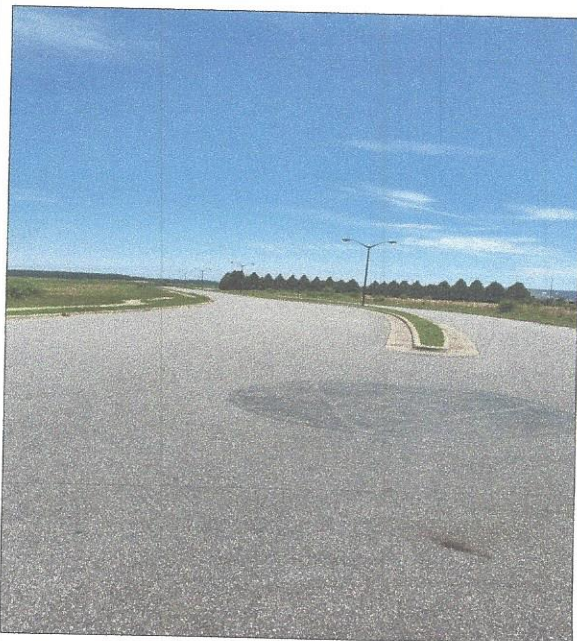
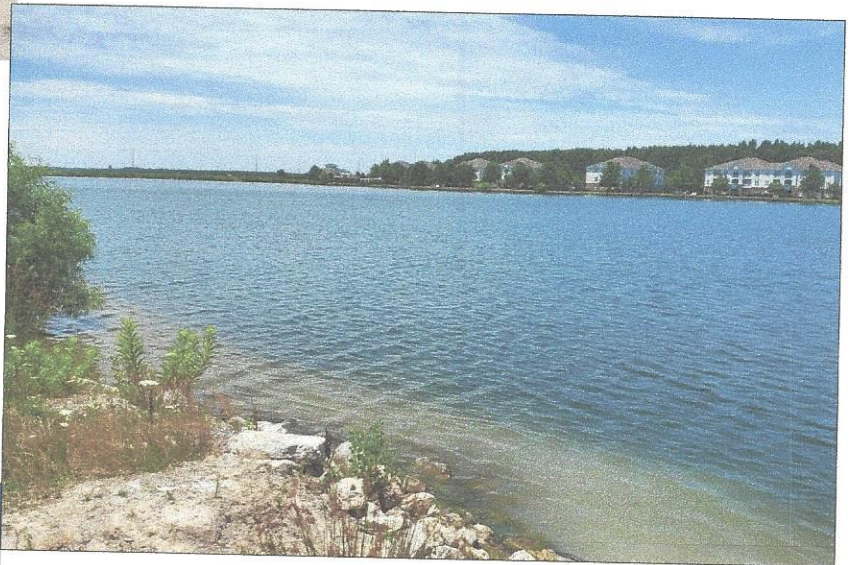


## Property Details

89.91 acres total by survey

This includes the pond and approx. 33.4 acres high ground available to put 12 units to the acre.

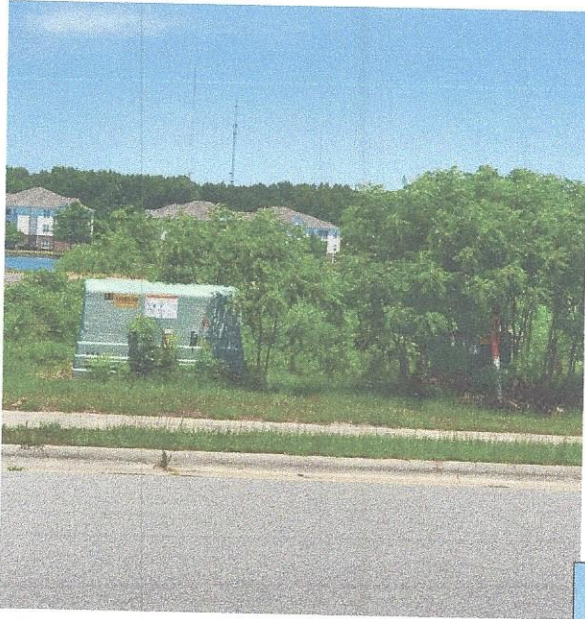
**The pond is generally crystal clear with depths up to 40 feet deep. Excellent recreational opportunities for small boats and fishing. This man made pond is 50 acres plus. A beach area could easily be added to create an area to be enjoyed by possible residents.**



**Partial Infrastructure is already in place on the west side with 2 storm water ponds, paved roads with street lights, and underground utilities. Sewer and water is available to this site.**

**ALBEMARLE LAND  
AND TIMBER SERVICES, INC**

# For Sale



Some utilities are visible on site and a couple of small retention ponds are in place for development.

**The pumping station is located almost at the center of the property.**



**Walmart and various other stores are with-in walking distance of this property offering a good local living harbor for many residents.**

**ALBEMARLE LAND  
AND TIMBER SERVICES, INC**



# Elizabeth City Public Utilities



6/2/2022, 2:12:31 PM

- Water Lateral 6 12
  - Water Lines 8 10
  - Sewer Pump Stations
  - Force Main
  - Gravity Main
  - City Limits
- Source: Esri, Maxar, Earthstar Geographics, and the GIS User Community.  
Sources: Esri, HERE, Garmin, FAO, NOAA, USGS, © OpenStreetMap  
Elizabeth City GIS

Pasquotank County, NC

Parcel ID: 7993 780414

Map: P56-1B

LOT: 0

00000 HALSTEAD BLVD EXT  
TANGLEWOOD DEV LLC

102 BREEZEWOOD DR

ELIZABETH CITY NC 27909

Deed Book: 857

Deed Page: 019

Date: 20050528

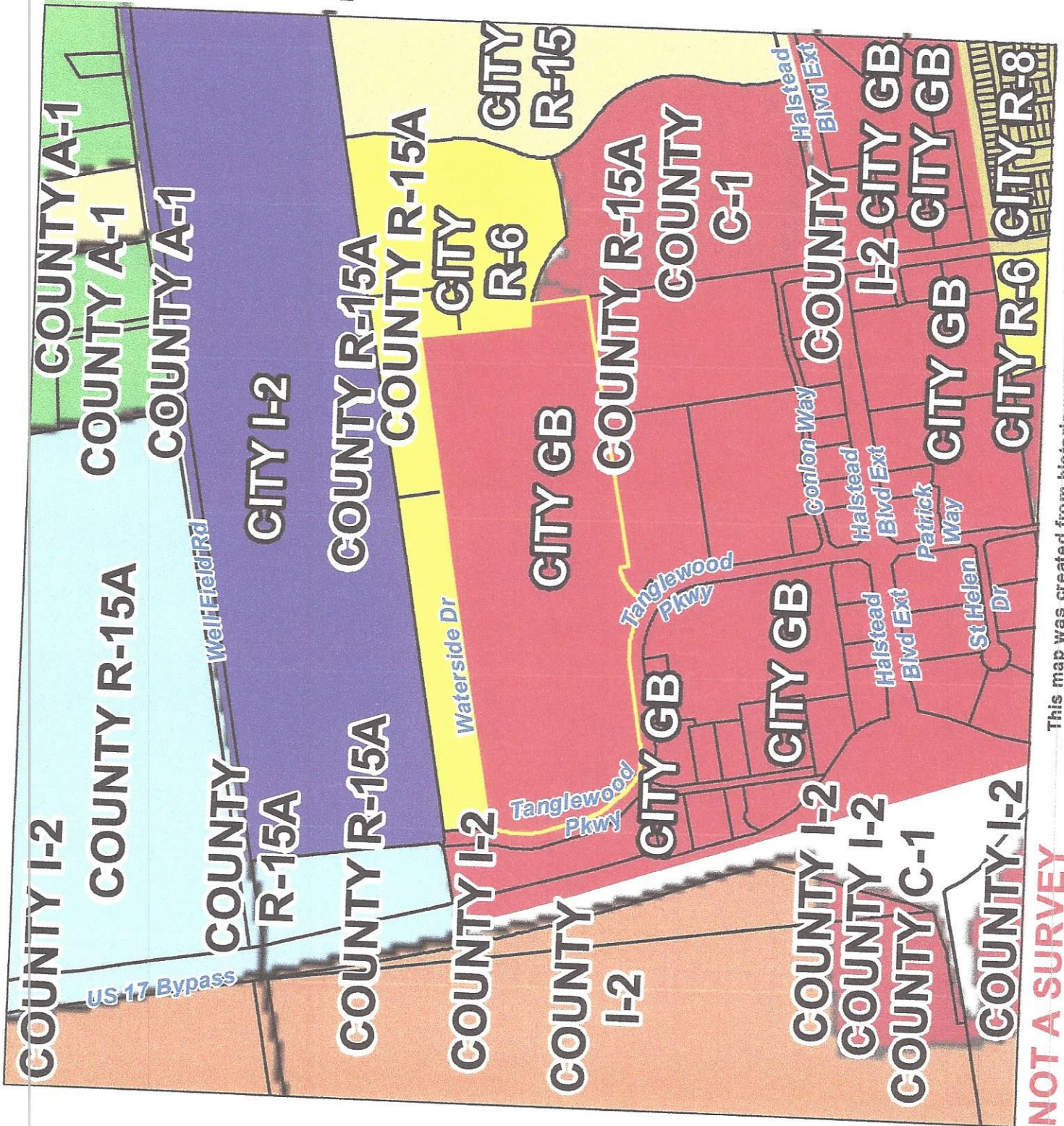
Land Value: 1468900

Ag Value: 0

Bldg Value: 0

Total Value: 1468900

Taxed Acres: 89.91



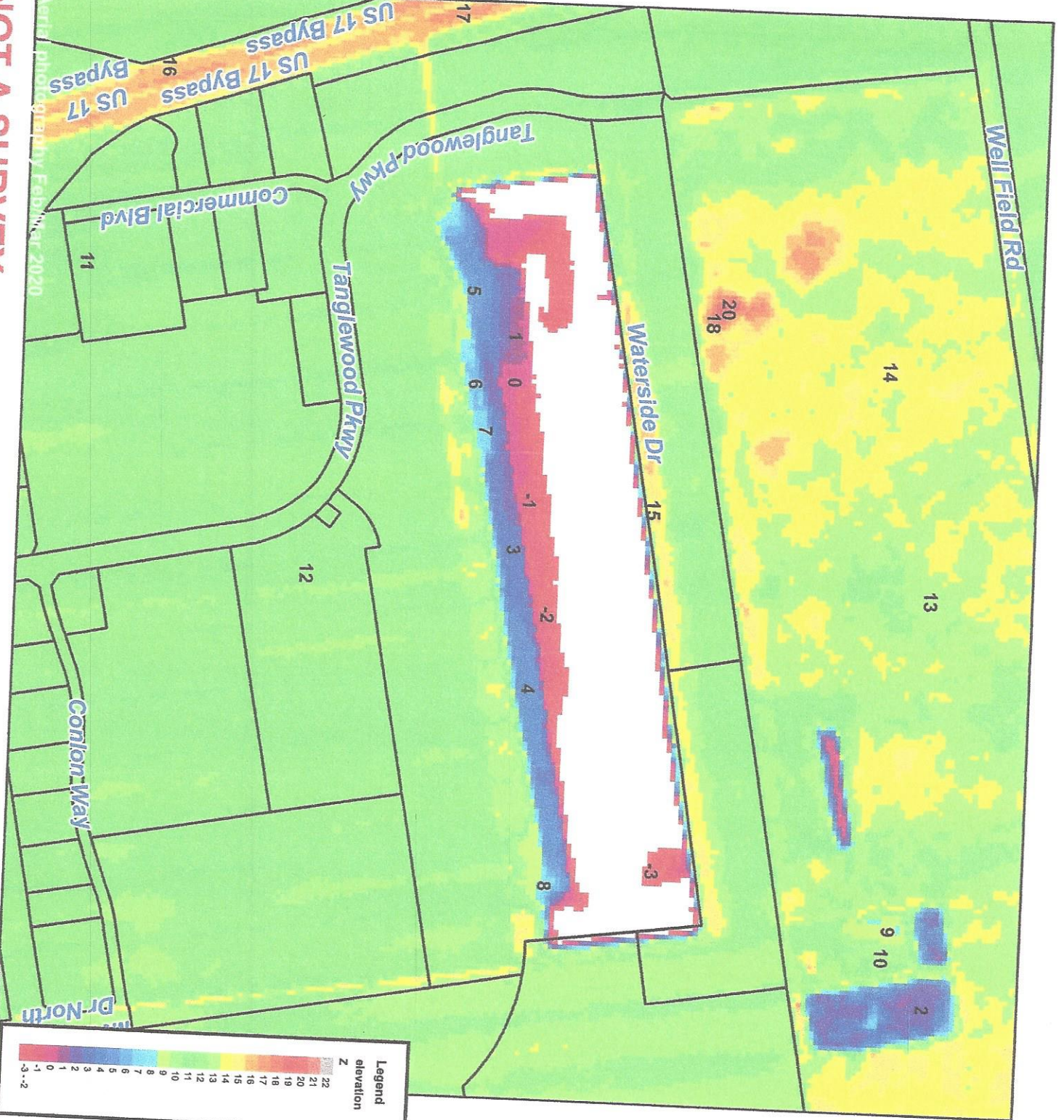
**NOT A SURVEY**

This map was created from historic maps, recorded deeds and surveys.  
It CAN NOT be used to convey land, settle land disputes or build fences.

Date: 12/15/2020

Property Ownership/  
Lines as of July 1, 2020

Well Field Rd



Pasquotank County, NC

Parcel ID: 7993 780414

Map: P56-1B

LOT: 0

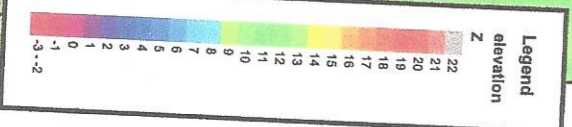
00000 HALSTEAD BLVD EXT  
TANGLEWOOD DEV LLC

102 BREEZEWOOD DR  
ELIZABETH CITYNC 27909

Deed Book: 857  
Deed Page: 19  
Date: 20050528

Land Value: 1468900  
Ag Value: 0  
Bldg Value: 0  
Total Value: 1468900

Taxed Acres: 89.91



Aerial Imagery Feb/Mar 2020  
Date: 1/12/2021

Property Ownership/  
Lines as of January 1, 2021

**NOT A SURVEY**

The map was created from historic maps, recorded deeds and surveys.  
It CAN NOT be used to convey land, settle land disputes or build fences.