

# ALBEMARLE LAND & TIMBER SERVICES

583 Ownley Road Elizabeth City, NC 27909  
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## 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).  
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