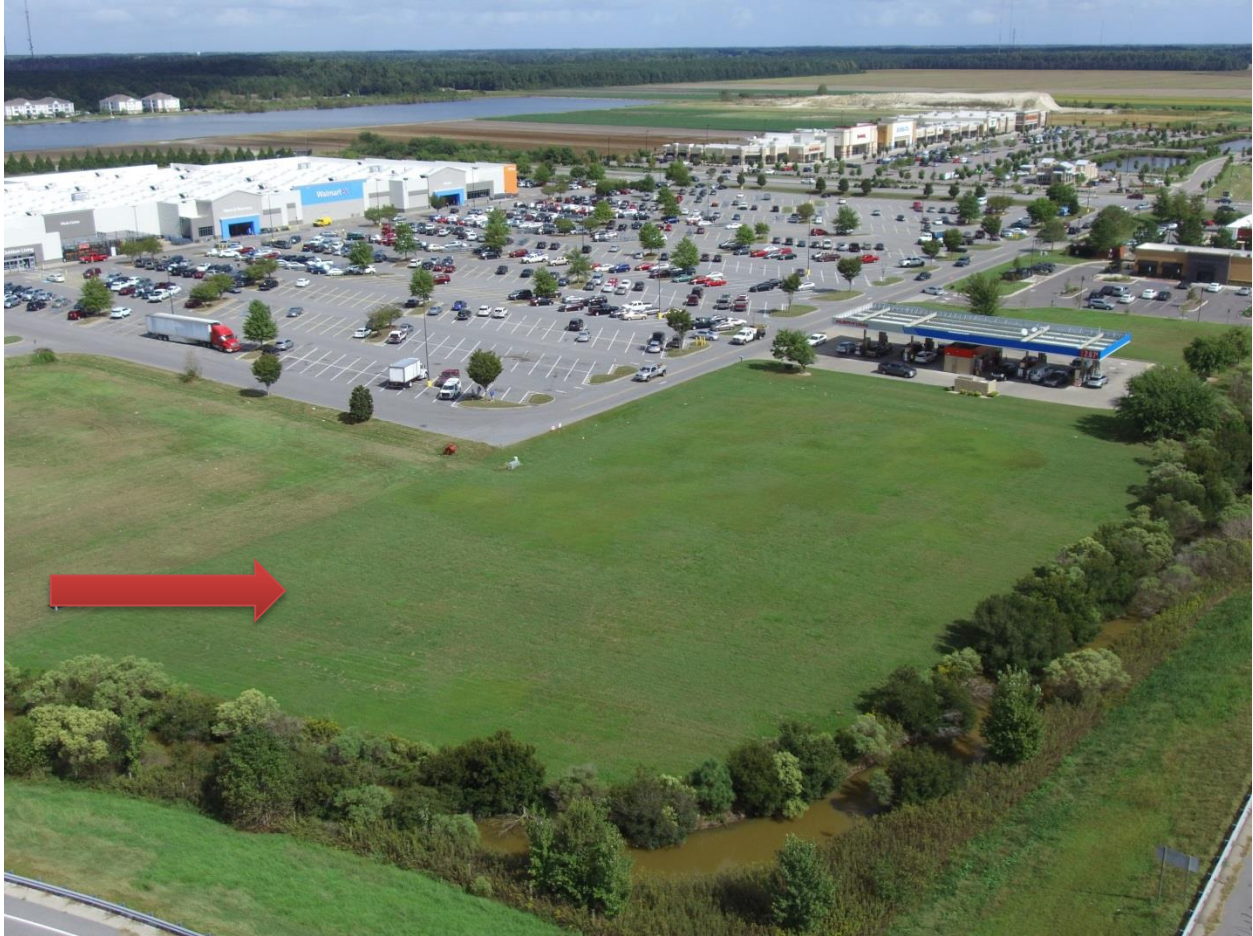


TANGLEWOOD SHOPPING CENTER – TANGLEWOOD DRIVE

117 Tanglewood Drive
Elizabeth City, NC 27909



OFFERING SUMMARY

SALE PRICE: \$849,900

LOT SIZE: 2.09
ACRES

ZONING: GB
GENERAL BUSINESS

MARKETED BY
JOSH TUNNELL
REALTY

252-335-5219
appr560@gmail.com

PROPERTY HIGHLIGHTS

- LOCATED AT THE INTERSECTION OF HALSTEAD BOULEVARD EXT. AND HIGHWAY 17 BYPASS DESIGNATED AS FUTURE I-87.
- TANGLEWOOD IS THE NEW AND GROWING SHOPPING AREA FOR ELIZABETH CITY AND THE SURROUNDING AREA.
- LOCATED BETWEEN MURPHY USA AND THE EXIT RAMP FROM HALSTEAD BOULEVARD EXT. AND HIGHWAY 17 BYPASS
- 180 APARTMENT UNITS BEHIND THE SHOPPING CENTER AND APPROXIMATELY 200 HOUSES JUST OFF HALSTEAD BOULEVARD EXT.

PROPERTY OVERVIEW

The site has 166.05 feet of frontage on Tanglewood Drive. The southern property line has 351.27 feet along Halstead Boulevard Ext. The western boundary has 242.20 feet along the exit ramp to Highway 17 Bypass.

LOCATION OVERVIEW

Development of this area started after the bypass and Halstead Boulevard Ext were completed. Wal-Mart moved to the end of Halstead around 2007 starting the development of the area. The area has evolved to the primary shopping area for Elizabeth City, NC and a large portion of Northeast North Carolina.

Businesses along Tanglewood Parkway include Wal-Mart, Starbucks, McDonalds, Murphy USA (gas). Other businesses in the area around the site include Hobby Lobby, Hibbett Sports TJ Maxx, Ross, Rac Room Shoes,

Mattress Firm, Kay Jewelers, Pet Supplies Plus, Athlete's Foot, Aldi, and many other smaller shops. There is a Honda dealership across the street from the shopping centers.

There was no housing in the area prior to the completion of Halstead Boulevard Ext. The 180 apartments behind the shopping center were started in 2007. The housing at Stockbridge, approximately 1 mile east, has been built over the 12 year time period. There are approximately 200 units with room to continue building. Several of the streets were installed to allow extension to adjoining land.

DEMOGRAPHICS

	Elizabeth City Micropolitan Area	Northeastern NC
Population	64,423	116,842
Households	24,631	54,873
Median Household Income	\$48,888	\$51,924

Data from Access NC.

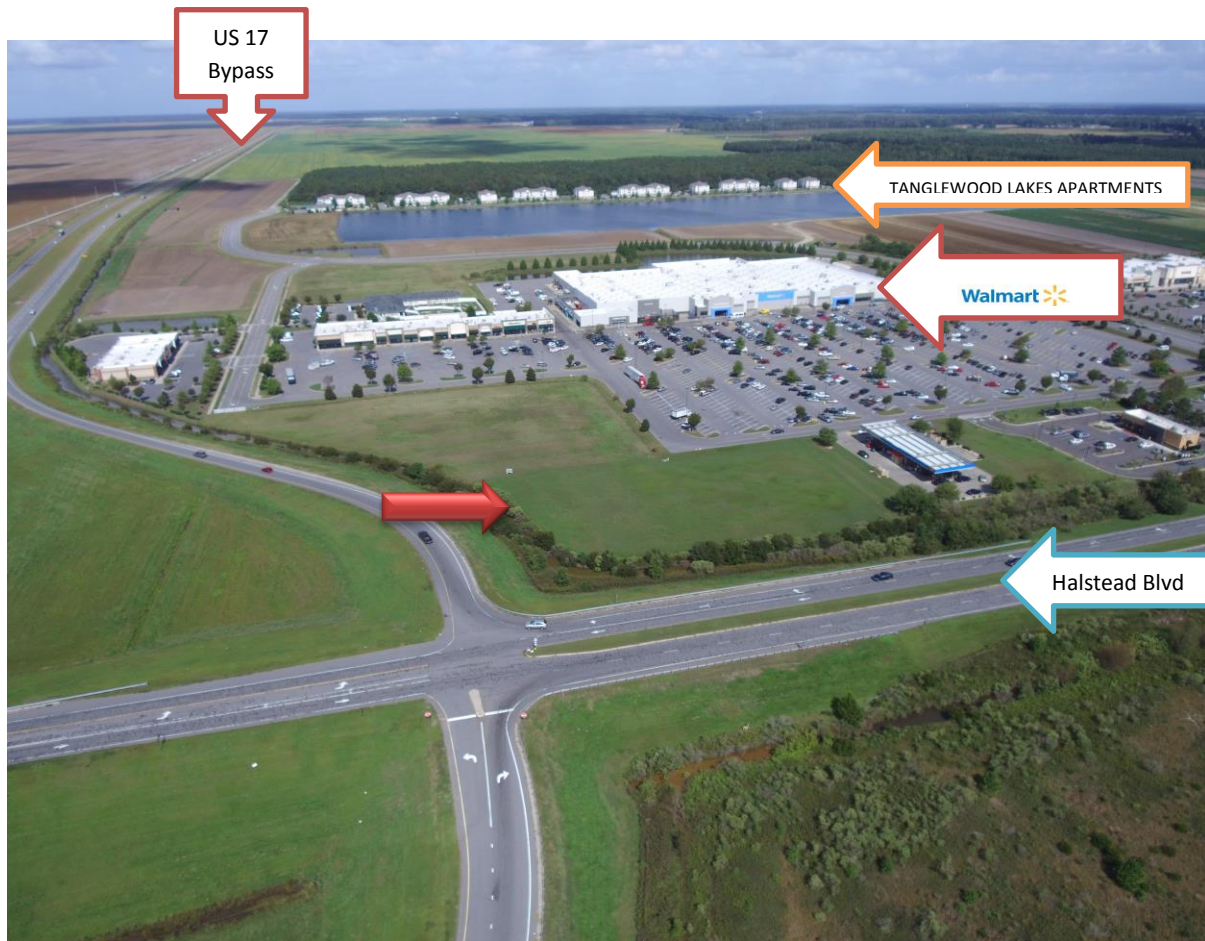
The Elizabeth City Micropolitan Area consist of Camden, Pasquotank, and Perquimans Counties.

Northeastern NC consist of Currituck, Camden, Chowan Gates, Pasquotank, and Perquimans Counties.

LOCATION MAP



PHOTOS



FOR ADDITIONAL DATA
CALL OR EMAIL

JOSH TUNNELL REALTY

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