



PREMIUM PARCELS AT TANGLEWOOD SOUTH

3851 CONLON WAY, ELIZABETH CITY, NC 27909



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LAND OVERVIEW



OFFERING SUMMARY

Total Acreage Available: 30.18 Acres

PROPERTY OVERVIEW

These seven parcels, comprising approximately 30 acres, sit directly in front of the 207,000-square-foot Walmart Supercenter, in the growing Tanglewood trade area. The intersection of US Highway 17 and Halstead Boulevard Extended is the gateway to Elizabeth City. All public utilities and road access points are in place on the site.

PROPERTY HIGHLIGHTS

- Tanglewood is the emerging commercial center of Elizabeth City, which serves as the retail hub for all of northeastern North Carolina, drawing from a six-county area with a population of 180,000.
- Additionally, Tanglewood Pavilions, a new 150,000-square-foot retail center, anchored by Hobby Lobby, Ross Dress for Less and TJ Maxx, sits adjacent to Walmart, with an additional phase of similar size planned. As such, these are among the most valuable real estate parcels in northeastern North Carolina.
- Consumers in the Elizabeth City region routinely travel from as far as 50 miles away for work, shopping, health care and professional services.
- Tanglewood Lakes Apartments boasts 180 luxury apartments and has an occupancy rate of 95%. A second phase is planned for the near future. Single family homes are currently being built just south of the site at the Stockbridge at Tanglewood subdivision.

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AERIAL





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