


100488319		1903 W Church Street , Elizabeth City, NC 27909				Active	
Land		Listing Office: Rich Company				Current Price: \$1,100,000	
		Sub-Type: Industrial		HOA: No			
		City Limits: No		Zoning: City I-1			
		County: Pasquotank		Acres - Cleared: 3.94			
		Location Type: Mainland		Acres - Total: 3.94			
		Marketing City: Elizabeth City		Deed Restriction: No			
		Pre Direction: W		Lot Dimensions: 514.91'x177.04'x604.44'x193.56'x108.23'x251.19'			
		Subdivision: N/A		Lot SqFt: 171,626			
		Elementary School: P.W. Moore Elementary		Total Road Frontage: 1,296			
		Elem. School 2: Charter School		Waterfront: No			
		Middle School: Elizabeth City Middle School		Waterview: No			
		High School: Pasquotank High School					
Bldgs on Property: None		Lot Features: Corner Lot		Road Type/Frontage: Paved; Public (City/Cty/St)			
Current Use: Commercial; Vacant				Soil Evaluation: Soil Evaluation - No			
Environmental Hazard: Unknown				Showing Instructions: Show Anytime			
Terms: 1031 Exchange; Cash; Conventional; Will Divide				Topography: Cleared; Level			
Fuel Tank: None				Utilities: Natural Gas Available; Sewer Available; Water Available			
				Sewer: Community Sewer			
				Water Source: Municipal Water			
Cobra Zone: No		Federal Flood Ins Avlbl: Yes		Plat Page: 43			
Total City Real Estate Property Tax: 0		Tax Identifier: 890302889929		Total Real Estate: 4,566.92			
Deed Book: 1073		PID: 890302889929		Property Taxes:			
Deed Page: 495		Plat Book: 39		Special Assessments: N/A			
Deferred Taxes: No				Tax Assessed Value: \$736,600			
				Tax Year: 2022			
<p>Marketing/Public Remarks: Price reduced by \$195,000 on this prime 3.94AC parcel of land with 514.91' frontage on Halstead Ext, 604.44' fronting W Church St (Ext), and 177.04' on Ridgefield Drive that connects Halstead & Church. Traffic counts are 20,000 vehicles per day on Halstead Ext. Sewer line has been run on property but it would need to be annexed into the City limits to get City Sewer, Water, and Zoning. This process should be able to occur simultaneously with site plan approval. Subdividing property may be considered on a case by case basis. Approximately 3 of the 3.94AC are not in the flood zone, +/-0.3AC in X flood zone and +/-0.6AC in AE flood zone. Manager of LLC that owns property is a NC Licensed Real Estate Broker.</p> <p>Agent Remarks: Show anytime</p> <p>Legal: Fee Simple</p> <p>Showing Instructions: Show anytime</p> <p>Appointment Contact: Alex Rich Appt. Center Phone: 252-256-1279</p> <p>Directions to Property: On Halstead Blvd Ext across from IHOP and Three Amigos</p>							
Agreement Service: Full Service		Effective Date: 02/11/2025		Status: Active			
Agreement Type: Exclusive Right To Sell		Listing Price: \$1,100,000		Status Change: 02/11/2025			
Owner: Twiford IV LLC		Original List Price: \$1,100,000		Date:			
Broker Owner: Yes		Prospect Exempt: No					
Seller Rep.: Has owned the property for at least one year		Stipulation of Sale: Standard					
Cumulative DOM: 382		EMD Trust Account: No					
Days on Market: 382							
Expiration Date: 02/28/2027							
Listing Price: \$1,100,000							
List Price/Acre: \$279,187.82							
Listing Member:		Office: Rich Company		Office: 252-338-5432		E-mail: alexanderbrich@gmail.com	
		Primary: 252-256-1279				Other Email:	

Confidential - May Only Be Distributed To MLS Participants

Information is deemed to be reliable, but is not guaranteed. Data may have come from public tax records. © 2026 MLS and [FBS](#). Prepared by Alex Rich on Friday, February 27, 2026 1:28 PM. The information on this sheet has been made available by the MLS and may not be the listing of the provider.