

90+/- Acres Available For Sale

3795 Conlon Way, Elizabeth City, NC



Royal Farms
Convenience
Store opening
in 2026



Rick Williamson
410 404 5522
rick.williamson@jll.com

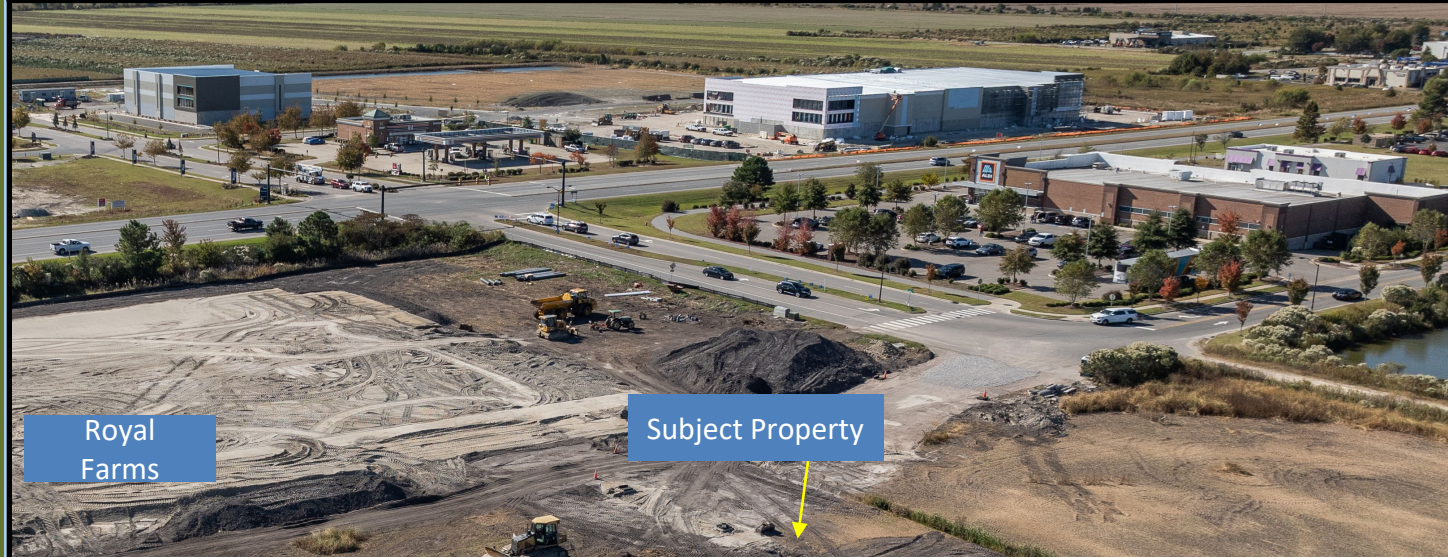
Dominic Digiovannantonio
443 452 1505
dom.digi@jll.com

Property Highlights

- 90+/- Acres Available, two lots 37.06 acres and 53.2 acres
- Zoning: General Business
- Traffic counts :19,203 AADT on Halstead and 9,348 on US HW 17
- The Walmart in the Shoppes at Tanglewood adjacent to the land has 2.6M visitors a year



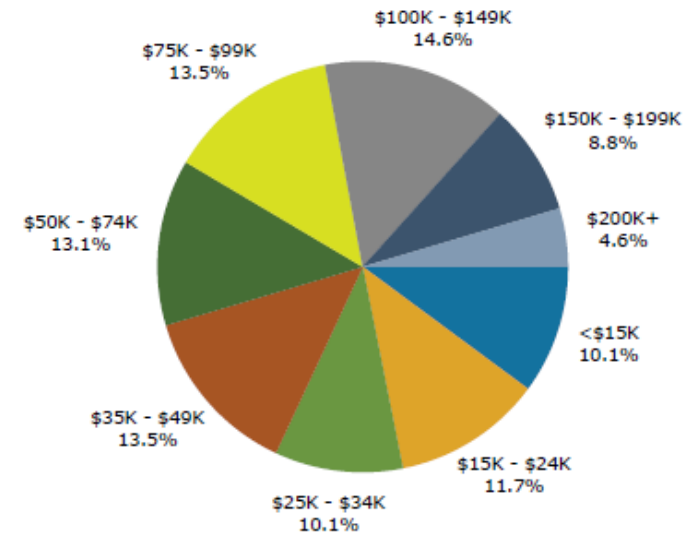
Surrounding Area



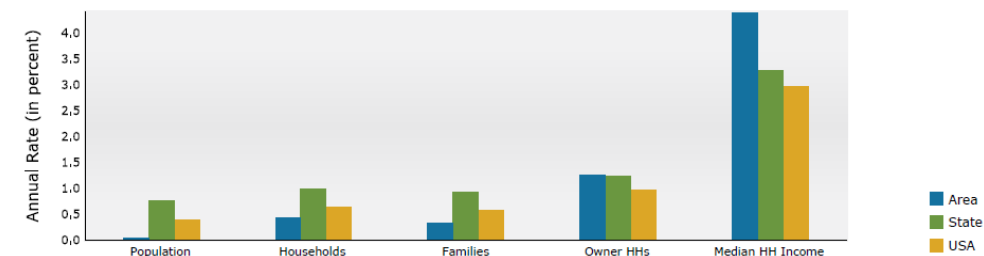
2024 DEMOGRAPHIC INFORMATION (3-5 Mile Radius)

Population	21,899
Households	8,303
Families	5,318
Average House Size	2.50
Owner Occupied Housing Units	4,697
Renter Occupied Housing Units	3,606
Median Age	38.5

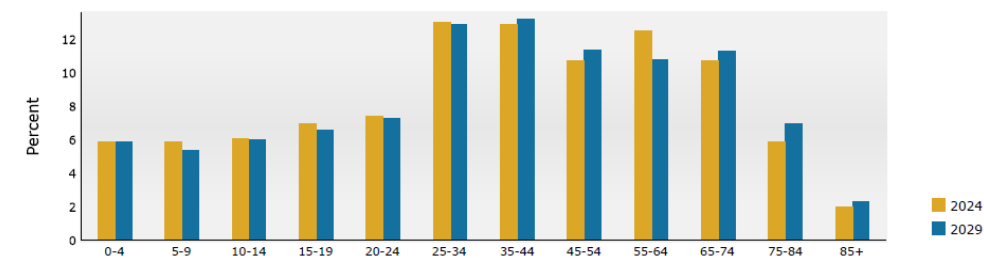
2024 Household Income

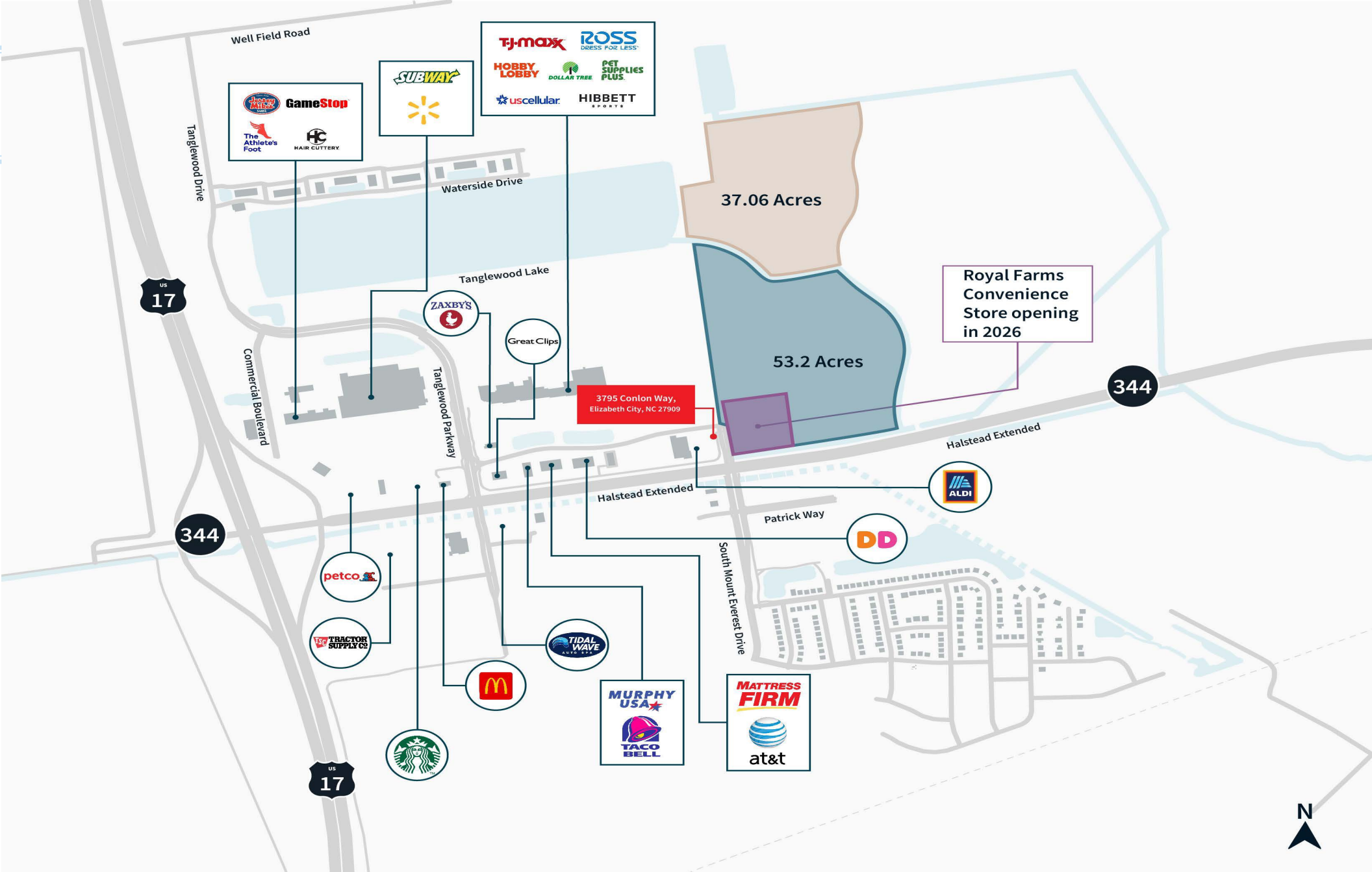


Trends 2024-2029



Population by Age





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