

Finished Lots at Annandale Station

13011 US HWY 17, HAMPSTEAD, NC 28443

**FULLY
PERMITTED**



CAROLINA COMMERCIAL INVESTMENT PROPERTIES
3808 PARK AVE, SUITE 220, WILMINGTON, NC 28403
910-297-9572 or 910-232-3238

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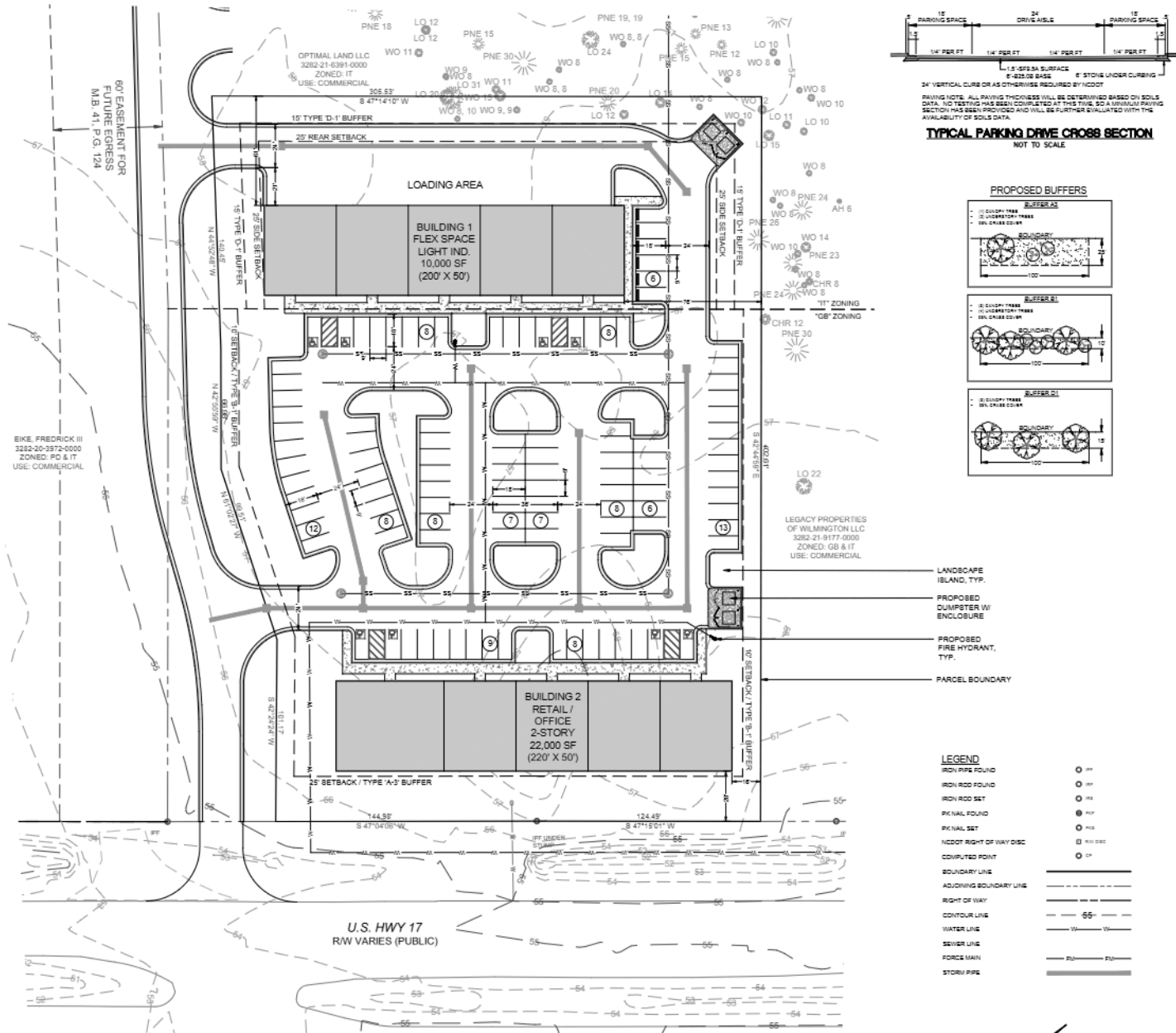


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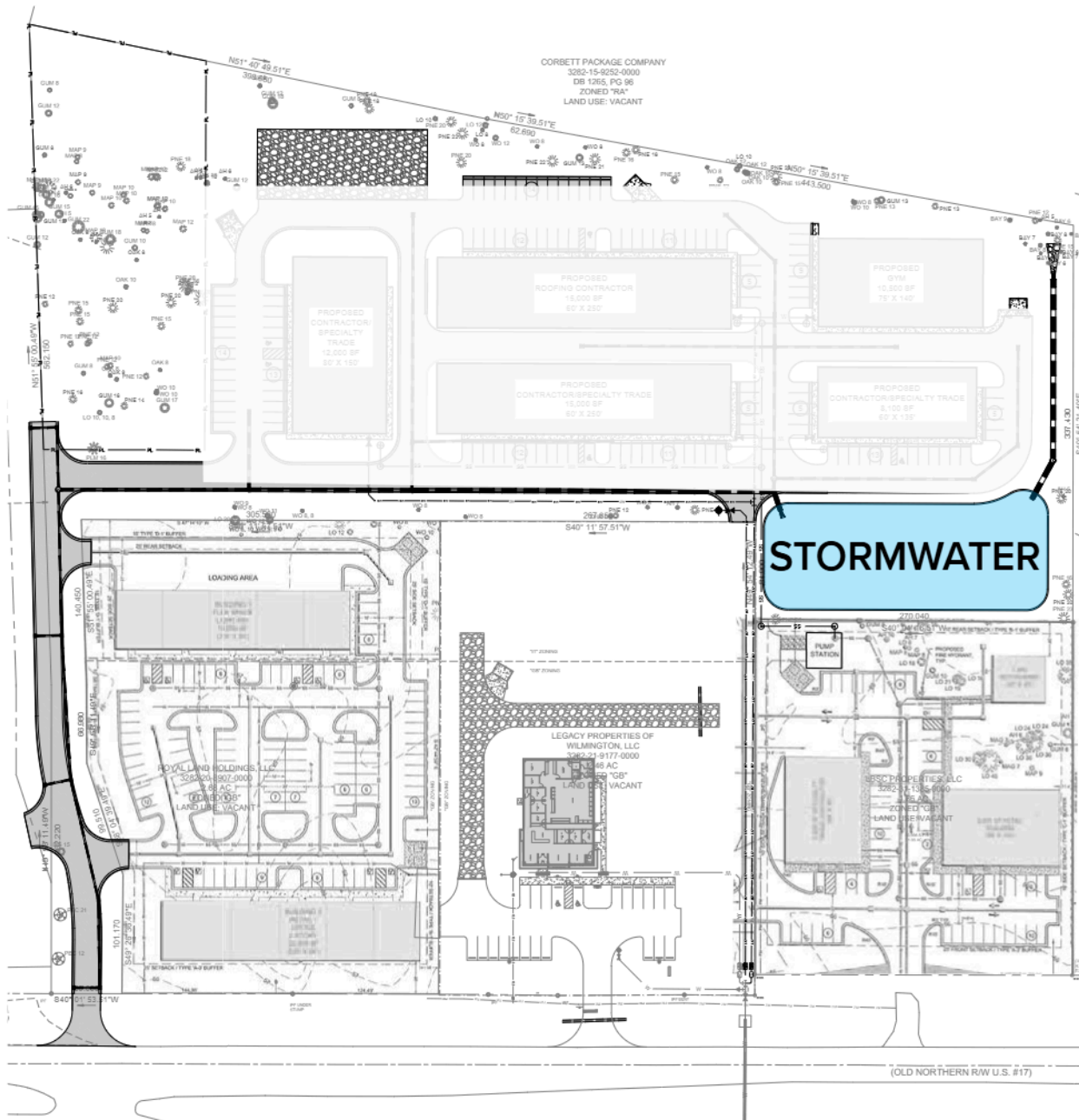
RETAIL SUBMARKET OVERVIEW



POSSIBLE SITE PLANS



MASTER PLAN WITH STORMWATER



EXECUTIVE SUMMARY

Three purchase options:

Fully entitled with infrastructure improvements nearly completed.

- **1.0 Acre Parcel:** Supports up to 10,000 SF flex/industrial building, ideal for service, showroom, or light industrial users.
- **1.68 Acre Parcel:** Supports approximately 22,000 SF retail or office building, suitable for medical, professional office, or retail development.
- **2.68 Acre Parcel:** Allows for up to 32,000 SF retail or office development, offering scale for a larger commercial project.

With entitlements secured and infrastructure nearly completed, this significantly reduces development timelines and costs—allowing buyers to move quickly from acquisition to construction.

This is a rare opportunity to secure a development-ready commercial site in a highly desirable location with flexible lot configurations and strong potential for retail, office, or flex uses.

Fully Entitled – Save Significant Time and Development Costs

Unlike raw land that can require 18–24 months of engineering, permitting, and entitlement work, this property is fully entitled with infrastructure improvements already completed. A buyer can bypass the lengthy approval process and move directly toward construction. For most commercial sites, the entitlement process can involve extensive civil engineering, site planning, stormwater design, utility coordination, and municipal approvals—often costing hundreds of thousands of dollars and years of planning before a project can even break ground. With these steps already completed, this site provides a major competitive advantage by allowing a developer or owner-user to accelerate the construction timeline, reduce upfront risk, and significantly lower predevelopment costs. Purchasing a shovel-ready site like this can compress the development schedule by up to two years, allowing a buyer to bring a project to market much faster and begin generating revenue sooner.

PROPERTY INFORMATION

PROPERTY INFORMATION

Listing ID:	41630858	Terms:	Cash to Seller
Status:	For Sale	Land Use:	Retail, Office, Flex
Property Type:	Land	Available to Build:	June 2026
Total Available Space: 1.0-2.68 Acres			

PERMITTING AND UTILITIES

Electric:	Duke Energy	Fiber Optic:	Yes, Private
Water:	Pender County	Stormwater Permit:	SW8250613
Sewer:	Pluris	Lift Station:	Shared agreement with adjacent sites
Gas:	Piedmont Natural Gas		

PROPERTY INFORMATION

AREA & LOCATION

Zoning:	GB & IT	Campus Name:	Annandale Station
County:	Pender	Cross Street:	Whitebridge
Parcels:	3282-20-7896-0000	Address:	13011 US HWY 17

BUILDING DETAILS

Sub Type:	Retail, Commercial Flex, Office	Sanitary Sewer:	Yes
Building Status:	Proposed	Topography Desc.:	Flat
Land Size:	1.0-2.68 Acres/116,741 SF	Lot Depth:	400 FT
Water:	Yes	Lot Width:	270 FT

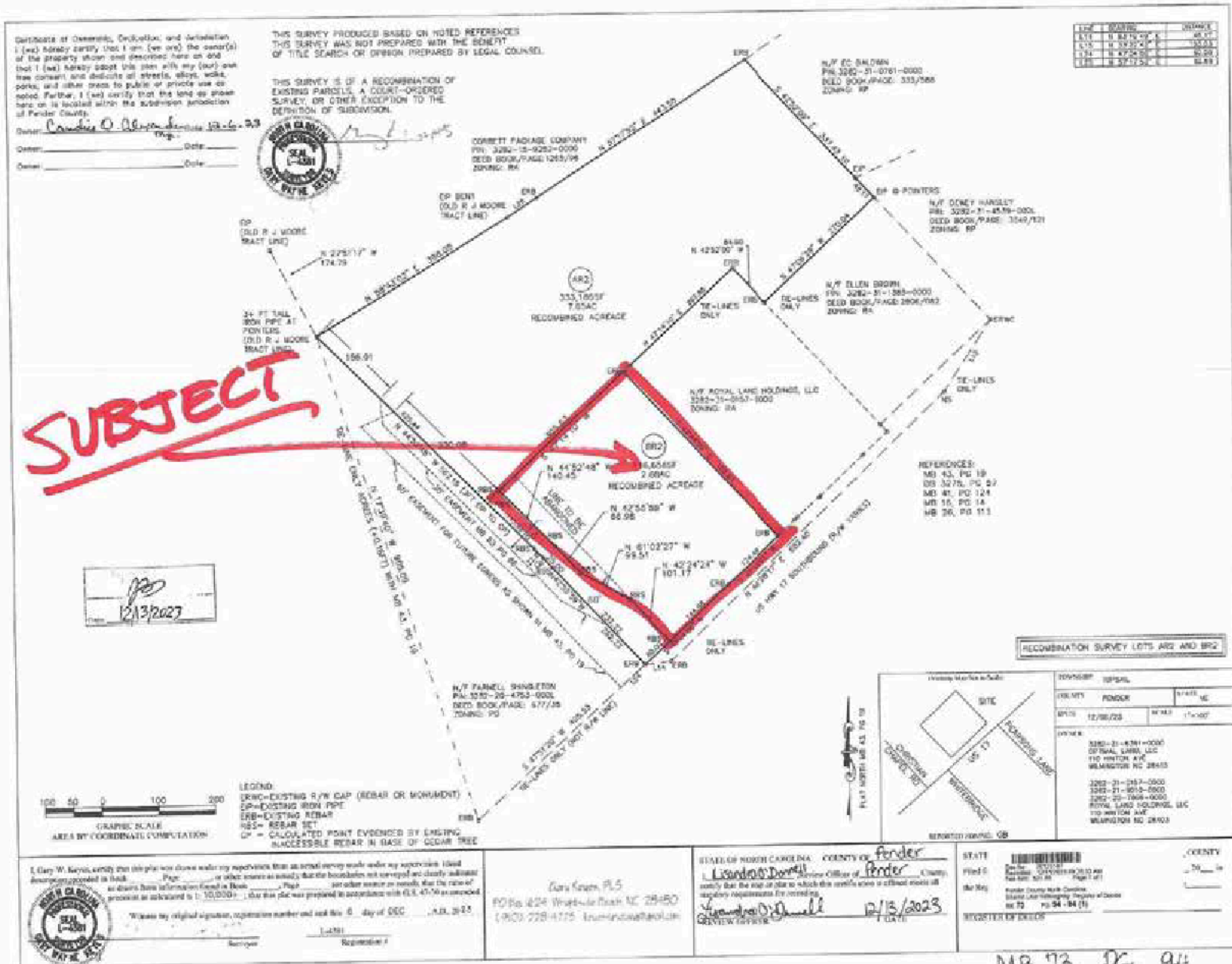
PROPERTY LISTINGS

1.0 Acre	\$685,000	\$685,000/Acre	For Sale	Building Pad
1.68 Acres	\$1,875,000	\$1,116,070/Acre	For Sale	Building Pad
2.68 Acres	\$2,375,000	\$886,190/Acre	For Sale	Building Pad

PROPERTY PHOTOS



SURVEY



LOCAL INFORMATION

Hampstead North Carolina is a thriving Coastal Community located in Pender County, just above Wilmington and south of Jacksonville. Known for its small-town charm and proximity to the coast, Hampstead offers a perfect balance of peaceful living and convenient access to larger cities. The town is often referred to as the “Seafood Capital of the Carolinas,” with fresh catches available at local markets and restaurants.

Outdoor enthusiasts will appreciate Hampstead’s access to Topsail Island’s beaches, the Intracoastal Waterway, and nearby parks like Hampstead Kiwanis Park, which features walking trails, sports fields, and playgrounds. The area is also popular for golf, with several well-regarded courses nearby, including Belvedere Plantation.

With a growing community, excellent schools, and a welcoming atmosphere, Hampstead is a popular choice for families, retirees, and anyone looking to enjoy coastal living without the hustle of larger tourist hubs.



CONTACT INFORMATION



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