

FOR SALE OR GROUND LEASE

PRIME PADS FRONTING HIGHWAY 17

SEC of Hwy 17 & Washington Acres Rd,
Hampstead, NC 28411



OFFERING SUMMARY

Total Acreage: 7.55 Acres

- **Pad 1:** +/- 2.10 Acres
- **Pad 2:** +/- 2.15 Acres
- **Pad 3:** +/- 3.30 Acres

Pricing: Call to Discuss

Delivery: Negotiable | Fully Pad Ready or As-Is

PROPERTY HIGHLIGHTS

- **Zoning:** GB - General Business (Permits Wide Range of Uses)
- **Utilities:** Available At the Site
- **Frontage:** ~ 775 Feet of Frontage on Hwy 17
- **Access:** Shared Access to Signalized Intersection at Washington Acres Rd and Highway 17
- **Traffic:** Over 50,000 VPD at the Intersection.

LOCATION DESCRIPTION

- Join **Royal Farms** and **Wal-Mart** in one of the fastest growing towns in North Carolina (**35.5% since 2020**).
- The subject site has shared access to a **signalized intersection** on Washington Acres Rd and multiple access points along **Highway 17 with 46,500 VPD**.
- Few prime parcels remaining on Highway 17 with exploding growth in the area and **Median Household Incomes over \$120,000**.
- Located in Pender County which has experienced **18.2% employment growth since 2019**.
- The subject site is **only 15 miles from Wilmington, NC** which is consistently ranked **nationally as one of top places to live in the country**.
- In addition to strong year round traffic and local residents, nearby beaches bring **millions of additional tourists per year**.

Interested?
Contact us for more
information

Payton Reid
Payton@southatlanticsites.com
(301) 514-0659

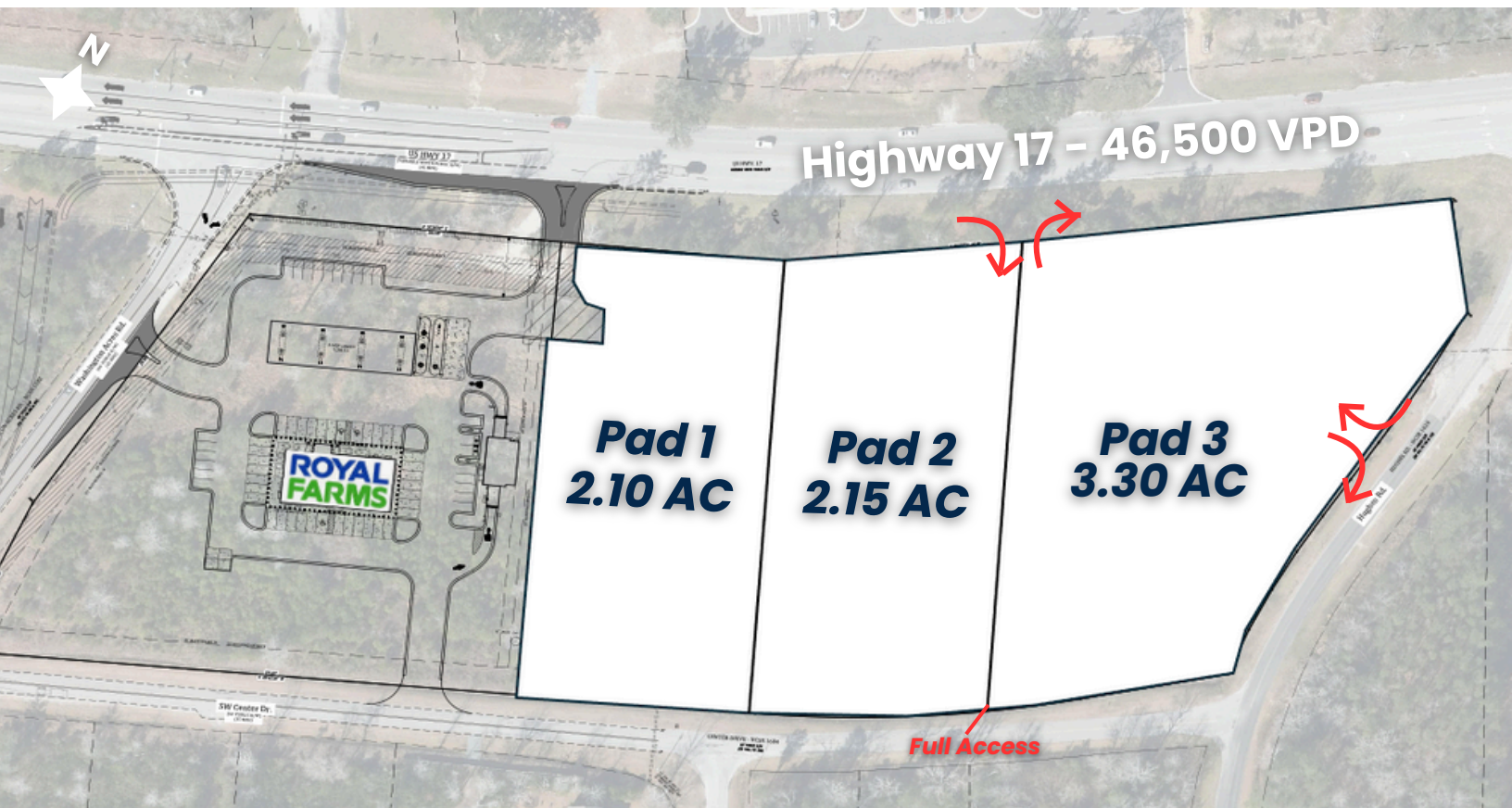
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DEVELOPMENT OVERVIEW



Available Pads:

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- **Pad 2:** +/- 2.15 Acres
- **Pad 3:** +/- 3.30 Acres

Pricing: Call to Discuss

Delivery Condition: Negotiable | Fully Pad Ready or As-Is.

Note: Parcel sizes are not final and may be changed.

Development Timing:

- **Royal Farms** anticipating to break ground in fall of 2026.
- Pad delivery dates are negotiable.

Access Overview

- Two right-in / right-out access points approved on Highway 17 by NCDOT.
- One right-in / right-out access point on both Washington Acres Rd and Hughes Rd.
- Two full access points approved on Center Drive.

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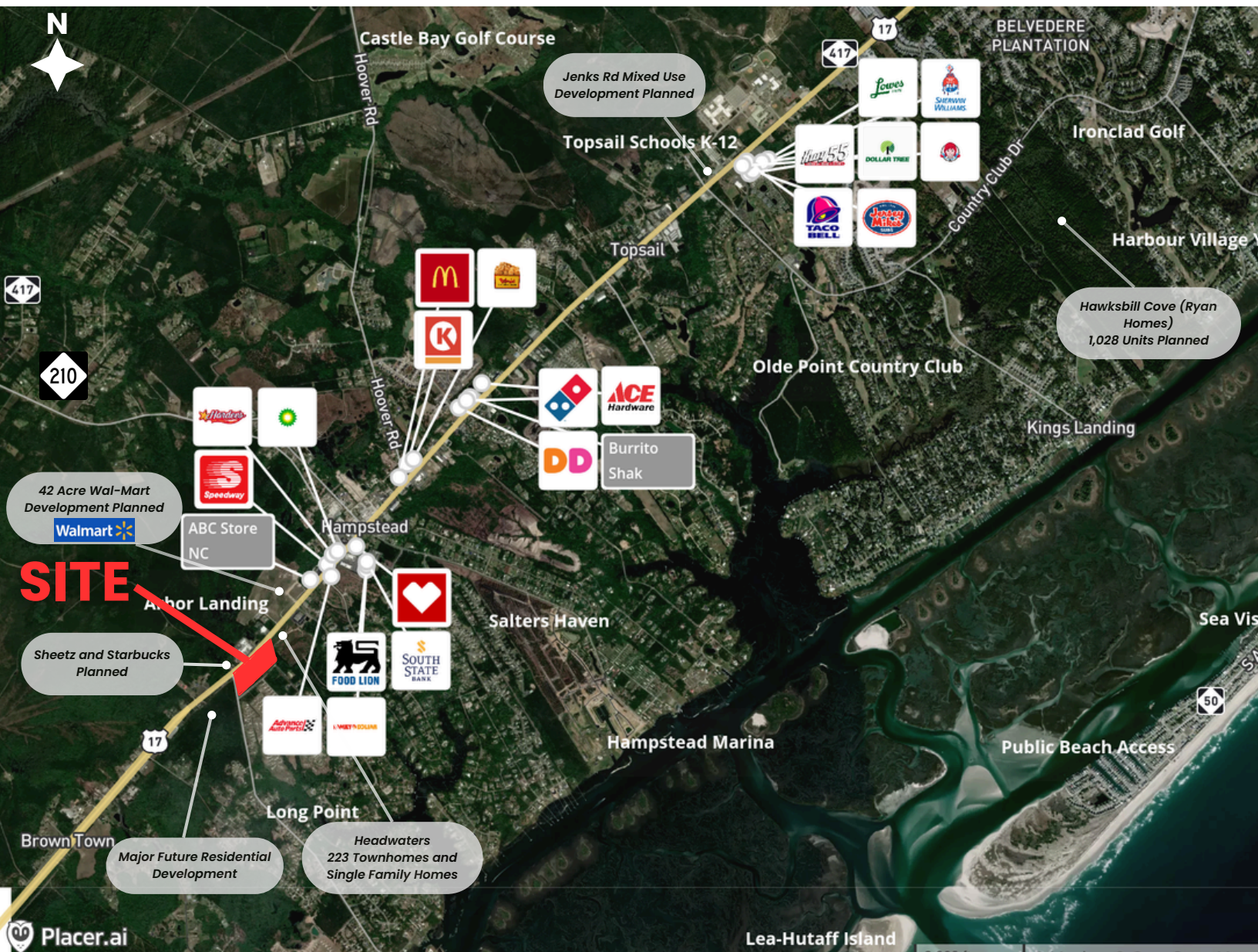
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RETAIL LANDSCAPE



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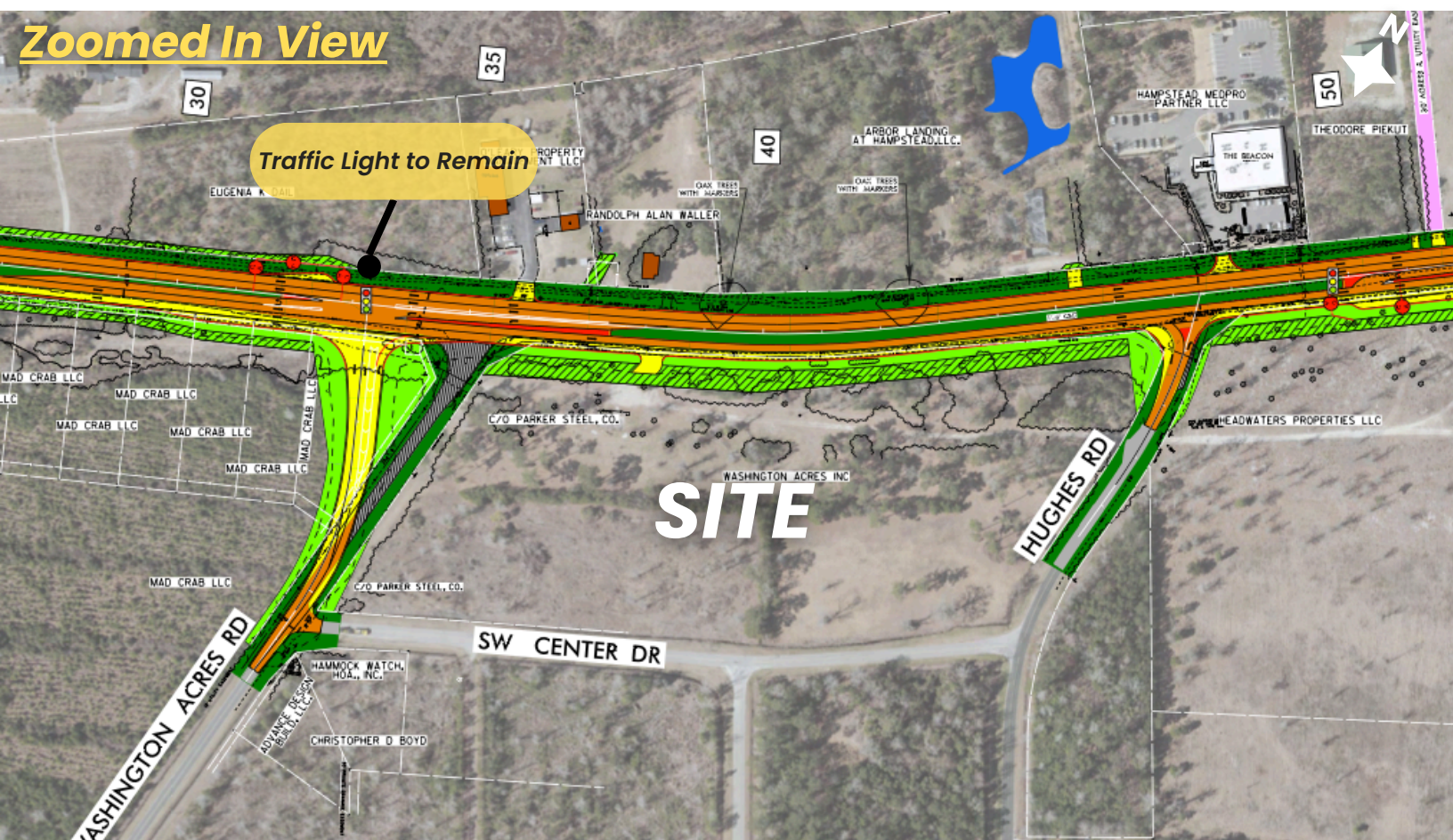
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Sites

NCDOT Road Improvements

Zoomed Out View



Zoomed In View



NCDOT Road Improvements:

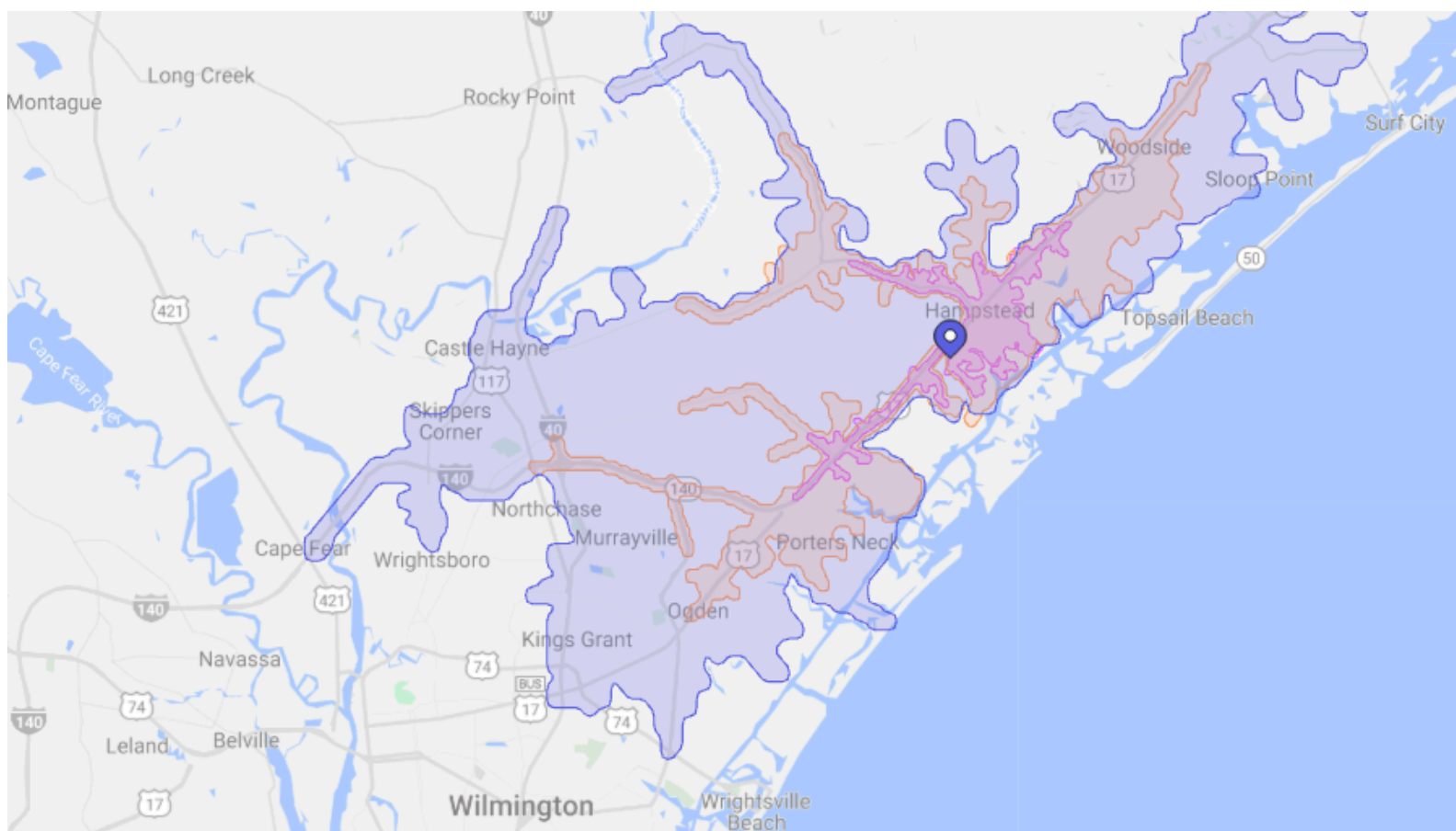
- **Project TIP Number:** U-5732
- Subject site will be located on one of the **few signalized intersections along Highway 17.**
- Construction anticipated to begin in late 2026.
- [Click here for NCDOT video of planned road improvements](#) (**subject site at 2:30**).

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South Atlantic Sites

DEMOGRAPHIC INFORMATION



15 Min Drive

Population	5,555		29,085		82,385	
Households	1,945		11,152		32,828	
Persons per Household	2.86	<div><div></div><div></div><div>117</div></div>	2.59	<div><div></div><div></div><div>106</div></div>	2.49	<div><div></div><div></div><div>102</div></div>
Household Median Income	\$119,839.63	<div><div></div><div></div><div>167</div></div>	\$104,579.34	<div><div></div><div></div><div>146</div></div>	\$92,404.01	<div><div></div><div></div><div>129</div></div>
Household Median Disposable Income	\$99,197.27	<div><div></div><div></div><div>161</div></div>	\$87,476.98	<div><div></div><div></div><div>142</div></div>	\$78,671.43	<div><div></div><div></div><div>128</div></div>
Household Median Discretionary Income	\$89,197.27	<div><div></div><div></div><div>196</div></div>	\$74,422.7	<div><div></div><div></div><div>164</div></div>	\$62,271.93	<div><div></div><div></div><div>137</div></div>
Average Income Per Person	\$49,552.78	<div><div></div><div></div><div>124</div></div>	\$48,586.05	<div><div></div><div></div><div>121</div></div>	\$45,900.85	<div><div></div><div></div><div>115</div></div>
Median Rent	\$2,619.57	<div><div></div><div></div><div>211</div></div>	\$1,791.67	<div><div></div><div></div><div>145</div></div>	\$1,780.86	<div><div></div><div></div><div>144</div></div>

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