



LAND | 126/188 HOOVER ROAD, HAMPSTEAD, NC

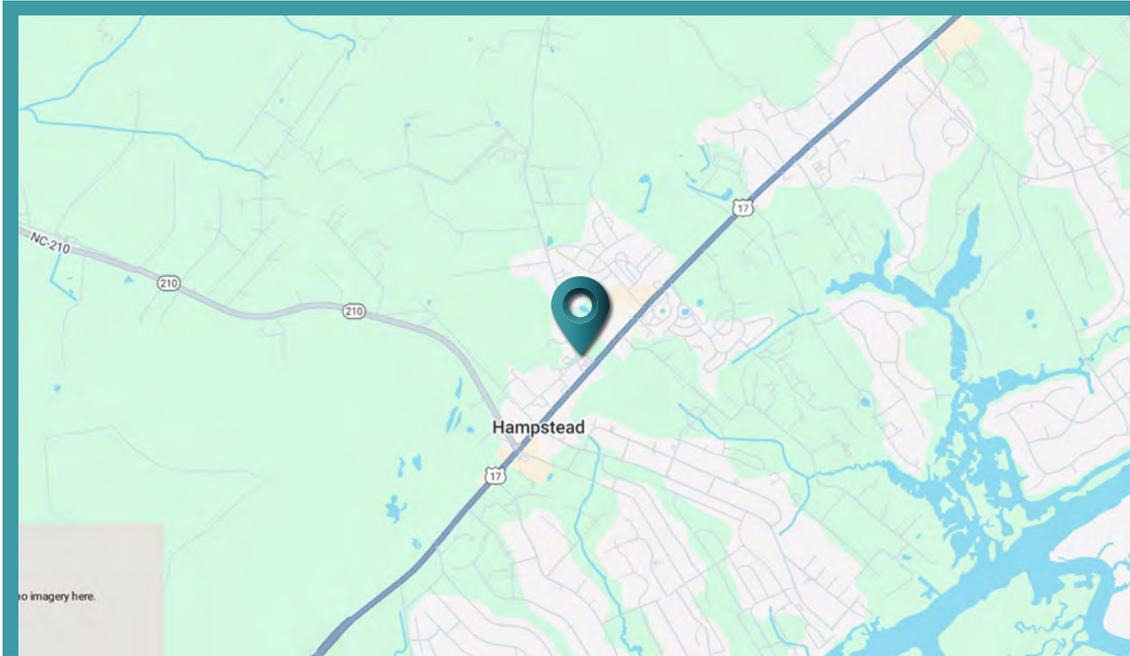
PHILLIP WINSOR  
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**FOR SALE**

SUN COAST PARTNERS COMMERCIAL  
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**Sun Coast  
Partners**  
COMMERCIAL



## 126/188 Hoover Road Hampstead, NC 28443

ACREAGE*	4.36 Acres
SALE PRICE	\$1,750,000
ZONED	Commercial Zoned GB Hampstead
SIGNAGE	Free standing
WATER AND SEWAGE	Available

\*The land acreage and/or building square footage was obtained from the County's Geographical Information System or other electronic resources. For exact square footage and/or acreage, we recommend that prior to purchase, a prospective Buyer/Tenant obtain a boundary survey or have the building measured professionally.

### Prime 4.36-Acre General Business Property in Hampstead, NC

Opportunity awaits with this 4.36-acre commercial lot in the rapidly growing Hampstead market. Ideally located on Hoover Road, just minutes from US Highway 17, this property offers high visibility, easy access, and endless development potential for a wide range of commercial uses.

#### KEY FEATURES:

- **Strategic Location** – Positioned in a high-growth area near Wilmington, Surf City, and Topsail Beach
- **Zoned General Business (GB)** – Permitting various commercial ventures, including retail, office, restaurant, storage, and more
- **Excellent Road Frontage** – Ensuring ease of access and strong exposure for any business
- **Rapid Area Growth** – Hampstead's population has grown by over 30% in the past decade, with continued expansion fueled by new residential developments, infrastructure improvements, and business investments
- **Close to Major Roadways** – Just feet from US-17, providing connectivity to Wilmington and Jacksonville
- **Strong Economic Outlook** – Pender County ranks among North Carolina's fastest-growing counties, making Hampstead a prime location for commercial investment
- **Major connection point coming off the U.S. Highway 17 bypass**
- **Approximately 614' of frontage on Hoover Rd**
- Property located approximately 470 ft from US-HWY 17
- 45,500K daily car count on US-HWY 17
- Property Located approximately 1.4 miles from Hampstead bypass connection point
- Property located approximately .85 miles from South Topsail Elementary School located on Hoover Rd.
- Wetland Delineation Report available upon request.

This is a rare investment opportunity to secure a large commercial parcel in one of Coastal North Carolina's most sought-after areas. Whether you're looking to build a new business, expand your portfolio, or develop a commercial project, this property offers exceptional potential.

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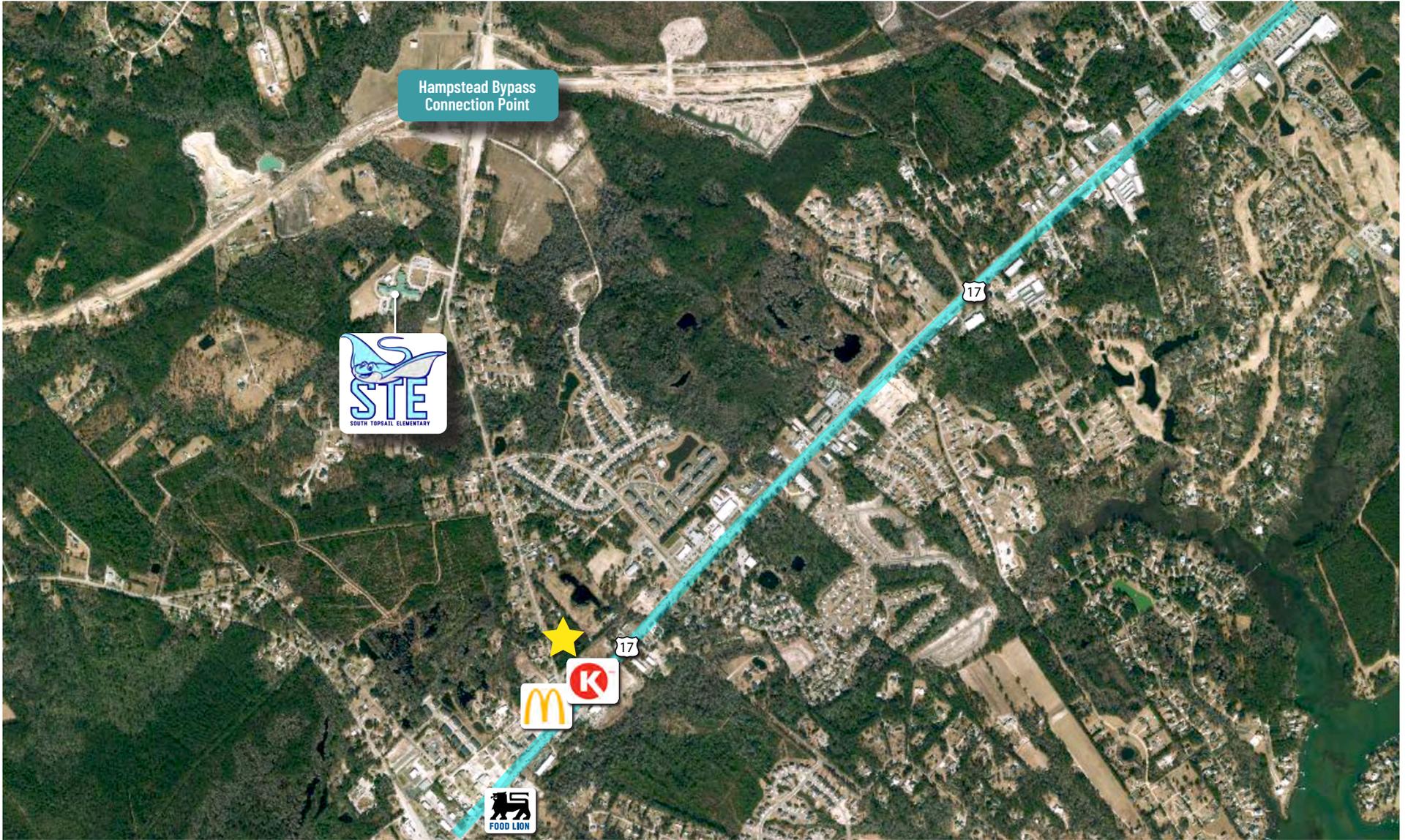


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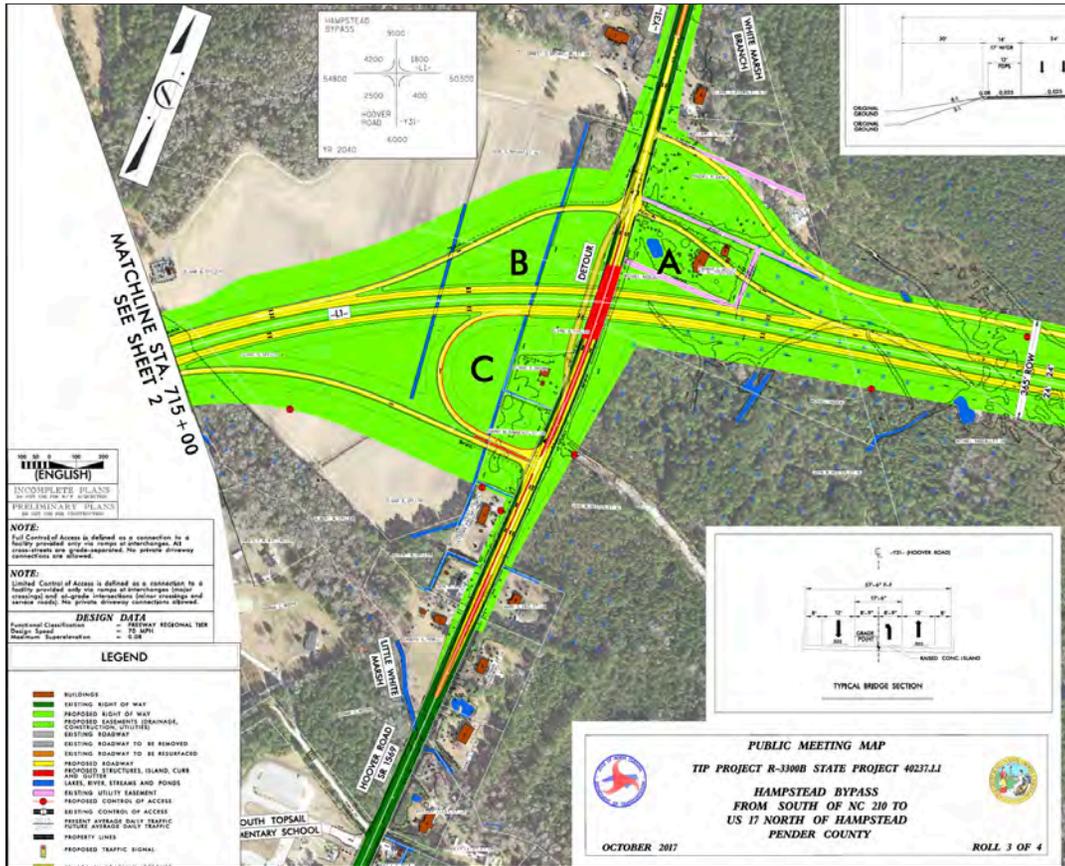
2024 Aerial snap shot of construction progress of Hoover Rd. and Hampstead Bypass Connection.

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There is a significant road and surface upgrade involving Hoover Road in Hampstead, NC. It's part of the Hampstead Bypass project, which is a large infrastructure effort by the North Carolina Department of Transportation (NCDOT) to improve traffic flow along U.S. 17—a heavily traveled and congested corridor.

One of the key components of this project includes the construction of a new interchange at Hoover Road, which will serve as a second access point to South Topsail Elementary School and help reduce congestion at the intersection of Hoover Road and U.S. 17. The interchange is part of a larger, 7-mile segment that also includes widening roads, adding raised medians, and building reduced-conflict intersections to enhance safety and efficiency in the area.

Construction started in early 2022, and the portion involving Hoover Road is expected to be completed by fall 2026. During construction, NCDOT is keeping lanes open during peak hours to minimize disruption.

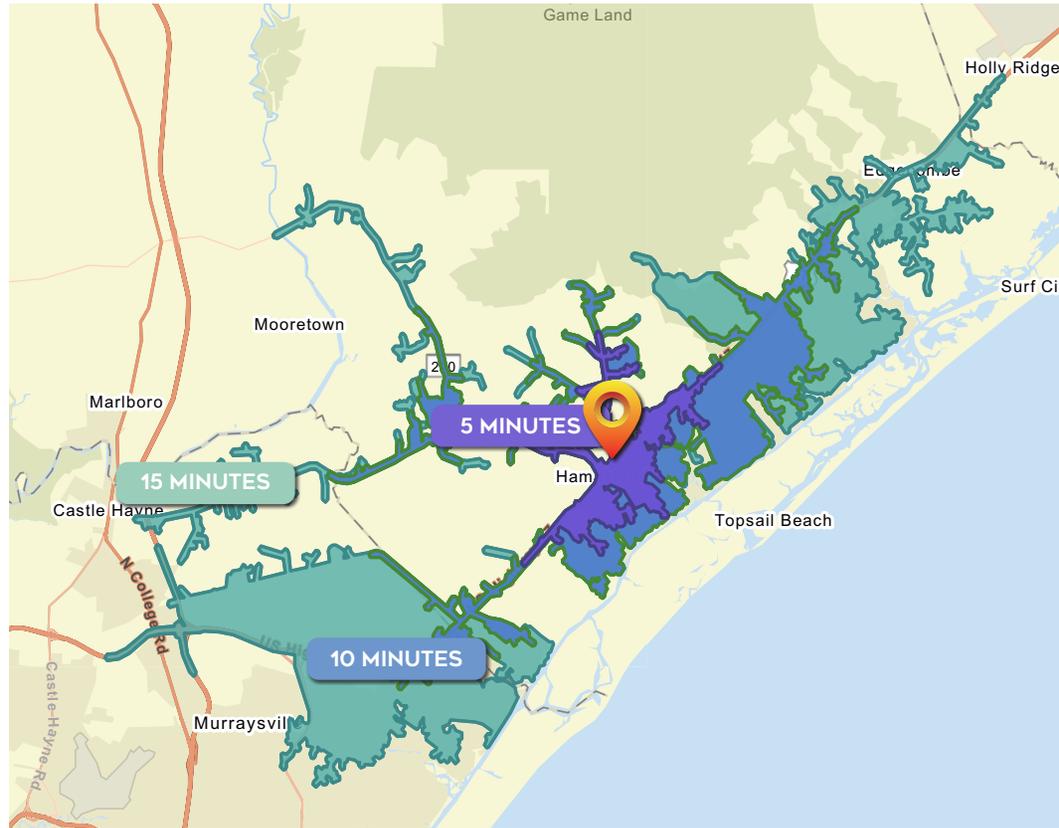


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DEMOGRAPHICS	5 MINUTES	10 MINUTES	15 MINUTES
Total Population	4,271	15,382	36,600
Average Age	42	42.7	43.3
Households	1,473	5,739	14,228
Average HH Size	2.90	2.67	2.55
Median HH Income	\$105,310	\$95,202	\$98,181
Average HH Income	\$128,687	\$117,801	\$123,453
Per Capita Income	\$46,753	\$44,702	\$48,259

Source: Esri forecasts for 2024 and 2029. U.S. Census Bureau 2020 decennial Census in 2020 geographies.

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