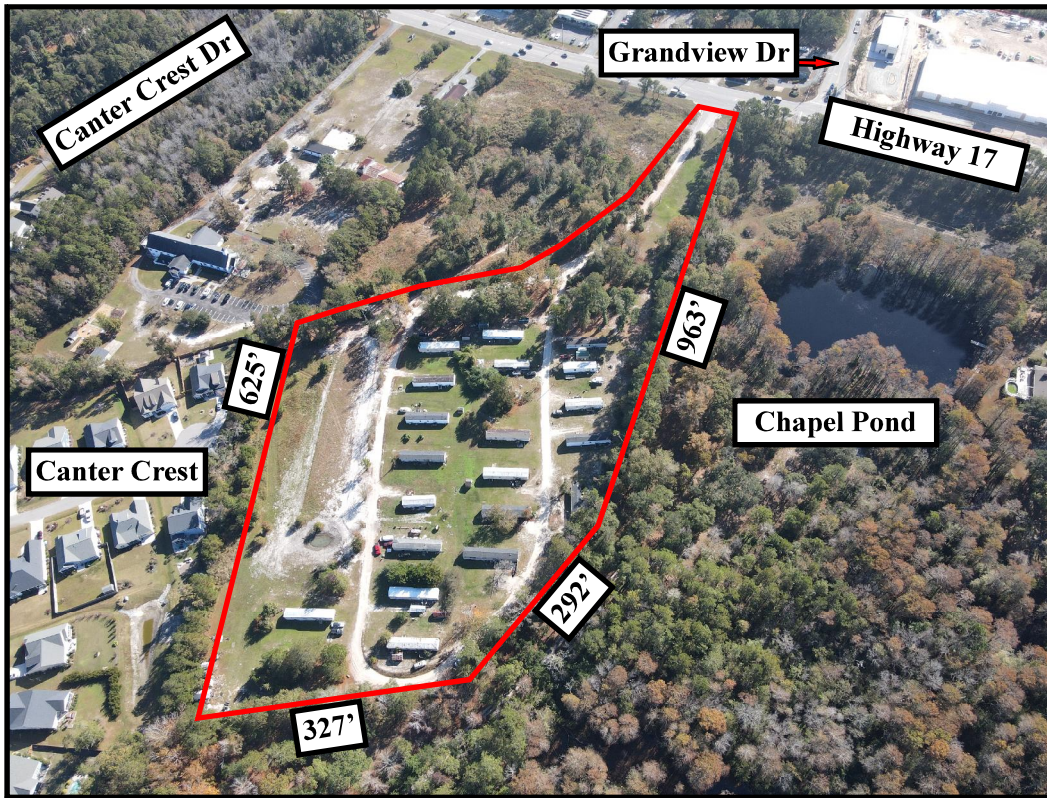




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# FOR SALE COMMERCIAL ACREAGE



## HIGHWAY 17 AND AVERYS ROAD HAMPSTEAD, NORTH CAROLINA

We present a unique opportunity to own over 11 acres in the middle of Hampstead. Long operated as a mobile home park, this tract is ready for redevelopment. The General Business (GB) zoning, with water and sewer available, can accommodate many business uses.

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# HIGHWAY 17 AND AVERYS ROAD

## THE PROPERTY

- +/- 11.2 Acres
- +/- 83 Feet Frontage On Highway 17
- Pender County Water Available
- Pluris Sewer Available
- Tax Parcel ID:  
3293-33-4382-0000
- Pender County Deed Book  
2410, Page 88
- Zoned (GB) General Business, Allowing Most Retail, Office And Service Businesses
- Long Operated As Avery's Mobile Home Park
- Seller Owns 13 Of The 16 Mobile Homes On Site
- Property Frontage To Be Impacted By The Future Highway 17 Median Plan



## THE OFFERING

**\$2,400,000**

## THE AREA

Hampstead And East Pender Are Among The Fastest Growing Communities In The State. Currently, Over 10,000 New Residential Units Are Planned And Permitted. County Population Is Projected To Double In The Next 25 Years.

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