

AVAILABLE

SITE AVAILABLE
HIGHWAY 17
HAMPSTEAD, NORTH CAROLINA



Build to suit or Ground Lease opportunity available along busy Highway 17 in Hampstead! Headwaters Village will be the three acre commercial component of a large scale multi-family project, Hawthorne at Headwaters. The residential portion of the project will consist of 174 luxury apartment units and 49 for-rent houses. The developer has set aside the front three acres for complimentary commercial uses. There is flexibility to subdivide the commercial acreage as necessary to accommodate specific uses. Ownership will consider ground leases or build to suit opportunities. There is also the potential that the owners will develop multiple buildings consisting of small shop space.

PROPERTY FACTS

ADDRESS

[Highway 17 & Hughes Road
Hampstead, NC](#)

SIZE

Up to 3 Acres

PROPERTY TYPE

Commercial

AVAILABILITY

Immediate

PRICE

Call for Details

ZONING

Commercial

FOR MORE
INFORMATION
PLEASE
CONTACT

Jason Swain

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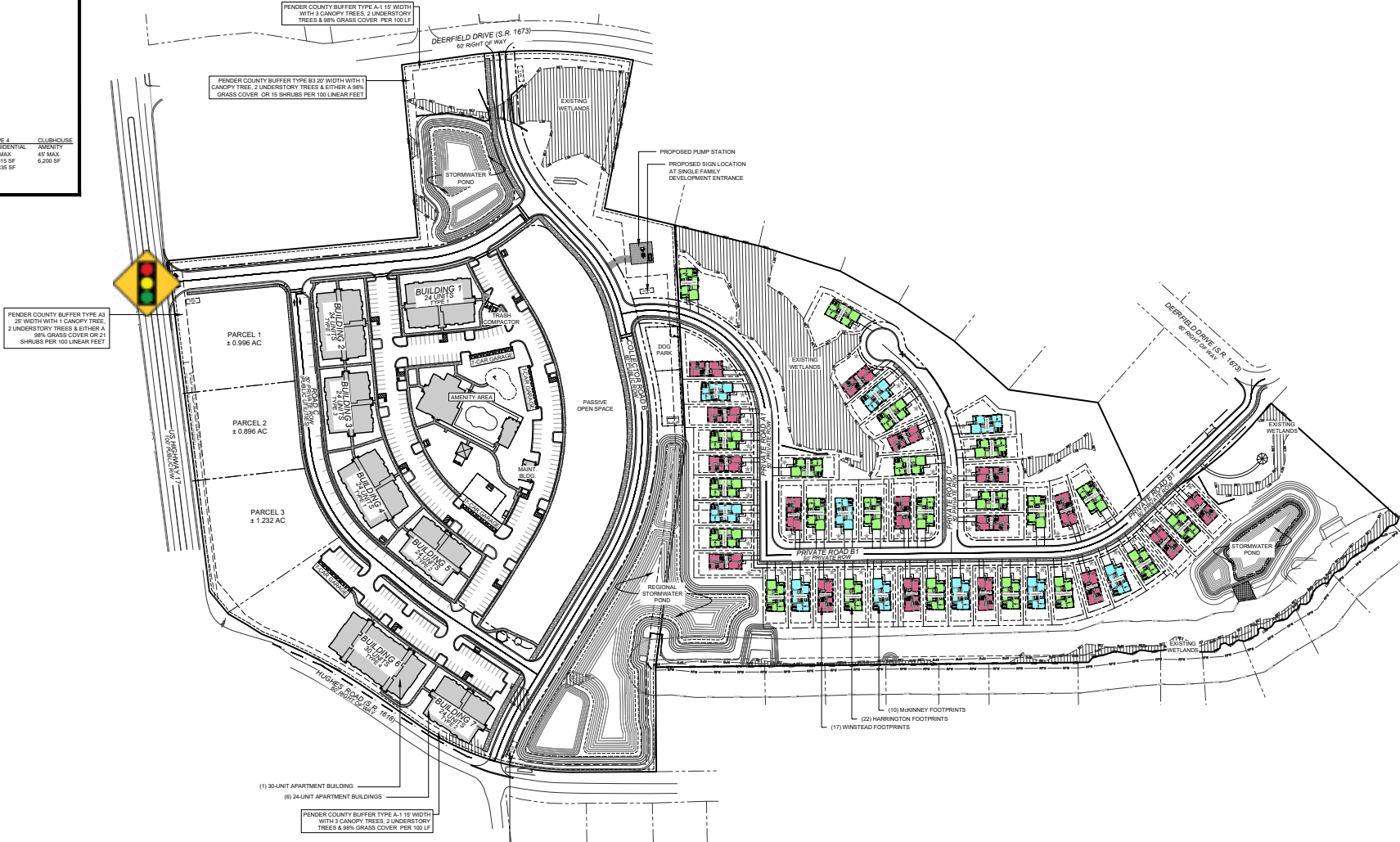
*SWAIN &
ASSOCIATES*

MULTI-FAMILY RESIDENTIAL

SITE INFORMATION	
APPLICANT INFORMATION:	HAWTHORNE HEADWATERS APARTMENTS, LLC 896 GREEN VALLEY ROAD, SUITE 311 GREENSBORO, NC 27408
OWNER INFORMATION:	HEADWATERS PROPERTIES, LLC PO BOX 10189 WILMINGTON, NC 28402
FIN:	3282-74-8862-0000 / 3282-74-6231-0000 3282-74-3016-0000 / 3282-74-1001-0000
CURRENT LAND USE:	VACANT LAND
CURRENT ZONING:	PD
PROPOSED USE:	COMMERCIAL OUTPARCELS MULTI-FAMILY RESIDENTIAL
TOTAL SITE AREA:	± 24.28 ACRES
PROPOSED UNITS:	174 APARTMENT UNITS
DIMENSIONAL REQUIREMENTS	
FRONT YARD SETBACK:	5' MINIMUM
SIDE YARD SETBACK:	5' MINIMUM
CORNER SIDE YARD SETBACK:	5' MINIMUM
REAR SETBACK:	5' MINIMUM
BUILDING SEPARATION:	20' MIN.
BUILDING DATA	
	TYPE 1 TYPE 2 TYPE 3 TYPE 4 CLUBHOUSE
BUILDING USE:	RESIDENTIAL RESIDENTIAL RESIDENTIAL RESIDENTIAL APARTMENT
BUILDING HEIGHT:	45' MAX. 45' MAX. 45' MAX. 45' MAX. 45' MAX.
GROUND FLOOR AREA:	11,970 SF 10,445 SF 10,445 SF 15,915 SF 6,200 SF
TOTAL FLOOR AREA:	35,910 SF 31,335 SF 31,335 SF 31,335 SF
PARKING	
	357 PARKING SPACES ARE PROPOSED

SINGLE FAMILY RESIDENTIAL

SITE INFORMATION	
APPLICANT INFORMATION:	HAWTHORNE HEADWATERS APARTMENTS, LLC 896 GREEN VALLEY ROAD, SUITE 311 GREENSBORO, NC 27408
OWNER INFORMATION:	THREE OAKS PARTNERS LLC 1131 MILITARY CUTOFF ROAD WILMINGTON, NC 28405
FIN:	3282-74-8862-0000 (1.71 AC) 3282-73-8614-0000 (1.0152 AC)
CURRENT LAND USE:	VACANT LAND
CURRENT ZONING:	RM-COI
PROPOSED USE:	SINGLE FAMILY RESIDENTIAL
TOTAL SITE AREA:	± 17.89 ACRES
PROPOSED LOTS:	48 SINGLE FAMILY LOTS
DIMENSIONAL REQUIREMENTS	
FRONT YARD SETBACK:	5' MINIMUM
SIDE YARD SETBACK:	5' MINIMUM
CORNER SIDE YARD SETBACK:	5' MINIMUM
REAR SETBACK:	10' MINIMUM
BUILDING DATA	
	WINSTEAD HARRINGTON MCKINNEY
BUILDING USE:	RESIDENTIAL RESIDENTIAL RESIDENTIAL
GROUND FLOOR AREA:	1,937 SF 2,155 SF 2,156 SF



Prepared by:

Date: 02 December 2022

SCALE: 1"=100' at 24"x36"

Preliminary, Not For Construction. This site plan is a graphic representation and should be utilized for discussion purposes only. This site plan approximates existing conditions relating to structures, wetlands, roads, parking, vegetation and property boundaries. Plan components may change based upon regulatory and municipal regulations and requirements at the time of approvals and/or development activity.

Full Site Land Plan
Headwaters Hampstead
 Hampstead, North Carolina

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