

OFFERING MEMORANDUM

WILMINGTON  
NC MSA 130  
ACRE  
DEVELOPMENT  
SITE

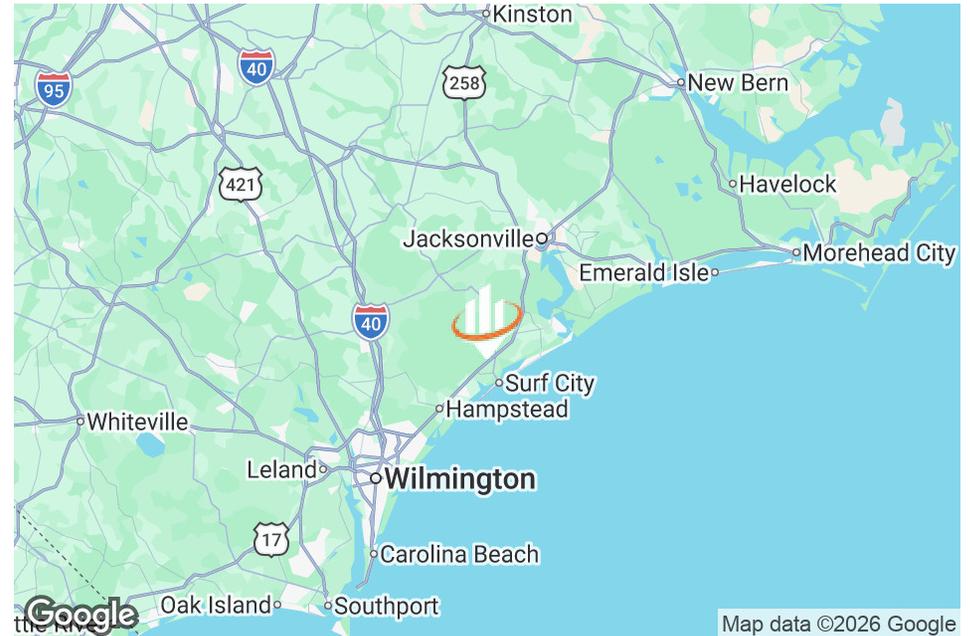
130 ACRES US HWY 17  
HAMPSTEAD-HOLLY RIDGE NC  
Hampstead, NC 28443

PRESENTED BY:

FRANK EFIRD JR  
Managing Director  
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frank.efird@svn.com  
NC #106541



**Topsail Airpark-01NC**

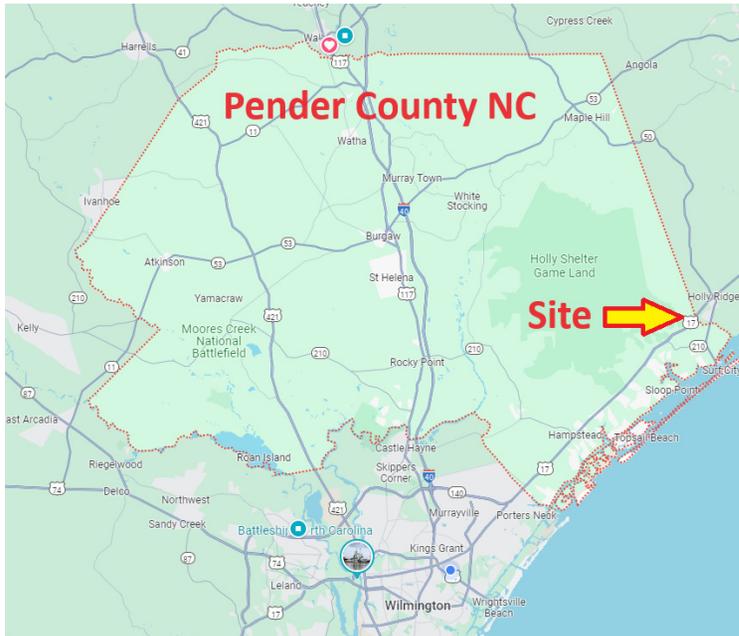


## OFFERING SUMMARY

LOT SIZE:	130.05 Acres
ZONING:	Request Update
MARKET:	Wilmington
SUBMARKET:	Holly Ridge
APN:	4226-77-6380-0000
VIDEO:	<a href="#">View Here</a>

## PROPERTY OVERVIEW

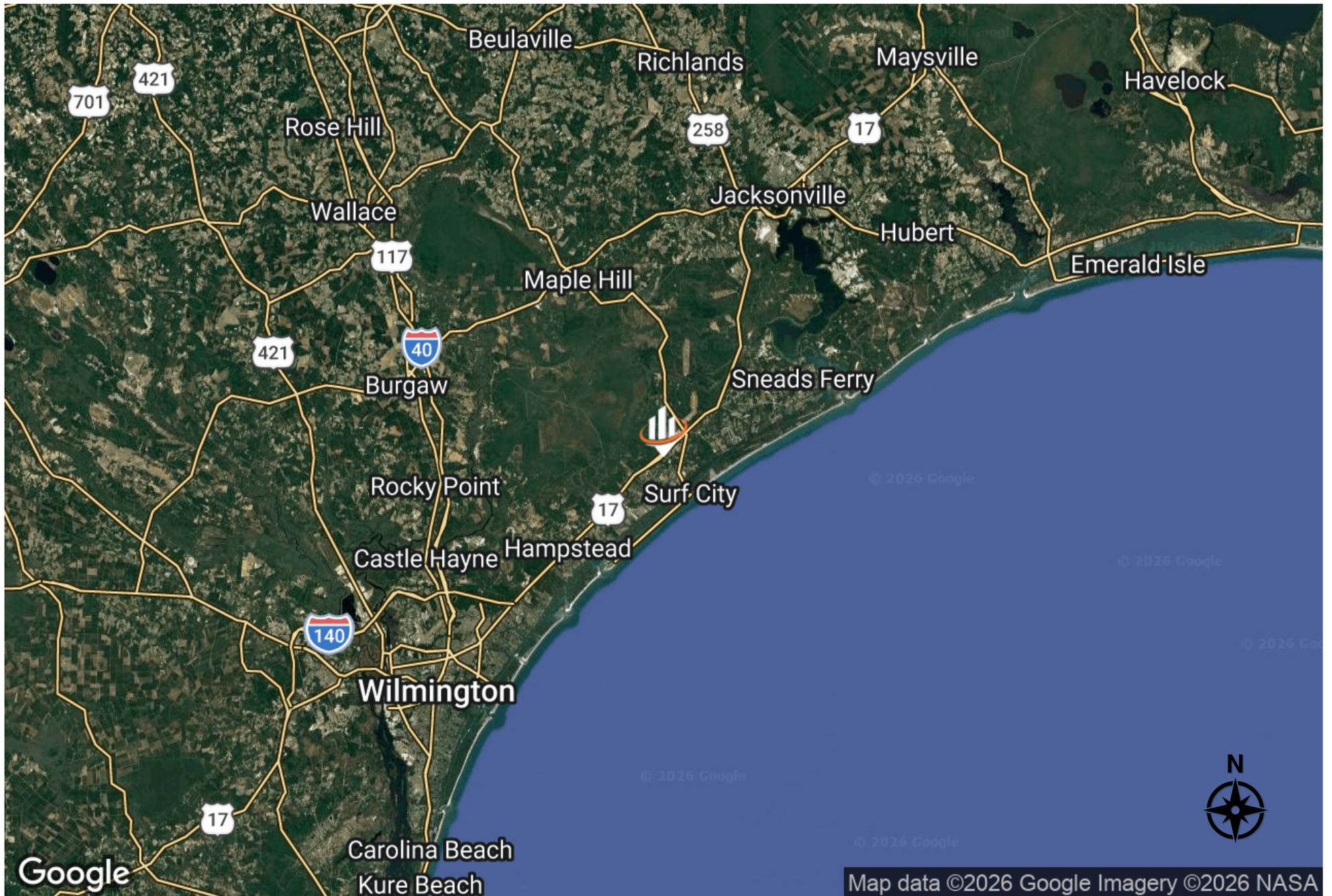
Topsail Airpark is located in eastern Pender County NC, directly across US Hwy 17 from the town limits of Surf City, half mile from Holly Ridge town limits in Onslow County, 5 miles from the Surf City Atlantic Ocean Pier, 8 miles from unincorporated Hampstead NC, 17 Miles from Interstate 140, 25 miles from Wilmington International Airport, 30 miles from Jacksonville’s Albert Ellis Airport, 30 miles from Downtown Historic Wilmington and the USS NC Battleship. Topsail Airpark is a 130 Acre site with over 1,900 feet road frontage on US Hwy 17 with over 24,000 average daily traffic per 2023 NCDOT. Pender County Zoning RA [Residential Agricultural]. Median

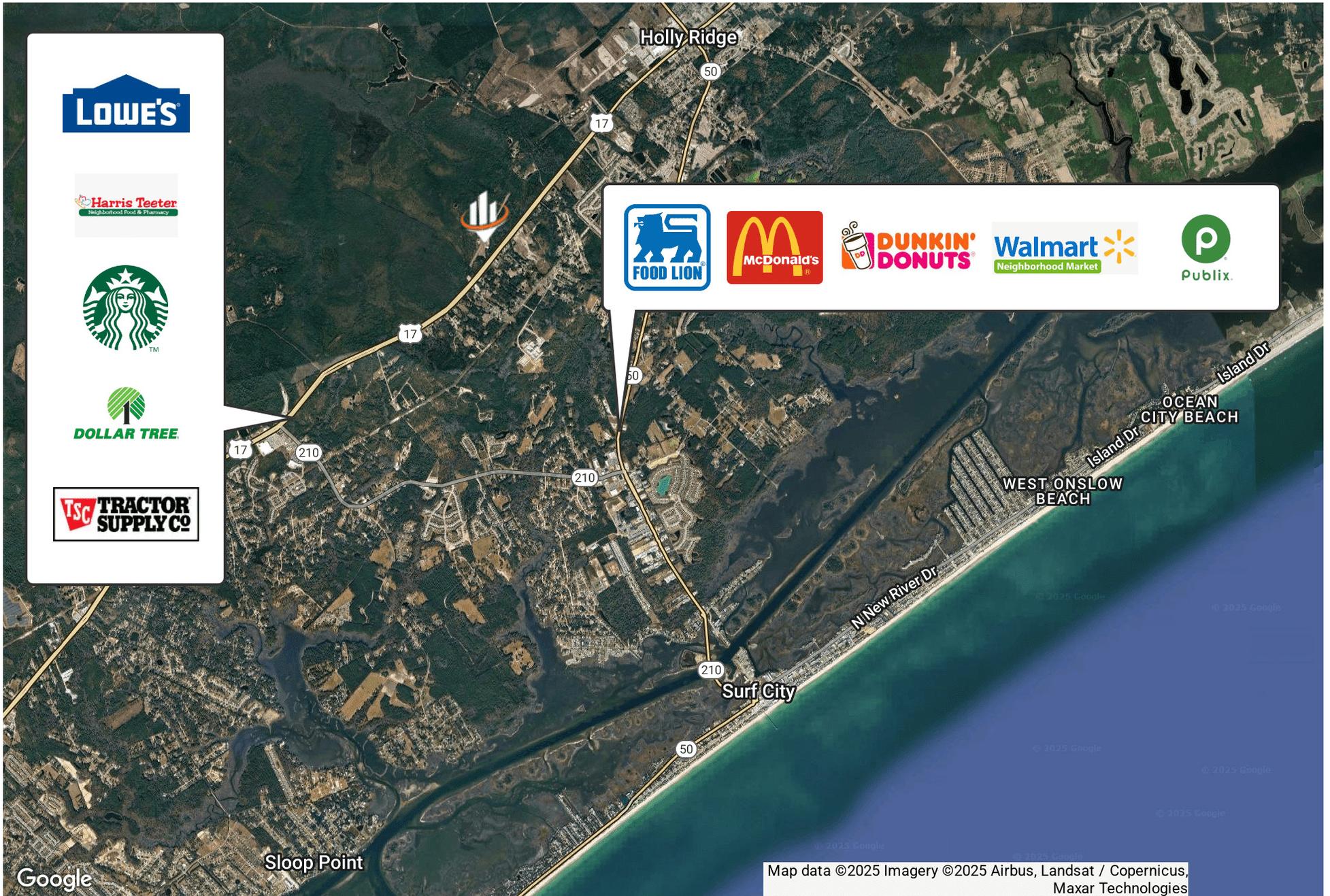


## PROPERTY HIGHLIGHTS

- Half (.5) mile from Holly Ridge town limits in Onslow County
- 5 miles from the Surf City Atlantic Ocean Pier
- 8 miles from unincorporated Hampstead NC
- 17 Miles from Interstate 140
- 25 miles from Wilmington International Airport
- 30 miles from Jacksonville's Albert Ellis Airport
- 30 miles from Downtown Historic Wilmington and the USS NC Battleship
- 1,900 feet road frontage on US Hwy 17 with over 24,000 average daily traffic per 2023 NCDOT
- Pender County Zoning RA (Residential Agricultural)
- Median Income is \$74,600
- Over 15,000 population & 6,200 households within 5 miles
- Topsail Airpark-01NC is a Private/Private Airport with three private hangars







Google

Sloop Point

Map data ©2025 Imagery ©2025 Airbus, Landsat / Copernicus, Maxar Technologies







PENDER COUNTY ILM NC MSA 130 ACRE SITE 25311 US HWY 17 Hampstead, NC 28443



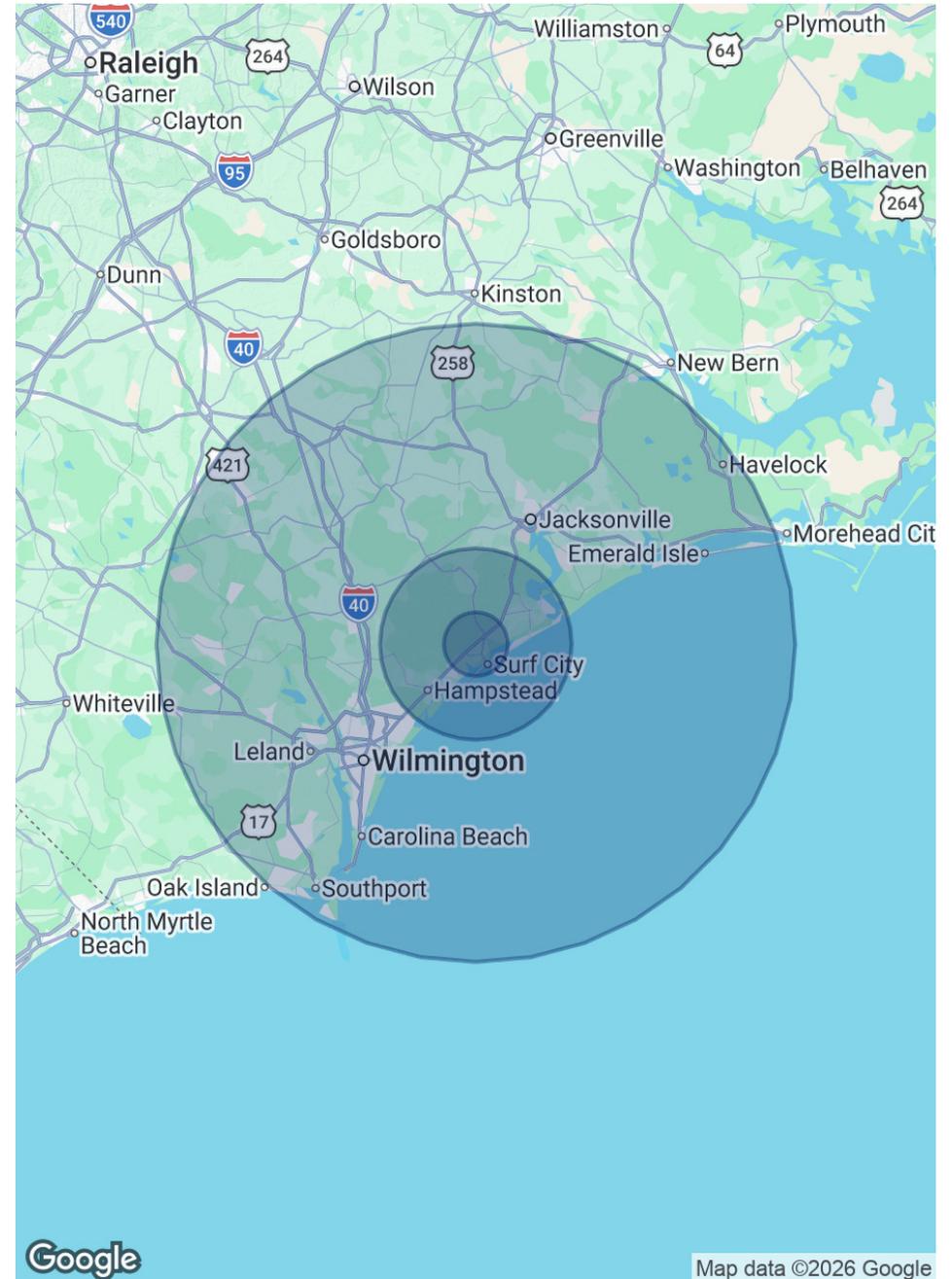
## POPULATION

	5 MILE	15 MILE	50 MILE
TOTAL POPULATION	15,802	69,218	732,699
AVERAGE AGE	42	41	41
AVERAGE AGE (MALE)	41	40	40
AVERAGE AGE (FEMALE)	42	42	42

## HOUSEHOLDS & INCOME

	5 MILE	15 MILE	50 MILE
TOTAL HOUSEHOLDS	6,246	26,563	294,995
# OF PERSONS PER HH	2.5	2.6	2.5
AVERAGE HH INCOME	\$114,626	\$124,195	\$93,118
AVERAGE HOUSE VALUE	\$369,593	\$387,481	\$341,588

Demographics data derived from AlphaMap





## FRANK EFIRD JR

Managing Director

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Direct: **910.200.0037** | Cell: **910.200.0037**

NC #106541 // NC #C30323

## PROFESSIONAL BACKGROUND

Experience:

SVN Efird Commercial Real Estate - Wilmington, NC

Realty Presentations, Inc. / RPI Media, Inc. - Wilmington, NC

Coldwell Banker Real Estate, FL

Gimelstob Realty Better Homes & Gardens - FL

Landfall Development - Wilmington, NC

Security Building Company - Chapel Hill NC

Goforth Properties - Chapel Hill NC

River Bend Development - Town of River Bend NC

Frank Efird Jr is the Managing Director / Partner at SVN | Efird Commercial Real Estate, a collaborative force that accelerates clients' growth by harnessing the power of shared data, knowledge, and opportunities within the commercial real estate industry. He has over 35 years of experience in developing, selling, and leasing properties across North Carolina and Florida, with a focus on 1031 exchanges, asset management, and marketing.

He is also the Managing Partner of Efird Companies, the original developer of the Town of River Bend, a 50+ year Planned Unit Development (PUD) that encompasses residential homes, golf and country club, marina and commercial center. He oversees the operations, finances, and strategies of the company. He is passionate about creating sustainable and livable communities that enhance the quality of life and the environment.

## EDUCATION

University of North Carolina - Chapel Hill NC

NC State University - Raleigh NC

SVN | Efird Commercial Real Estate

6 Market Street  
Wilmington, NC 28401

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