

513 S WILLIAM HOOKER DR

22.49 ACRES AVAILABLE FOR SALE

HOOKERTON, NC



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PROPERTY OVERVIEW



513 S William Hooker Dr, Hookerton, NC 28580



22.49
Total Acres



\$499,000
Sale Price



R-7
Zoning

Brokerage Team



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PROPERTY DESCRIPTION

22.49 acres in Hookerton, offered at \$499,000 (roughly \$22,190 per acre) with pre-development work already in place. The parcel is zoned R-7 and fronts S William Hooker Drive with additional frontage on E Greene Street, Fourth Street, and Ormond Street, giving a developer multiple access points and natural phasing lines.

A preliminary sketch plan lays out 89 single-family lots across four phases, with a municipal waterline connection already mapped. Phases 1, 2, and 3 will tie directly into the town sewer system; Phase 4 is the only phase that will require the planned lift station. The site is largely cleared, level per the topographic survey, and clear of flagged wetlands.

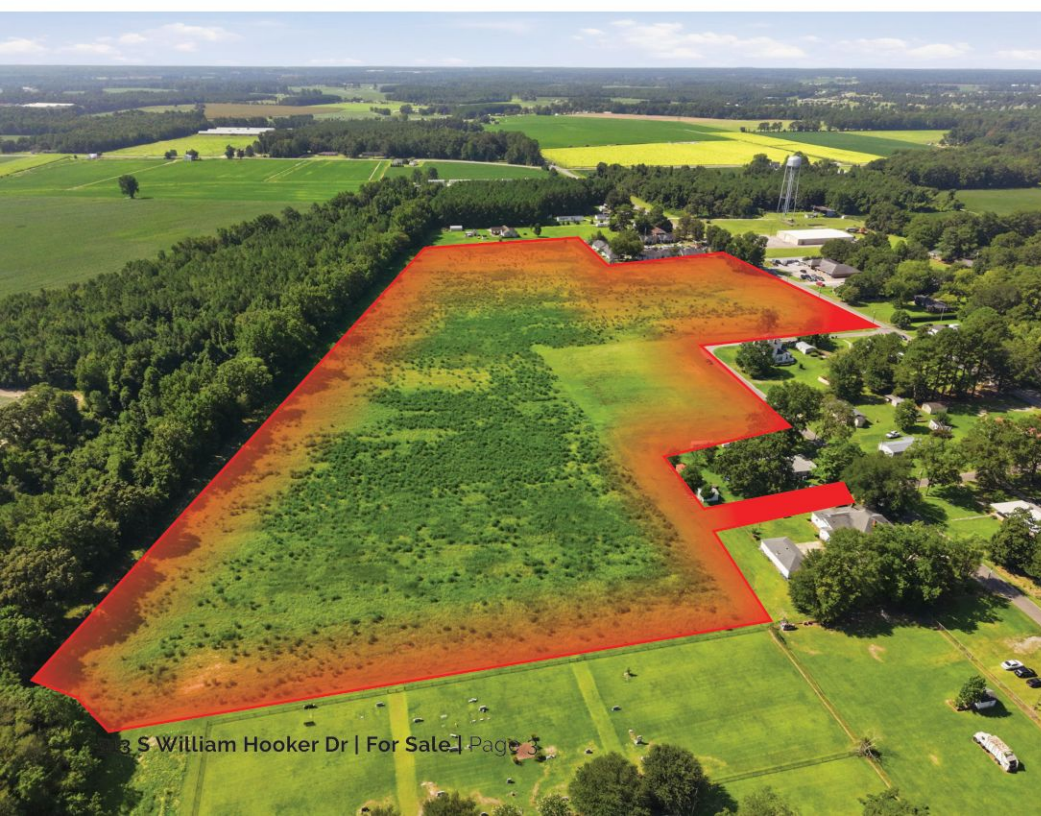
PROPERTY HIGHLIGHTS

- 22.49 acres at \$499,000 (~\$22,200/acre)
- Direct frontage on S William Hooker Drive
- Preliminary plan for 89 single-family lots across 4 phases

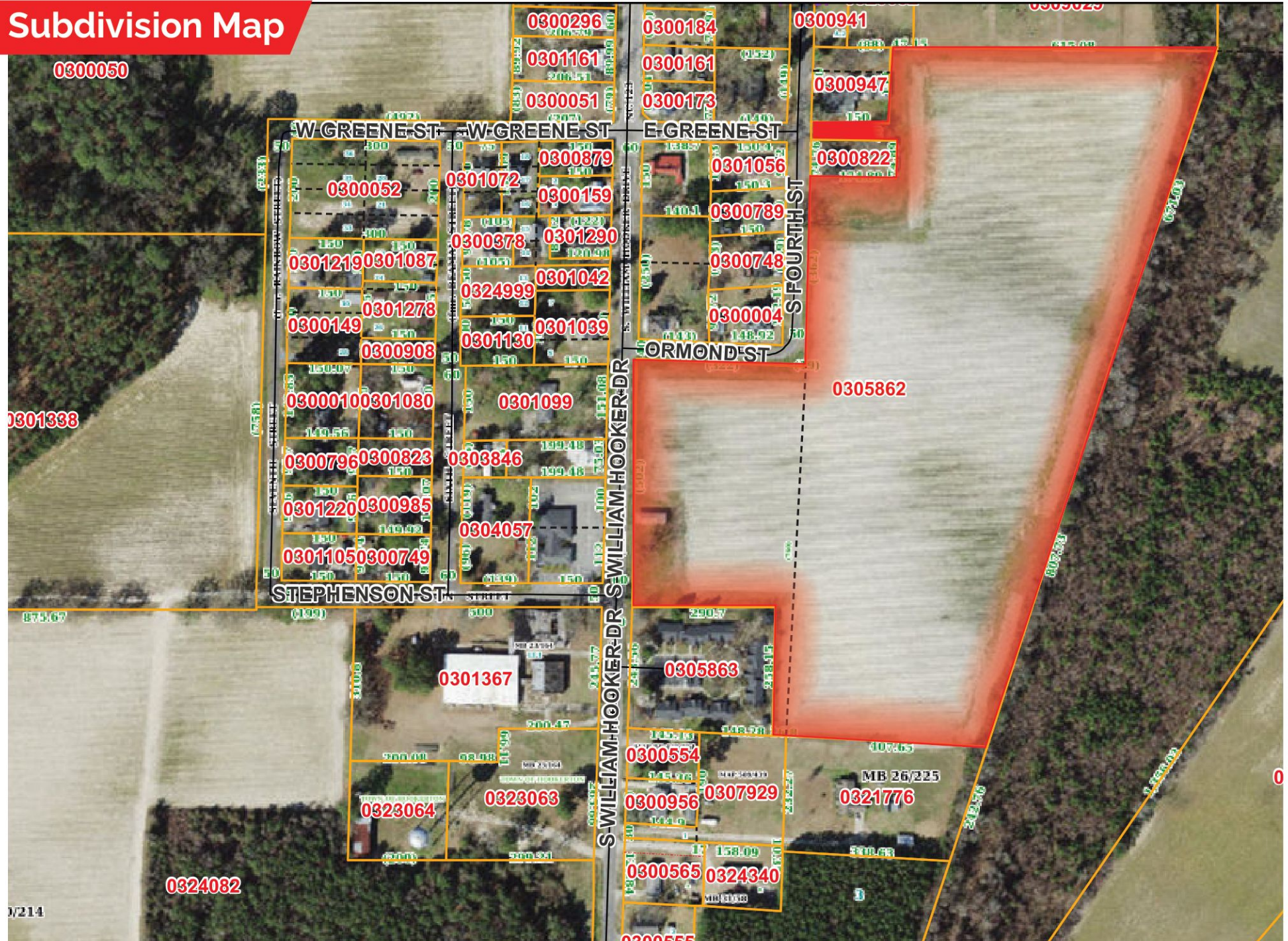
PROPERTY DETAILS

Address	513 S William Hooker Dr
Market	Hookerton
County	Greene
Available Acreage	22.49 Acres
Type	Land

Property Photos



Subdivision Map



Nearby Area

*Little Shoppe
of
Flowers*

Hookerton



S WILLIAM HOOKER DR



Cutter Creek Golf Course
3.5 Miles Away

Nearby Economic Drivers

North Carolina's Global TransPark is a 2,500-acre, state-owned multimodal industrial park and airport complex.

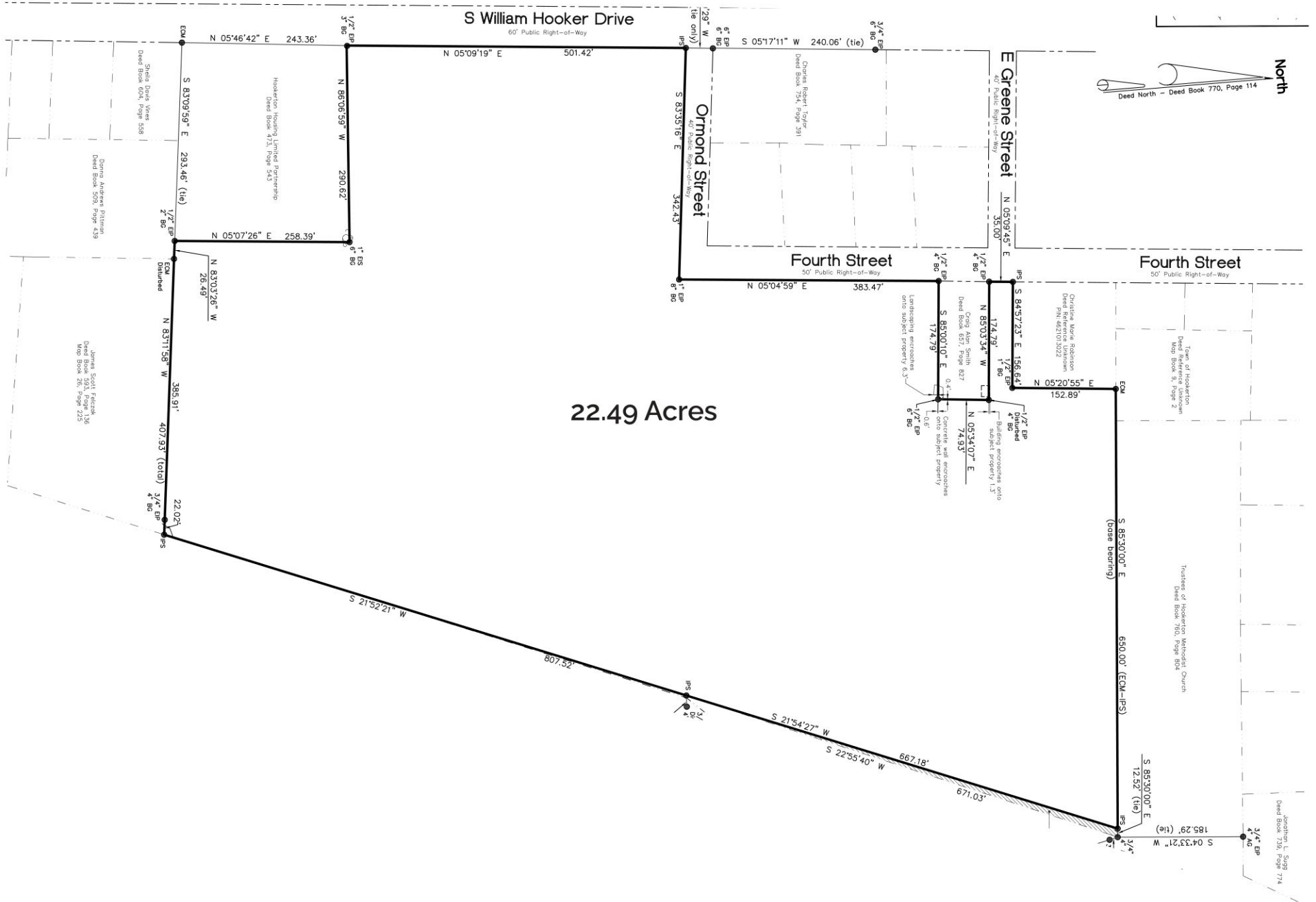
- **Fleet Readiness Center East:** A 700,000-square-foot military aircraft maintenance complex backed by roughly \$400 million, creating more than 400 jobs.
- **Airbus:** The former Spirit AeroSystems plant is now an Airbus A350 composites center, supporting approximately 1,000 employees.
- **flyExclusive:** A \$30 million state-supported training and maintenance expansion is expected to create more than 100 aviation jobs.
- **Workforce:** Lenoir Community College's \$25 million Aviation Center trains pilots, mechanics and machinists.
- **Infrastructure:** Recent projects include a 500,000-gallon fuel farm, Draken International expansion and new office, training and incubator space for businesses.

8.7 MILES AWAY

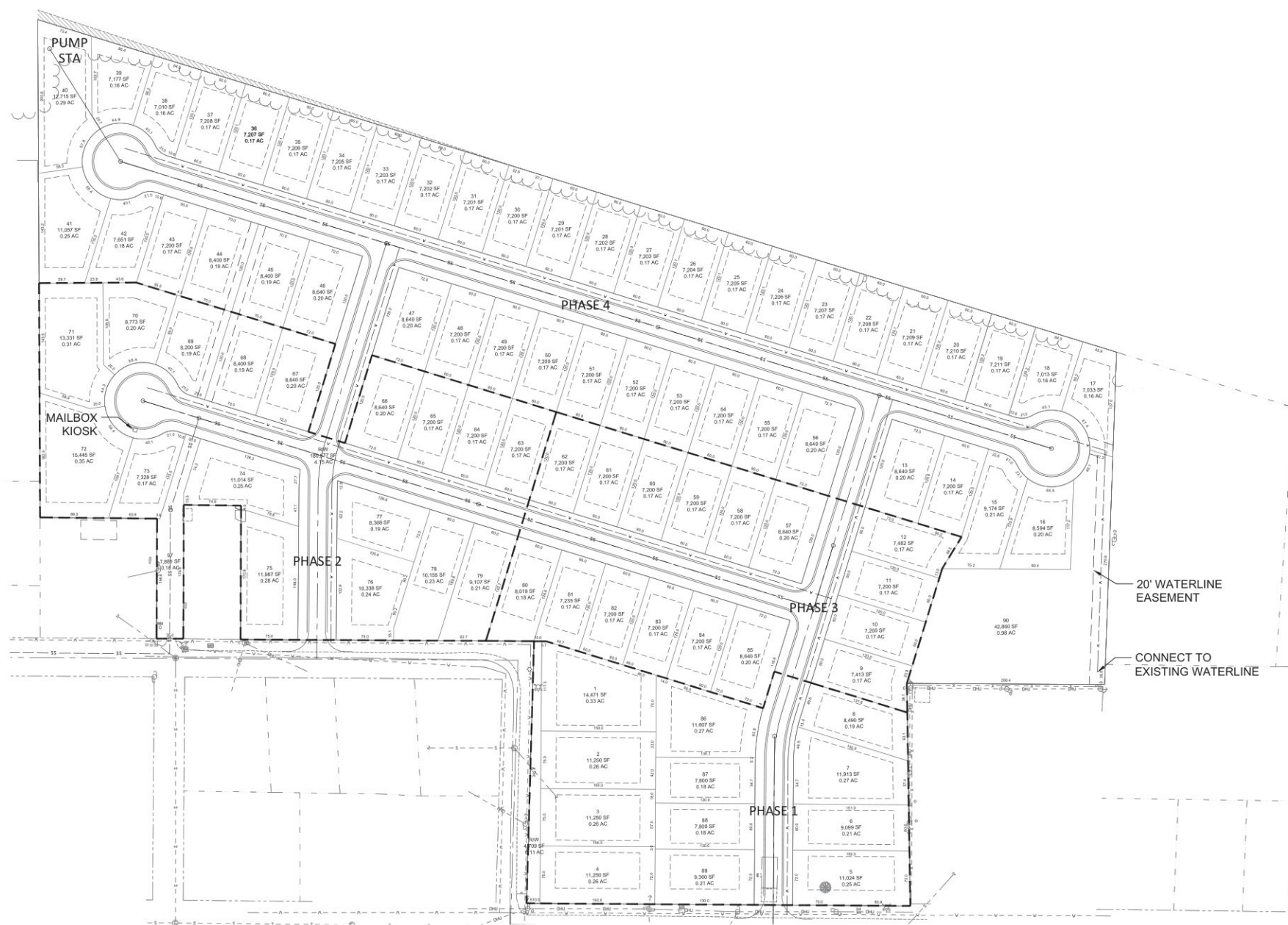


NORTH CAROLINA
GLOBAL
TRANSPARK

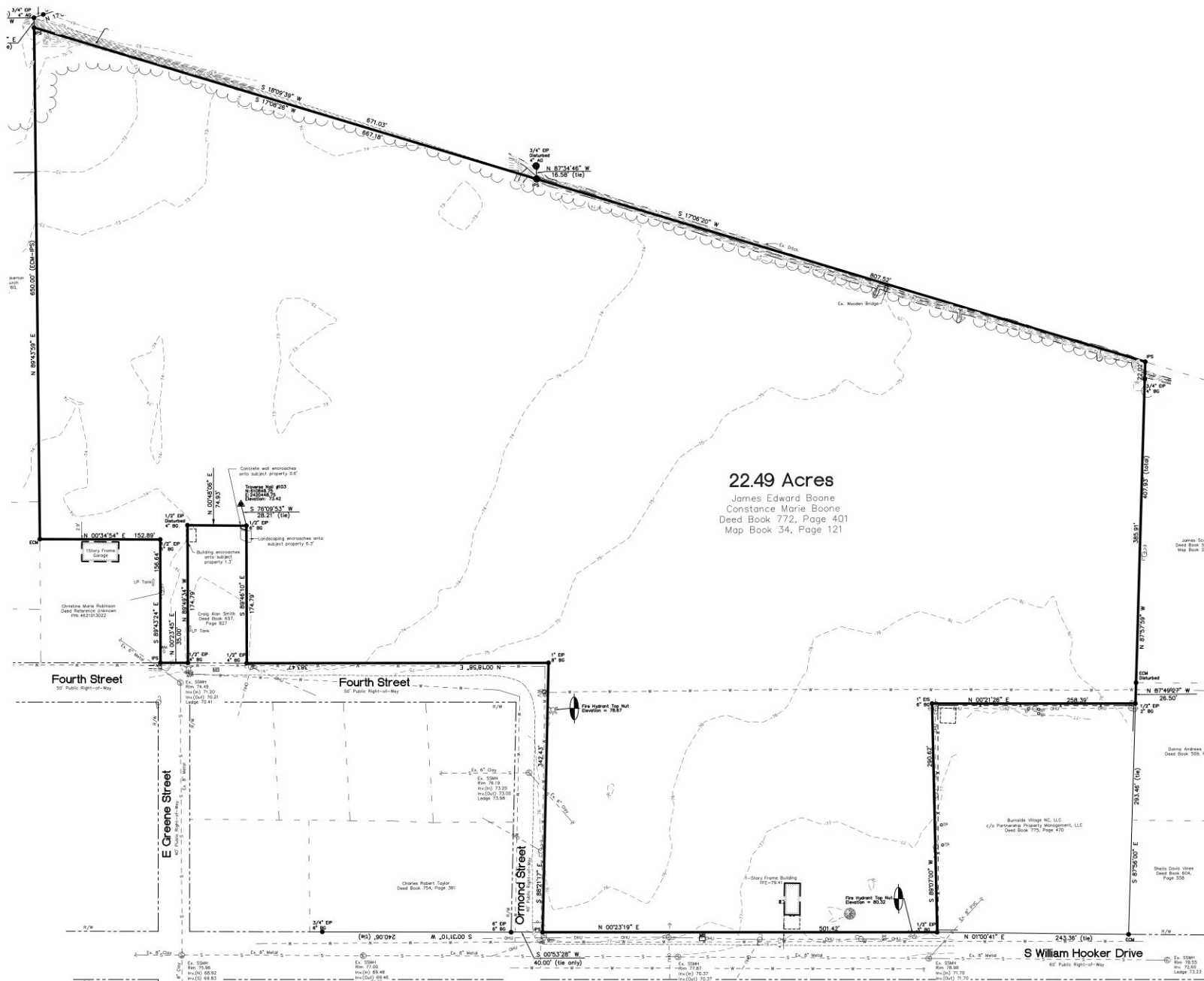
Land Survey



Hookerton Sketch Plan



Topo Map



Area Demographics

Hookerton, NC



5 Mile Demographics

 **45,682**
Total Population

 **43.6**
Median Age

 **18,028**
Total Households

 **\$68,680**
Avg. Household Income

 **\$219,039**
Avg. Home Value



Population

	3 Mile Radius	5 Mile Radius	10 Mile Radius
Total Population	2,523	9,253	45,682
Median Age	42.3	41.8	43.6

Households & Income

Total Households	1,058	2,883	18,028
# of Persons per HH	2.30	2.30	2.29
Average HH Income	\$69,257	\$67,181	\$68,680
Average Home Value	\$194,592	\$183,941	\$219,039

Market Overview | Greenville, NC

MSA HIGHLIGHTS

2nd

Lowest Cost of
Living in NC

94K

Total Workforce

#3

Overall MSA in
South Atlantic

29K

Students at ECU

10th Largest City in NC

Greenville is energized by the presence of ECU, which enrolls over 28,500 students and employs 5,600 staff. ECU is home to the Brody School of Medicine and over 100 undergrad and 100 graduate programs. The school competes in the Division 1 FBS American Conference. The ECU Health Medical Campus, formerly Vidant Medical Center, further solidifies Greenville's reputation as a regional healthcare leader. As the only Level 1 trauma center east of I-95, it boasts 1,712 licensed beds, serves a population of 1.4 million, and employs 6,800 individuals.



Greenville's dynamic industrial sector includes prominent employers like Thermo Fisher Scientific, providing high-paying opportunities and fostering economic stability.



Additionally, the city has recently experienced a surge in retail development, welcoming big-box retailers such as Trader Joe's and Lowe's Foods.



This retail boom has further enhanced Greenville's economic vitality and enriched its expanding commercial landscape.

Disclosure

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Legal questions should be discussed by the party with an attorney. Tax questions should be discussed by the party with a certified public accountant or tax attorney. Title questions should be discussed by the party with a title officer or attorney. Questions regarding the condition of the property and whether the property complies with applicable governmental requirements should be discussed by the party with appropriate engineers, architects, contractors, other consultants and governmental agencies. All properties and services are marketed by The Overton Group, LLC in compliance with all applicable fair housing and equal opportunity laws.



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