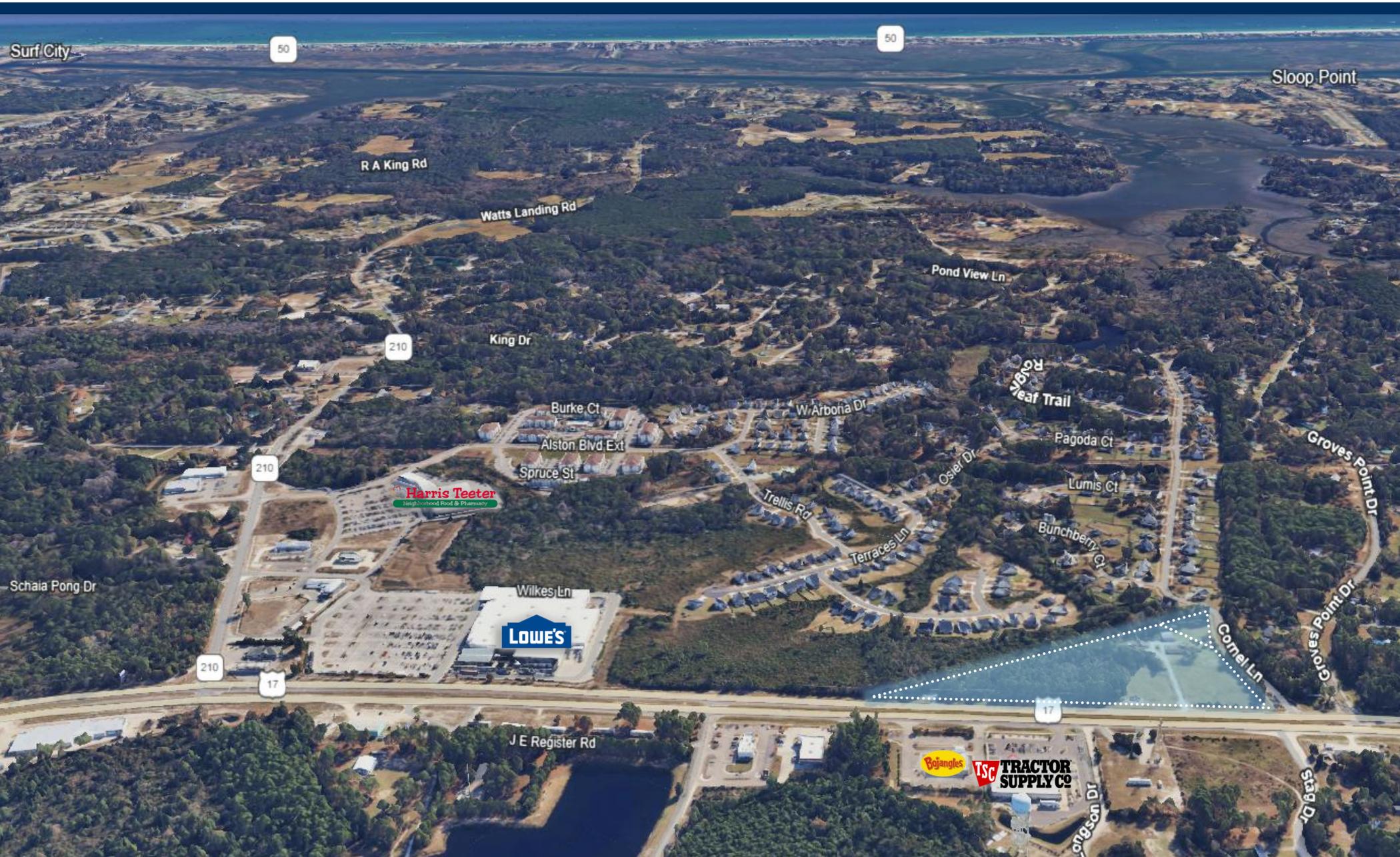
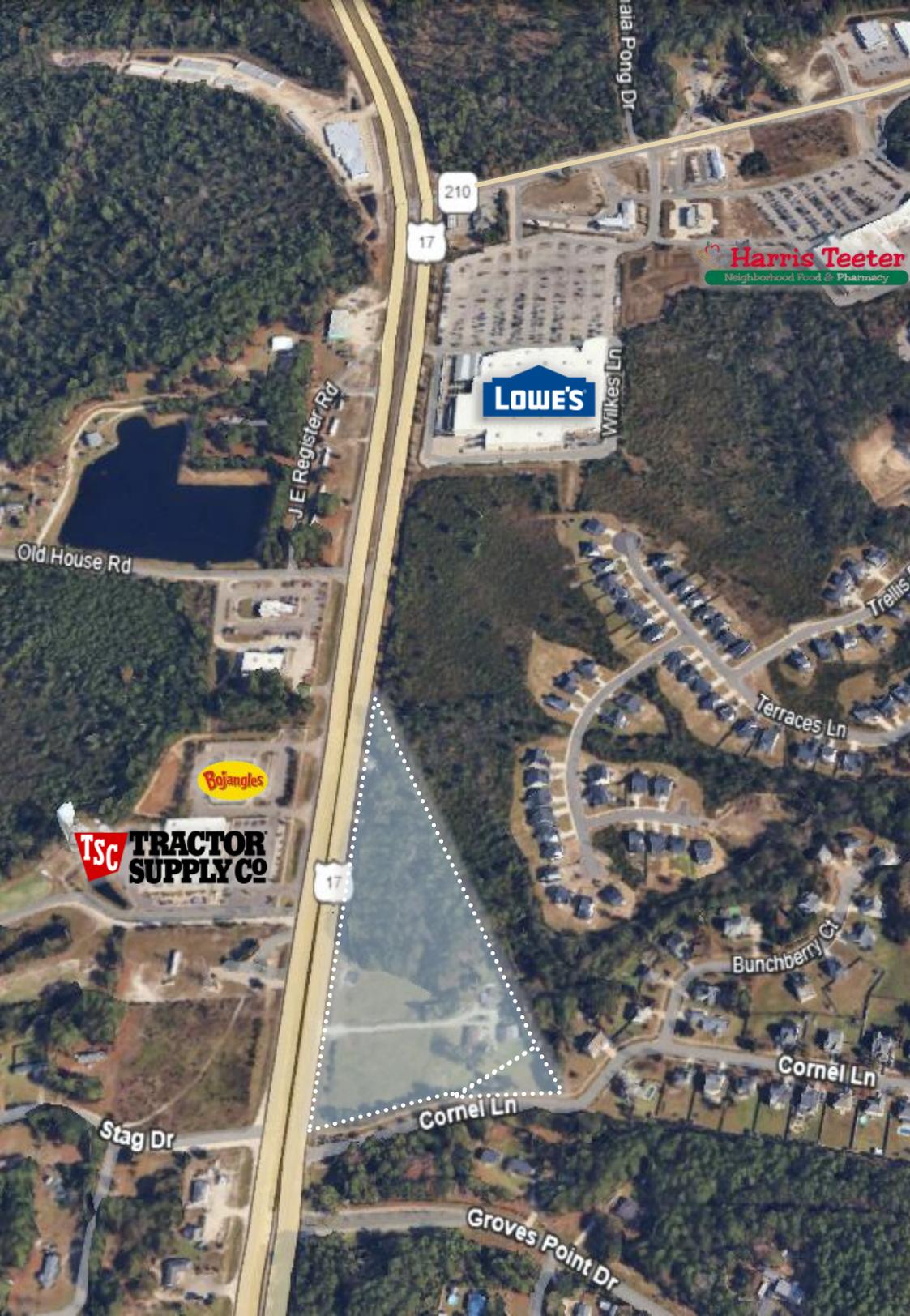


FOR SALE: ±7.6 ACRES OFF OF US HWY 17

22662 US HWY 17

HAMPSTEAD, NC | PENDER COUNTY





SUMMARY

Positioned along one of Hampstead's most heavily traveled corridors, 22662 US Highway 17 offers an exceptional opportunity in a rapidly growing submarket of northern Pender County. The ±7.6 acre site benefits from excellent visibility and frontage along US Hwy 17, the primary north-south thoroughfare connecting Wilmington to Surf City and Topsail Island.

The property is strategically located within a strong retail and service node, directly across from national and regional anchors including Lowe's, Harris Teeter, Tractor Supply Co., and Bojangles, and is surrounded by expanding residential neighborhoods that continue to drive traffic and demand in the area.

ADDRESS	22662 US Hwy 17 Hampstead, NC 28443 Pender County
SIZE	± 7.6 Acres
ZONING	RP
PRICE	\$1,600,000

GIS MAP



WETLANDS MAP



Map Source: 2020 NC Statewide Orthoimagery
All lines are approximate and should be used for preliminary planning purposes only. This is not a survey.

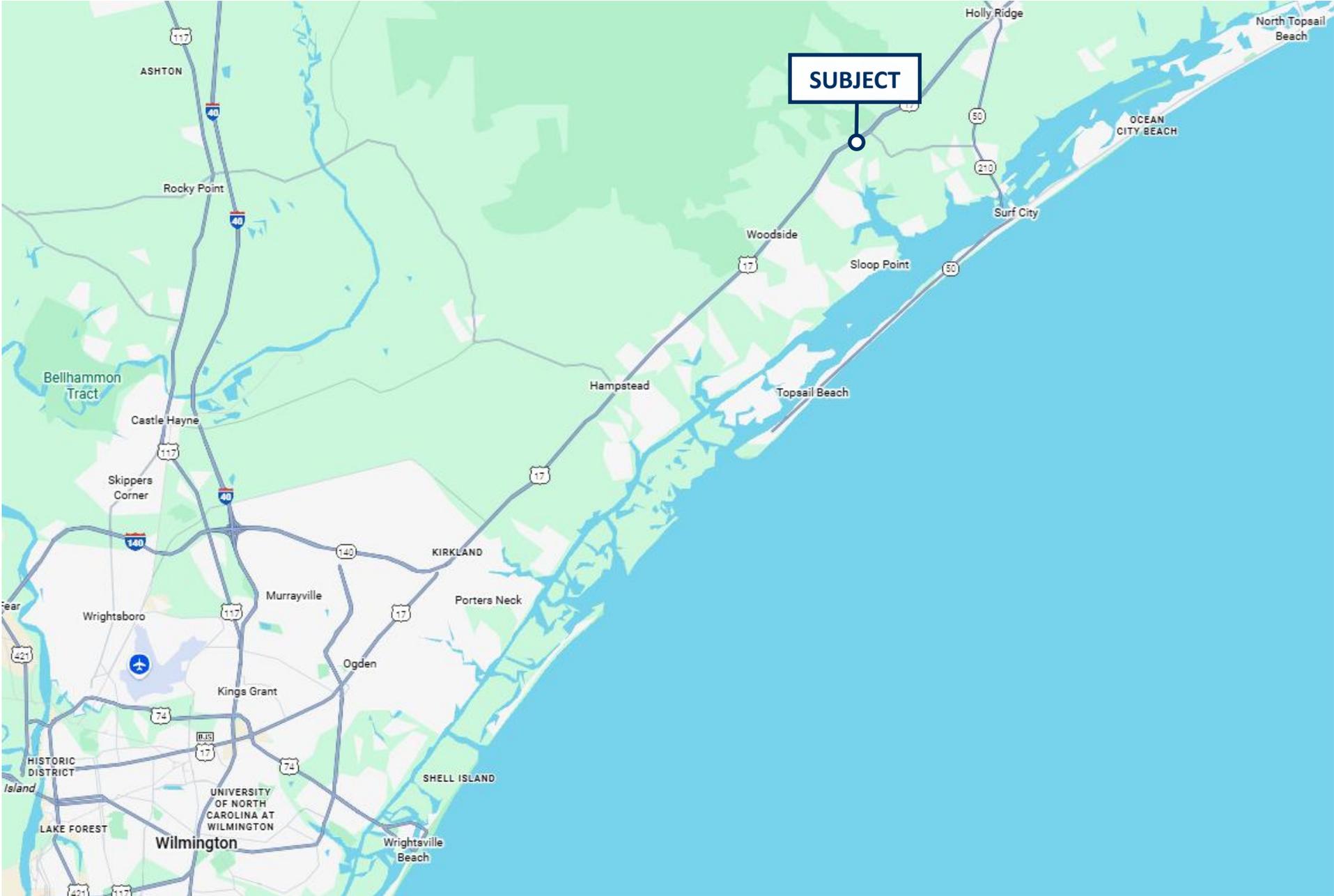
Field Sketch of Wetlands
22262 Hwy.17
Topsail, Pender Co., NC
11/17/2025 025-196.01



AERIAL MAP



LOCATION MAP





F. SPRUILL THOMPSON, SIOR

Senior Vice President

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