



15894 HIGHWAY 17  
P.O. BOX 56  
HAMPSTEAD, NC 28443  
910/270-5100 FAX: 910/270-5110

# FOR SALE

## HIGHWAY 17 LAND

### HAMPSTEAD/SURF CITY AREA



**22550 HIGHWAY 17**  
**HAMPSTEAD, NORTH CAROLINA**

**This high visibility corner lot offers 2.5+/- acres on Highway 17 near the Harris Teeter Shopping Center and Lowes Home Improvement. With General Business (GB) commercial zoning in Pender County, this is a terrific opportunity for a business owner that needs Highway 17 frontage in Hampstead.**

**CALL**  
**BRIAN NADEAU**  
**(910) 622-6258**

*Commercial & Investment Real Estate Specialists*

email: [info@creativecommercial.biz](mailto:info@creativecommercial.biz)  
[www.creativecommercial.biz](http://www.creativecommercial.biz)



## 22550 HIGHWAY 17

### THE LOT

- 2.5+/- Acres
- 242'+/- Frontage On Highway 17
- 320'+/- Depth With Frontage On Groves Point Road
- General Business (GB) Zoning
- Access To Both Highway 17 And Groves Point Drive
- Corner Lot At A Highway Crossover
- Within 300' Of Surf City Town Limits
- Pender County Deed Book 1091, Page 109
- Tax PIN: 4215-67-9491-0000  
And 4215-77-0227-0000
- Water - Pender Utilities



### THE MARKET

Hampstead And East Pender Are Among The Fastest Growing Communities In The State. Currently, Over 10,000 New Residential Units Are Planned And Permitted.

### THE AREA

- Traffic Count Of 46,000 Cars Per Day
- Nearby Businesses: Harris Teeter Shopping Center, Lowes Home Improvement, Davita And Bojangles'

### THE OFFERING

**\$550,000**

CREATIVE COMMERCIAL PROPERTIES, INC.

CALL

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Individual  
Members



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