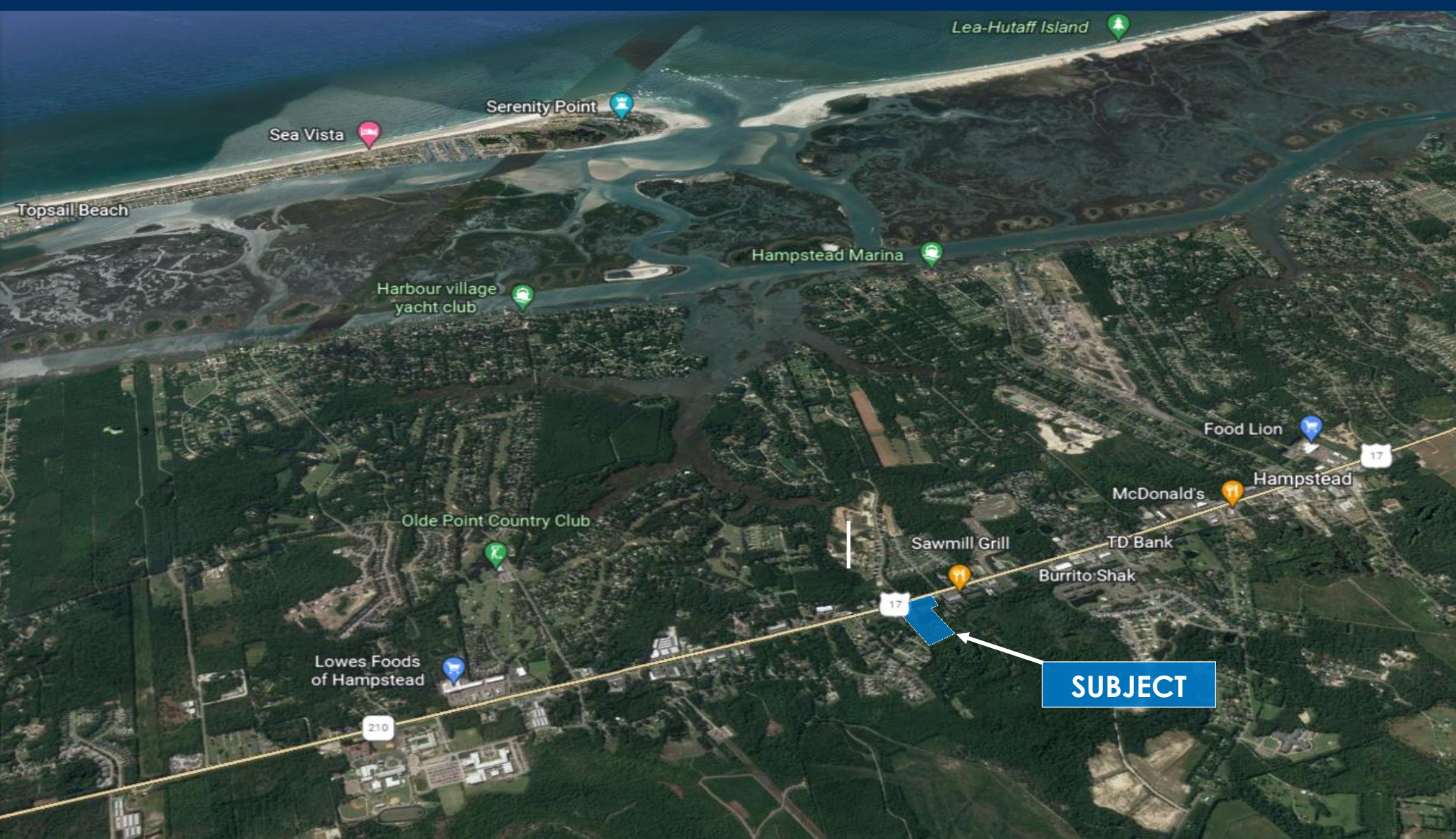


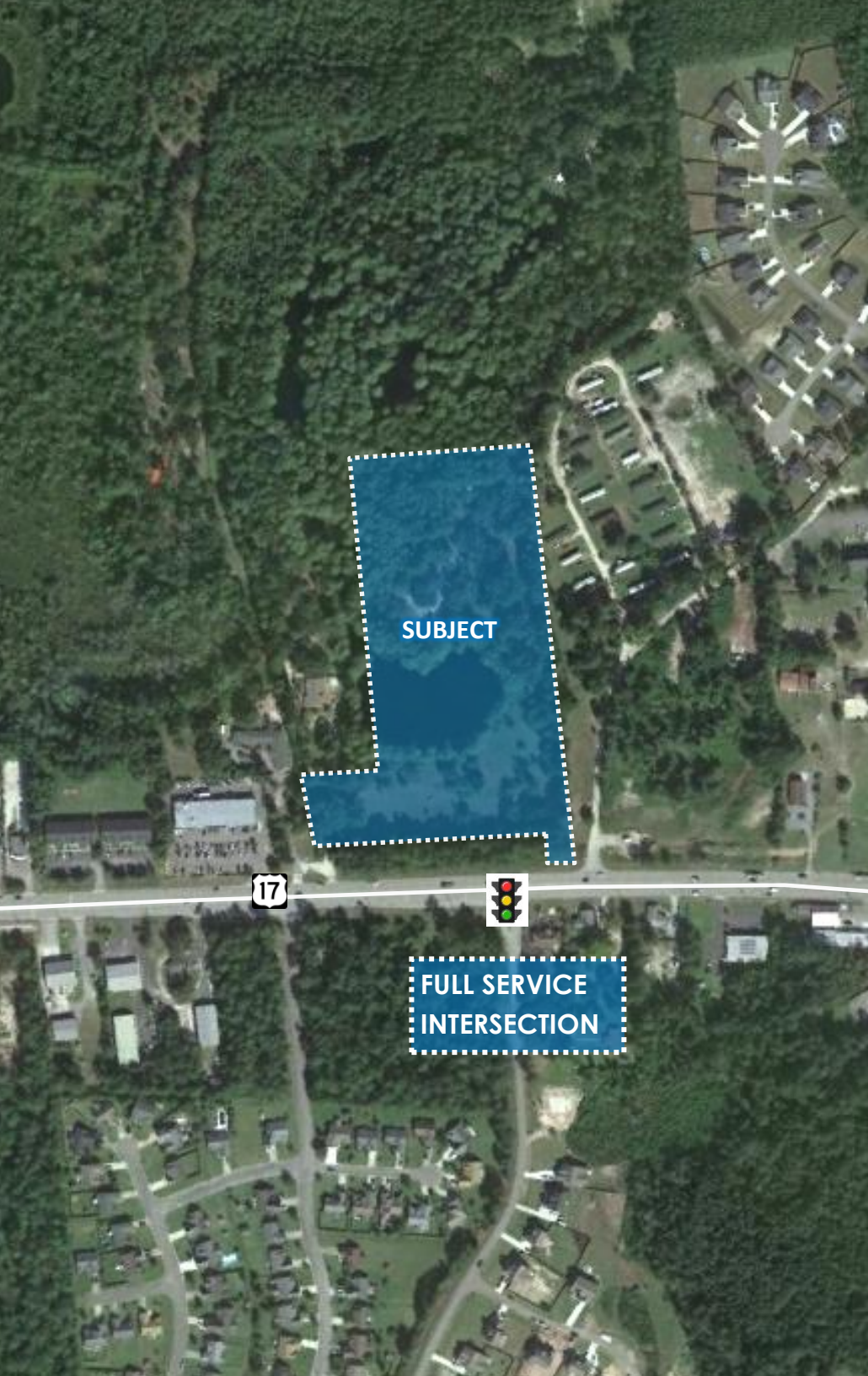
± 10.37 ACRES

DEVELOPMENT LAND

16001 US-17, HAMPSTEAD, PENDER COUNTY, NC



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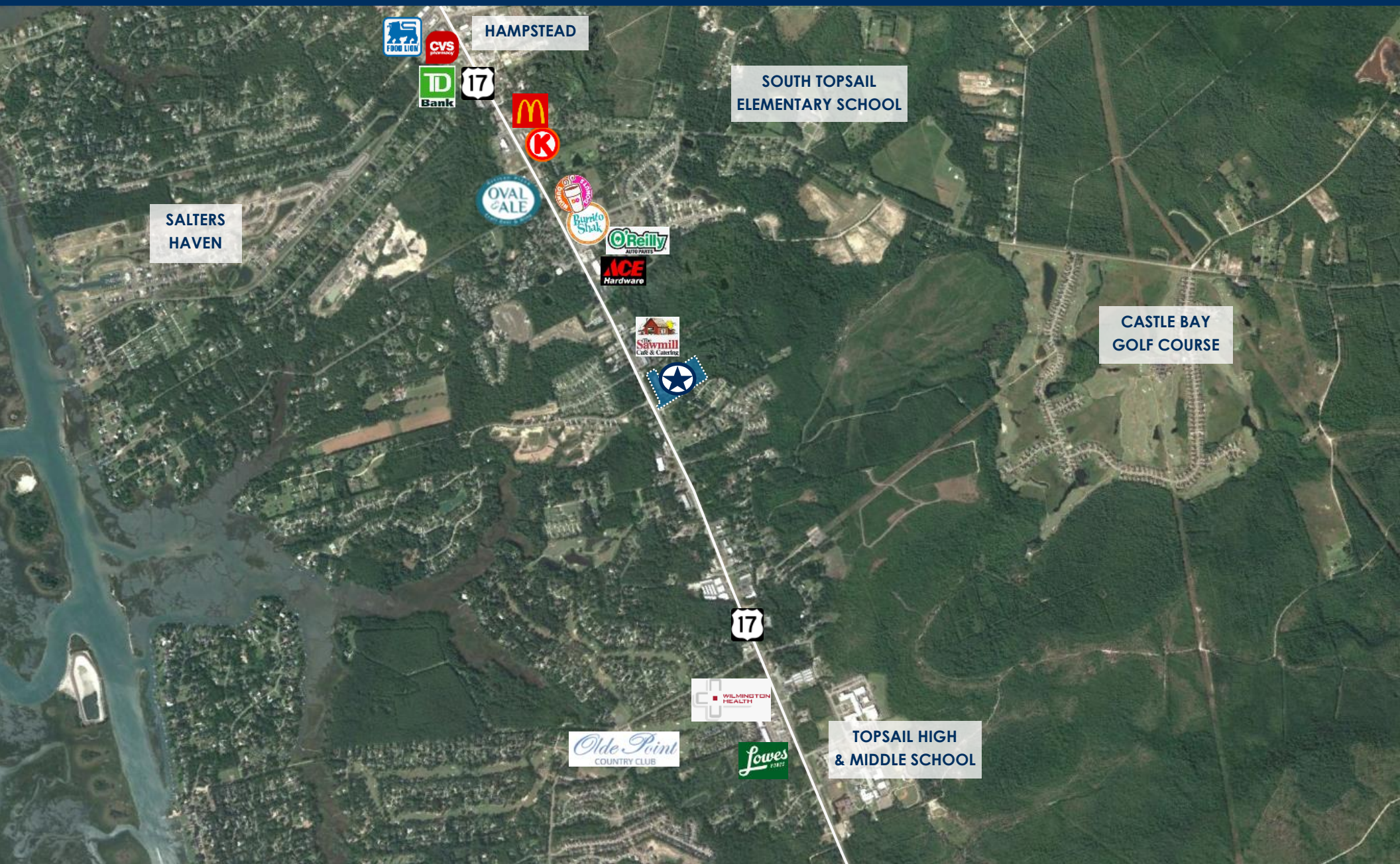


SUMMARY

±10.37 acres for sale in Hampstead, NC, just north of Wilmington and only 20 minutes to the Atlantic Ocean at Surf City. Subject boasts ± 575 feet of road frontage along Hwy 17 corridor which sees ± 38,000 Vehicles Per Day as well as a new signalized, full service intersection. The growth in the area has surged tremendously and is expected to continue at a robust pace . This would be an prime location for retail use such as a restaurant. The General Business zoning allows for a variety of other uses, including hospitality and office. Subject has a pristine, natural, spring fed ± 3 acre pond surrounded by ancient Bald Cypress trees. The land is cleared, landscaped, and has sandy soil (Soil Test Report available upon request).

ADDRESS:	16001 US-17 Hampstead, North Carolina 28443 Pender County
PARCEL ID:	3293-32-4712-0000
ACREAGE:	+/- 10.37 Acres
ZONING:	GB - General Business (Pender County) with potential for a portion of the property rezoned to Residential
UTILITIES:	Water (Pender County) Sewer (Pluris) Natural Gas (Piedmont) Electric (Duke Energy)
PRICE:	\$1,850,000

AERIAL VIEW — POINTS OF INTEREST



SALTERS HAVEN

HAMPSTEAD

SOUTH TOPSAIL
ELEMENTARY SCHOOL

CASTLE BAY
GOLF COURSE

TOPSAIL HIGH
& MIDDLE SCHOOL

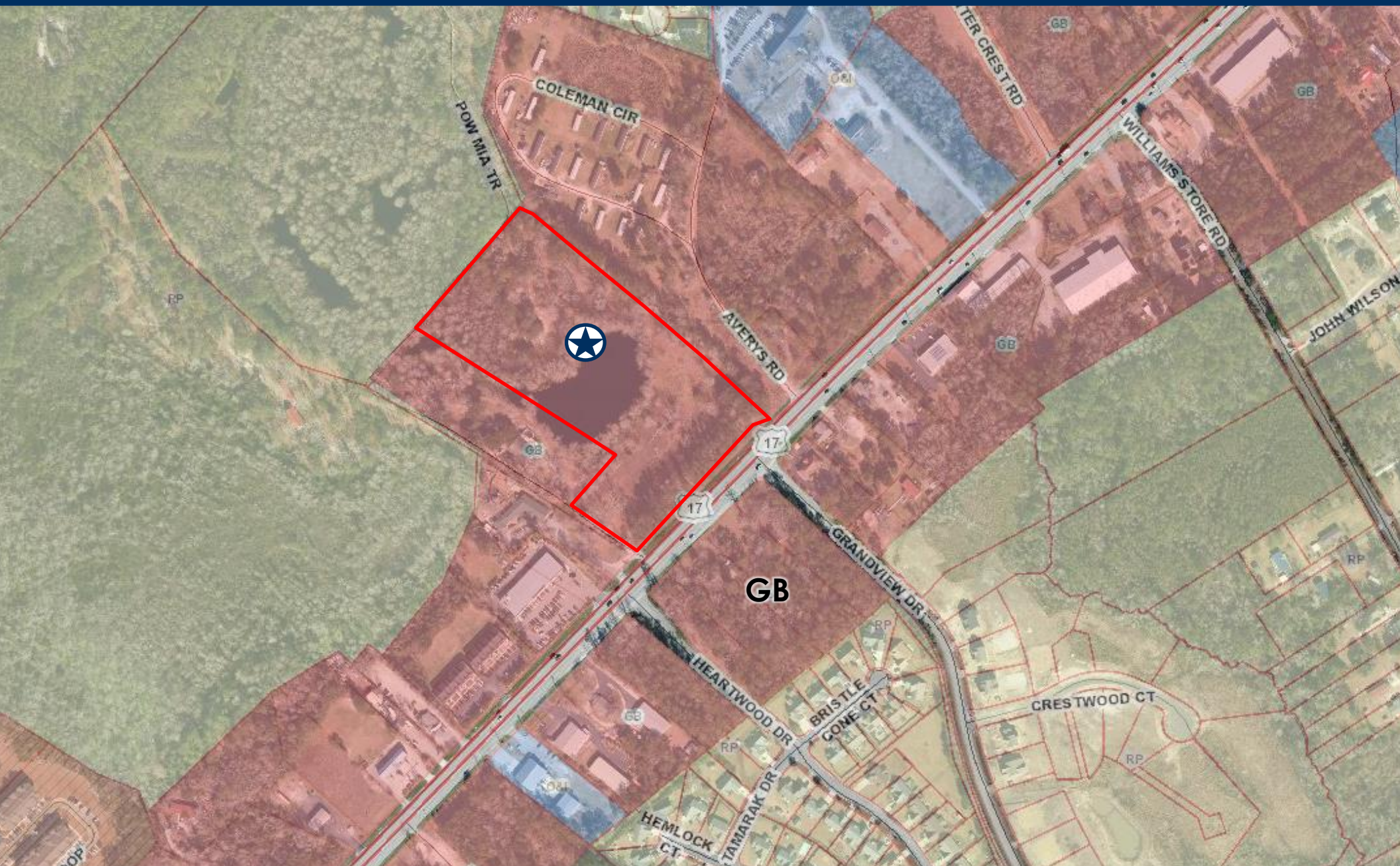
AERIAL VIEW — PROPERTY



PROPERTY PHOTOS



ZONING MAP



WATER & SEWER



10" FORCE MAIN
SEWER

16" WATER
MAIN

NCDOT PLAN



LEGEND	
	BUILDINGS
	EXISTING RIGHT OF WAY
	PROPOSED RIGHT OF WAY
	PROPOSED EASEMENTS (DRAINAGE, CONSTRUCTION, UTILITIES)
	EXISTING ROADWAY
	EXISTING ROADWAY TO BE REMOVED
	EXISTING ROADWAY TO BE RESURFACED
	PROPOSED ROADWAY
	TEMPORARY ROADWAY / DETOURS
	ROADWAY BY OTHERS (UNDER CONSTRUCTION)
	PROPOSED STRUCTURES, ISLAND, CURB AND GUTTER
	LAKES, RIVER, STREAMS AND PONDS

PUBLIC MEETING MAP
TIP PROJECT U-5732 STATE PROJECT 54023.1.1

PROPOSED US 17 CORRIDOR IMPROVEMENTS
FROM US 17 SOUTH OF WASHINGTON ACRES ROAD
TO NORTH OF SLOOP POINT ROAD
PENDER COUNTY



OCTOBER 2017

ROLL 2

GIS AERIAL



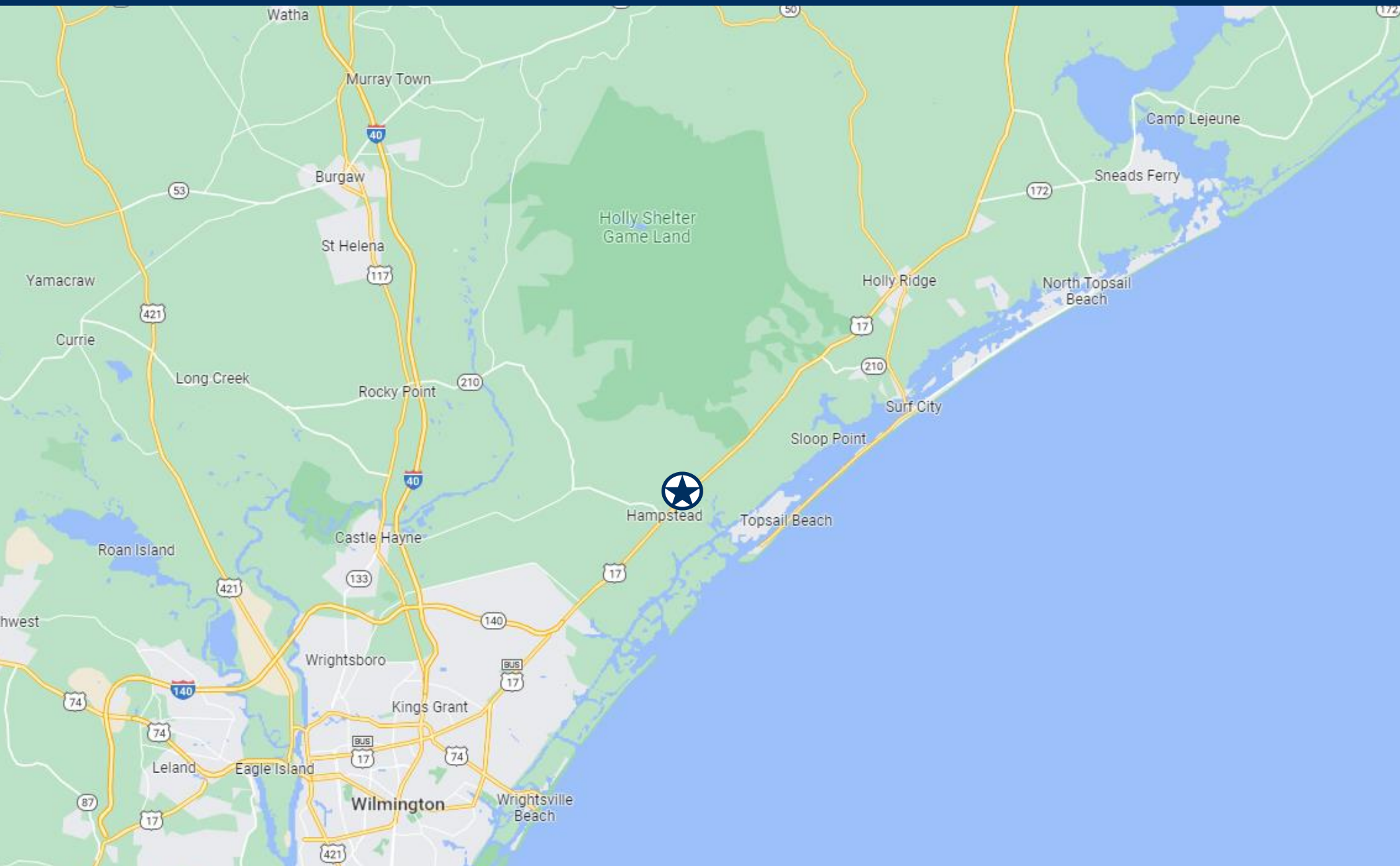
3293-32-4712-0000

± 575'



FULL SERVICE
INTERSECTION

LOCATION MAP





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VICE PRESIDENT

910.332.1595 *DIRECT*

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Cape Fear Commercial is a boutique commercial real estate firm based in Wilmington, North Carolina. We specialize in providing targeted brokerage, property & facilities management, and development services.

For over 15 years, our team of elite professionals has helped owners, users, developers and investors successfully navigate the real estate market. We are consistently recognized as an industry leader for the unique perspective we bring to every project.

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