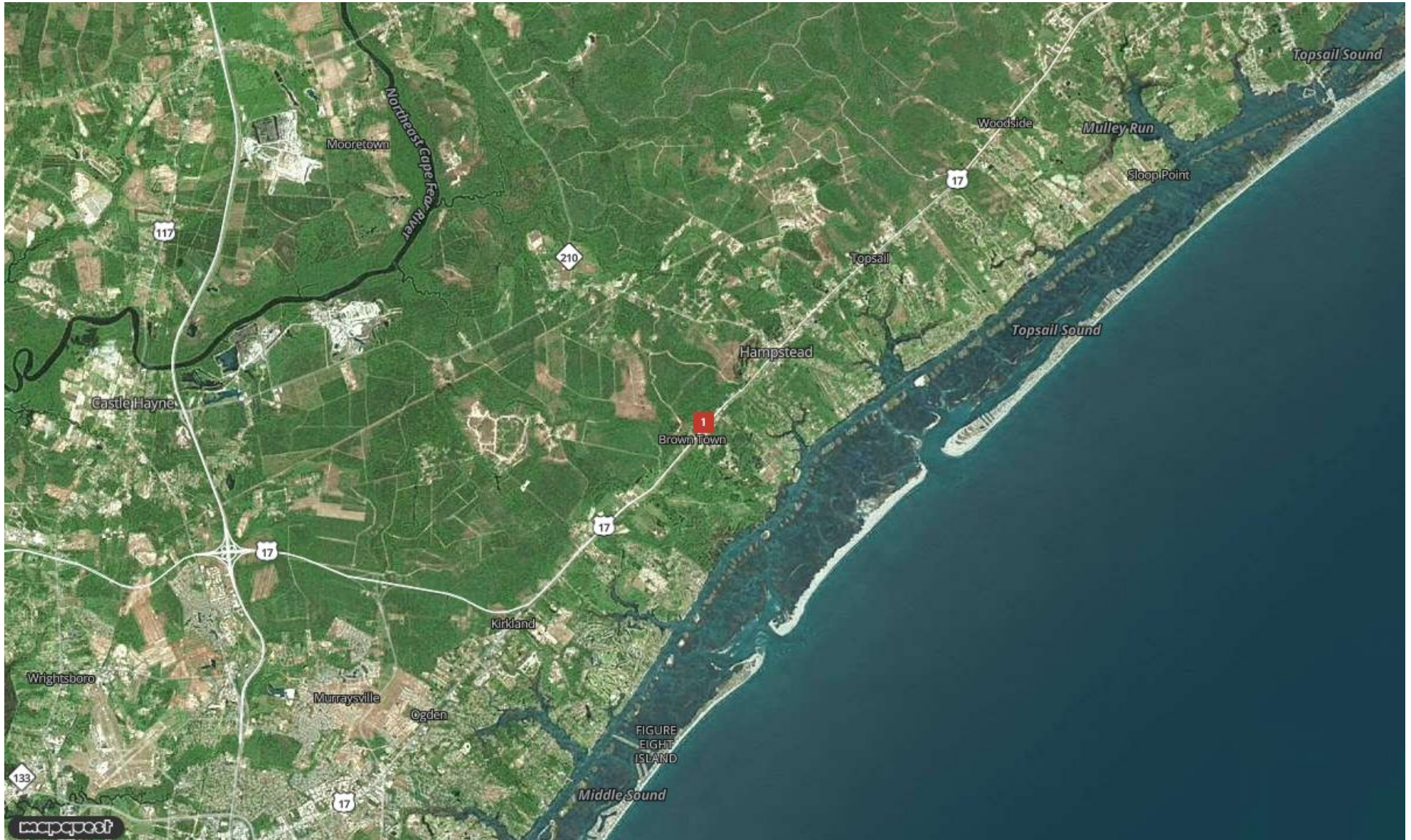


Report for 13011 Us Highway 17...



13011 Us Highway 17

Carolina Commercial Investment Properties, LLC

3808 Park Ave. Ste. 220 Wilmington, NC 28403 | 910-297-9572

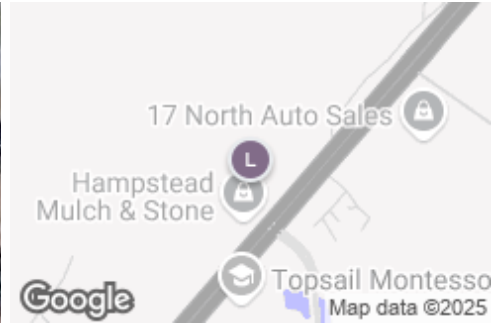
13011 Us Highway 17 (Condos)

13011 Us Highway 17, Hampstead, NC, 28443

Land: Retail

Prepared on January 07, 2025

0



Property Features

Location Details

Address	13011 Us Highway 17, Hampstead, NC...
Zoning	GB
County	Pender
Parcels	3282-20-7896-0000

Name	13011 Us Highway 17
Campus Name	Annandale
Center/Park Name	Annandale
Cross Street	Whitebridge

Building Details

Sub Type	Retail
Building Status	Proposed
Land Size	2.68 Acres / 116,741 SF
Electricity	-
Water	Yes

Sanitary Sewer	Yes
Topography Desc.	flat
Lot Depth	400 ft
Lot Width	270 ft

Owner Contact Information

Legal Owner

Good Good Son Llc
Po Box 3167
WILMINGTON, NC 28406

True Owner

Not Available

Listings

1 Listing | 2.67 Acres | \$1,750,000

Type	Space Use	Suite	Available Space	Rate	Price Per Acre	Available
For Sale	Vacant Site	-	116,305.20 SF	\$1,750,000	\$652,985.07	6/01/2025

Contact

Carolina Commercial Investment Properties, LLC



Oliver Evans
910-297-9572
oliverevans.cre@gmail.com



Kevin Henry
910-297-9572
kevin.henry40@gmail.com



PJ Doherty
910-297-9572
pj@carolinacip.com

Land Condo For Sale

Carolina Commercial Investment Properties, LLC

3808 Park Ave. Ste. 220 Wilmington, NC 28403 | 910-297-9572

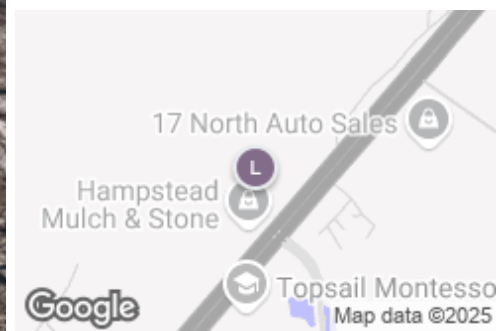
Annandale Plaza (Condos)

13011 Us Highway 17, Hampstead, NC, 28443

Land: Retail Condo For Sale

Prepared on January 07, 2025

1 of 1 Listings



Listing Details | Land Condo For Sale

Total Available Space	116,305 SF	Real Estate Taxes	\$1,100 in 2024
Asking Price	\$1,750,000	Available Date	6/01/2025
Listing Price Per SF	-	Days On Market	20 days
List Price Per Acre	\$655,431	Date Listed	12/18/2024
Cap Rate (Actual)	-	Last Modified	1/07/2025
Total Expenses	\$1,100	Listing ID	41630858
Terms	Cash To Seller	Parking Spaces	-
Investment	No	Electric Service	Yes, Municipal Utility District
Possession	Completion	Water	Yes, County
Signage	Free-Standing	Sanitary Sewer	Yes, County
Show Instructions	Call broker	Natural Gas	Yes, Private
Free & Clear	Yes	Fiber Optic	Yes, Private
Tax Year	2024	Other Utility	Yes, County

Description

We're proud to offer a soon to be fully entitled site, planned as Annandale Station, which will support 32,000 SF of mixed-use space - SEE ATTACHED SITE PLAN - in a highly desirable area North of Wilmington. The site to be delivered fully entitled and permitted (Civil Engineering) by Spring 2025 for construction of two unique buildings. The first to be located on the back of the site is a single-story 10,000 SF light industrial flex space. Natural gas is located on our side of Highway 17 and available. The second building planned is a 22,000 SF two-story office/retail building, which has excellent visibility from Highway 17. See Attachments to listing.

In a market short on all commercial space, we're offering the opportunity to build disparate products which address three segments of the market. The buildings are part of a mini-business park which will include an emergency veterinarian, an owner-occupied retail flooring business and the Integrity Business Park (noted on attached survey as AR2) behind the site. The stormwater permit is in hand and will flow to a single pond on the Integrity site.

Location Description:

Our offering is located on the Northwest side of Highway 17 between Porters Neck and Hampstead. The immediate area has several developments in process which will add residential and commercial offerings to the market. The NC Department of Transportation cites a traffic count of 44,000 vehicles per day along this stretch of Highway 17. This number, which is the most recent available, dates to 2022. The nearest median break parallels Whitebridge Road and will allow a direct left to turn into the project for traffic heading North on Highway 17.

Site Description:

The total site is 2.68 acres with approximately 270 feet of frontage along Highway 17. The site is at or above grade with Highway 17 and has no wetlands per report. Pender County administers Planning/Zoning for this site, in addition to providing water and sewer service. This tract has excellent soils, and any dirt import required during construction will be minimal. Visibility for both North and Southbound traffic is excellent for this project. Additionally, the two parcels which front Highway 17 will each have a curb cut on Highway 17, although a cross-access easement will be in place. Please review the included survey as the GIS records may differ due to a recombination.

Property Features

Location Details

Address	13011 Us Highway 17, Hampstead, N...
Zoning	GB
County	Pender
Parcels	3282-20-7896-0000

Name	13011 Us Highway 17
Campus Name	Annandale
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Additional Photos





Contact

Carolina Commercial Investment Properties, LLC



Oliver Evans
910-297-9572
oliverevans.cre@gmail.com



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910-297-9572
kevin.henry40@gmail.com



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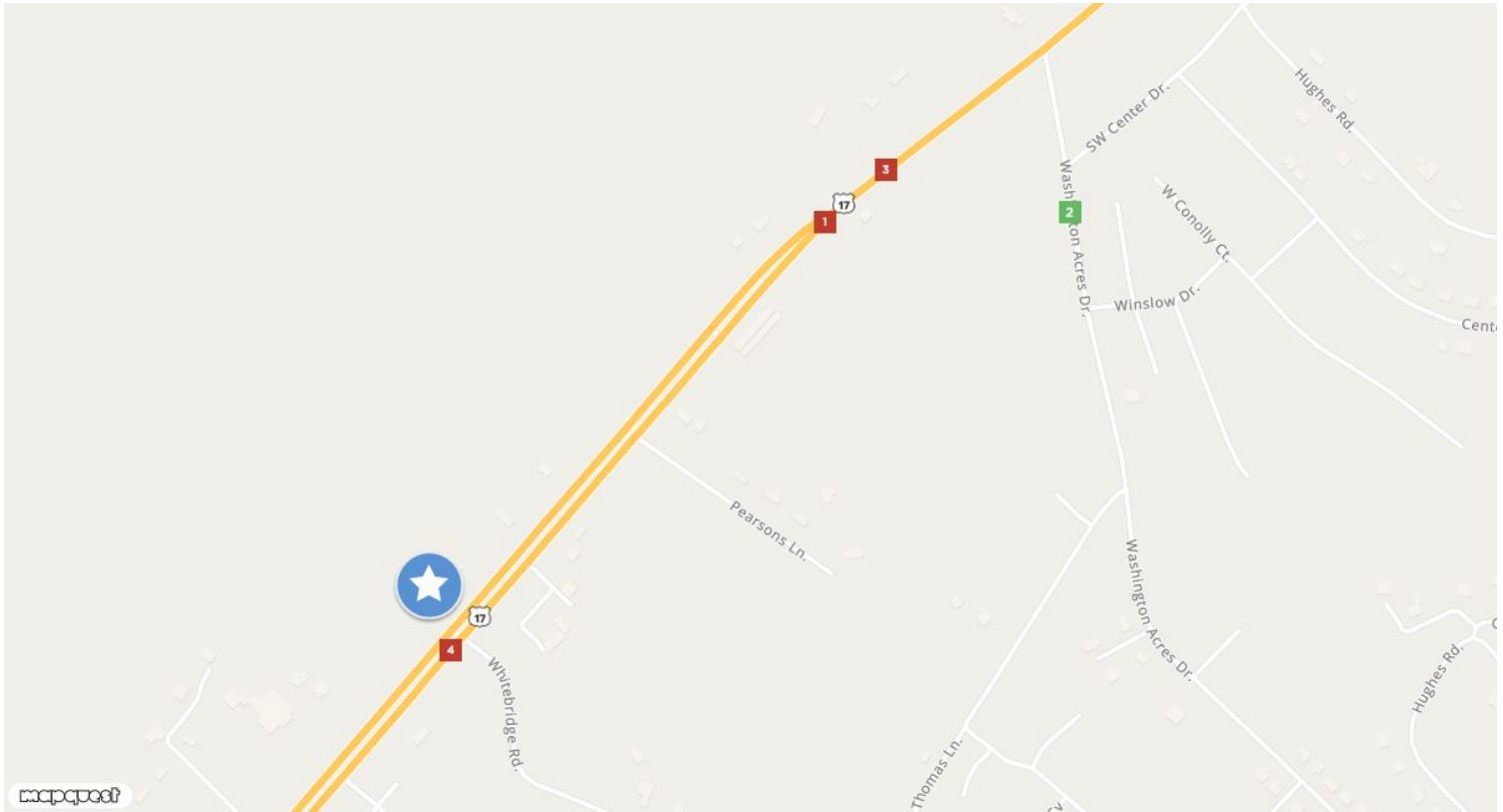
13011 Us Highway 17



Carolina Commercial Investment Properties, LLC

3808 Park Ave. Ste. 220 Wilmington, NC 28403 | 910-297-9572

Traffic Counts



Location	Year	Traffic Count
US 17 Center Dr (1)	2021	44,016
	2011	2,395
Washington Acres Road Center Dr (2)	2021	3,600
	2011	2,395
	2004	2,000
US 17 Center Dr (3)	2020	33,000
	2019	38,500
Whitebridge Rd US Hwy 17 (4)	2019	38,500



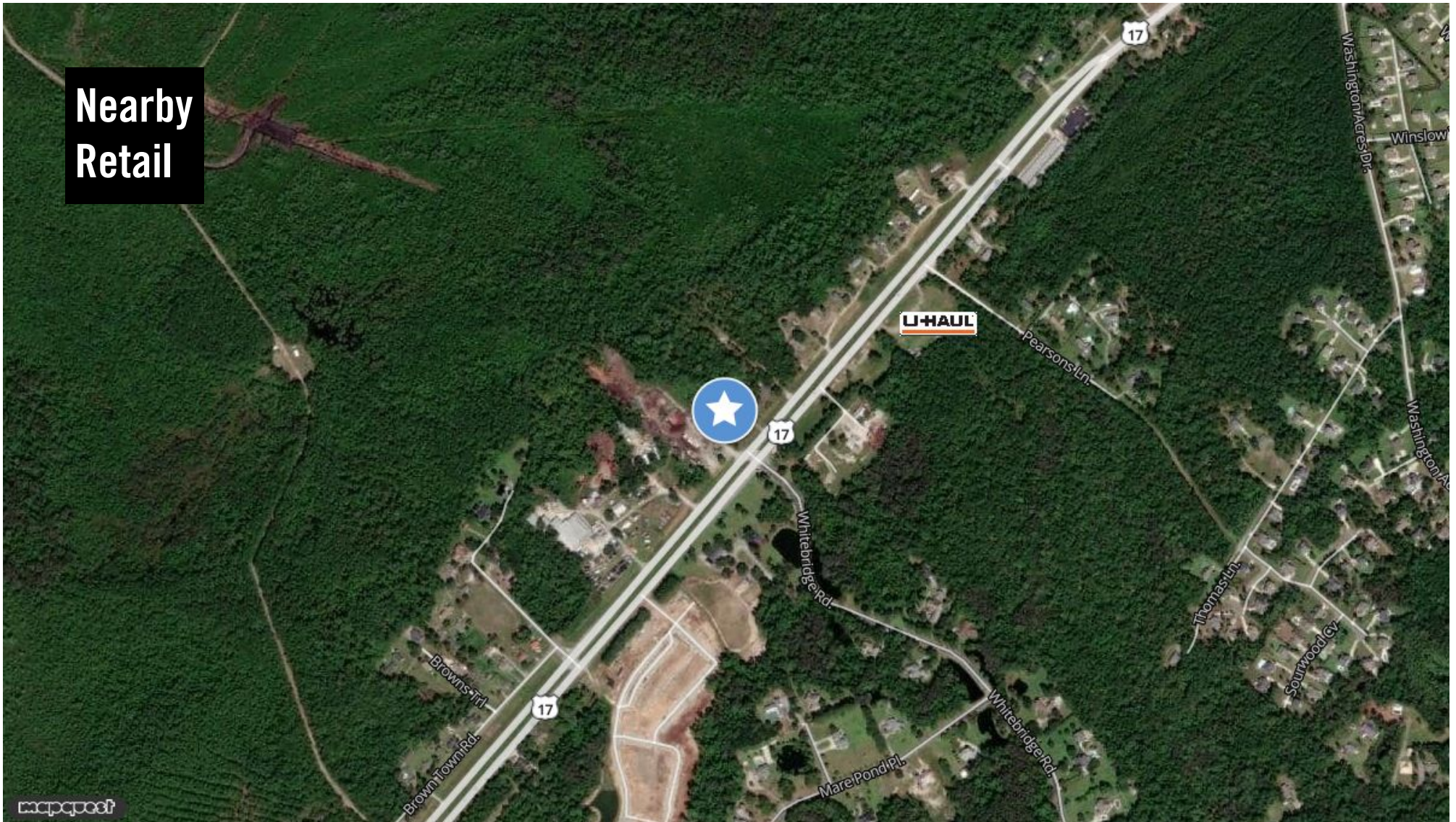
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13011 Us Highway 17

**Nearby
Retail**



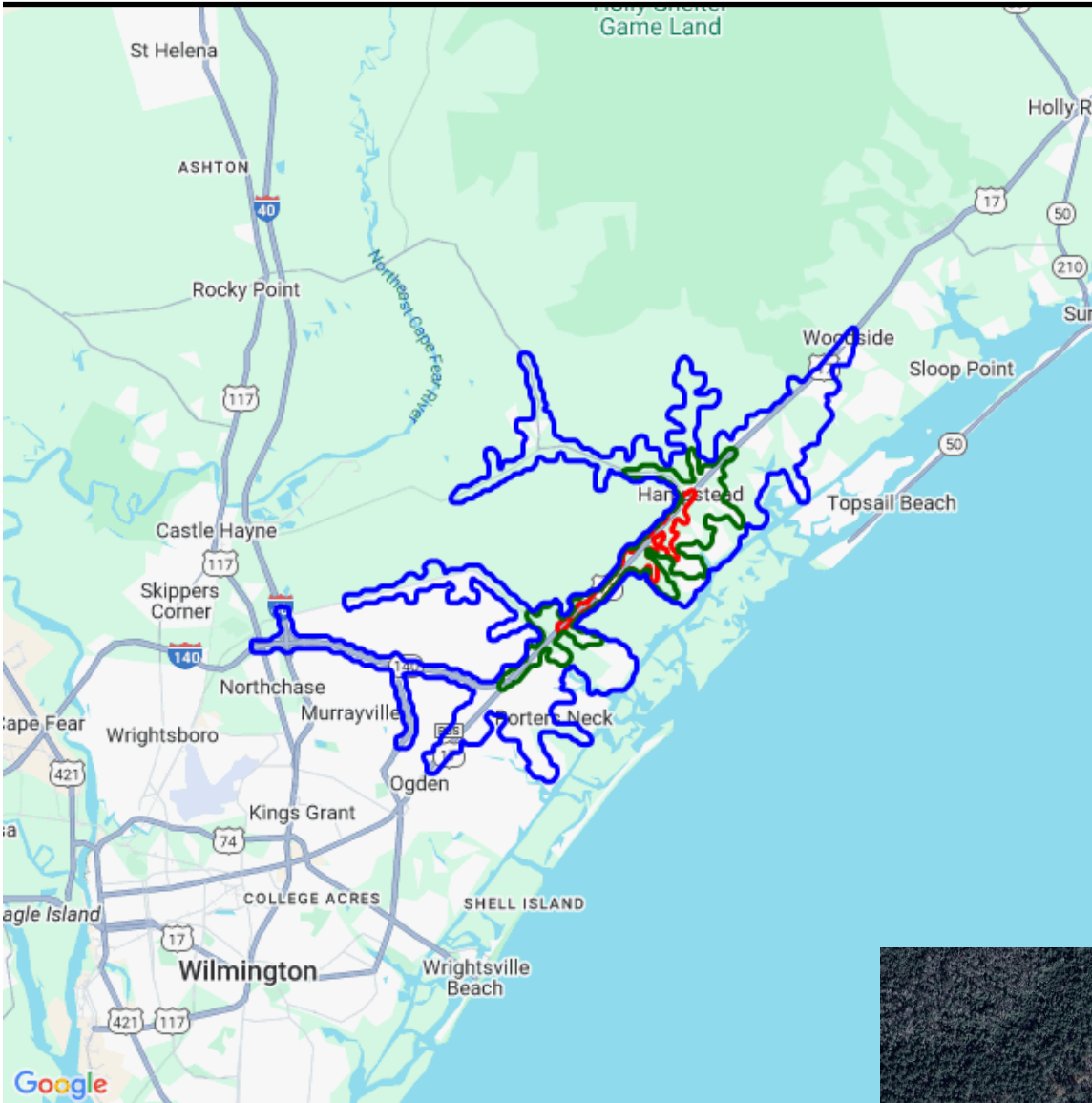
13011 Us Highway 17



Carolina Commercial Investment Properties, LLC

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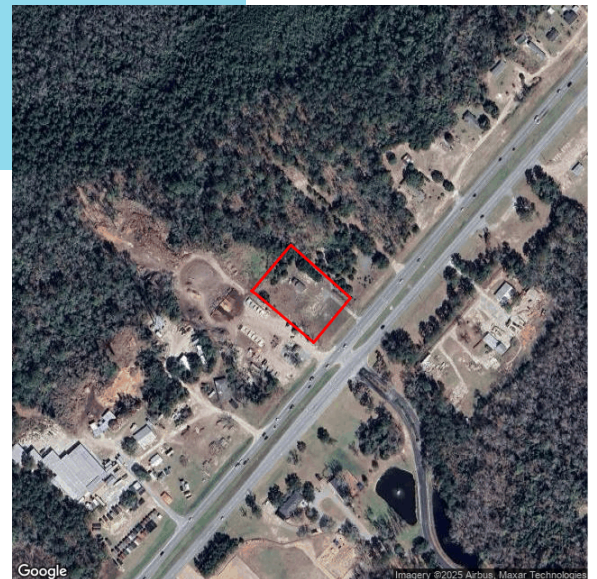
Demographic Report



13011 Us Highway 17

Population

Distance	Male	Female	Total
3- Minute	125	125	250
5- Minute	1,387	1,416	2,803
10 Minute	7,176	7,349	14,525

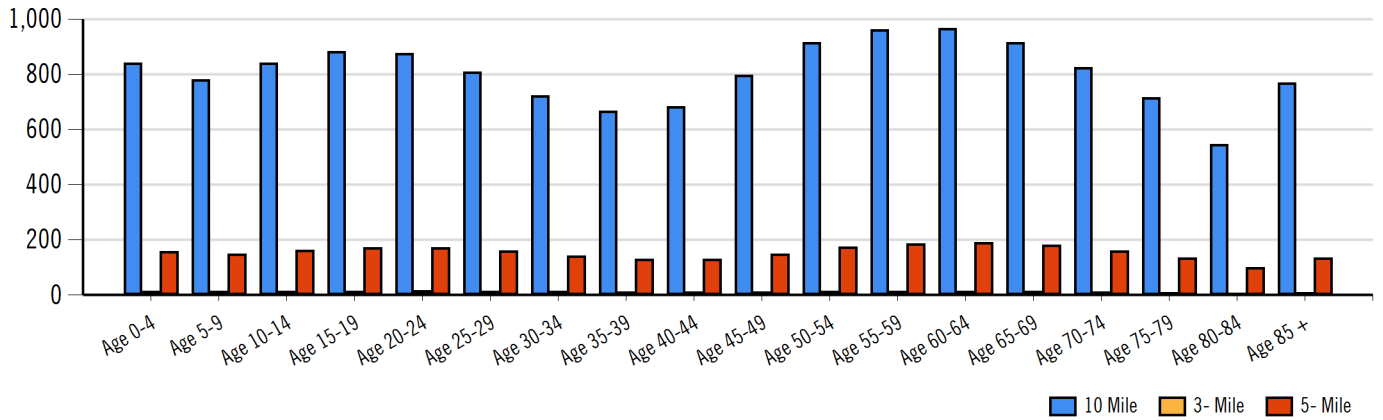


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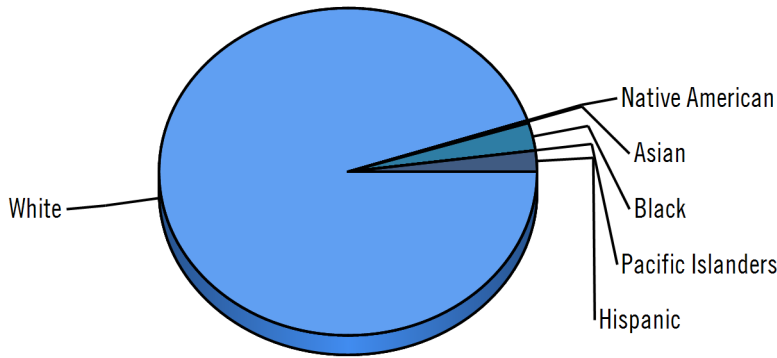


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Population by Distance and Age (2020)



Ethnicity within 5 Minute



■ White
 ■ Native American
 ■ Asian
 ■ Black
 ■ Pacific Islanders
 ■ Hispanic

Home Ownership 3 Minute



Home Ownership 5 Minute



Home Ownership 10 Minute



Employment by Distance

Distance	Employed	Unemployed	Unemployment Rate
3-Minute	110	6	0.21 %
5-Minute	1,209	71	0.94 %
10-Minute	6,500	289	1.36 %



13011 Us Highway 17



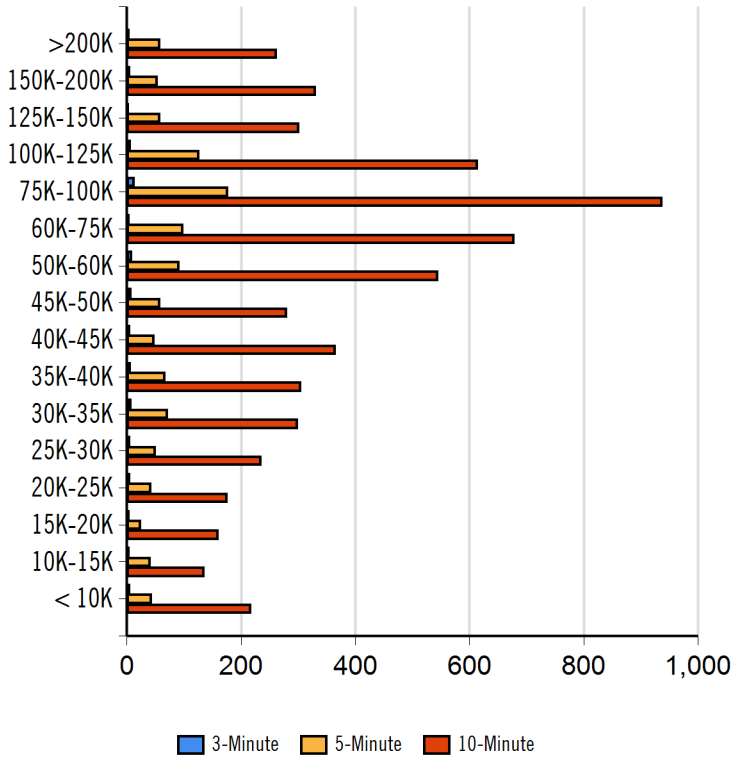
Carolina Commercial Investment Properties, LLC

3808 Park Ave. Ste. 220 Wilmington, NC 28403 | 910-297-9572

Labor & Income

	Agriculture	Mining	Construction	Manufacturing	Wholesale	Retail	Transportation	Information	Professional	Utility	Hospitality	Pub-Admin	Other
3-Minute	1	0	20	17	1	11	7	4	9	16	6	0	14
5-Minute	3	0	144	206	27	104	80	46	122	206	82	17	128
10-Minute	60	1	734	705	208	714	288	165	798	1,279	549	243	553

Household Income



Radius	Median Household Income
3-Minute	\$51,270.50
10-Minute	\$66,090.19
5-Minute	\$68,750.67

Radius	Average Household Income
3-Minute	\$66,259.50
10-Minute	\$70,657.63
5-Minute	\$75,488.00

Radius	Aggregate Household Income
3-Minute	\$6,561,357.16
5-Minute	\$87,632,257.09
10-Minute	\$460,104,892.42

Education

	3-Minute	5-Minute	10-Minute
Pop > 25	173	1,986	10,302
High School Grad	49	544	2,606
Some College	45	512	2,499
Associates	13	160	909
Bachelors	33	434	2,469
Masters	8	105	587
Prof. Degree	3	33	217
Doctorate	1	21	79

Tapestry

	3-Minute	5-Minute	10-Minute
Vacant Ready For Rent	3 %	10 %	24 %
Teen's	3 %	15 %	28 %
Expensive Homes	0 %	3 %	21 %
Mobile Homes	10 %	36 %	63 %
New Homes	8 %	37 %	80 %
New Households	3 %	12 %	24 %
Military Households	3 %	12 %	22 %
Households with 4+ Cars	4 %	17 %	28 %
Public Transportation Users	0 %	1 %	1 %
Young Wealthy Households	0 %	0 %	0 %

This Tapestry information compares this selected market against the average. If a tapestry is over 100% it is above average for that statistic. If a tapestry is under 100% it is below average.



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Expenditures

	3-Minute	%	5-Minute	%	10-Minute	%
Total Expenditures	4,634,943		56,391,988		298,429,231	
Average annual household	47,608		50,343		48,849	
Food	6,236	13.10 %	6,498	12.91 %	6,335	12.97 %
Food at home	4,101		4,214		4,137	
Cereals and bakery products	582		599		587	
Cereals and cereal products	207		213		209	
Bakery products	374		386		377	
Meats poultry fish and eggs	829		837		827	
Beef	196		196		193	
Pork	149		150		150	
Poultry	156		156		155	
Fish and seafood	133		135		131	
Eggs	66		68		67	
Dairy products	412		426		414	
Fruits and vegetables	822		857		837	
Fresh fruits	119		126		123	
Processed vegetables	159		164		161	
Sugar and other sweets	152		156		153	
Fats and oils	131		134		132	
Miscellaneous foods	770		792		779	
Nonalcoholic beverages	352		357		353	
Food away from home	2,135		2,284		2,198	
Alcoholic beverages	332		369		351	
Housing	17,227	36.19 %	18,019	35.79 %	17,629	36.09 %
Shelter	10,401		10,877		10,653	
Owned dwellings	6,179		6,636		6,416	
Mortgage interest and charges	3,057		3,343		3,216	
Property taxes	2,098		2,236		2,156	
Maintenance repairs	1,023		1,057		1,043	
Rented dwellings	3,384		3,342		3,390	
Other lodging	838		898		846	
Utilities fuels	4,082		4,223		4,170	
Natural gas	386		397		390	
Electricity	1,636		1,675		1,661	
Fuel oil	157		167		161	
Telephone services	1,264		1,316		1,301	
Water and other public services	638		667		655	
Household operations	1,157	2.43 %	1,239	2.46 %	1,194	2.44 %
Personal services	320		357		337	
Other household expenses	837		882		857	
Housekeeping supplies	593		601		587	
Laundry and cleaning supplies	160		162		158	
Other household products	345		353		344	
Postage and stationery	87		85		84	
Household furnishings	993		1,077		1,024	
Household textiles	72		79		74	
Furniture	217		236		219	
Floor coverings	26		27		26	
Major appliances	134		147		146	
Small appliances	91		92		89	
Miscellaneous	451		494		468	
Apparel and services	1,271	2.67 %	1,318	2.62 %	1,263	2.59 %
Men and boys	249		258		240	
Men 16 and over	206		216		200	
Boys 2 to 15	43		42		40	
Women and girls	464		477		462	

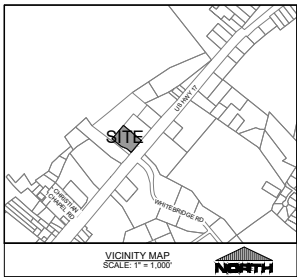
Carolina Commercial Investment Properties, LLC		3808 Park Ave. Ste. 220 Wilmington, NC 28403 910-297-9572	
Women 16 and over	391	402	388
Girls 2 to 15	73	75	73
Children under 2	90	89	89

Expenditures (Continued)

	3-Minute	%	5-Minute	%	10-Minute	%
Total Expenditures	4,634,943		56,391,988		298,429,231	
Average annual household	47,608		50,343		48,849	
Transportation	6,488	13.63 %	6,907	13.72 %	6,708	13.73 %
Vehicle purchases	1,496		1,625		1,544	
Cars and trucks new	778		836		808	
Cars and trucks used	681		744		693	
Gasoline and motor oil	2,068		2,172		2,144	
Other vehicle expenses	2,469		2,624		2,559	
Vehicle finance charges	161		182		177	
Maintenance and repairs	861		902		881	
Vehicle insurance	1,139		1,212		1,187	
Vehicle rental leases	306		326		312	
Public transportation	454		484		459	
Health care	3,706	7.78 %	3,934	7.81 %	3,843	7.87 %
Health insurance	2,457		2,576		2,526	
Medical services	752		835		803	
Drugs	376		394		390	
Medical supplies	121		127		123	
Entertainment	2,786	5.85 %	3,001	5.96 %	2,903	5.94 %
Fees and admissions	528		578		547	
Television radios	1,006		1,056		1,042	
Pets toys	1,020		1,093		1,055	
Personal care products	613		648		624	
Reading	55		57		54	
Education	1,251		1,286		1,200	
Tobacco products	401		398		403	
Miscellaneous	788	1.66 %	819	1.63 %	814	1.67 %
Cash contributions	1,319		1,397		1,371	
Personal insurance	5,132		5,687		5,344	
Life and other personal insurance	160		180		171	
Pensions and Social Security	4,972		5,507		5,172	

Distance	Year	Estimated Households			Housing Occupied By		Housing Occupancy		
		Projection	2018	Change	1 Person	Family	Owner	Renter	Vacant
3-Minute	2020	101	80	1.85 %	19	77	85	16	14
5-Minute	2020	1,141	910	25.55 %	222	871	977	164	139
10-Minute	2020	6,020	4,909	112.30 %	1,301	4,414	4,854	1,166	959
3-Minute	2023	104	80	2.15 %	20	80	88	16	16
5-Minute	2023	1,169	910	28.86 %	227	893	1,010	159	172
10-Minute	2023	6,107	4,909	123.25 %	1,319	4,477	4,985	1,122	1,201

EXHIBIT A



SITE DATA TABULATION

PROJECT ADDRESS: 13011 US HWY 17
HAMPSSTEAD, NC 28443

PARCEL ID: 3282-20-7826-0000

MAP BOOK / PAGE: MB 73 / PG 94 (LOT BR2)

PROPERTY OWNER: ROYAL LAND HOLDINGS, LLC
2201 BURNETT BLVD
WILMINGTON, NC 28401

CURRENT ZONING: GB (GENERAL BUSINESS)
IT (INDUSTRIAL TRANSITIONAL)

TOTAL SITE AREA: ±2.68 ACRES OR 116.655 SF

FLOOD INFORMATION: THIS SITE IS NOT LOCATED IN A SPECIAL FLOOD HAZARD AREA AS DETERMINED BY FEMA FLOOD PANEL 3720328200J, DATED FEBRUARY 16, 2007

BUILDING DATA

PROPOSED USE: LIGHT INDUSTRIAL (NAICS 238)
RETAIL (NAICS 441-454)
OFFICE (NAICS 52-56)

NUMBER OF BUILDINGS: 2

MAXIMUM ALLOWABLE BUILDING HEIGHT: 40'

PROPOSED BUILDING HEIGHT: 40'

TOTAL BUILDING AREA (FOOTPRINT): 21,000 SF

BUILDING LOT COVERAGE: 18% (21,000 / 116,655)

DISTURBED AREA: ±2.6 AC

DIMENSIONAL REQUIREMENTS GB / IT

	REQUIRED
FRONT SETBACK:	25'
SIDE SETBACK:	10'
REAR SETBACK:	10'
BUILDING SEPARATION:	20'

PARKING STANDARDS

STANDARD	
LIGHT INDUSTRIAL:	1 SPACE PER 1,000 SF
RETAIL:	1 SPACE PER 225 SF
REQUIRED	
LIGHT INDUSTRIAL:	10 SPACES (10,000 SF / 1,000)
RETAIL:	98 SPACES (22,000 SF / 225)
	108 SPACES TOTAL
PROVIDED:	108 SPACES* (INCLUDING 8 ADA SPACES)

STORMWATER NOTES

1. STORMWATER MANAGEMENT WILL BE DESIGNED IN ACCORDANCE WITH STATE AND PENDER COUNTY STANDARDS.
2. FULL PERMIT'S APPROVALS TO BE PROVIDED TO PENDER COUNTY WHEN RECEIVED.
3. STORMWATER WILL BE HANDLED OFFSITE IN A MASTER STORMWATER POND.

UTILITY NOTES

1. ALL WATER SERVICES WILL BE COORDINATED WITH PENDER COUNTY ENGINEERING AND PROVIDED BY PENDER COUNTY UTILITIES.
2. ALL SEWER SERVICES WILL BE PROVIDED BY PLURIS HAMPSSTEAD.
3. HYDRANTS WILL BE PROVIDED PER PENDER COUNTY EMERGENCY MANAGEMENT REQUIREMENTS.

GENERAL NOTES

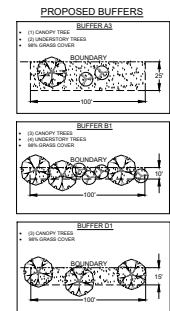
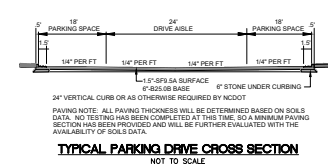
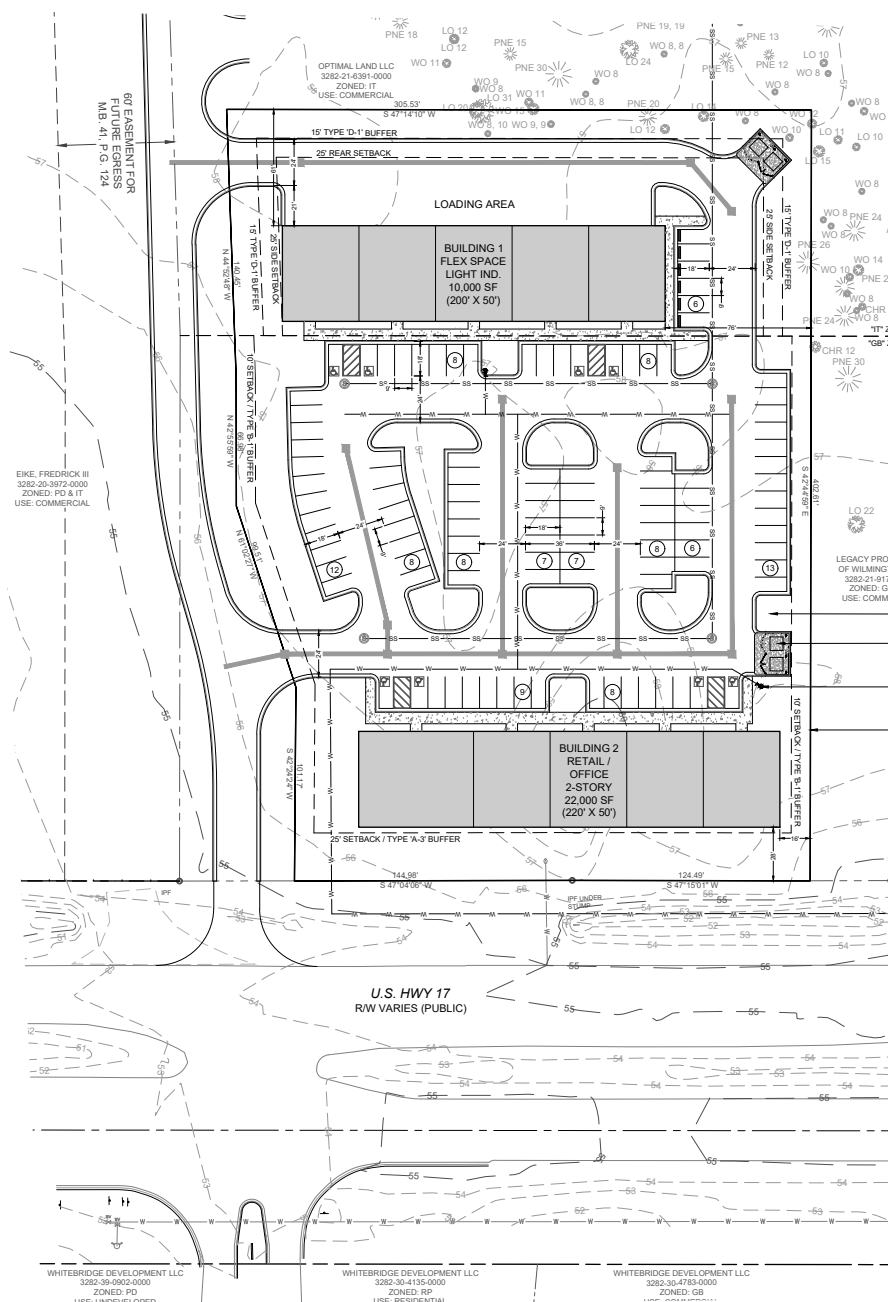
1. NO KNOWN HISTORIC OR ARCHEOLOGICAL SITES EXIST ON THE SUBJECT PARCEL.
2. DUMPSTER MUST BE SCREENED FROM VIEW WITH THE USE OF EITHER A SOLID OPAQUE FENCE OR MASONRY WALL WITH A MINIMUM HEIGHT OF 6' OR A SOLID EVERGREEN HEDGE WITH A MINIMUM MATURITY HEIGHT OF 6 FEET.
3. BUFFERS AND PARKING LOT LANDSCAPING SHALL BE PROVIDED IN ACCORDANCE WITH SECTION 8.3 OF THE PENDER COUNTY UDO.

TRIP GENERATION

LAND USE	AM TRIPS	PM TRIPS	DAILY
STRIP RETAIL PLAZA (822)	48	136	1,158
SPECIALTY TRADE CONTRACTOR (180)	17	29	100
TOTAL:	65	165	1,258

DS
DU

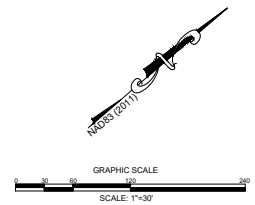
DS
KH



- LANDSCAPE ISLAND, TYP.
- PROPOSED DUMPSTER W/ ENCLOSURE
- PROPOSED FIRE HYDRANT, TYP.
- PARCEL BOUNDARY

LEGEND

IRON PIPE FOUND	○ 12"
IRON ROD FOUND	○ 1/2"
IRON ROD SET	○ 1/2"
PK NAIL FOUND	● 1/2"
PK NAIL SET	● 1/2"
NCDOT RIGHT OF WAY DISC	□ 1/4" DIA.
COMPUTED POINT	○ 1/4"
BOUNDARY LINE	---
ADJOINING BOUNDARY LINE	- - - -
RIGHT OF WAY	---
CONTOUR LINE	--- 55' ---
WATER LINE	W - W
SEWER LINE	S - S
FORCE MAIN	FM - FM
STORM PIPE	---



PRELIMINARY DESIGN - NOT RELEASED FOR CONSTRUCTION

REVISIONS	CLIENT INFORMATION
	<p>PARAMOUNT ENGINEERING 122 Carraway Drive Wilmington, North Carolina 28403 (910) 791-5707 (O) (910) 791-6766 (F) NC License #: C-2841</p>
	<p>SITE PLAN HAMPSSTEAD COMMERCIAL 13011 US HWY 17 HAMPSSTEAD, NC 28443</p>
	<p>PROJECT STATUS CONCEPTUAL PLANNING PRELIMINARY DESIGN FINAL DESIGN/PERMIT</p> <p>DRAWING INFORMATION DRAWN BY: [] CHECKED BY: [] DATE: [] SCALE: AS SHOWN SHEET NO. [] OF []</p>
	<p>SEAL</p> <p>C-2.0</p> <p>PEI JOB#: 24300.PE</p>