



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

359 NORTH FRONT STREET
P.O. BOX 215
WILMINGTON, NC 28402
910/251-2211 FAX: 910/251-2218

FOR SALE

HIGHWAY 17 LAND

HAMPSTEAD/SURF CITY AREA



22550 HIGHWAY 17
HAMPSTEAD, NORTH CAROLINA

This high visibility corner lot offers 2.6 acres on Highway 17 near the Harris Teeter Shopping Center and Lowes Home Improvement. Currently zoned residential, it could potentially be rezoned to business and/or annexed into the Town of Surf City.

CALL
LAURENCE NADEAU
(910) 515-3622

Commercial & Investment Real Estate Specialists

email: info@creativecommercial.biz
www.creativecommercial.biz



22550 HIGHWAY 17

THE LOT

- 2.6 Acres
- 242' Frontage On Highway 17
- 320' Depth With Frontage On Groves Point Road
- Zoned Residential Performance (RP)
- Potential To Become A Business Location Via Pender County Rezoning Or Surf City Annexation
- Very Close To Surf City Town Limits And Municipal Sewer
- Wooded Lot
- Deed Reference: 1091/109
- Tax PIN: 4215-67-9491-0000 And 4215-77-0227-0000
- Water - Pender Utilities

THE OFFERING

\$435,000



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 35,000 Cars Per Day (2017)
- Nearby Businesses: Harris Teeter Shopping Center, Lowes Home Improvement, Davita And Bojangles'

CREATIVE COMMERCIAL PROPERTIES, INC.

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Individual
Members

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Creative Commercial Properties, Inc. reasonably believes the information in this brochure is fairly and accurately stated. However, any prospective purchaser is urged to independently confirm its accuracy and completeness.

