

25488 US HWY 17 N

HAMPSTEAD, NC 28433

PREMIER MULTI PARCEL DEVELOPMENT OPPORTUNITY

31.28 AC

US HWY 17

SHEPARDS RD



**LEE &
ASSOCIATES**

COMMERCIAL REAL ESTATE SERVICES
RALEIGH • DURHAM • WILMINGTON

LUKE MELLO

lmello@lee-associates.com

O 910.800.2260

C 910.945.9755

DAN KOELLER

dkoeller@lee-associates.com

O 919.591.2274

C 919.349.7857

PROPERTY OVERVIEW



SALE DESCRIPTION

This exceptional multi-parcel assemblage at 25488 US Highway 17 N., Hampstead, NC of approximately 31.28 AC consists of seven contiguous parcels being offered as a single development opportunity. Featuring a combination of cleared land and wooded acreage, the property provides an excellent foundation for a master-planned industrial or flex business park. With appropriate rezoning, the site's highest and best use includes industrial warehouses, flex space, contractor yards, office/warehouse buildings, light manufacturing, distribution, equipment storage, and commercial service businesses.

As industrial inventory remains limited throughout southeastern North Carolina, this offering presents a rare opportunity for developers and investors to create a premier business park in one of the region's strongest growth corridors.

HIGHLIGHTS

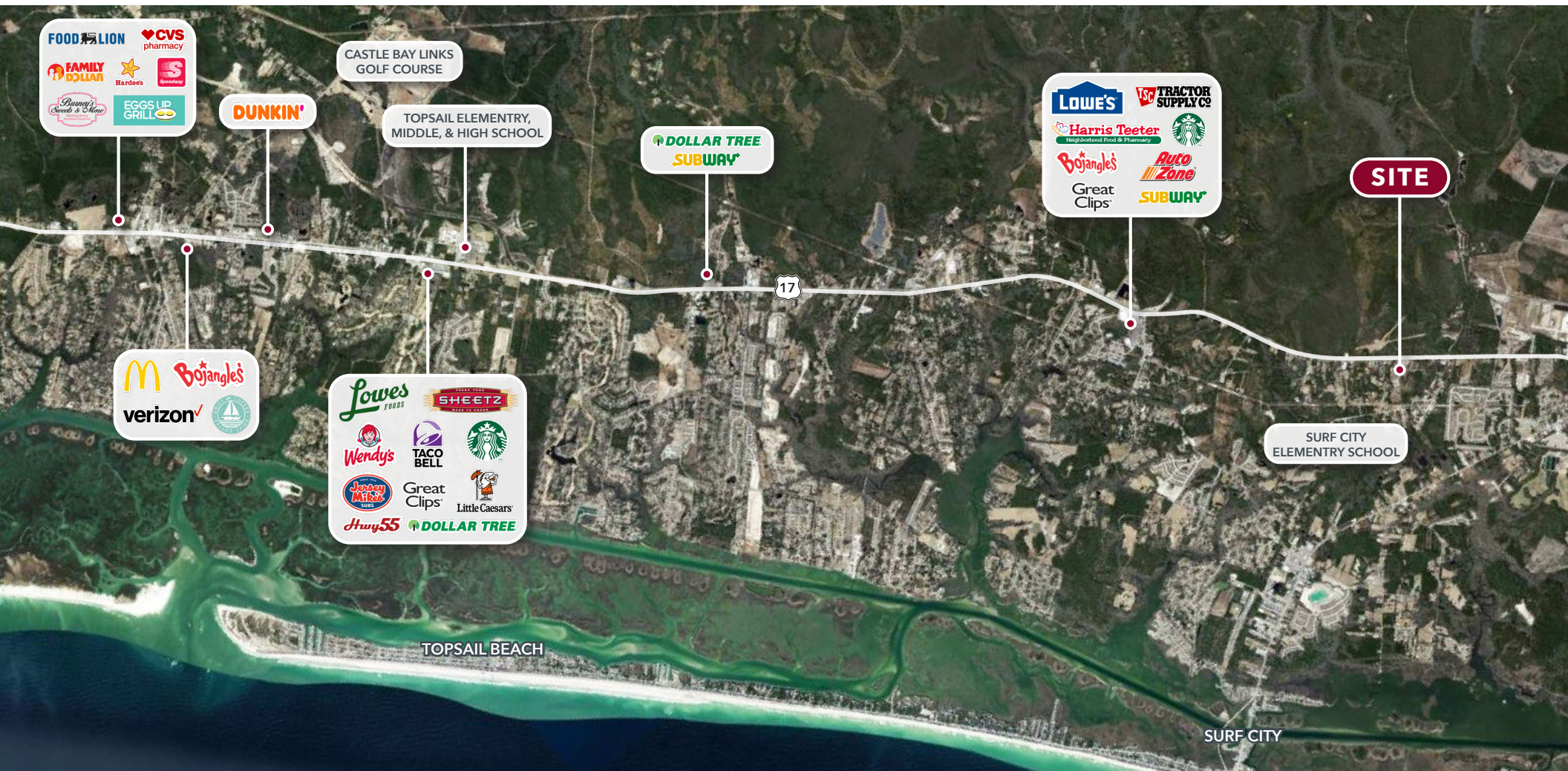
- » Prime US Highway 17 frontage providing outstanding visibility and direct access along one of southeastern North Carolina's primary transportation corridors.
- » Ideal industrial/flex redevelopment opportunity with significant upside through rezoning and master-planned business park development.
- » Multi-parcel assemblage offering flexibility for phased development, multiple buildings, or subdivision opportunities.
- » Located in one of North Carolina's fastest-growing markets, serving Wilmington, Hampstead, Surf City, and Jacksonville with increasing demand for industrial and contractor space.
- » Existing cleared areas reduce initial site preparation costs and provide a head start for future development.
- » Sale Price: \$3,950,000

CONCEPT RENDERING



*RENDERING IS CONCEPTUAL AND FOR ILLUSTRATIVE PURPOSES ONLY.

SURROUNDING AREA



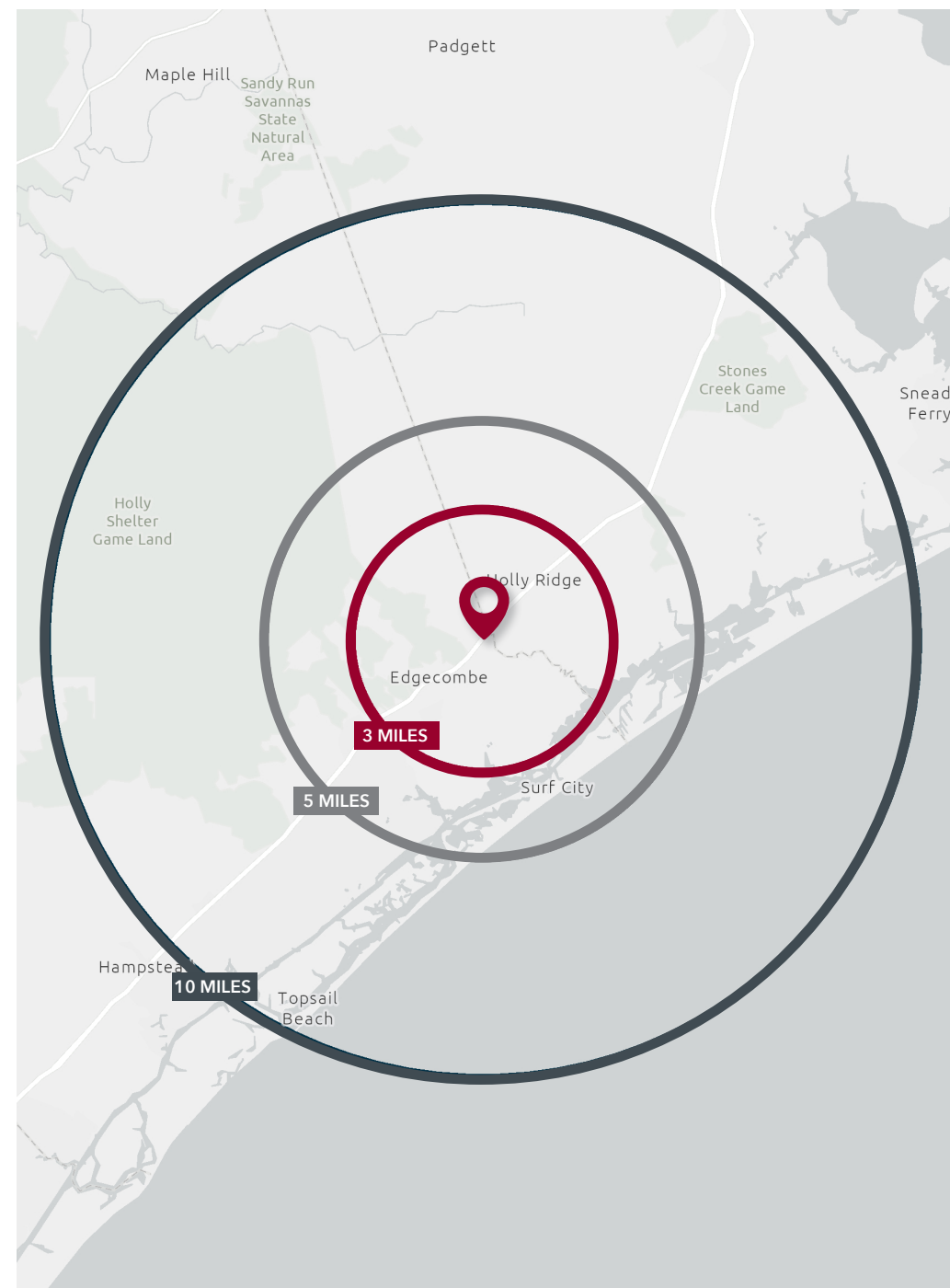
Strategically located along the rapidly expanding US Highway 17 corridor in Hampstead, NC, this property offers exceptional access between Wilmington and Jacksonville in one of southeastern North Carolina's fastest growing commercial markets. The site is in close proximity to Porters Neck, Downtown Wilmington, Wilmington International Airport (ILM), the Port of Wilmington, Jacksonville, and Topsail Island.

Surrounded by significant residential and commercial growth, the property is ideally positioned to serve the increasing demand for industrial, warehouse, flex, and contractor-oriented commercial development throughout the Cape Fear region.

SURF CITY	5.2 MILES/ 11 MIN
TOPSAIL BEACH	11 MILES/ 22 MIN
PORTERS NECK	19 MILES/ 27 MIN
JACKSONVILLE	23 MILES/ 27 MIN
WILMINGTON INTERNATIONAL AIRPORT	29 MILES/ 41 MIN
DOWNTOWN WILMINGTON	31 MILES/ 45 MIN
PORT OF WILMINGTON	38 MILES/ 49 MIN

DEMOGRAPHICS

	3 MILES	5 MILES	10 MILES
POPULATION (2026)	9,344	18,445	42,994
DAYTIME POPULATION	9,050	16,209	36,614
MEDIAN AGE	40.0	41.7	40.4
AVERAGE HOUSEHOLD INCOME	\$103,941	\$128,100	\$130,041
AVERAGE HOME VALUE	\$327,726	\$425,238	\$433,863



FOR MORE INFORMATION, CONTACT:

LUKE MELLO

lmello@lee-associates.com

O 910.800.2260

C 910.945.9755

DAN KOELLER

dkoeller@lee-associates.com

O 919.591.2274

C 919.349.7857



COMMERCIAL REAL ESTATE SERVICES
RALEIGH • DURHAM • WILMINGTON

6781 Parker Farm Dr., Ste 1B #140 | Wilmington, NC 28405 | 910.685.7800 | leewilmington.com

All information furnished regarding property for sale, rental or financing is from sources deemed reliable, but no warranty or representation is made to the accuracy thereof and same is submitted to errors, omissions, change of price, rental or other conditions prior to sale, lease or financing or withdrawal without notice. No liability of any kind is to be imposed on the broker herein.