

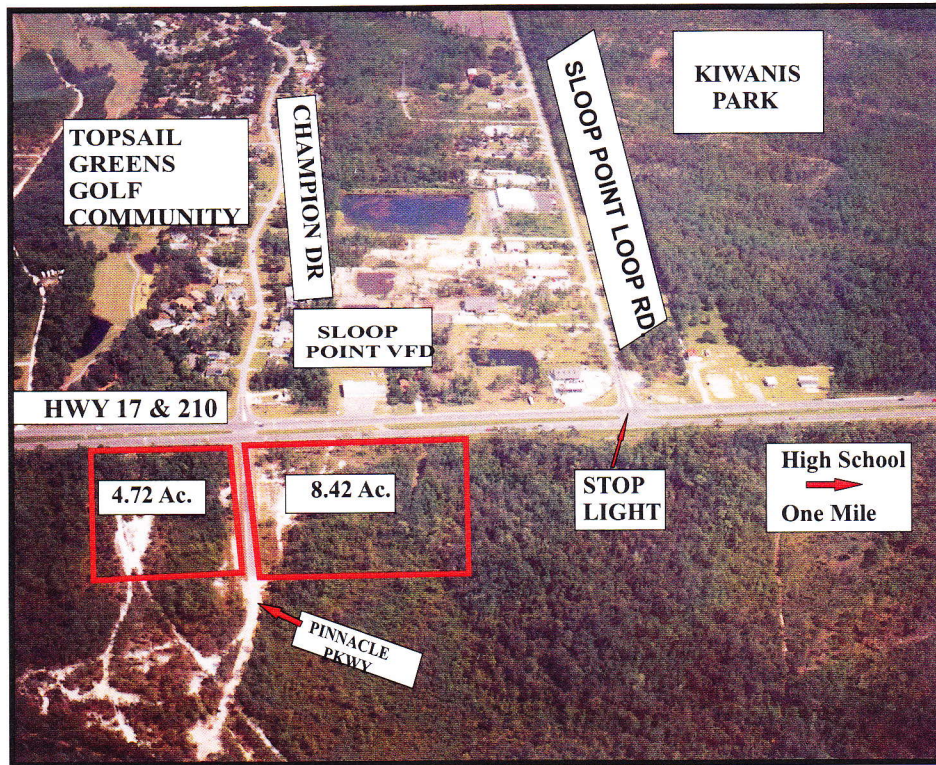


15894 HIGHWAY 17
P.O. BOX 56
HAMPSTEAD, NC 28443
910/270-5100 FAX: 910/270-5110

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

FOR SALE

HAMPSTEAD COMMERCIAL LOTS



Hwy 17/210 and Pinnacle Parkway

These two vacant lots are located across from Topsail Greens Golf Course and just north of the Sloop Point Loop Road stoplight. Zoned Planned Development (PD) both sites can accommodate a wide variety of business uses.

**CALL MIKE NADEAU
AT 910-270-5100**



Commercial & Investment Real Estate Specialists

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



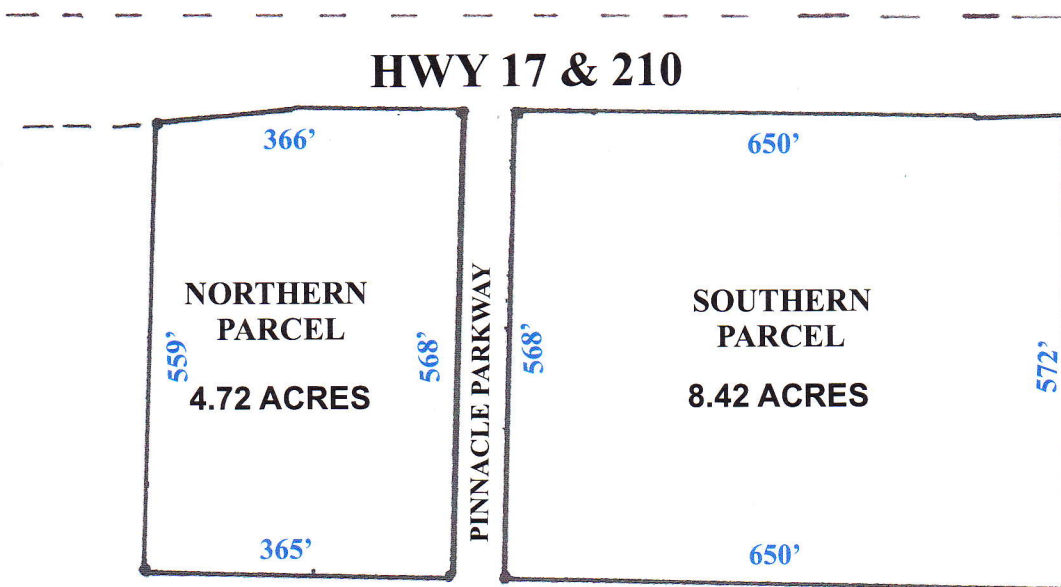
HWY 17/210 AND PINNACLE PARKWAY

NORTHERN PARCEL

- 4.72 Acres
- 366' Highway Frontage
- 568' Pinnacle Frontage
- Soil Survey Estimates ½ Acre of Potential 404 Wetlands
- Price \$506,000

SOUTHERN PARCEL

- 8.42 Acres
- 650' Highway Frontage
- 568' Pinnacle Frontage
- Soil Survey Estimates 2.5 Acres Are Potential 404 Wetlands
- Price \$708,000



GENERAL INFORMATION

- Planned Development (PD) Permits a Wide Variety of Office, Retail and Service Uses in addition to Residential and Mixed Use.
- County Water Available
- Located at Highway 17 Crossover Point
- Population of Eastern Pender County Projected To Double Between 2003 and 2020 (MPO Study)
- Legal: Map Book 32 Page 98
- Traffic Count 24,000 Cars/Day

CREATIVE COMMERCIAL PROPERTIES, INC.

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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.

