



15894 HIGHWAY 17  
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359 N. FRONT STREET  
P.O. BOX 215  
WILMINGTON, NC 28402  
910/251-2211 FAX: 910/251-2218

# FOR SALE

## EXCEPTIONAL RETIREMENT - RESIDENTIAL ACREAGE



### Scotts Hill Medical Drive

These 10 and 14 acre sites are situated in Northern New Hanover County between an approved 60 acre medical services project and a planned residential subdivision. Offering excellent access to Highway 17 and Interstate I-140, and municipal sewer and water, this buffered tract is well suited for retirement-residential development.

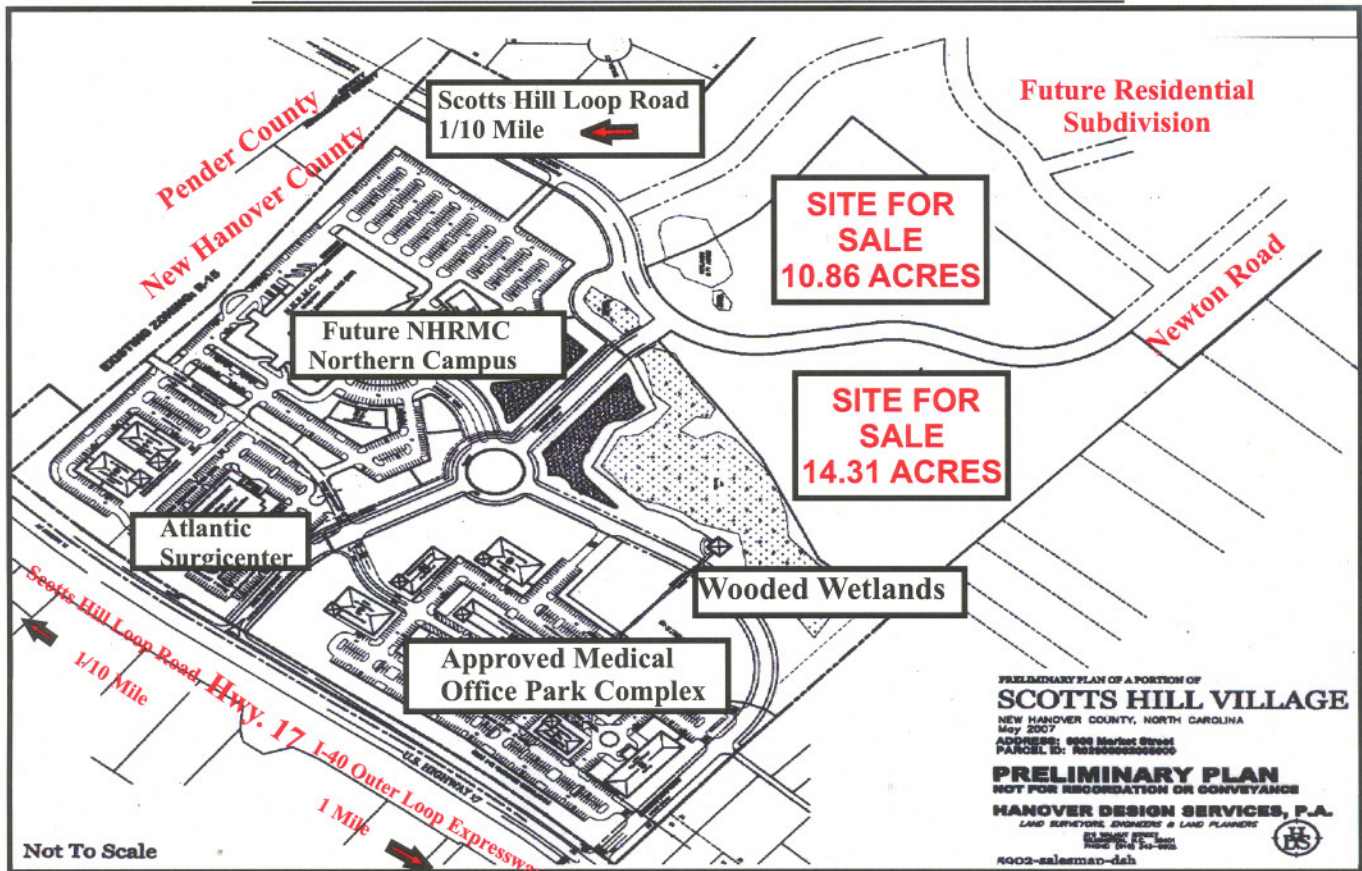
**CALL MIKE NADEAU, CCIM**

**Commercial & Investment Real Estate Specialists**

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# SCOTTS HILL MEDICAL DRIVE ACREAGE



- Atlantic Surgicenter, an Outpatient Surgical Facility Opened in the Fall of 2007
- Phase 1 Medical Offices (40,000+ Sq.Ft.) Scheduled for 2010 With 150,000 Sq. Ft. of Medical Offices and Associated Retail to Follow
- 26 Acres Was Purchased by New Hanover Regional Medical Center in June 2007 for Future Outpatient Services and a Satellite Hospital

- 10.86 Acre and 14.31 Acre Sites
- Currently Zoned R-15 Residential
- Municipal Water and Sewer Mains Adjacent

## THE OFFERINGS

10.86 Acres - \$2,400,000

14.31 Acres - \$3,360,000

### 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.

