



## LOT 11 HOWARDS LANDING ROAD, HAMPSTEAD, PENDER

**SOLD**

This beautiful naturally high land is situated in a prime Hampstead location near the Intracoastal Waterway, with no HOA, and it is not in a flood hazard zone. Prime for development at its highest and best use, Pender Co. RP zoning allows for the construction of one residential structure (Stick Built/Modular/Manufactured/Tiny Home) with an accessory dwelling, and possibly a townhouse/duplex with an accessory dwelling. The lots have just recently been surveyed so when you walk this land you will find the property lines easily identifiable and clearly marked. The approved 4br Septic Improvement Permit expired in early 2020 so prior to development, Pender Co. Environmental will need need to come back out to the site to evaluate for an updated permit. If you look closely at the aerial images, you will see how close this property actually is to the waterway. From this property you will be able to feel the sought after ocean breeze and if you build up high enough, potentially obtain a water view. Howards Channel/Topsail Creek leads directly out to the beautiful waterway at the most southern tip of South Topsail Island. This rare find is located on a wide, private tree lined street with a voluntary road maintenance agreement in place. The land provides for unrestricted, affordable country seaside living at its best positioned on a street that dead ends at the waterway, but also centrally located in the heart of Hampstead near what will be the Grandview Drive Interchange of the Wilmington/Hampstead Bypass. Situated in the highly sought after Pender County School district, you will find the best of both worlds on this land located approximately 6 mi. from the Public Boat Ramp, 6 mi. from Wilmington and NHRMC ED North, 15 mi. from Wrightsville Beach, 15 mi. from the Surf City Bridge, and 23 mi. from Camp Lejeune/New River Air Station. You may find the Wilmington/Hampstead Bypass, our areas largest DOT project underway, will positively impact travel to and from

### MORE DETAILS

**Address:**

Lot 11 Howards Landing Road  
Hampstead, NC 28443

**Acreage:** 0.5 acres

**County:** Pender

**GPS Location:**

34.367732 x -77.684373

**PRICE: \$50,000**