



**SLOOP POINT**  
*Loop*

TOPSAIL BEACH

INTRACOASTAL WATERWAY

±57 ACRE RESIDENTIAL DEVELOPMENT  
OPPORTUNITY WITH ICW FRONTAGE IN THRIVING  
HAMPSTEAD COMMUNITY - WILMINGTON MSA





**±57 ACRE RESIDENTIAL DEVELOPMENT OPPORTUNITY WITH ICW FRONTAGE IN THRIVING COASTAL COMMUNITY – WILMINGTON MSA**

Jones Lang LaSalle., a North Carolina licensed real estate broker (“JLL”), has been retained as the exclusive sales representative for Sloop Point Loop, a ±57 acre residential development opportunity in a rapidly developing corridor in Hampstead, NC with 1,950’ of intracoastal waterway frontage. Wyndwater, an adjacent master planned community by Caviness & Cates, LGI Homes & Robuck Homes is now completely sold out with homes priced in the \$400,000-\$625,000+ range. Approximately 7 miles away, the Salters Haven community has put 300+ lots under contract since May 2020, averaging 17 sales per month. Notably, the offering enjoys future private septic connectivity and capacity for up to 116 homes from adjacent Wyndwater Phase 5.

The Wilmington MSA housing market continues to climb as median sales prices are up 66% year-over-year (Realtor.com, 2022) and there is a need for residential houses in the market due to the macro trend of families leaving the northeast for warmer climates and a reduced cost of living. Additionally, the site very accessible being only 10 minutes away from Downtown Hampstead and 30 minutes to Downtown Wilmington and its International Airport. Employers also recognize the quality of life that the Wilmington MSA provides and several large corporations have established operations in the area. Notably: PPD (global HQ), Corning, Dell Laboratories, DAK Americas, IQVIA, GE/Hitachi Nuclear, Verizon, Live Oak Bank, Spectrum, and AAI Pharma.

**PROPERTY DETAILS**

<b>ADDRESS</b>	Sloop Point Loop Road, Hampstead, NC 28443
<b>NOTABLE FRONTAGE (APPROX.)</b>	250' Sloop Point Loop Rd 1,950' along ICW
<b>PENDER COUNTY PINS</b>	4213-58-8127-0000 4213-58-2232-0000 4213-58-4604-0000 4213-59-8136-0000 4213-58-4566-0000 4213-58-4783-0000 4213-59-9034-0000 4213-58-1037-0000 4213-58-5880-0000 4213-68-0916-0000 4213-57-0977-0000 4213-58-6777-0000 4213-68-0897-0000 4213-47-9970-0000 4213-58-7763-0000 4213-68-0794-0000 4213-47-8986-0000 4213-58-8764-0000 4213-68-0631-0000 4213-48-8005-0000 4213-58-8844-0000 4213-58-8590-0000 4213-48-8144-0000 4213-58-7971-0000 4213-58-7488-0000 4213-48-9230-0000 4213-58-6986-0000 4213-58-6570-0000 4213-58-0207-0000 4213-59-6178-0000 4213-58-5581-0000 4213-58-0386-0000 Part of pin: 4213-58-5404-0000 4213-58-1484-0000 4213-59-0181-0000 4213-58-4325-0000 4213-58-2469-0000 4213-58-3228-0000 4213-58-3526-0000
<b>GOVERNING AUTHORITY</b>	Pender County
<b>ACREAGE (APPROX.)</b>	±57 acres
<b>CURRENT USE</b>	Vacant
<b>ZONING</b>	RP – Residential Performance: 2-4 dwelling units per acre PD – Planned Development: Minimum lot size of 50'
<b>BY - RIGHT USES</b>	Residential: Maximum 4 units per acre
<b>UTILITIES</b>	Water access on Sloop Point Loop Road. Future private septic infrastructure available from nearby Wyndwater Phase 5 for 116 lots
<b>AVAILABILITY</b>	Available immediately
<b>PRICING</b>	Unpriced

<b>DEMOGRAPHICS</b>	<b>3 MILES</b>	<b>5 MILES</b>	<b>WILMINGTON MSA</b>
<b>2021 ESTIMATED POPULATION</b>	12,978	21,218	301,284
<b>2010 CENSUS POPULATION</b>	8,620	14,438	254,884
<b>HISTORICAL ANNUAL GROWTH 2010-2020</b>	3.7%	3.7%	1.8%
<b>MEDIAN AGE</b>	41.5	43.2	39.1
<b>AVERAGE FAMILY INCOME</b>	\$85,175	\$86,803	\$91,950
<b>COLLEGE DEGREE</b>	42.3%	41.7%	40.8%

Source: REGIS

**SINGLE FAMILY HOMES**  
\$450,000-\$825,000+

**WYNDWATER MPC**  
SINGLE FAMILY HOMES  
\$450,000-\$1,000,000+

**US 17**  
7 MINUTES

**DOWNTOWN WILMINGTON**  
30 MINUTES

INTRACOASTAL WATERWAY

ROBERTS RD

SLOOP POINT LOOP RD

1,550' ICW FRONTAGE



## SITE CONDITIONS AND ZONING

### WETLANDS & TOPOGRAPHY

On site topography provides for a well-landscaped single-family development. While not completely flat, light topographic changes will provide for scenic views, different vantage points on the property, and a strong general landscape for a single family development. The site slopes gently from west to east, with most of the topographic change near the intercoastal waterway, on unusable land. In addition, there is limited wetland acreage on the site, adjacent to the waterway (about 11.747 acres).

### LOW IMPACT ZONING (LID)

LID is the practice to design, construct, and maintain a development site to protect or restore the natural hydrology of the site so that the overall integrity of the watershed is protected. LID focuses on retaining stormwater on site and maximizing pollutant removal and infiltration of stormwater runoff through the execution of numerous integrated best management practices (BMPs).

### CURRENT ZONING

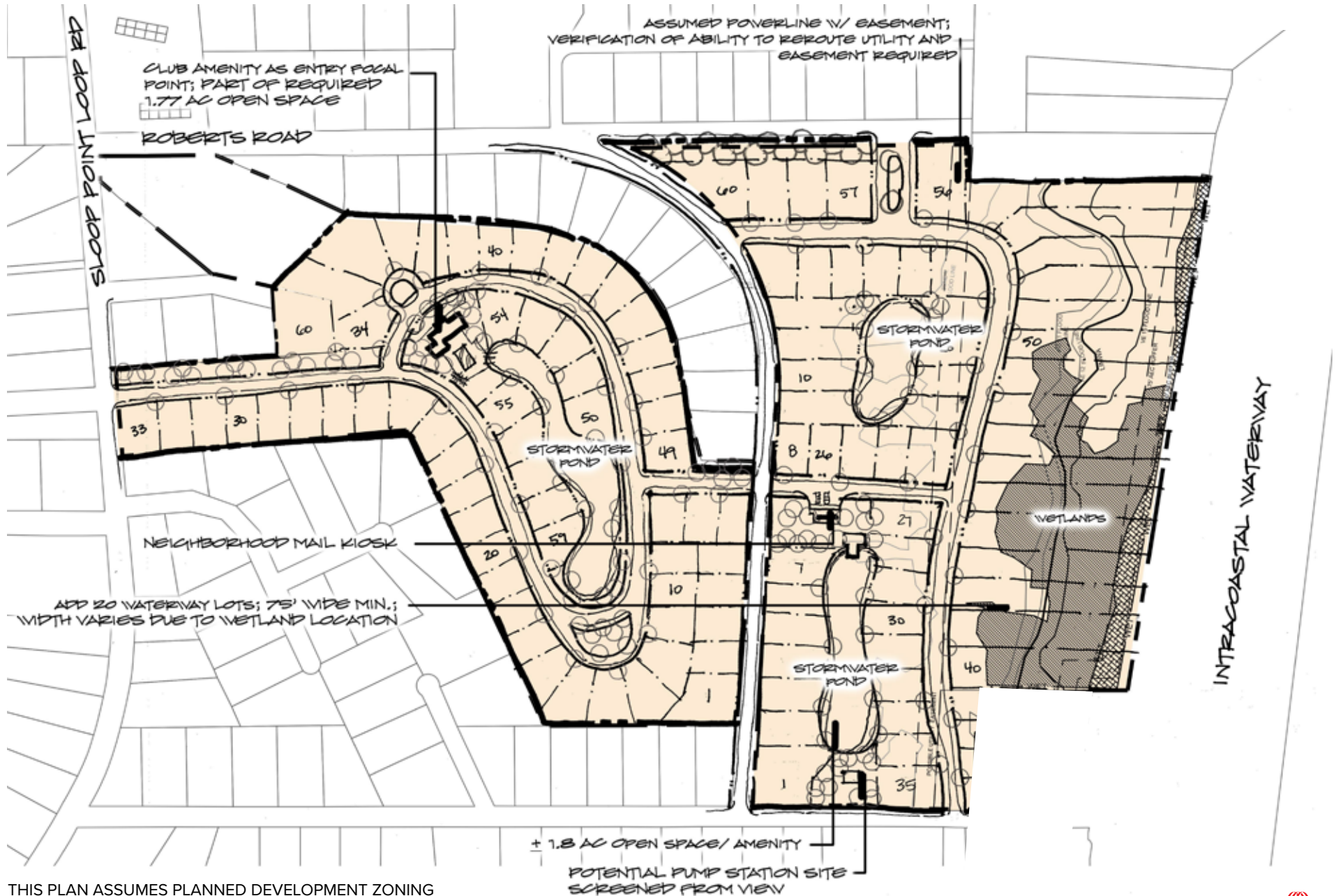
The site has two similar zoning designations per Pender County. The Residential Performance District (RP) is intended to allow a variety of residential uses and densities (2-4/DUA) and limited commercial activities. The Planned Development District (PD) allows projects of innovative design and layout that may not otherwise be permitted under the UDO due to the strict application of zoning district or general development standards. Maximum density is indicated at 3/DUA by the 'Coastal Residential' future land use designation.

# CONCEPTUAL LAND PLAN

116  
LOTS

±57  
ACRES

1,950'  
FEET OF ICW FRONTAGE



THIS PLAN ASSUMES PLANNED DEVELOPMENT ZONING

Source: Paramounte Engineering



**Waterfront Canal Marina Marinaview & Waterview**  
These homesites available for custom build

**Interior Homesites**

**Future Development**



# Master Plan

SALTERS HAVEN IS NOW SOLD OUT

THIS MAP IS FOR ILLUSTRATIVE PURPOSES ONLY AND IS UNSUITABLE FOR LEGAL, ENGINEERING, OR SURVEYING PURPOSES.



## GROWING DEMAND FOR COASTAL MASTER PLANNED COMMUNITIES

The master planned community model has continued to be successfully replicated in the Wilmington MSA. The adjacent 308 home Wyndwater community offers homes priced in the \$400-\$625k range with one future phase remaining.

Additionally, Salters Haven, approximately 7 miles away, began selling lots in May of 2020 and has already sold out, averaging 17+ sales a month. Lots are priced from \$100k-\$900k+ and the community includes 75 boat slips, a resort style pool and a coastal clubhouse.

**PUBLIX SHOPPING CENTER**  
12 MINUTES AWAY

# SLOOP POINT *Loop*



**BELVEDERE PLANTATION**  
\$180K-\$400K

**CASTLE BAY COMMUNITY**  
\$250K- 415K+

**TOPSAIL MIDDLE SCHOOL**  
9/10 RANKING FROM GREAT SCHOOLS

**WATERFRONT SINGLE FAMILY HOMES**  
\$398K-\$1.55M+

**HAMPSTEAD TOWNE CENTER**  
6 MINUTES AWAY  
LOWES FOOD, WILMINGTON HEALTH, DOLLAR TREE, HWY 55 BURGERS & FRIES, WENDY'S, & TACO BELL

**OLDE POINT**  
\$250K-\$400K+

**WATERFRONT SINGLE FAMILY HOMES**  
\$200K-\$1.25M+

NC-210 9,300 VPD

U.S. 17 43,500 VPD

U.S. 17 43,500 VPD

**HAMPSTEAD STATION**  
10 MINUTES AWAY  
FOOD LION, CVS, USPS, CALIBER CAR WASH, AXIS FITNESS + TRAINING, CHINA GARDEN, LOS PRIMOS MEXICAN

**SALTERS HAVEN**  
\$400K-\$600K

**WATERFRONT SINGLE FAMILY HOMES**  
\$525K-\$1.21M+

INTRACOASTAL WATERWAY  
TOPSAIL BEACH



# AREA AMENITIES



- Harris Teeter
- Publix
- Jersey Mike's
- Lowes Foods
- Food Lion
- Lowe's Home Improvement
- Camino Bar and Grill
- Jebby's







*location*  
**OVERVIEW**



WILMINGTON MSA POPULATION: 294,400

COST OF LIVING: 3% BELOW NATIONAL AVERAGE

#12 COAST OF DOING BUSINESS (FORBES 2019)

38.3% COLLEGE ATTAINMENT

#30 BEST PLACES FOR BUSINESS AND CAREERS (FORBES 2019)

#1 BEST STATE FOR BUSINESS (FORBES 2019)



U.S. COURTHOUSE



BATTLESHIP NORTH CAROLINA

## WILMINGTON MSA OVERVIEW

New Hanover County encompasses 199 square miles, most of which is occupied by the City of Wilmington. Wilmington is well located along the Cape Fear River which, in conjunction with its connection to the Atlantic Ocean, creates a natural seaport. The deep-water port has always been a major influence on the formation and evolution of the coast and particularly the city of Wilmington, some 30 miles upstream of the open ocean.

Wilmington has been coined North Carolina's "Gateway to the Global Economy" since colonial times. Today, Wilmington continues to attract talented individuals as a result of a business friendly local and state government, low cost of living, mild climate and high quality of life. The Wilmington area boasts a balanced economy anchored by diverse institutions including tourism, communications, banking, logistics, and higher education.

### POPULATION

Wilmington is the largest city in southeastern North Carolina and the eighth largest in the state. The Wilmington regional population includes New Hanover, Brunswick and Pender Counties. For the ten-year period from 2010 to 2020, Wilmington experienced a 18.34% population growth and the city ranked as the 221<sup>st</sup> largest metro area in the US in 2018.



## *population &* **DEMOGRAPHICS**

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301,753  
POPULATION (MSA)

38.6%  
COLLEGE DEGREE

\$99,147  
AVERAGE FAMILY INCOME



## ECONOMIC DRIVERS AND BUSINESS ENVIRONMENT

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### LOW TAX BURDEN

North Carolina's 2.5% corporate income tax rate is the lowest in the United States, a clear competitive advantage when competing for relocating and expanding businesses. North Carolina consistently ranks high in affordability and is consistently recognized as a "Best State for Business."

### AIRPORT

The Wilmington International Airport (ILM) is located four miles from downtown and serves over 1 million travelers a year. Commercial service is provided by American Airlines, Delta Air Lines, and United, with American Airlines, carrying the largest share of the airport's traffic.

### PORT OF WILMINGTON

The Port of Wilmington is strategically located on the East Coast of the United States within 700 miles of more than 70% of the U.S. industrial base. A channel-deepening project in the Cape Fear River has increased channel depth to 42 feet from the river's mouth to the State Port to accommodate larger ships. The port's capacity has recently tripled, due to the addition of four 100-foot container cranes and other container handling equipment and improvements to the dock infrastructure and terminal operating system in the first phase of Wilmington's container terminal expansion.

# RANKINGS

**NO. 1**

BEST AMERICAN  
RIVERFRONT

- USA TODAY

**NO. 2**

SMALL TOWNS PERFECT  
FOR A WINTER GETAWAY

- HOUSE METHOD

**NO. 3**

TOP DESTINATION ON  
THE RISE

- TRIP ADVISOR

**NO. 3**

BICYCLE FRIENDLY  
COMMUNITY IN NC

- LEAGUE OF AMERICAN BICYCLISTS

**NO. 8**

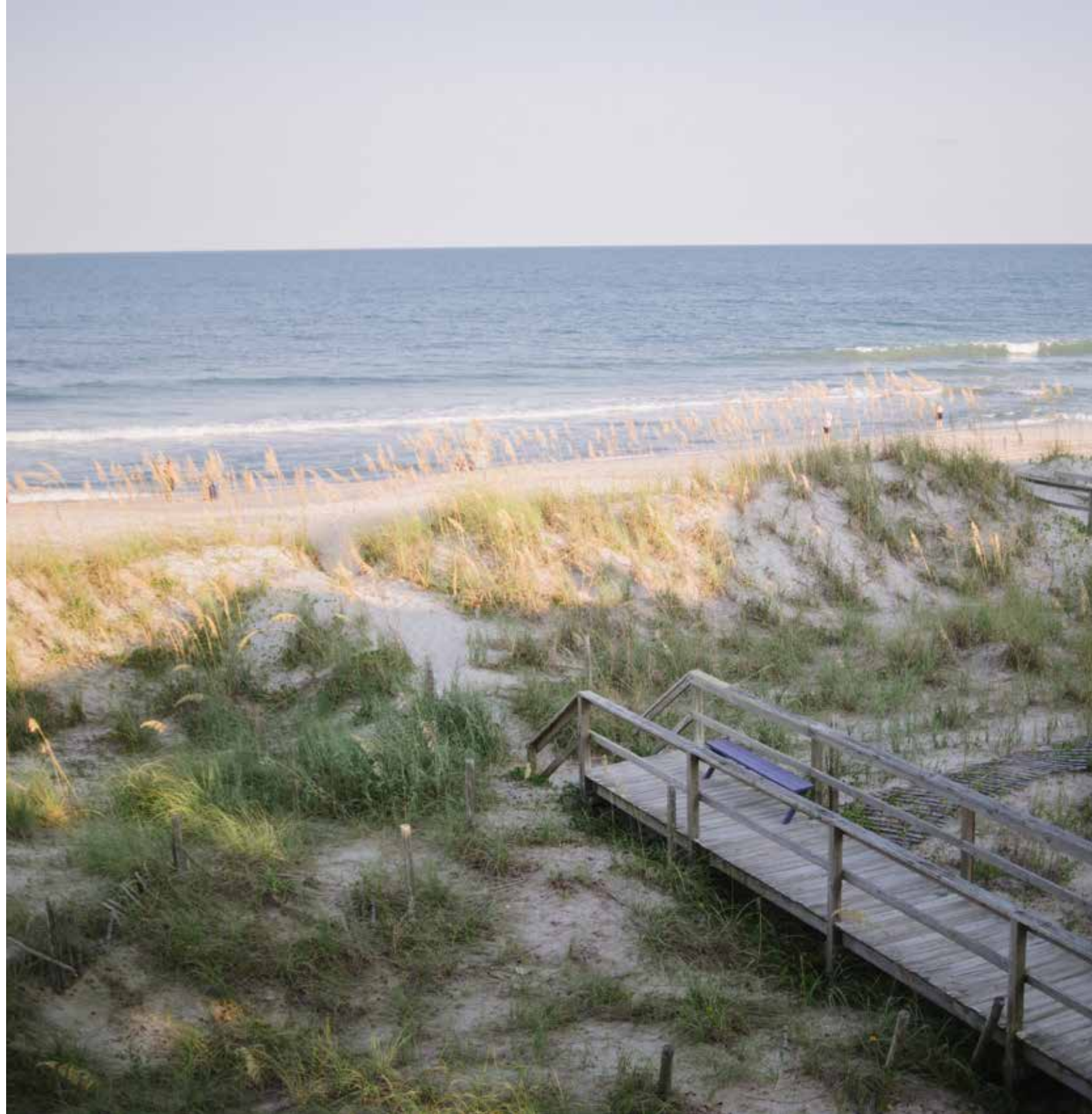
BEST CITY FOR  
TOURISTS

- VALUE PENGUIN

**NO. 8**

THE SOUTH'S BEST  
CITIES

- SOUTHERN LIVING







## TOP COMPANIES

WILMINGTON TOP EMPLOYERS		
COMPANY	PRODUCT/SERVICE	JOBS
New Hanover Regional Medical Center	Hospitals	7,000+
New Hanover County Public Schools	Education	3,500+
UNC-Wilmington	Education	1,000+
PPD Development, LLC	Pharma & Biotech	1,000+
New Hanover County	Government	1,000+
Mastec Services Company, Inc.	Infrastructure	1,000+
Cellco Partnership	Wireless	1,000+
Cape Fear Community College	Education	1,000+
City of Wilmington	Government	1,000+
Wal-Mart Associates, Inc.	Retail	500-999
Harris Teeter	Retail	500-999
Corning Incorporated	Manufacturing	500-999
Food Lion	Retail	500-999
Wha Medical Clinic	Health	500-999
Carolina Healthcare Associates	Health	500-999
General Electric Corp.	Manufacturing	500-999
GE Hitachi Nuclear Americas	Manufacturing	500-999
Global Nuclear Fuel Holdings Co.	Manufacturing	500-999
LMR, LLC	Business	500-999
Lowes Homes Centers	Trade	500-999

Source: N.C. Department of Commerce

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