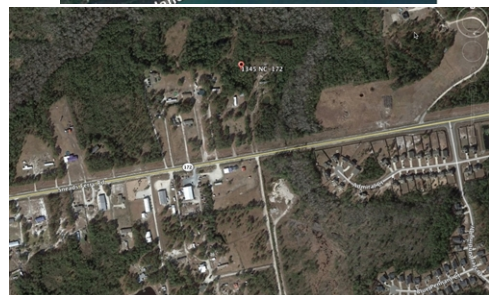


# Residential Development Land near N. Topsail and Camp Lejeune



**\$ 219,000**

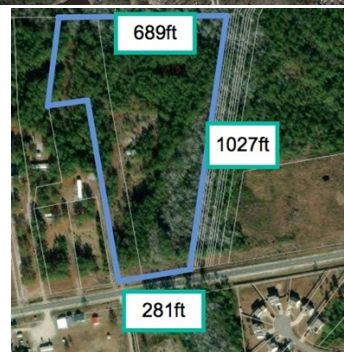


**1345 Highway 172, Sneads Ferry, NC 28460**

**WEB: [12acres172.IsForSale.com](http://12acres172.IsForSale.com)**

- » **MLS #:** 30040502
- » Land | Lot: 12.12 acres
- » Over 12 acres on Hwy 172- Zoning: R-30M
- » Perfect for small Residential Development
- » Water and Sewer located nearby on 172
- » 10 minute drive to Camp LeJeune
- » 10 minute drive to North Topsail Beach

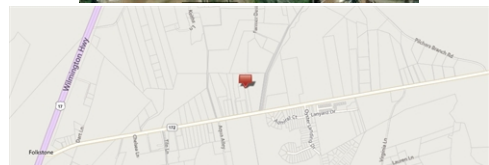
QR Code



**Kenneth Fisher**  
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<http://www.SENCcommercialRE.com>



**RE/MAX Essential**  
 1650 Military Cutoff Rd  
 Wilmington, NC 28403  
 (910) 772-2700



This 12.12 acre parcel on Highway 172 in Sneads Ferry is calling to be rezoned for medium-high density residential development. Current zoning allows for 12 (1) acre homesites, and R5 (max 10 units per acre) is just across the street. Call to discuss and for preliminary site plans. Highway 172 is the main road to the Sneads Ferry gate at Camp Lejeune, about a 10 minute drive. The perfect recreation destination, North Topsail Beach of course, is also just a 10 minute drive. Water and sewer are located just down Highway 172 at the Oyster Landing development, where homes are selling in the mid \$200k's on .33 acres. There is a mobile home with no value on the property. The parcel also features a pond.

