

26.

**Paul Parker**

**From:** David Williams [williamsd2@pender-county.com]  
**Sent:** Thursday, December 07, 2006 12:12 PM  
**To:** Paul Parker  
**Cc:** Glenda Pridgen  
**Subject:** Fw: Building at 15520 US Highway 17N. Hampstead  
**Follow Up Flag:** Follow up  
**Flag Status:** Red

Please put this item on the agenda for our first meeting in January.

Thanks,

DW

----- Original Message -----

**From:**  
**To:**  
**Sent:** Tuesday, December 05, 2006 8:21 AM  
**Subject:** Fwd: Building at 15520 US Highway 17N. Hampstead

12/18/2006

**Paul Parker**

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**From:** Myfrntprch@aol.com  
**Sent:** Sunday, December 03, 2006 5:01 PM  
**To:** D.Williams@Pender-County.com  
**Cc:** Cap3l@aol.com  
**Subject:** Building at 15520 US Highway 17N. Hampstead

*Dear Commissioner Williams,*

*Regarding our recent conversation about the possibility of the County leasing/buying the building located at 15520 US Hwy 17 N, Hampstead, currently occupied by My Front Porch gift shop, here is some pertinent information.*

*This building is free standing with approximately 2800 square feet of heated/air conditioned space and approximately 200 square feet of unheated/air conditioned space. The 200 square foot area could easily be converted to heated/air conditioned space.*

*There is currently one working handicapped accessible bathroom, with facilities intact to install another. There is a kitchen area which could be used as a conference/break room. There is sufficient parking.*

*Also, there is additional property on the south side of the building which could be used to construct an additional 800 square foot structure, if necessary at a later date.*

*If this is of interest, I think it best we meet at the property to discuss our options.*

*John Petty  
(910) 270-3502*

**Paul Parker**

**From:** Ren Holt [holtw@pender-county.com]  
**Sent:** Monday, December 11, 2006 3:44 PM  
**To:** 'Paul Parker'  
**Subject:** Building at 15520 US Highway 17N, Hampstead——Proposed office space  
**Follow Up Flag:** Follow up  
**Flag Status:** Red

Paul,

As per your request, I went to the referenced building and made the following observations:

- 1) Building is approximately 40' x 70' in size (approx 2800sf)
- 2) Building constructed on a concrete slab foundation with wood framing and wood truss Roof system that spans from exterior wall to exterior wall. All interior walls are partitions And were installed by the current owner to meet their needs. Original use was a pharmacy And was completely open inside.  
Exterior cladding is brick veneer.  
Shingle roof cover was installed 12/05 (new)
- 3) Interior layout is not conducive to meeting our needs without gutting and installing new Partition layout (ingress / egress accessibility, offices, lobby, bathrooms, access corridors, breakroom, conference room). Additional plumbing would be needed for the bathroom accommodations. Handicap issues also exist with existing layout that could be over come with new layout.
- 4) Current price for property approx. \$700,000.00, Expected lease rent for property approx. \$3,500.00 / mo.
- 5) Property has a merchants association that handles property maintenance (\$160.00 / mo.)
- 6) Property currently on private well and septic tank system. Public water is available but not hooked up at this time.
- 7) Available parking would accommodate approximately 20 cars at best without spill over onto other parking That accommodates the neighbors. Currently, the Hampstead office handles 30 to 35 cars on any given day or time period, not counting the Health Dept mobile tractor trailer unit that comes once or twice a week.
- 8) Traffic flow during the day is a monster at times and could be tedious getting in and out at this location.

This hits all the high spots unless you can think of something you need me to answer for you, if so, give me a yell !!!!!

Ren

12/13/2006