

COLDWELL BANKER SEA COAST ADVANTAGE

WILMINGTON, NC AREA

SURROUNDING TOWNS GUIDE

Beaches • Rivers • Small Towns • Big Opportunities



STEPHANIE VOGEL- 518-332-4659 - STEPHANIEVOGELSEACOASTREALTY.COM

Discover the coastal communities that fit your lifestyle.

THREE COUNTIES, ENDLESS POSSIBILITIES

In the City, or Around It?

Wilmington is the hub, but it's surrounded by towns that each offer their own trade-off between commute time, home price, lot size and lifestyle. Some buyers want to be minutes from downtown. Others want more land, a quieter pace, or to already be on the beach.

This guide covers eight towns and communities across New Hanover, Brunswick and Pender counties — each within about 45 minutes of downtown Wilmington.

8

Towns & Communities Covered

3

Counties: New Hanover,
Brunswick, Pender

1

Coastal Region, Many Ways to
Live In It

1

Explore the Towns

Get a feel for the character, commute and price point of each area.

2

Compare Trade-Offs

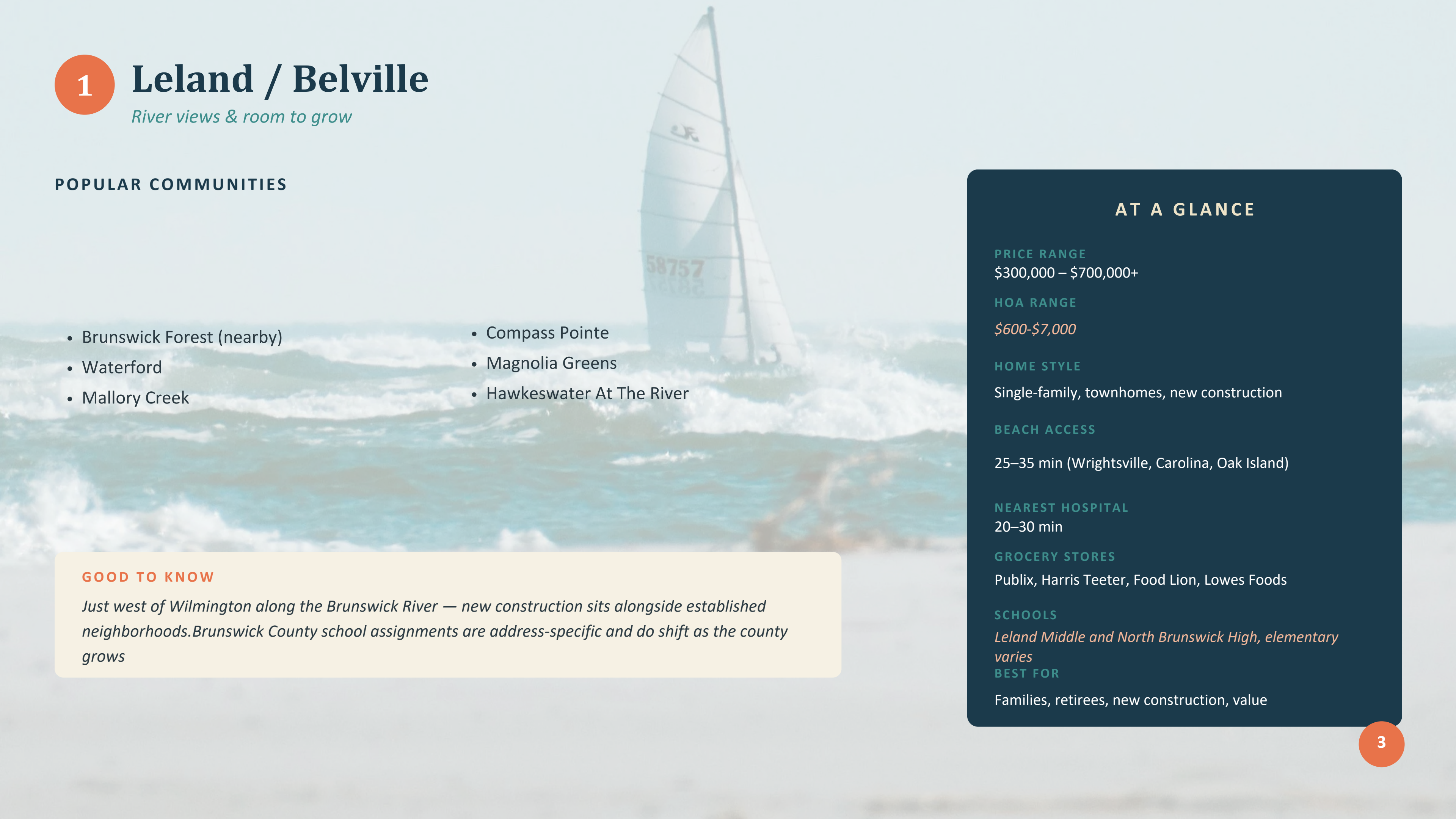
Weigh commute time against space, price and lifestyle.

3

Choose Your Home Base

Narrow to the town — then the community — that fits how you live.

Different towns. Same beautiful coast.



1 Leland / Belville

River views & room to grow

POPULAR COMMUNITIES

- Brunswick Forest (nearby)
- Waterford
- Mallory Creek
- Compass Pointe
- Magnolia Greens
- Hawkeswater At The River

GOOD TO KNOW

Just west of Wilmington along the Brunswick River — new construction sits alongside established neighborhoods. Brunswick County school assignments are address-specific and do shift as the county grows

AT A GLANCE

PRICE RANGE

\$300,000 – \$700,000+

HOA RANGE

\$600-\$7,000

HOME STYLE

Single-family, townhomes, new construction

BEACH ACCESS

25–35 min (Wrightsville, Carolina, Oak Island)

NEAREST HOSPITAL

20–30 min

GROCERY STORES

Publix, Harris Teeter, Food Lion, Lowes Foods

SCHOOLS

Leland Middle and North Brunswick High, elementary varies

BEST FOR

Families, retirees, new construction, value

3 Castle Hayne

Rural charm & easy access

POPULAR COMMUNITIES

- River Bluffs
- The Cape
- Holly Shelter
- Castle Hayne Plantation
- Various large-acreage properties

GOOD TO KNOW

A more rural setting with larger lots just north of Wilmington, while staying close to the airport and the coast.

AT A GLANCE

PRICE RANGE

\$275,000 – \$650,000+

HOA RANGE

\$0-\$1600+

HOME STYLE

Single-family, larger lots, new homes

BEACH ACCESS

20–30 min

NEAREST HOSPITAL

15–25 min

GROCERY STORES

Harris Teeter, Food Lion, Walmart (nearby)

SCHOOLS

Castle Hayne Elem, Holly Shelter Middle, Laney High

BEST FOR

Space, privacy, rural feel, convenience

Hampstead

Coastal living with a local vibe

POPULAR COMMUNITIES

- Topsail Plantation
- Belvedere
- Olde Point
- Squires Ridge
- Salters Haven
- Majestic Oaks

GOOD TO KNOW

Located in Pender County, Hampstead offers easy access to Topsail Island, well-regarded schools and a relaxed pace.

AT A GLANCE

PRICE RANGE

\$300,000 – \$700,000+

HOA RANGE

Varies

HOME STYLE

Single-family, new construction

BEACH ACCESS

10–20 min (Topsail Beach)

NEAREST HOSPITAL

25–30 min

GROCERY STORES

Harris Teeter, Publix, Food Lion

SCHOOLS

Topsail/North Topsail/South Topsail/Surf City Elementary
Topsail Middle, Topsail High

BEST FOR

Families, beach lovers, new construction, laid-back living

Bolivia

Peaceful, spacious & close to it all

POPULAR COMMUNITIES

- Winding River
- Palmetto Creek
- River Run Plantation (nearby)
- The Villages at Brunswick Forest (nearby)
- Lanvale Forest

GOOD TO KNOW

In southern Brunswick County, Bolivia offers a quiet, small-town feel with quick access to Southport, Oak Island and Wilmington.

AT A GLANCE

PRICE RANGE

\$250,000 – \$600,000+

HOA RANGE

Varies

HOME STYLE

Single-family, larger lots

BEACH ACCESS

20–35 min (Southport, Oak Island)

NEAREST HOSPITAL

30–40 min

GROCERY STORES

Food Lion, Lowes Foods

SCHOOLS

Union Elem, South Brunswick Middle/High

BEST FOR

Space, value, quiet living

6 Southport

Historic charm by the sea

POPULAR COMMUNITIES

- St. James Plantation
- Palmetto Pointe
- South Harbour Village
- Indigo Plantation
- Reserve at St. James

GOOD TO KNOW

A charming coastal town with a rich history, a working waterfront, and a relaxed small-town atmosphere.

AT A GLANCE

PRICE RANGE

\$350,000 – \$1,000,000+

HOA RANGE

\$1,100 + / year

HOME STYLE

Single-family, waterfront, condos

BEACH ACCESS

5–15 min (Oak Island)

NEAREST HOSPITAL

30–40 min

GROCERY STORES

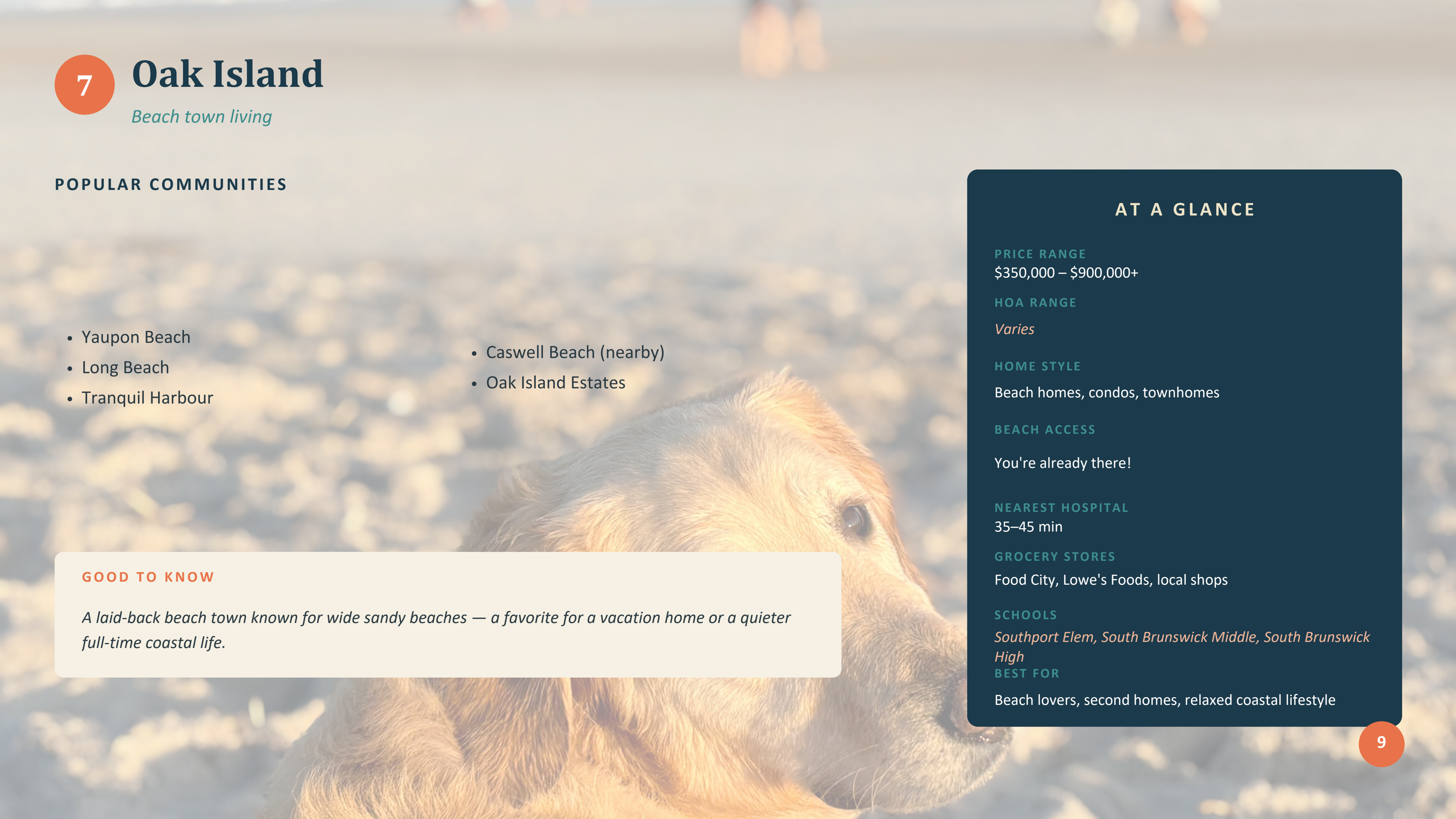
Harris Teeter, Food Lion, local markets

SCHOOLS

Southport Elem, South Brunswick Middle, South Brunswick High

BEST FOR

Retirees, second-home buyers, waterfront living



7 Oak Island

Beach town living

POPULAR COMMUNITIES

- Yaupon Beach
- Long Beach
- Tranquil Harbour
- Caswell Beach (nearby)
- Oak Island Estates

GOOD TO KNOW

A laid-back beach town known for wide sandy beaches — a favorite for a vacation home or a quieter full-time coastal life.

AT A GLANCE

PRICE RANGE

\$350,000 – \$900,000+

HOA RANGE

Varies

HOME STYLE

Beach homes, condos, townhomes

BEACH ACCESS

You're already there!

NEAREST HOSPITAL

35–45 min

GROCERY STORES

Food City, Lowe's Foods, local shops

SCHOOLS

Southport Elem, South Brunswick Middle, South Brunswick High

BEST FOR

Beach lovers, second homes, relaxed coastal lifestyle

Surf City / Topsail Beach

Island living at its best

POPULAR COMMUNITIES

- Topsail Dunes
- Topsail Reef
- Summer Winds
- North Topsail Shores
- Turtle Cove
- Seaview

GOOD TO KNOW

Classic island charm — surfing, fishing, local shops and oceanfront dining just steps from home.

AT A GLANCE

PRICE RANGE

\$400,000 – \$1,200,000+

HOA RANGE

\$1,000-\$6,500+

HOME STYLE

Beach homes, condos, townhomes

BEACH ACCESS

You're already there!

NEAREST HOSPITAL

35–45 min

GROCERY STORES

Surf City IGA, Publix (Hampstead)

SCHOOLS

Topsail/North Topsail Elem, Topsail Middle, Topsail High.

BEST FOR

Beach lovers, investors, laid-back living

Find Your Fit

Want the shortest commute to Wilmington?

Belville or Leland

Want big-city amenities minutes away?

Leland or Belville

Want rural quiet with room to breathe?

Castle Hayne or Bolivia

Want small-town beach life on an island?

Surf City / Topsail Beach or Oak Island

Want historic riverfront charm?

Southport or Belville

Want golf & gated community living?

Leland or Bolivia

Want top-rated schools for a family?

Hampstead or Leland

Want more house for your money?

Castle Hayne, Bolivia or Hampstead

EXPLORE THE WILMINGTON REGION

Where Each Town Sits on the Map

See how close (or far) each surrounding town sits from Wilmington and from each other.

- 1 Leland
- 2 Belville
- 3 Castle Hayne
- 4 Hampstead
- 5 Bolivia
- 6 Southport
- 7 Oak Island
- 8 Surf City / Topsail Beach

*Different towns.
Same beautiful coast.*



At-a-Glance Comparison

Town	Price Range	Beach Access	Nearest Hospital	Best For
Leland	\$300,000 – \$700,000+	25–35 min (Wrightsville, Carolina, Oak Island)	20–30 min	Families, retirees ...
Belville	\$250,000 – \$600,000+	20–30 min	15–20 min	Quiet, convenient ...
Castle Hayne	\$275,000 – \$650,000+	20–30 min	15–25 min	Space, privacy ...
Hampstead	\$300,000 – \$700,000+	10–20 min (Topsail Beach)	25–30 min	Families, beach lovers ...
Bolivia	\$250,000 – \$600,000+	20–35 min (Southport, Oak Island)	30–40 min	Space, value ...
Southport	\$350,000 – \$1,000,000+	5–15 min (Oak Island)	30–40 min	Retirees, second-home buyers ...
Oak Island	\$350,000 – \$900,000+	You're already there!	35–45 min	Beach lovers, second homes ...
Surf City / Topsail Beach	\$400,000 – \$1,200,000+	You're already there!	35–45 min	Beach lovers, investors ...

LET'S FIND YOUR PLACE.

In Wilmington, or anywhere around it — coastal connections last a lifetime.

[SCHEDULE A CALL]



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