

FOR SALE

CBCSUNCOAST.COM

## 22 +/- ACRES ON HWY 17

\$1,868,300

0 Hwy 17  
Bolivia, NC 28422

ACREAGE  
21.98 Acres\*

### CONTACT INFO

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**COLDWELL  
BANKER  
COMMERCIAL**

SUN COAST PARTNERS



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SALE



### PROPERTY OVERVIEW

21.98 acres\* available for sale. The property is mostly a vacant field and has some woodlands on the eastern side. Recently rezoned to CLD which can support a variety of commercial uses. The site has over 1,800' of road frontage on Hwy 17. Property has a 60' access easement onto Hwy 17. Municipal water and sewer are located along Hwy 17 in front of the property. There is a median cut at both ends of the property giving it great accessibility.

Tract 1: 1110002202 – 18.2 acres

Tract 2: 1110002205- 2.02 acres

Tract 3: 1110002206- 1.76 acres

\*\*\*Property to be sold as one piece, no subdivision\*\*\*

### OFFERING SUMMARY

Acreage:	21.98 Acres*
Sale Price:	\$1,868,300
Price/Acre	\$85,000 Per Acre
Zoning:	CLD

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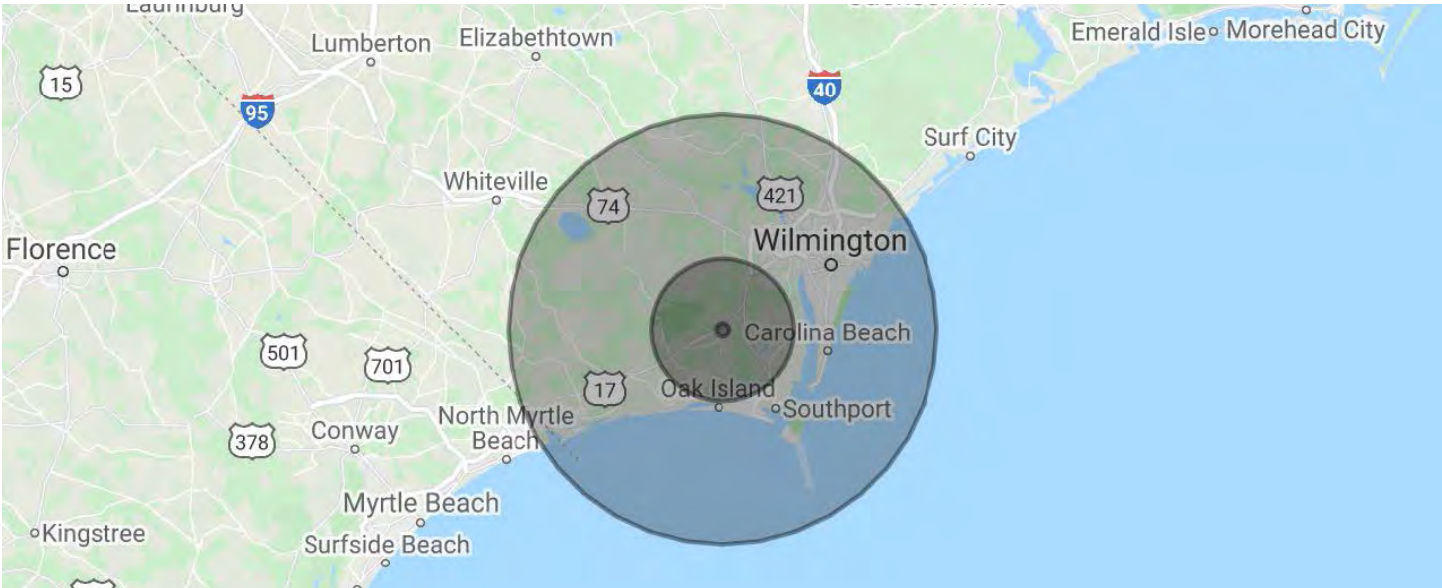
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POPULATION	1 MILE	10 MILES	30 MILES
Total Population	185	22,217	368,361
Average age	39.5	44.2	39.6
Average age (Male)	38.2	42.8	38.8
Average age (Female)	41.9	45.6	40.6

HOUSEHOLDS & INCOME	1 MILE	10 MILES	30 MILES
Total households	70	9,254	156,899
# of persons per HH	2.6	2.4	2.3
Average HH income	\$51,749	\$60,551	\$63,829
Average house value	\$191,107	\$262,719	\$267,619

\* Demographic data derived from 2010 US Census



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\*The land acreage and/or building square footage was obtained from the County's Geographical Information System or other electronic resources. For exact square footage and/or acreage, we recommend that prior to purchase, a prospective Buyer/Tenant obtain a boundary survey or have the building measured professionally.