



ROCK CREEK LAND COMPANY

Mercer Tract



**Location: Brunswick County
Highway 17, Bolivia, NC 28422 34.0879 -78.1329**

Directions: From the intersection of Highway 17 and Highway 87 south of Winnabow, take Highway 17 south for 3.75 miles. The property is on the right.

Distances: Southport – 16 Miles Bolivia – 2 Miles N. Myrtle Beach – 40 Miles Wilmington – 20 Miles Shallotte – 16 Miles

Acreage: 22.56 +/- Cleared: 2 +/- Wooded: 20 +/- Road Front: 915' +/-

Parcel Number: 11100007

Zoning: RR-Rural Residential

Possible Uses: Residential Subdivision, Private Estate, Commercial with Potential Re-zoning

Description: Located on US Highway 17 (Ocean Highway) near Bolivia in Brunswick County North Carolina, this property is in a prime area for residential or commercial development. The property is conveniently located between Wilmington NC and N. Myrtle Beach SC. Highway 17 is the major north/south highway through Brunswick County. It is only a few minutes' drive to all of the famous Brunswick County Beaches. Electric, telephone, natural gas, and municipal water are available to the property. Sewer is available across Highway 17. The tract is zoned RR- Rural Residential. No deed restrictions, and no HOA! With Brunswick County experiencing tremendous growth, you don't want to miss out on this great development opportunity.

For more information on this or other premier properties in North Carolina or South Carolina, contact Marty Lanier, ALC, Broker at (910) 617-4326, marty@rockcreeklandcompany.com, or visit our website, www.rockcreeklandcompany.com.

Offering Price: \$ 495,000