

# HWY 211 COMMERCIAL LAND

823 RIVERSEA BLVD S, BOLIVIA, NC 28422



CAROLINA COMMERCIAL INVESTMENT PROPERTIES  
3808 PARK AVE, SUITE 220, WILMINGTON, NC 28403  
910-297-9572

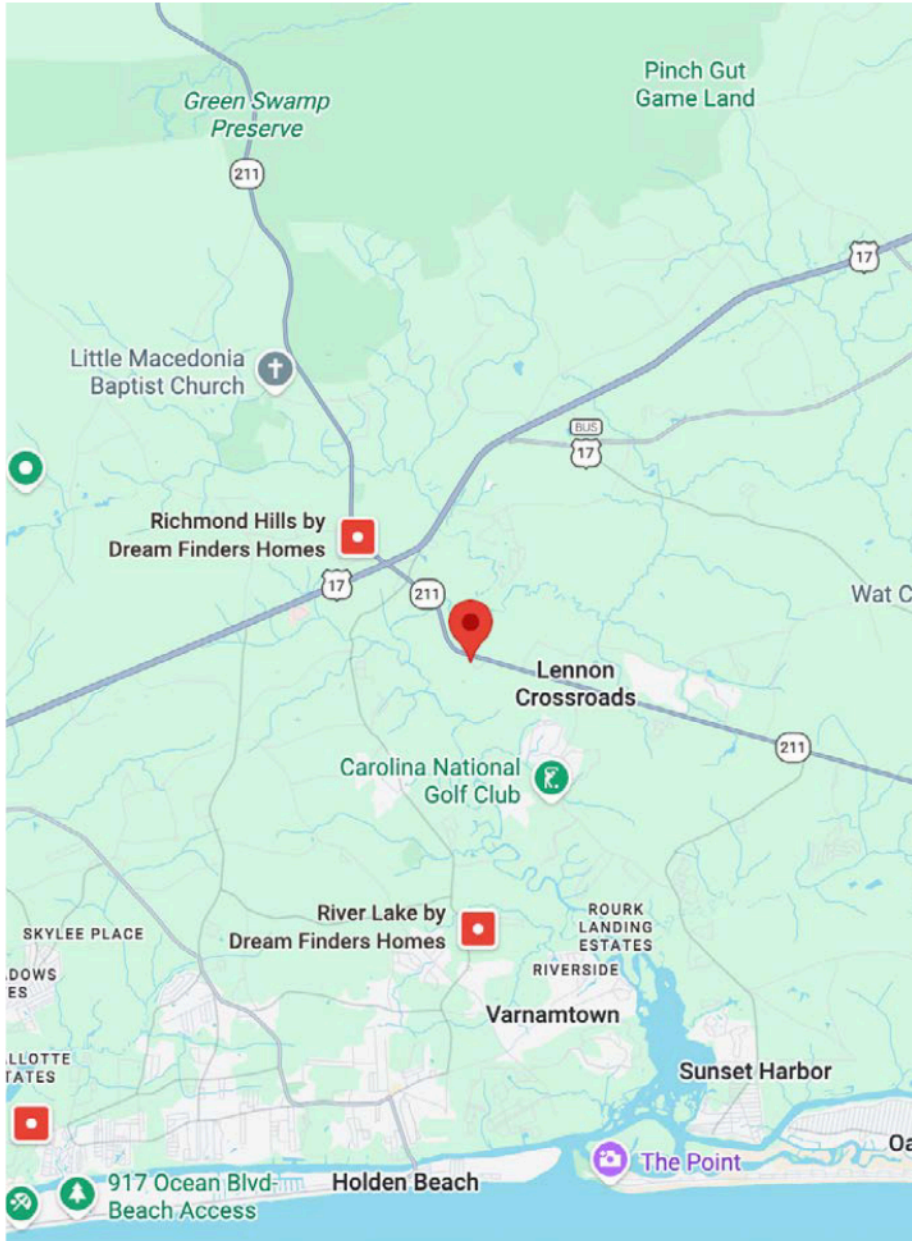
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# EXECUTIVE SUMMARY



Capitalize on an under appreciated section of Highway 211 with a prime 8.73 acre commercial tract fronting the Riversea Community. Significant due diligence available to share with Buyer upon signed LOI. prospect for 1031 or development given the area’s improving economic prospects. Owners are willing to consider subdivision for the right user(s).

The site has over 750+ feet of frontage between the signage at entrances from 211 on both sides of the property. The property slopes gently towards Highway 211 from the back ensuring excellent visibility. The most recent NC DOT traffic showed was West of the site, but before Stone Chimney Road, and totaled 20,000 VPD.

NOTE: Please see residential “heat” map for Approved residential developments in this submarket. The map does not include existing communities such as Winding River, Riversea or Palmetto Creek.

Part of the Riversea PUD designated Commercial, this site accommodates uses under the CLD and NC zoning classifications. The multitude of potential uses range from medical or professional office to retail. The concept plan shown, details a 45K SF development, which may be constructed by right. Sellers have some due diligence and engineering work that could be turned over upon reaching Contract. Deed restrictions are in place limiting the size of non-grocery uses, please discuss with Broker.

Riversea is a gated community with 579 planned residences, of which 412 have been completed and no developer owned lots remain. At present there are approximately 25 homes in various stages of construction and prices have escalated rapidly during the previous year. Vacant lots are marketed, depending upon the section, from \$50,000 for interior lots to almost \$200,000 for river/marshfront lots. Resales in the community range from \$400,000 to over \$800,000. The POA is in a strong financial position and keeps the grounds/amenities in great shape. This site would be accessed by streets owned by Riversea POA, hence a road agreement would be required.

# PROPERTY INFORMATION

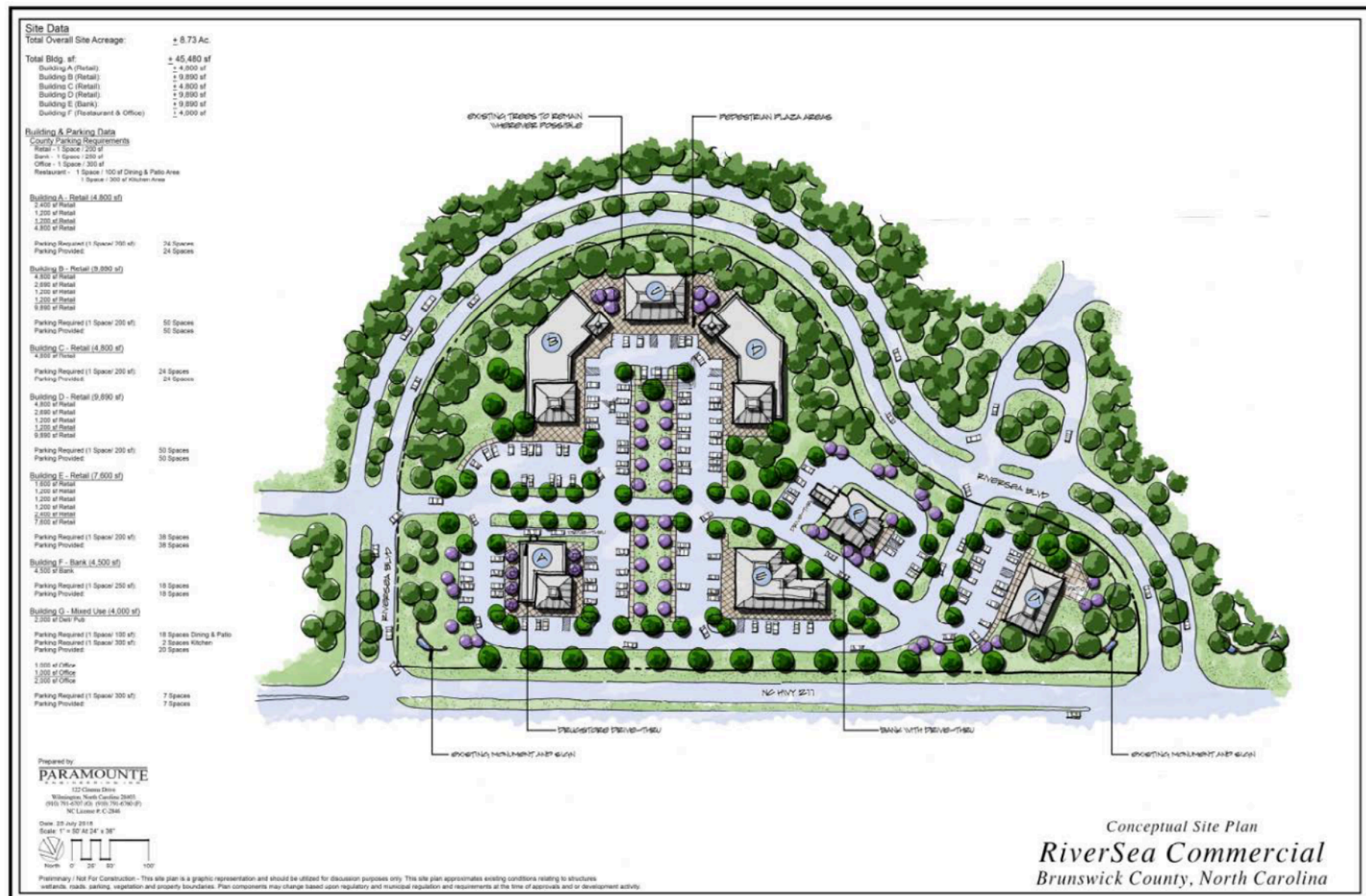
## GENERAL PROPERTY INFORMATION

<b>Status:</b>	For Sale	<b>Price/Acre:</b>	\$223,367
<b>Property Type:</b>	Land	<b>Water:</b>	Yes
<b>Zoning:</b>	Brunswick County-CLD	<b>Sanitary Sewer:</b>	Yes
<b>Land Size:</b>	8.73 Acres/ 380,279 SF	<b>Lot Width:</b>	759ft
<b>Occupancy Type:</b>	Single Tenant	<b>Nearest MSA:</b>	Myrtle Beach-Conway-NMB
<b>Parcels:</b>	1840000310	<b>Space Use:</b>	Vacant
<b>County:</b>	Brunswick	<b>Available:</b>	Now
<b>Rate:</b>	\$1,950,000		

# PROPERTY PHOTOS

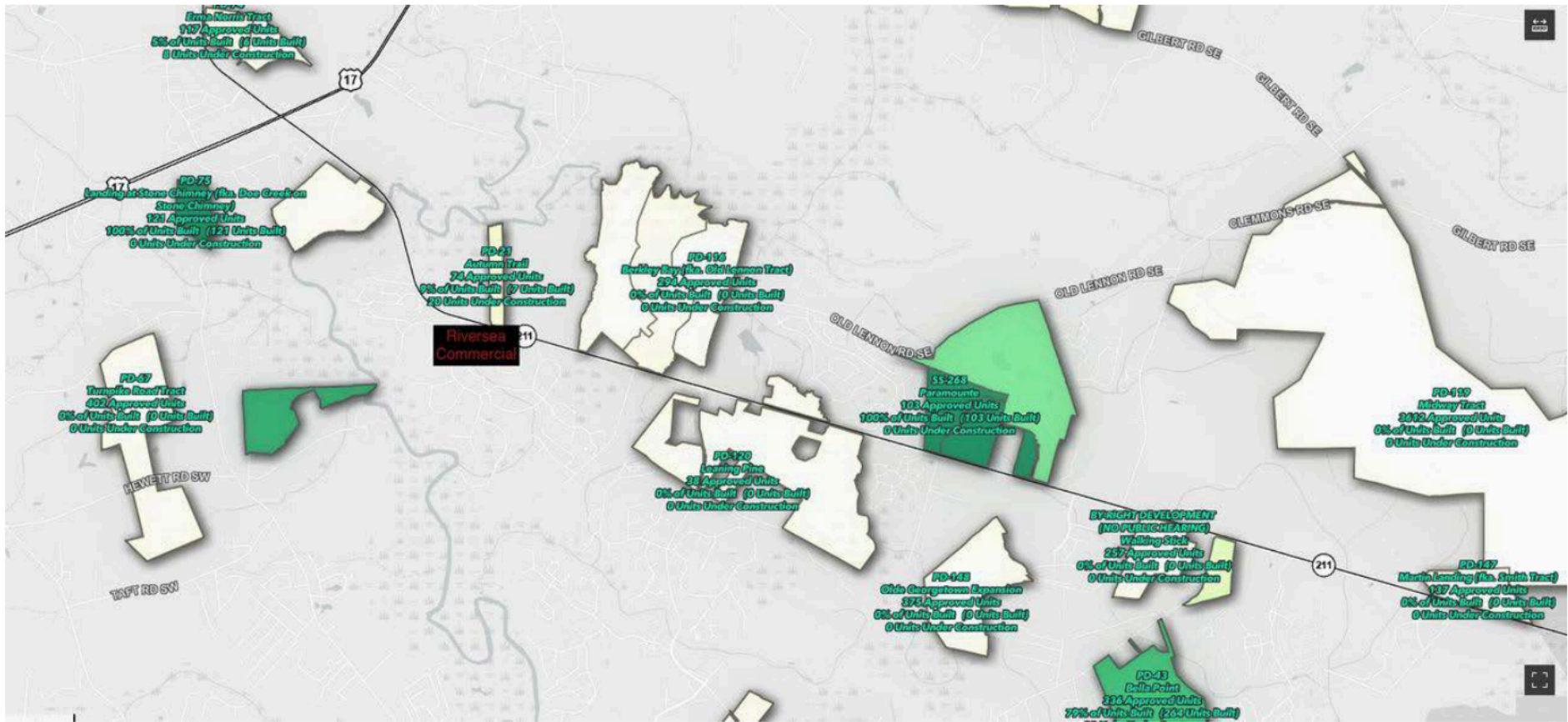


# SITE PLANS



Conceptual Site Plan  
 RiverSea Commercial  
 Brunswick County, North Carolina

# NEARBY DEVELOPMENTS



## LOCAL INFORMATION

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Bolivia, North Carolina, is a small town in Brunswick County and serves as the county seat. The area supports local government services, small businesses, and light commercial activity, while benefiting from growth throughout the greater Wilmington region. Its setting provides access to an expanding coastal workforce and nearby industrial and commercial corridors.

Bolivia is located along U.S. Highway 17, approximately 20 miles south of Wilmington and about 15 miles north of Shallotte. The town is within driving distance of the Port of Wilmington and Wilmington International Airport, offering connectivity to regional transportation routes.

The area is known for its proximity to Brunswick County beaches, the Cape Fear River, and surrounding coastal communities. Bolivia offers a quieter, small-town environment while remaining connected to the broader southeastern North Carolina market.



# CONTACT INFORMATION



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