



1050 OLD OCEAN HWY, BOLIVIA, NC 28422

David Summerlin, III  
910 444 9012  
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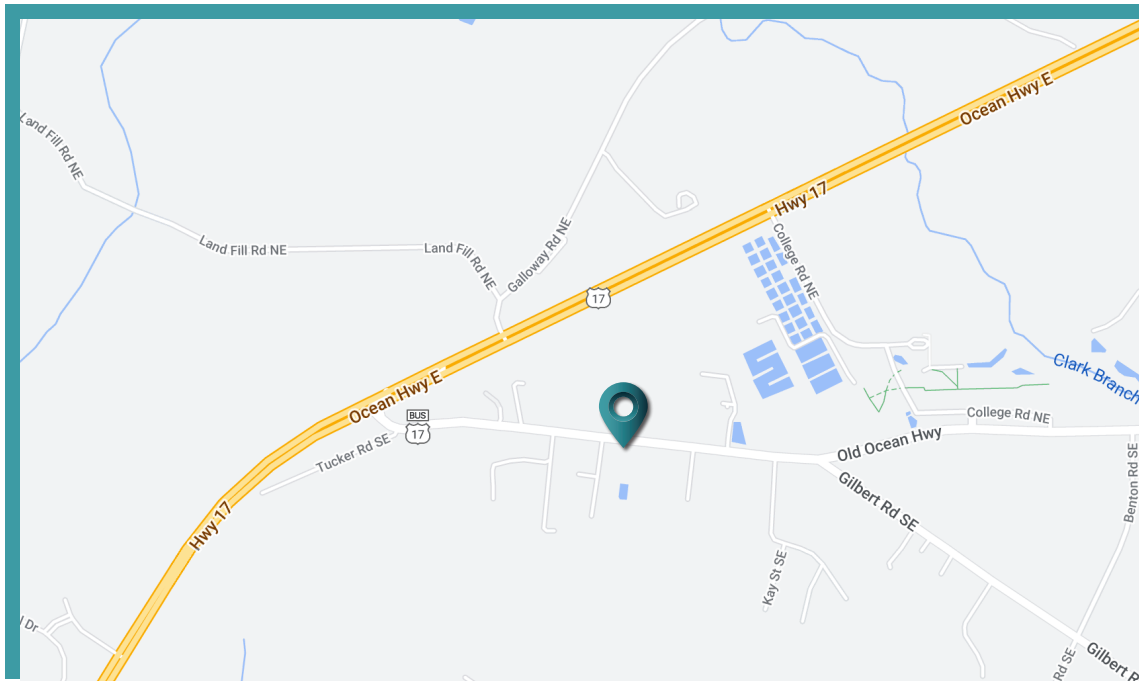
**FOR SALE**

**SUN COAST PARTNERS COMMERCIAL**  
1430 Commonwealth Drive, Suite 102  
Wilmington, NC 28403  
910 350 1200 | [scpcommercial.com](http://scpcommercial.com)



**Sun Coast  
Partners**  
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Cleared property adjacent to Universal Healthcare/Brunswick Facility on Old Ocean Hwy in Bolivia. Zoned CO-CLD. All adjacent parcels are zoned CLD, meaning there are no zoning setbacks. Attached recent wetlands sketch shows there are ZERO wetlands on the property, only a perimeter ditch that requires no setbacks. There are several new developments underway and recently approved within just a few miles of this property that total nearly 2,000 units combined. CO-CLD also allows for Multi Family development at 13.6 units to the acre, so this property has the potential to accommodate up 57 units. 200 ft frontage on Old Ocean Hwy. 950ft depth. Less than 1/2 mile to Hwy 17. 1.5 miles to Brunswick Novant Medical Center. 3/4 mile to BCCC. Three parcels total, owner will sell separately.

Possible owner-finance. Power and all County Utilities available. County provided utilities map attached.

## 1050 Old Ocean Hwy Bolivia, NC 28422

ACREAGE*	4.23 Acres
SALE PRICE	\$575,000
ZONING	CO-CLD
APN	15300041, 15300039, 1530003010



\*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.

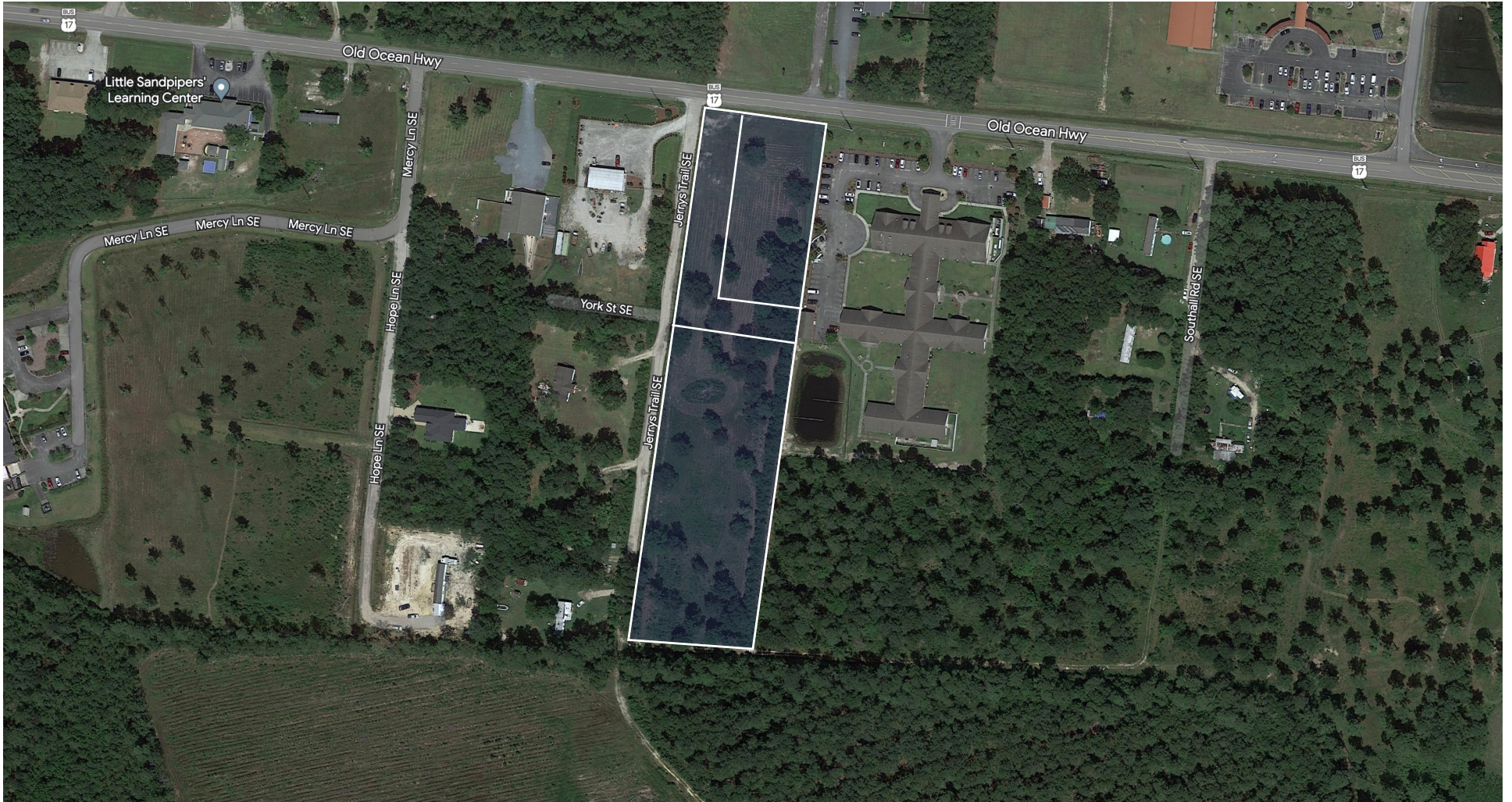
# SALE

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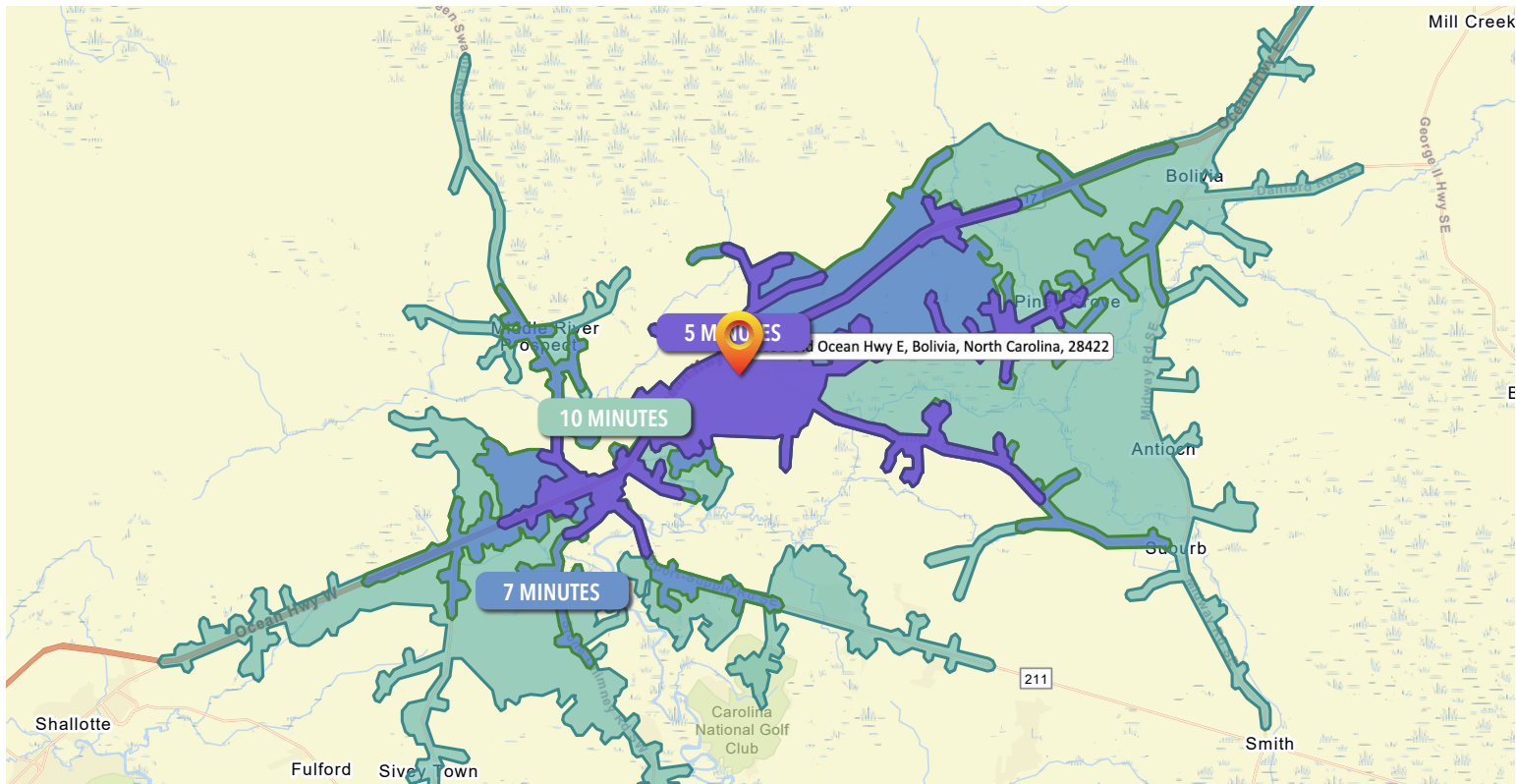
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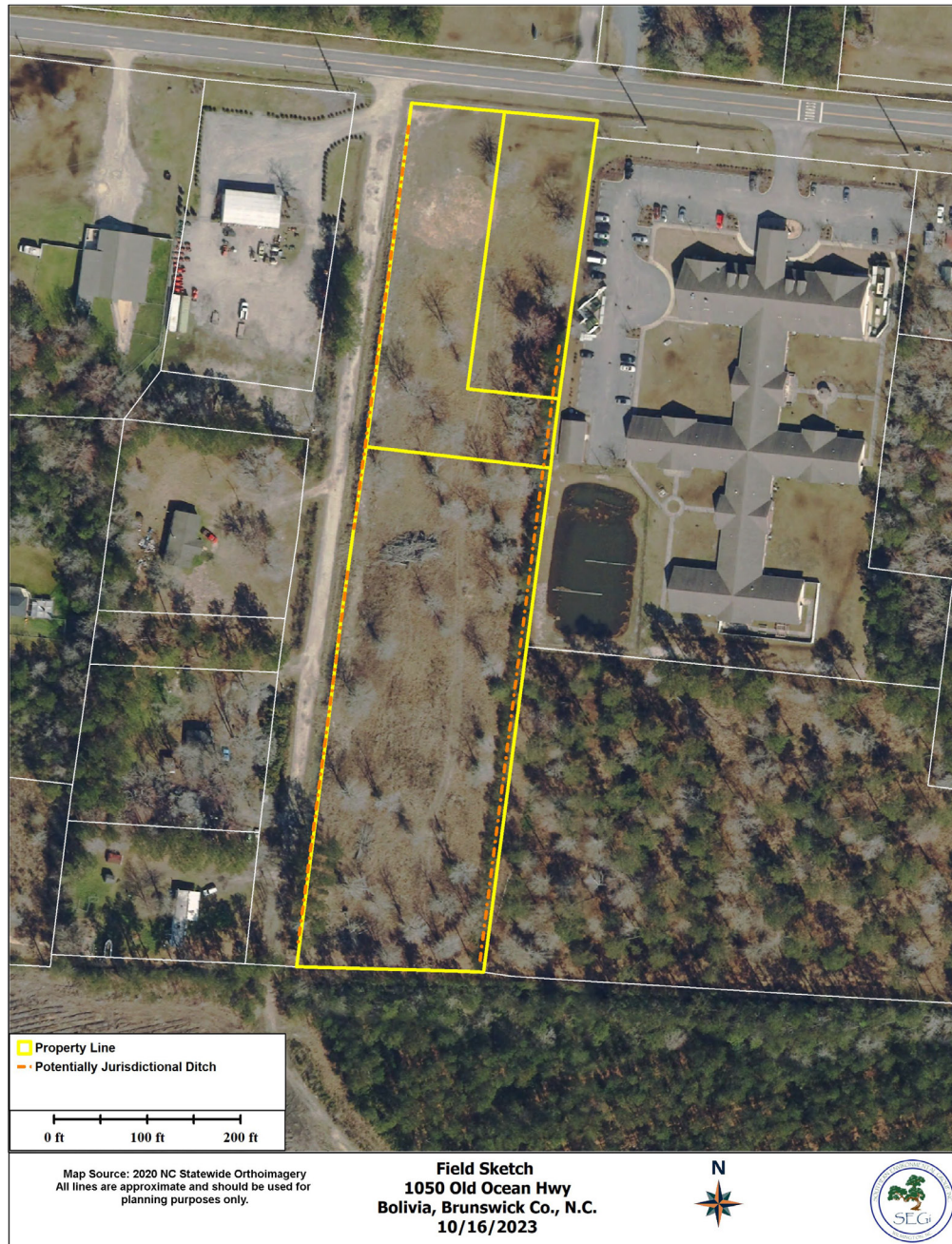
DEMOGRAPHICS	5 MINUTES	7 MINUTES	10 MINUTES
Total Population	578	1,893	5,056
Average Age	40.9	43.1	43
Households	166	552	1,887
Average HH Size	3.05	3.10	2.52
Median HH Income	\$62,431	\$66,036	\$63,393
Average HH Income	\$94,832	\$97,937	\$92,294
Per Capita Income	\$34,855	\$37,640	\$36,739

Source: Esri forecasts for 2022 and 2027. U.S. Census Bureau 2010 decennial Census data converted by Esri into 2020 geography.

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Brunswick County assumes no legal responsibility for nature or  
contents of or accuracy of any information contained on this map.  
This map may not be accurate or up-to-date. All map information  
must be verified by recipient.



# Brunswick County Public Utilities

Utility Access Map - Parcel 15300041  
Requested by David Summerlin  
Coldwell Banker Sea Coast Advantage  
4/4/2023



Legend	
	Water Hydrants
	Water Main
	Force Main Sewer

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